VILLAGE COUNCIL & COMMITTEE OF THE WHOLE
SEPTEMBER 8, 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. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES

A. Village Council & Committee of the Whole - Regular Meeting - August 17, 2026

V. MAYOR'S REPORT

A. Presentation of the Village of Palatine's 2026 Hometown Pride Awards

B. As Submitted

VI. RECESS TO THE COMMITTEE OF THE WHOLE

VII. COMMITTEE OF THE WHOLE

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

1. 180-190 N. Smith Street

a. Consider an Ordinance Amending Planned Development Ordinances #O-54-01 and #O-146-02, as Amended, for the Property Located at 180-190 N. Smith Street
Council District: Six

b. Consider an Ordinance Granting a Special Use for a Restaurant/Bar, with Brewery, an Expanded Outdoor Patio Area, and New Exterior Signage at 180 N. Smith Street
Council District: Six

c. Consider an Ordinance Authorizing the Village Manager to Execute a Redevelopment Agreement Between the Village of Palatine and BGB Palatine Real Estate, LLC for the property at 180-190 N. Smith Street

Council District: Six

2. Consider an Ordinance Granting a Final Planned Development and a Resolution Granting Preliminary and Final Subdivision to Permit the Development of a Single-Family Residential Lot at 25 W. Michigan Avenue
Council District: Two

3. As Submitted

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

1. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Medical Office at 231 N. Northwest Highway
Council District: Six

2. Consider an Ordinance Increasing Class N (Microbrewery) Liquor Licenses by One for Big Grove Brewery to be Located at 180 N. Smith Street
Council District: Six

3. As Submitted

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

1. Consider a Motion to Award a Contract for the 2026 Drainage Improvements Project

2. As Submitted

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

1. As Submitted

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

1. As Submitted

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

1. As Submitted

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

IX. CONSENT AGENDA

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

A. Consider a Motion to Approve Warrant 2026 #17

B. Consider an Ordinance Amending Planned Development Ordinances #O-54-01 and #O-146-02, as Amended, for the Property Located at 180-190 N. Smith Street
Council District: Six

C. Consider an Ordinance Granting a Special Use for a Restaurant/Bar, with Brewery, an Expanded Outdoor Patio Area, and New Exterior Signage at 180 N. Smith Street
Council District: Six

D. Consider an Ordinance Authorizing the Village Manager to Execute a Redevelopment Agreement Between the Village of Palatine and BGB Palatine Real Estate, LLC for the property at 180-190 N. Smith Street
Council District: Six

E. Consider an Ordinance Granting a Final Planned Development and a Resolution Granting Preliminary and Final Subdivision to Permit the Development of a Single-Family Residential Lot at 25 W. Michigan Avenue
Council District: Two

F. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Medical Office at 231 N. Northwest Highway
Council District: Six

G. Consider an Ordinance Increasing Class N (Microbrewery) Liquor Licenses by One for Big Grove Brewery to be Located at 180 N. Smith Street
Council District: Six

H. Consider a Motion to Award a Contract for the 2026 Drainage Improvements Project

I. Consider a Resolution Approving a Security Deposit Reduction and Commencement of the One-Year Maintenance Period for the Nessie's Grove Subdivision
Council District: Two

X. REPORTS OF STANDING COMMITTEES

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

1. As Submitted

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

1. As Submitted

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

1. As Submitted

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

1. As Submitted

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

1. As Submitted

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

1. As Submitted

XI. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XII. CLOSED SESSION AS REQUIRED

XIII. RECOGNITION OF AUDIENCE

XIV. ADJOURNMENT

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE
AUGUST 17, 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

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

II. ROLL CALL

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

Also Present:
Village Clerk Maureen Pasqualucci, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Rick Veenstra, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief William Nord, Deputy Police Chief David Brandwein, Fire Chief Scott Mackeben, Director of Information Technology Rhonda Malcolm, Director of Finance Andrew Brown, Director of Human Resources Monika Pandya

III. PLEDGE TO THE FLAG

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

IV. APPROVAL OF MINUTES

A. Village Council & Committee of the Whole - Regular Meeting - August 3, 2026

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

V. MAYOR'S REPORT

A. As Submitted

Mayor Schwantz announced upcoming events:

Wednesday, August 26: 5:30 PM – 7 PM
Dog Park Open House
Plum Grove Reservoir

Saturday, August 29: 10 AM – 12 PM
Prescription Drug Drop-Off Event
Palatine Police Station

Scarecrow frames are available for pick-up at Public Works for the 19th Annual Scarecrows on Parade. Please contact Public Works for availability.

Village Hall will be closed on **Monday, September 7th** in observance of Labor Day. The next council meeting will be Tuesday, September 8th.

VI. RECESS TO THE COMMITTEE OF THE WHOLE

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

VII. COMMITTEE OF THE WHOLE

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

1. Consider an Ordinance Granting a Planned Development Amendment to Allow an Institutional/Religious Use (RCCG Citadel of Hope) to Occupy a Tenant Space within the Existing Building and a Variation for Parking at 1254 W. Northwest Highway
Council District: One

Director of Planning & Zoning Ben Vyverberg spoke about a Planned Development Amendment for the Citadel of Hope at 1254 W. Northwest Highway.

Vyverberg elaborated that there are three parcels under the same planned development at the Countryside Office Park. Vyverberg explained the planned development allows commercial uses and mentioned the adjacent church with

similar conditions. Vyverberg noted a 174-parking space variation was granted in the past. The petitioner proposed occupying 5,000 square feet tenant use with a parking variation of 6 additional spaces.

Vyverberg discussed parking variations, business hours, and mass service schedules.

Staff recommends approval. Vyverberg also discussed the proposed maximum occupant load with a suggested condition of 6-and 12-month parking reviews.

Councilman Myslinski asked about mass service times coinciding with nearby churches. Vyverberg responded that there are Sunday services and there may be potential conflicts with unplanned or special events.

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

2. As Submitted

   Nothing Submitted.

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

1. Consider an Ordinance Granting Variations to Permit an Accessory Structure in the Front Yard, Exceeding the Total Maximum Permitted Accessory Structure Area in Residential Zoning Districts, and a Driveway Exceeding the Maximum Permitted Driveway Width at 1530 N. Elm Street
   Council District: Three

   Director of Planning and Zoning Ben Vyverberg clarified that the actions in the meeting minutes reflected at the Planning and Zoning Commission Meeting for the zoned R1 property at 1530 N. Elm Street were accurately reflected but were not reported accurately in the Village Council Staff Statement. Vyverberg elaborated on the subject property that was annexed into the Village in 1994 with an existing detached garage in the front yard.

   Vyverberg explained the petitioners built a new detached garage without a building permit and mentioned that the driveway base widening exceeded the Village requirements for garage dimensions as well as the existing garage in the front yard. Vyverberg also mentioned commercial activities taking place in front of the property.

At the Public Hearing, staff recommended not approving the relief with the detached structure and approve the variation related to the base driveway width.

Vyverberg spoke from a staff perspective, that there has been some excessiveness with what the petitioner did and staff is not recommending approval for any of the variations for Council's consideration.

Councilman Myslinksi asked if the petitioner was present and no one came forward.

Councilman Helms commented on parking spaces, the driveway, and that a business was being run in a residential area.

Resident Thomas Smith, 321 E Garden Ave, asked for clarification on the motion and encouraged the council to vote no.

Ottesen clarified that the motion is to allow the second structure to be kept and to allow the driveway width area.

Councilman Kozlowski questioned if the petitioner was aware of the council meeting agenda item, and Vyverberg noted the meeting date was discussed at the Planning and Zoning Commission.

Councilman Myslinski commented on the petitioner's request and that further discussion could be had if the petitioner was at this meeting.

RESULT:	**MOTION FAILED BY ROLL CALL**
MOVER:	Scott Lamerand
SECONDER:	Kollin Kozlowski
AYES:	None
NAYS:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms

2. As Submitted

Nothing Submitted.

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

1. Consider a Discussion Related to the Village of Palatine's 2026 Mid-Year Financial Review

Village Manager Reid Ottesen summarized the budget process and explained quarterly budget adjustments.

Director of Finance Andrew Brown presented to Council the Mid-Year Financial Review. The presentation provided financial updates: a strong sales tax performance; income tax revenue trends; a decrease in intergovernmental revenues due to missing road and bridge property tax receipts; ongoing inflation impacts; a review of overall fund reserves; updates on the Economic Stabilization, Economic Opportunity, and Health Insurance Reserve funds; a discussion of the debt service reserve, combined services facilities fund, and general fund; and a reported delay in Cook County property tax payments.

Councilman Kozlowski asked about the intergovernmental delay and any infrastructure work postponements. Brown reiterated the road and bridge budget at about $500,000 and Ottesen spoke about maintaining reserves for situations of this nature.

Ottesen advised that although there is an economic impact, it is not carried by the taxpayers and recommended starting the Budget process on November 2nd, 2026 Annual Budget review workshop, a proposed Follow-Up review on November 9th, 2026, a public hearing on November 16th, and adoption in December.

Ottesen asked for the Council's concurrence for the public meetings and the council concurred.

Councilman Kozlowski asked whether the flat property tax levy would remain unchanged. Ottesen responded that, provided no unexpected issues occur in the near future, it would. He also noted that the levy increased by approximately 2.4% total over the past 16 years.

2. Consider an Ordinance Amending the Village of Palatine's Calendar Year 2026 Budget (2nd Quarter Budget Adjustments)

Director of Finance Andrew Brown discussed the proposed Calendar Year Second Quarter Budget Adjustments, and spoke about the surplus from fiscal year 2025, and other allocations.

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

3. Consider an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand/Lake Cook TIF District Special Tax Allocation Fund

Director of Finance Andrew Brown spoke about the fiscal 2026 budget and Village of Palatine Rand/Lake Cook TIF Special District Tax Allocation Fund. Brown noted that staff recommend proceeding with the surplus and distributing it among the tax bodies.

Councilman Kozlowski asked about the Downtown TIF and Brown explained the yearly process for improvements. Brown also mentioned installments, surplus distributions, and timing delays.

Ottesen discussed the Rand/Lake Cook TIF and its local partners, emphasizing community reinvestment and economic development.

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

4. Consider an Ordinance Declaring Surplus Revenue in the Village of Palatine Downtown TIF District Special Tax Allocation Fund

Director of Finance Andrew Brown spoke about the Village of Palatine Downtown TIF District Special Tax Allocation Fund.

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

5. As Submitted

Nothing Submitted.

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

1. Consider a Motion to Approve Change Order #1 for the 2025 Water Main Replacement Contract 1

Director of Public Works Matt Barry reported on the Change Order #1 for the 2025 Water Main Replacement between Hidden Creek and Dundee Corridor. Barry reported on extension, utility work, pricing, and resurfacing strategies.

Barry mentioned funding is from the water capital fund for 2026.

Councilman Helms commented on the paving work, and Barry responded with information about the proposed water main completion, the bridge project, and other planned improvements.

Councilman Myslinski asked about the funding of the water main replacement, and Barry responded that it would come from completed competitive pricing and grant awards.

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

2. As Submitted

Nothing Submitted.

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

1. Consider an Ordinance Amending the Location List for Chapter 28 Traffic, Section 28-83 Prohibited Places, of the Code of Ordinances to Remove the Parking Restrictions on East Nichols Road.

Director of Public Works Matt Barry spoke about signage on East Nichols Road.

Barry explained the restrictions related to the signage and the recent signage removal on East Nichols Road, noting that the area will now follow the same regulations as other Village streets.

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

2. As Submitted

Nothing Submitted.

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

1. As Submitted

Nothing Submitted.

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

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

IX. CONSENT AGENDA

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

The motion was to approve items A. to H.

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

A. Consider a Motion to Approve Warrant 2026 #16

B. Consider an Ordinance Granting a Planned Development Amendment to Allow an Institutional/Religious Use (RCCG Citadel of Hope) to Occupy a Tenant Space within the Existing Building and a Variation for Parking at 1254 W. Northwest Highway Council District: One

Ordinance #O-83-26

C. Consider an Ordinance Amending the Village of Palatine's Calendar Year 2026 Budget (2nd Quarter Budget Adjustments)

Ordinance #O-84-26

D. Consider an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand/Lake Cook TIF District Special Tax Allocation Fund

Ordinance #O-85-26

E. Consider an Ordinance Declaring Surplus Revenue in the Village of Palatine Downtown TIF District Special Tax Allocation Fund

Ordinance #O-86-26

F. Consider a Motion to Approve Change Order #1 for the 2025 Water Main Replacement Contract 1

G. Consider an Ordinance Amending the Location List for Chapter 28 Traffic, Section 28-83 Prohibited Places, of the Code of Ordinances to Remove the Parking Restrictions on East Nichols Road.

Ordinance #O-87-26

H. Consider a Resolution Reducing the Public Improvement Security Deposit for Wilson Subdivision at 1120-1140 W. Wilson Street
Council District: One

Resolution #R-19-26

X. REPORTS OF STANDING COMMITTEES

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

1. As Submitted

No Report.

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

1. As Submitted

No Report.

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

1. As Submitted

No Report.

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

1. As Submitted

No Report.

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

1. As Submitted

No Report.

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

1. Consider an Ordinance Granting Variations to Permit an Accessory Structure in the Front Yard, Exceeding the Total Maximum Permitted Accessory Structure Area in Residential Zoning Districts, and a Driveway Exceeding the Maximum Permitted Driveway Width at 1530 N. Elm Street
Council District: Three

Item previously discussed at Committee of the Whole Police Policy & Code Services Committee.

Joey McArthur, 6006 Highland Drive, Rolling Meadows came forward at this time, but will continue speaking at Recognition of Audience.

RESULT:	**MOTION FAILED BY ROLL CALL**
MOVER:	Scott Lamerand
SECONDER:	Kollin Kozlowski
AYES:	None
NAYS:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms

2. As Submitted

No Report.

XI. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

No Report.

B. VILLAGE CLERK

1. As Submitted

No Report.

C. VILLAGE ATTORNEY

1. As Submitted

No Report.

XII. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XIII. RECOGNITION OF AUDIENCE

Joey McArthur, 6006 Highland Drive, Rolling Meadows, commented on Public Access Council, MWRD and a 1979 Final Judgement.

Roman Golash, 418 E Juniper Drive, expressed his thanks for the Food Truck Feast event and the Chamber of Commerce Car Show event.

XIV. ADJOURNMENT

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

The Village Council Meeting adjourned at 7:41 PM.

SUBMITTED BY:

Maureen Pasqualucci
Village Clerk

Presentation of the Village of Palatine's 2026 Hometown Pride Awards

BACKGROUND:
For the past thirty-three years, the Village of Palatine has conducted a program designed to recognize the efforts of individuals, businesses, and organizations that have beautified their surroundings for the pleasure of our community. Once again, the 'Hometown Pride Award' program was conducted in 2026.

KEY ISSUES:
Fifty-seven nominations were received this year. Judges for the contest are members of the Village's Beautification Commission. Each entry was reviewed by the judges and the final recommendations were as follows:

Business:
1st Place: Palatine Park District - Route 14 Raised Beds
2nd Place: Loberg Construction
3rd Place: Pizza Bella

Subdivision Entrance or Cul-De-Sac Island:
1st Place: Heritage Manor Condominium Association
2nd Place: Bridge View West Homeowners' Association
3rd Place: Palatine Park District - Willowwood Park

'Doors' of Palatine:
1st Place: 607 N. Clark Drive - Joseph Massaro
2nd Place: 546 E. Delgado Drive - Kathy Winters and Tim Thomas
3rd Place: 44 N. Forest Avenue - Colleen and Jeremy Fischer

Native Plants & Pollinators:
1st Place: 1357 E. Michele Drive - Erika Palys
2nd Place: 151 E. Reseda Parkway - Rachel and Neil Jordan
3rd Place: Second City Canine Rescue - Amy Waranauskas

Multi-Family:
1st Place: 1273 E. Inverrary Lane - Camilo Arreguin
2nd Place: Providence of Palatine - Jim and Judy Dunne, Sue Busby, and Dr. Jenna
3rd Place: 1939 N. Jamestown Drive - Lisa Renee Hindel

Single-Family:
1st Place: 1066 W. Partridge Drive - Ron and Mary Schagrin
2nd Place: 1065 S. Brockway Street - Carol MacCabe
3rd Place: 607 N. Clark Drive - Joseph Massaro

BUDGET IMPACT:
N/A

RECOMMENDATION:
The Beautification Commission recommends the awards be presented to the selected winners.

ACTION REQUIRED:
Presentation of the 2026 Hometown Pride Awards.

ATTACHMENTS:
1. 2026 Hometown Pride Award Presentation

Village of Palatine
2026 Hometown Pride Awards

Awards in six categories:

- Business
- Subdivision or Cul-de-Sac Island
- Doors of Palatine
- Native Plants & Pollinators
- Multi Family Home
- Single Family Home

Business ♦ 3rd Place
Pizza Bella

Business ♦ 2nd Place
Loberg Construction

Business ♦ 1st Place
Palatine Park District – Rt. 14 Raised Beds

Subdivision or Cul-De-Sac Island ♦ 3rd Place Palatine Park District – Willowwood Park

Subdivision or Cul-De-Sac Island ♦ 2nd Place Bridgeview West Homeowners' Association

Subdivision or Cul-De-Sac Island ♦ 1st Place Heritage Manor Condominium Association

Doors of Palatine ♦ 3rd Place
44 N. Forest Av. ♦ Colleen & Jeremy Fischer

Doors of Palatine ♦ 2nd Place
546 Delgado Dr. ♦ Kathy Winters & Tim Thomas

Doors of Palatine ♦ 1st Place
607 N. Clark Dr. ♦ Joseph Massaro

Native Plants & Pollinators ♦ 3rd Place
Second City Canine Rescue ♦ Amy Waranauskas

Native Plants & Pollinators ♦ 2nd Place
151 E. Reseda Parkway ♦ Rachel & Neil Jordan

Native Plants & Pollinators ♦ 1st Place
1357 E. Michele Dr. ♦ Erika Palys

Multi Family Home ♦ 3rd Place
1939 N. Jamestown Dr. ♦ Lisa Renee Hindel

Multi Family Home ♦ 2nd Place

Providence of Palatine ♦ Jim & Judy Dunne, Sue Busby & Dr. Jenna

Multi Family Home ♦ 1st Place
1273 E. Inverrary Ln. ♦ Camilo Arreguin

Single Family Home ♦ 3rd Place
607 N. Clark Dr. ♦ Joseph Massaro

Single Family Home ♦ 2nd Place
1065 S. Brockway St. ♦ Carol MacCabe

Single Family Home ♦ 1st Place
1066 W. Partridge Dr. ♦ Ron & Mary Schagrin

2026 Hometown Pride Awards

The Village of Palatine

and

Beautification Commission

thank you for keeping Palatine beautiful!

Consider an Ordinance Amending Planned Development Ordinances #O-54-01 and #O-146-02, as Amended, for the Property Located at 180-190 N. Smith Street

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 office building, 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:

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.

KEY ISSUES:

- Durty Nellie's has operated in the Village for many years and its current building was constructed in 2003. Big Grove operates six other restaurants/taprooms in Iowa, Nebraska, and Kansas. Big Grove Brewery is also the 62nd largest brewery in the United States and distributes its beer to seven Midwestern states. The proposed Palatine location will include a restaurant, taproom, full-service bar, and a small onsite brewery. It will also include a branded Big Grove storefront area selling merchandise, including tee-shirts, hats, and packaged beer (in conjunction with their 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.
- The proposed interior floor plan 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 floor plan will include offices, storage, and restrooms for the business. There is also a proposed family restroom adjacent to the dining area on the first floor.
- The second floor would utilize the existing bar area and include 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 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 Durty Nellie's.

- Big Grove's main entrance would be moved to the north and generally align with the existing Durty Nellie's band room entrance to 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.
- The tables below identify Big Grove's proposed interior and exterior seating plans:

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.
- With the exterior patio area improvements, the existing parking lot and patio will also be reconfigured with the final parking lot consisting 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 of the retail uses, which will also be available for Big Grove customers. Additionally, there are 1,244 parking spaces available in the parking deck for night and weekend use. Two hundred spaces in the deck are allotted for Metra's use, which are available on a first come, first served basis after 2 PM. 350 spaces in the deck are allotted to the Gateway office building and tenants.
- There is an existing Easement and Operating Agreement (EOA) between the Village, Hamilton Partners (owner of the Gateway Center office building), and Durty 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 revised EOA will also provide allowances for customer and employee parking within the parking deck.
- 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 approval includes six signs and 643 square feet of area. Big Grove is proposing five attached signs totaling 561 square feet. Additionally, Big Grove's sign plans also include wall murals at all of their locations. Five wall murals are proposed totaling approximately 2,788 square feet. The murals typically depict landscape/design 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 in the proposed murals, their inclusion provides more of an accent and scale to the building and surrounding property conditions.

- Staff also recognizes the Subject Property's unique location 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 and Big Grove's proposed operation as a restaurant, bar, and brewery contains very similar functional elements already in operation at the site.
- Staff believes that the proposed floor plan 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 surrounding properties. The sign plan modifications will reduce the number and square footage of the existing signage on the building.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Public Hearing: Planning & Zoning Commission (PZC) meeting on August 25, 2026

Residents testifying: 3 - Questions about the existing operations and live music components; support for the proposed use and parking sufficiency.

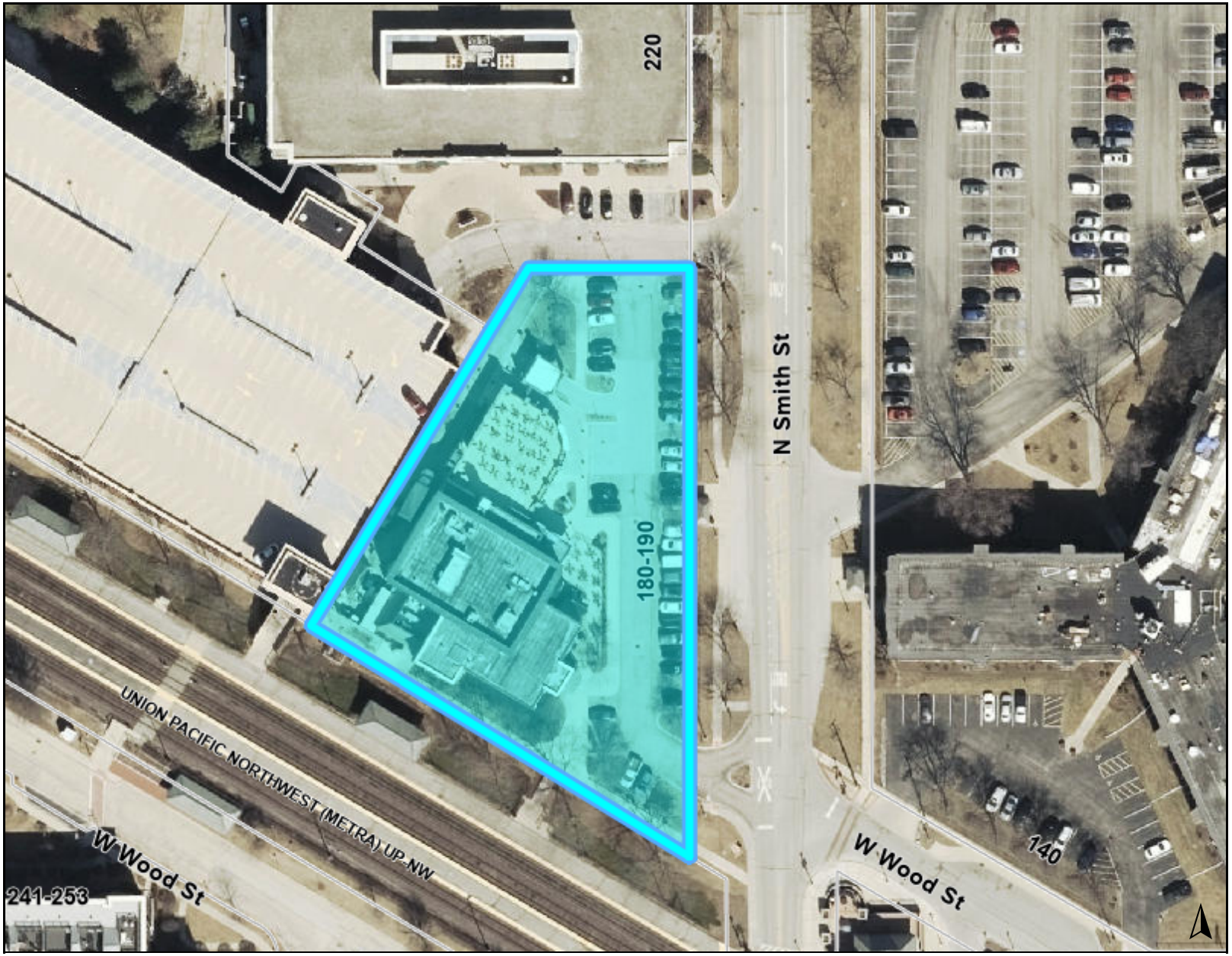
Vote: The PZC voted unanimously to approve the Amendment to Planned Development Ordinances #O-54-01 and #O-146-02, as amended for the property located at 180-190 N. Smith Street and a Special Use for a restaurant/bar, with brewery, an expanded ground level outdoor patio, with dining, seating, and activity areas, and new exterior signage at 180 N. Smith Street and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance amending the Planned Development Ordinances for the property located at 180-190 N. Smith Street.

ATTACHMENTS:
1. Aerial Map
2. ORD Planned Development Amendment for 180 - 190 N Smith Street
3. EXHIBIT - BGB Conceptual Design Presentation 07-29-26 RFS
4. EXHIBIT - Palatine Big Grove Business Plan
5. ORD - O-54-01 - Gateway Center Planned Development
6. O-146-02 PD Amend O-54-01
7. DRAFT August 25 2026 PZC minutes

8. PUBLIC NOTICE

GISConsortium | 180-190 N. Smith Street



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.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A PLANNED DEVELOPMENT 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

WHEREAS, upon petition of owners of said property, a Public Hearing was held by the Planning & Zoning Commission of the Village of Palatine on August 25, 2026 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Planning and Zoning Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a 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 on the following legally described property:

LOT 2 IN THE GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as 180-190 N. Smith Street (PIN: # 02-15-400-055-0000)

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

SECTION 1: The above recitals are hereby found to be true and accurate and are incorporated and made a part of this Ordinance.

SECTION 2: That the Planned Development 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, is hereby granted, subject to the following conditions:

1. The Planned Development Amendment shall substantially conform to the Site Plan, Floor Plans, and Building Elevations, dated 7/29/2026, prepared by Pappageorge Haymes Partners (attached hereto as Exhibit "A"), except, as such plans may be changed to conform to Village Codes and Ordinances.

2. The final parking lot reconfiguration shall be revised in a manner acceptable to the Village, as part of the building permit review.

3. The Village Manager is authorized to negotiate and execute an Amended and Restated Easement and Operating Agreement with the corresponding property owners of Lots 1 and 2 within the Gateway Center Subdivision.

4. A public utility easement, which includes the existing and/or relocated Village watermain within Lot 2 of the Gateway Center Subdivision, shall be provided and recorded in a manner acceptable to the Village Engineer.

5. The Planned Development Amendment and any other associated Village approvals shall expire if BGB Palatine Real Estate, LLC has not acquired the property by 11/13/26.

SECTION 3: **That a copy of the public notice, be attached hereto and form a part of this ordinance.**

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

PASSED: This ____day of _____, 2026

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

APPROVED by me this _____day of _____, 2026

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____day of _____, 2026

_____
Village Clerk

Big Grove Brewery

180 N. Smith Street

Palatine, IL

Conceptual Design Presentation
07.29.2026

Existing 4-Story Parking Garage (NIC)

LOT 3 (NOT INCLUDED)

EXIST. FIRE LANE

237.49' PROPERTY LINE

Existing 4-Story Office Building (NIC)

LOT 4 (NOT INCLUDED)

Existing Pedestrian Bridge (NIC)

Exist. Train Shelter (NIC)

72.50' (Rec.) 73.00' (Meas.)

59.5' (Rec. & Meas.)

UNION PACIFIC RAILROAD COMPANY (FORMERLY CHICAGO & NORTHWESTERN)

Exist. Train Platform (NIC)

Exist. Access Stair (NIC)

Existing 1-Story Bank 190 N. Smith Street

Existing 2-Story Restaurant & Bar 180 N. Smith Street

DRIVE THRU LANE (ONE-WAY)

88.59' PROPERTY LINE

DRIVE WAY (TWO-WAY)

Mission "Mo" Nugent Memorial

12'-6"

244.54' PROPERTY LINE

10'-4"

LOT 2
Existing Off-Street Parking
(41 Total, Incl. 3 H.C.)

6

5

14

12

2

2

329.18' PROPERTY LINE

Proposed Bike Rack/ Rideshare Location

Exist. Bus Stop (NIC)

WEST LINE OF SMITH STREET

NORTH SMITH STREET

Existing Water Main to Be Surveyed and Coordinated with Final Design

12'-6" (Min.)

15'

60'

Public Utility Easement

Existing Train Station (NIC)

Existing 4-Story Residential Building (NIC)

Existing Site Plan

Existing 4-Story Parking Garage (NIC)

LOT 3 (NOT INCLUDED)

Existing Pedestrian Bridge (NIC)

EXIST. FIRE LANE

237.49' PROPERTY LINE

Existing 4-Story Office Building (NIC)

LOT 4 (NOT INCLUDED)

Exist. Train Shelter (NIC)

72.50' (Rec.) 73.20' (Meas.)

59.5' (Rec. & Meas.)

UNION PACIFIC RAILROAD COMPANY (FORMERLY CHICAGO & NORTHWESTERN)

Exist. Train Platform (NIC)

Exist. Train Shelter (NIC)

Existing 1-Story Bank 3,[illegible] sf 190 N. Smith Street

Existing 2-Story Restaurant & Bar 180 N. Smith Street

DRIVE THRU LANE (ONE-WAY)

88.59' PROPERTY LINE

DRIVE WAY (TWO-WAY)

Existing Water Main to Be Surveyed and Coordinated with Final Design

Proposed Off-Street Parking (30 Total, Incl. 3 H.C.)

LOT 2

Proposed Patio 9,057 sq ft

244.54' PROPERTY LINE

3,913.42 sf

Exist. Access Stair (NIC)

RUBBER SAFETY SURFACE PLAY AREA

Public Utility Easement

DRIVE WAY (TWO-WAY)

329.18' PROPERTY LINE

Proposed Bike Rack/ Rideshare Location

Exist. Bus Stop (NIC)

WEST LINE OF SMITH STREET

NORTH SMITH STREET

ENTER

EXIT

Exist. Bus Stop (NIC)

Existing 4-Story Residential Building (NIC)

Existing Train Station (NIC)

Proposed Site Plan

PAPPAGEORGE HAYMES PARTNERS

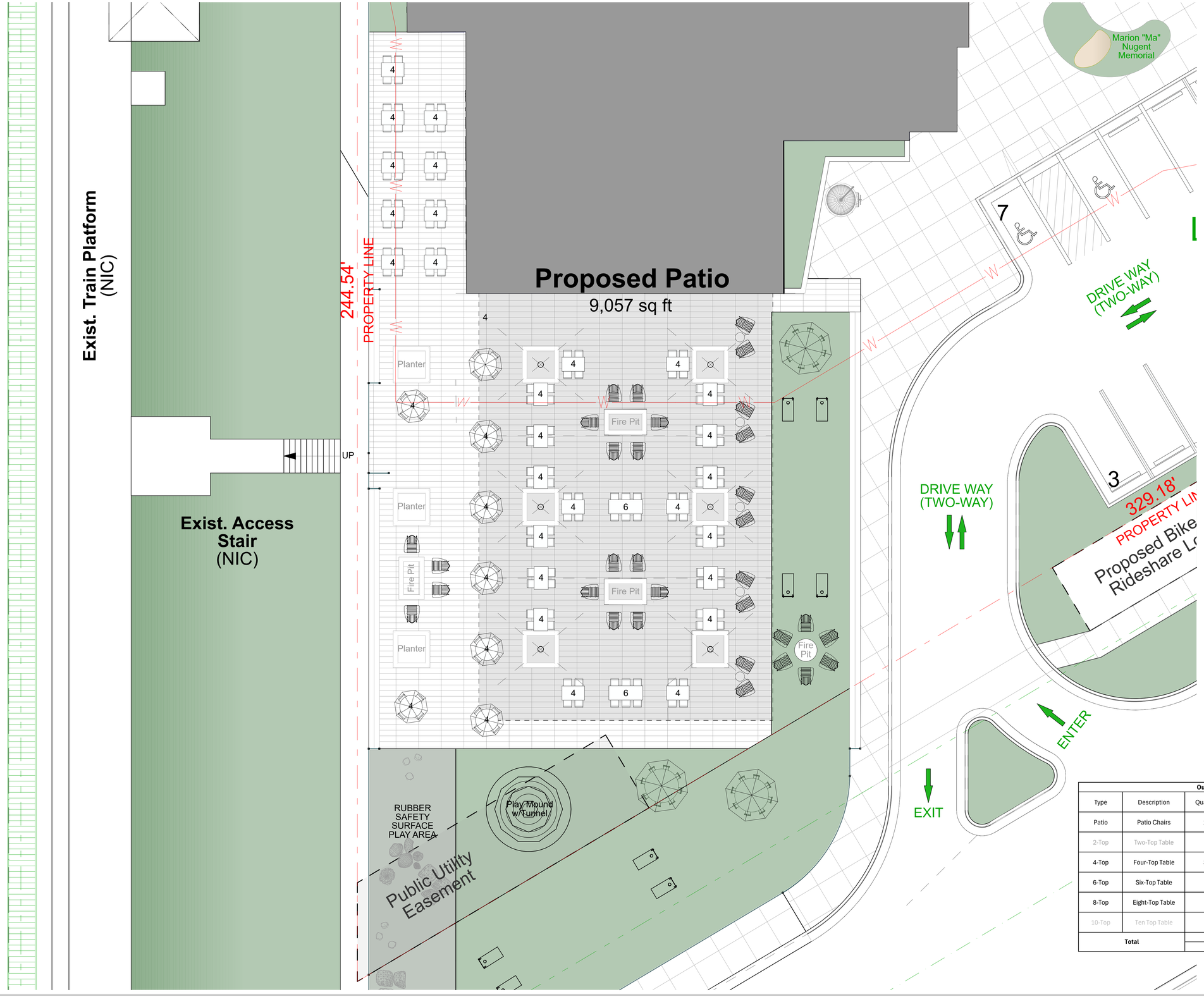
BIG GROVE BREWERY

Big Grove Brewery 180 N. Smith Street Palatine, IL

Proposed Site Plan
7/29/26

N

Pappageorge Haymes Partners



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**	

BIG GROVE BREWERY

Big Grove Brewery 180 N. Smith Street Palatine, IL

Proposed Site Plan Detail
7/29/26

N

Pappageorge Haymes Partners

PHP ARCHITECTS COPYRIGHT PAPPAGEORGE HAYMES PARTNERS 2026

1 Proposed Basement Plan

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

0 4' 8' 16'

BIG GROVE BREWERY

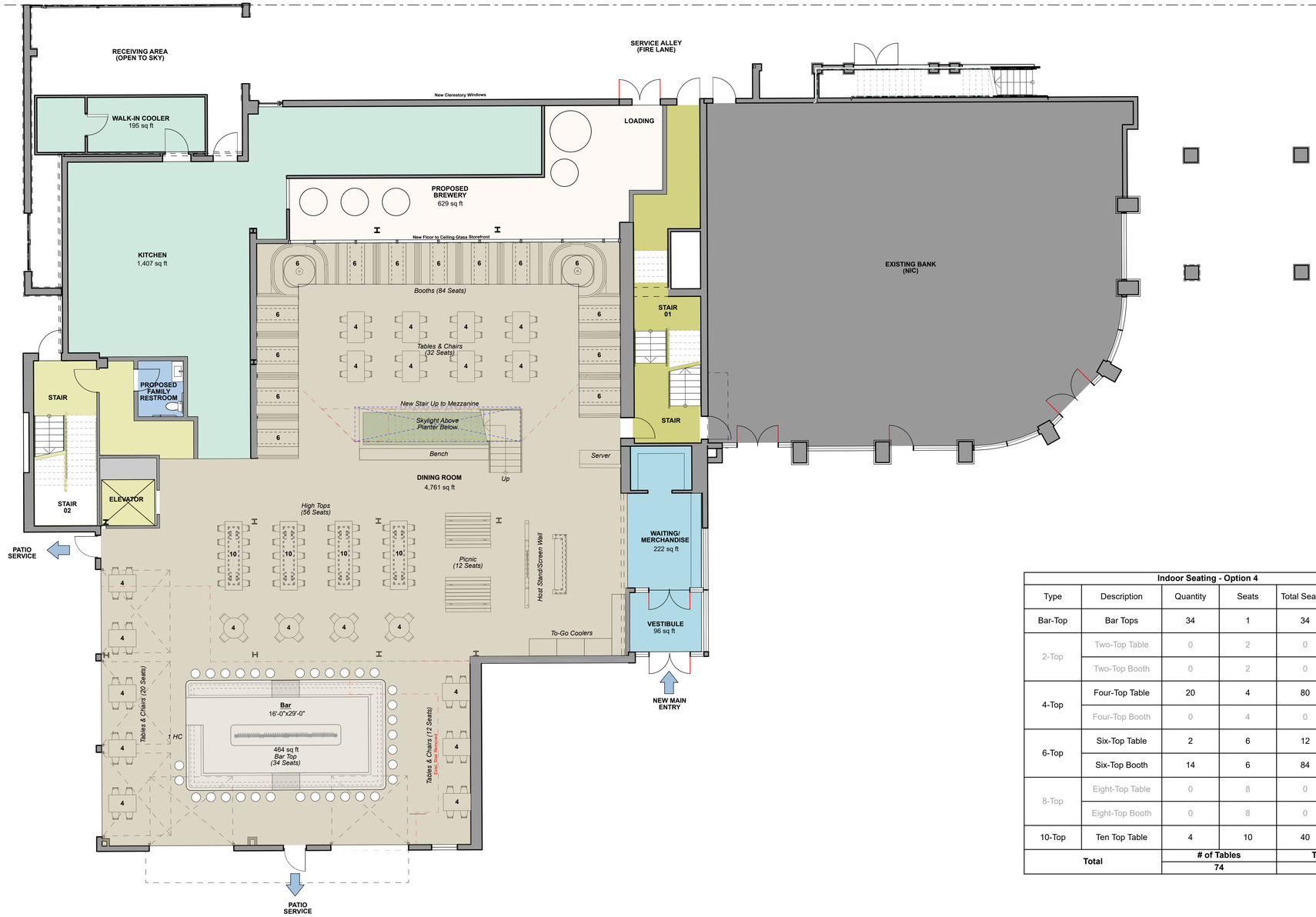
Big Grove Brewery 180 N. Smith Street Palatine, IL

Proposed Basement Plan
7/29/26

N

Pappageorge Haymes Partners

PHP ©2026 COPYRIGHT PAPPAGEORGE HAYMES PARTNERS, LTD.



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

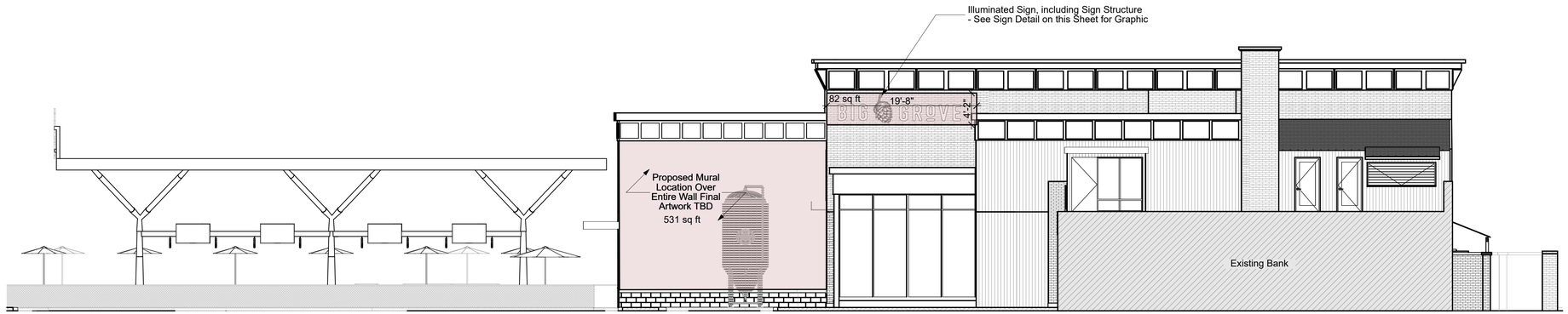
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

PAPPAGEORGE HAYMES PARTNERS COPYRIGHT

1 Proposed 2nd Floor Plan

SCALE: 1/8" = 1'-0" 0 4' 8' 16'



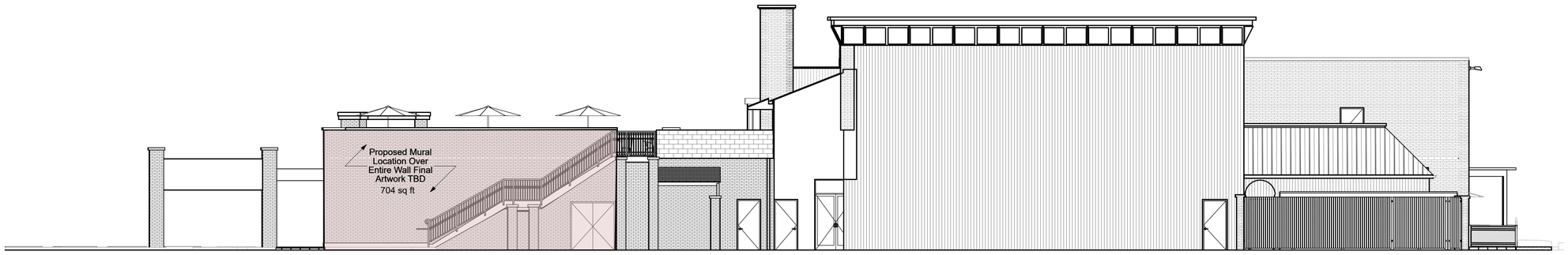
3 Sign Detail

NOT TO SCALE

1 Northeast Elevation

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

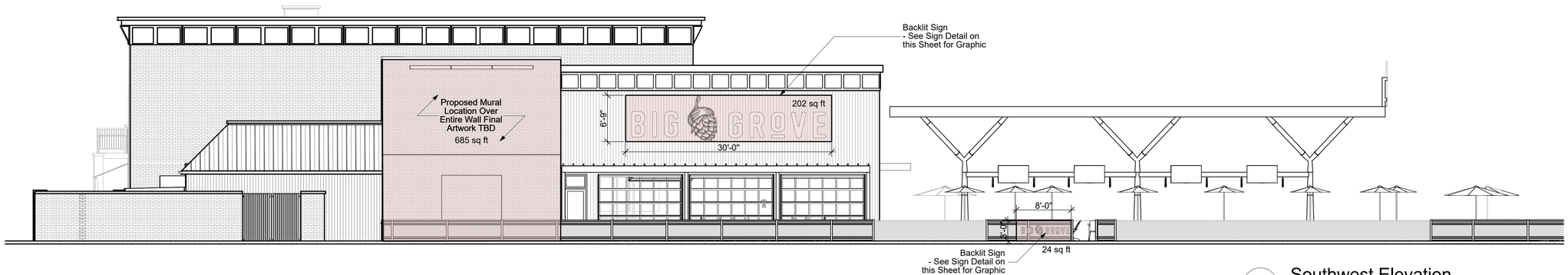
0 4' 8' 16'



2 Northwest Elevation

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

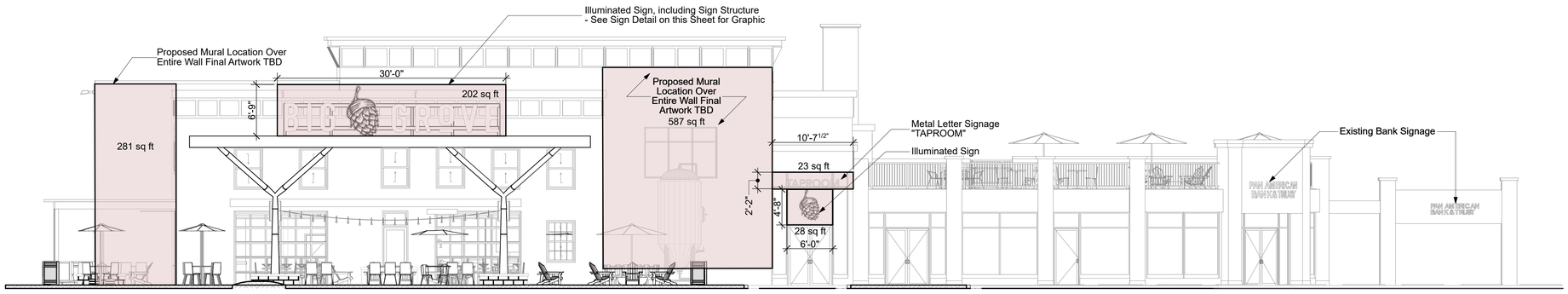
0 4' 8' 16'



1 Southwest Elevation

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

0 4' 8' 16'



2 Southeast Elevation

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

0 4' 8' 16'

3 Sign Detail

NOT TO SCALE

BIG GROVE BREWERY

Big Grove Brewery 180 N. Smith Street Palatine, IL

Rendering - Overall
7/29/26

Pappageorge Haymes Partners

BIG GROVE
TAPROOM

BIG GROVE
TAPROOM

BIG GROVE
BREWERY

Big Grove Brewery 180 N. Smith Street Palatine, IL

Rendering - Back Patio
7/29/26

Pappageorge Haymes Partners

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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.

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. O-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

James V Wilson

Mayor of the Village of Palatine PRO-TEM

ATTESTED and FILED in the office of the Village Clerk this 15th day of May, 2001

Margaret Dunn

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

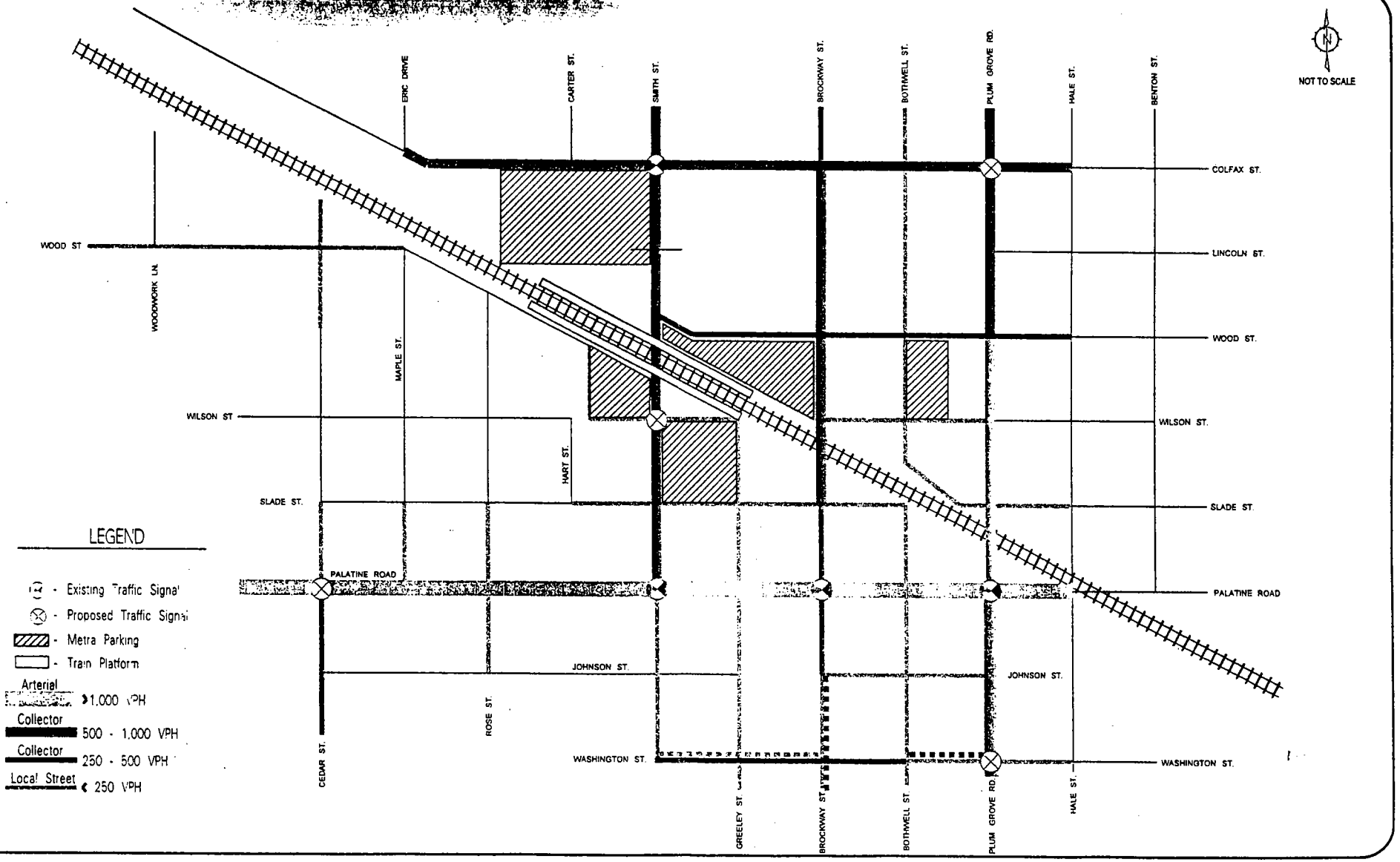
Community	Percentage of Vehicles
Palatine	52%
Hoffman Estates	15%
Inverness	12%

- 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



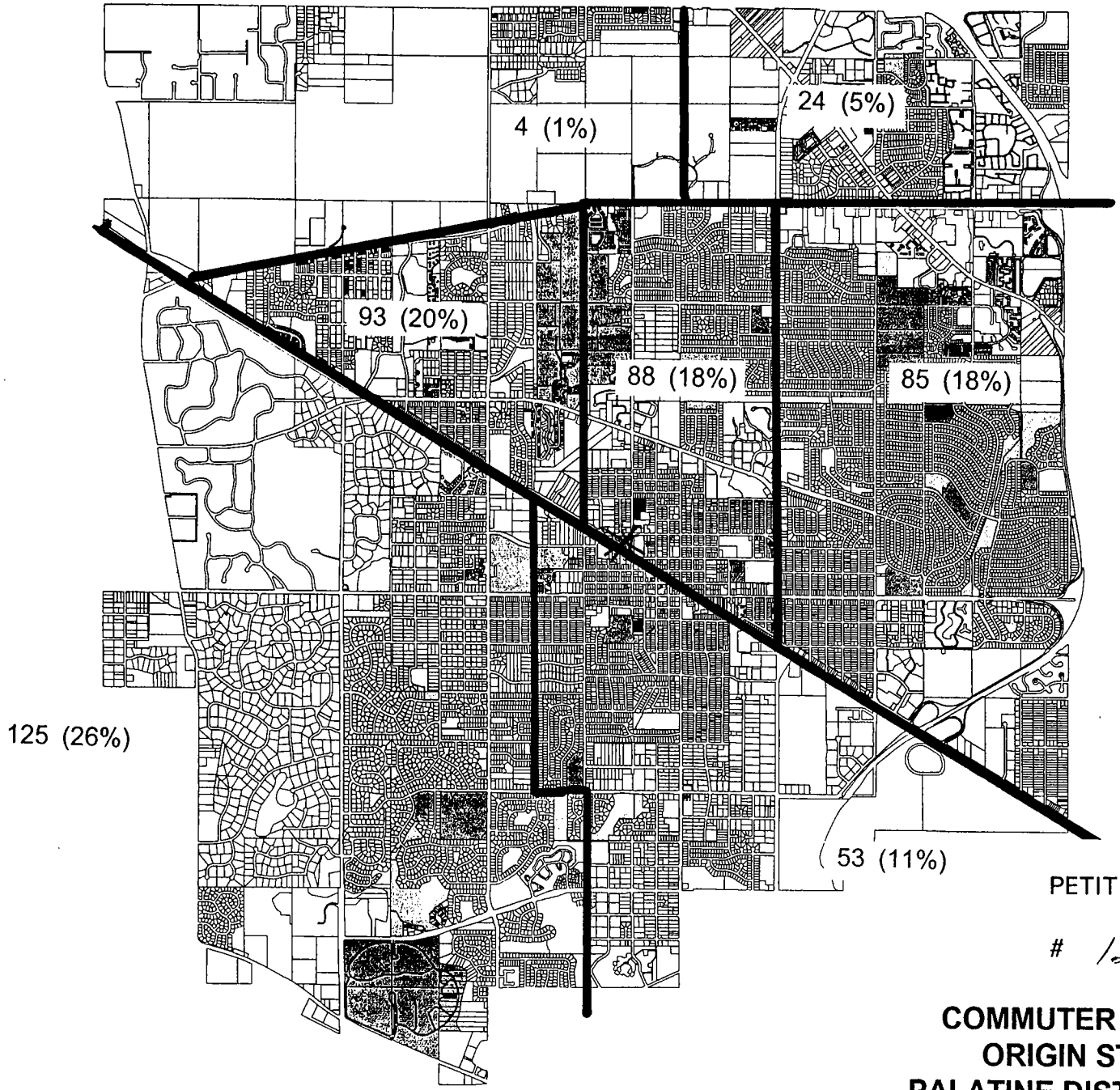
METRO

FUTURE TWO-WAY TRAFFIC VOLUMES

FIGURE: 8

PETITIONER'S EXHIBIT

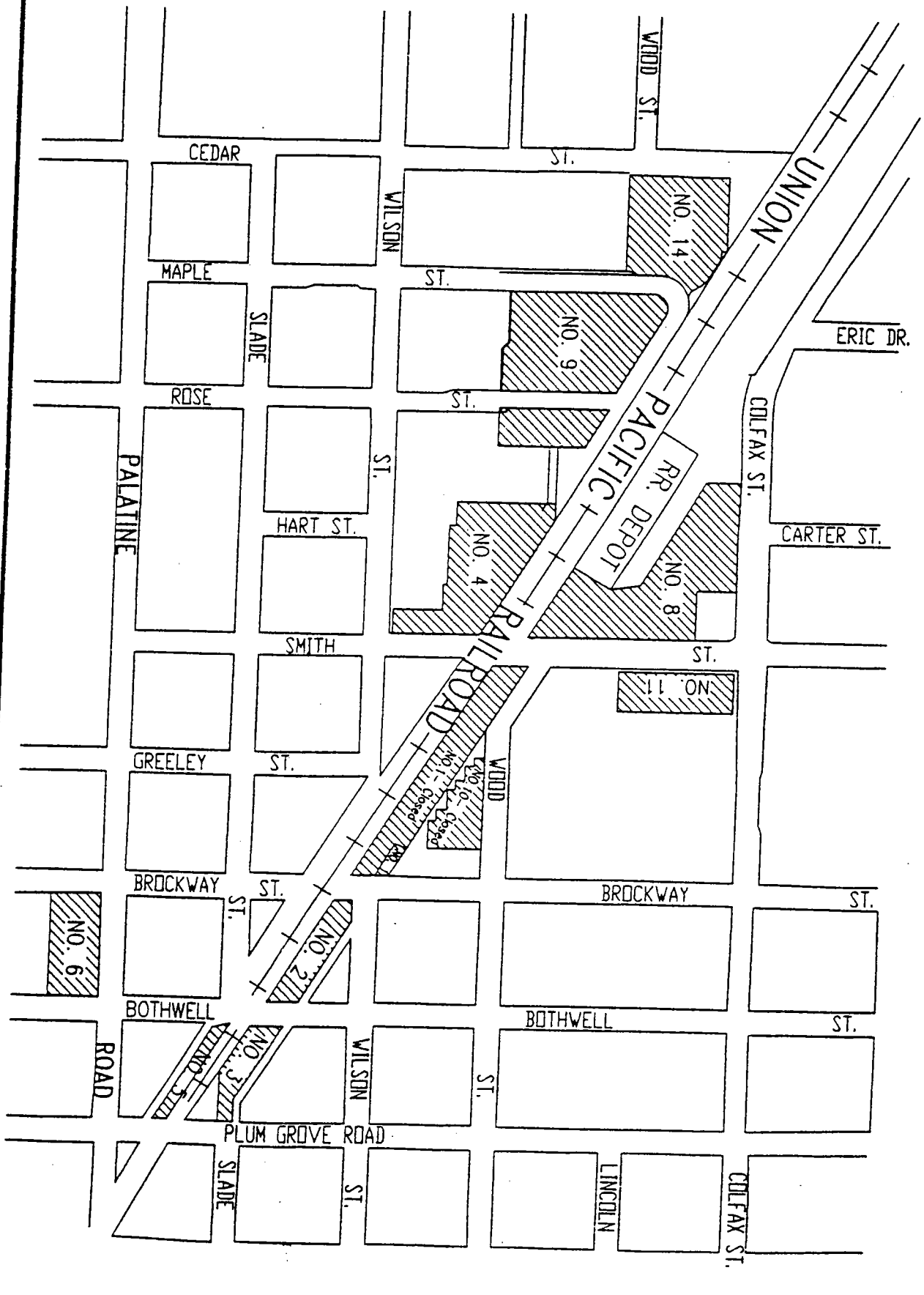
//



PETITIONER'S EXHIBIT

12

COMMUTER PARKING ORIGIN STUDY PALATINE DISTRIBUTION



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

ORDINANCE NO 0-146-02

AN ORDINANCE
AMENDING PLANNED DEVELOPMENT ORDINANCE – 0-54-01
GATEWAY CENTER PLANNED DEVELOPMENT

WHEREAS, Planned Development Ordinance 0-54-01, granted a Special Use for a Planned Development, and

WHEREAS, the petitioner, contract purchasers, wishes to construct a 2-story building that would contain a restaurant/bar with live entertainment and outdoor seating along with a bakery; and

WHEREAS, the Village Council of the Village of Palatine, held a Public Hearing on August 19, 2002, for an Amendment to Planned Development Ordinance O-54-01 on the following legally described property:

> **Lot 2 of the Gateway Subdivision, being a subdivision of part of the Southeast quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois**

commonly known as the vacant lot at the Northwest corner of Smith Street and the railroad tracks.

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

SECTION 1: That the Gateway Center Planned Development Ordinance #0-54-01 is hereby amended subject to adding the following conditions:

1. **The planned development amendment shall substantially conform to the site plan and floor plan by Aria Group Architects, Inc dated 7/31/02, and to the elevations by Aria Group Architects, Inc dated July 31st, 2002, except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions.**

2. **The petitioner shall submit a letter of credit to ensure the completion of the planned development in the amount of $100,000 and in a form acceptable to the**

Village Attorney.

3. The planned development amendment shall be effective upon the petitioner's purchase of the subject property. The planned development amendment shall not be effective if the petitioner does not purchase the subject property.

4. The petitioner shall submit a final landscape plan in a manner acceptable to the Village Forester.

5. The petitioner shall enter into a redevelopment agreement with the Village prior to the issuance of a building permit.

6. In the event there is a discrepancy between the planned development amendment and the redevelopment agreement, the more restrictive shall apply.

7. Except as specifically noted above, all conditions of Ordinance O-54-01 shall apply.

SECTION 2: That all provisions of Ordinance #0-54-01, shall remain in full force and effect.

SECTION 3: That copies of all notices, legally required, are on file with the Village.

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

PASSED: This 26th day of August, 2002

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

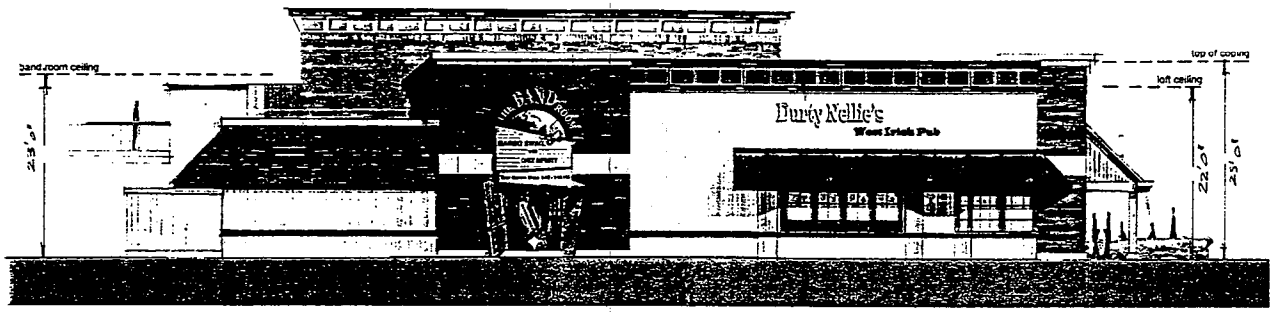
APPROVED by me this 26th **day of** August, 2002

Mayor of the Village of Palatine

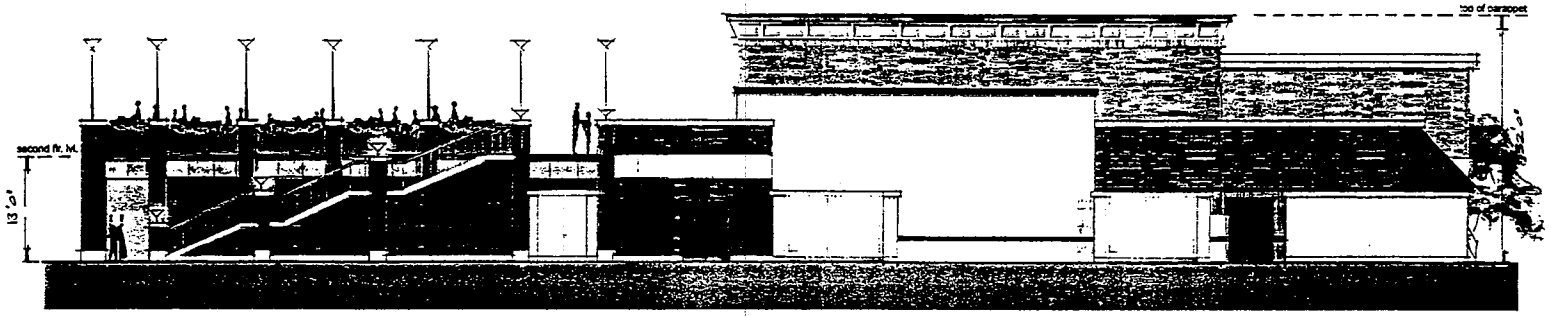
ATTESTED and FILED in the office of the Village Clerk this

26th **day of** August, 2002

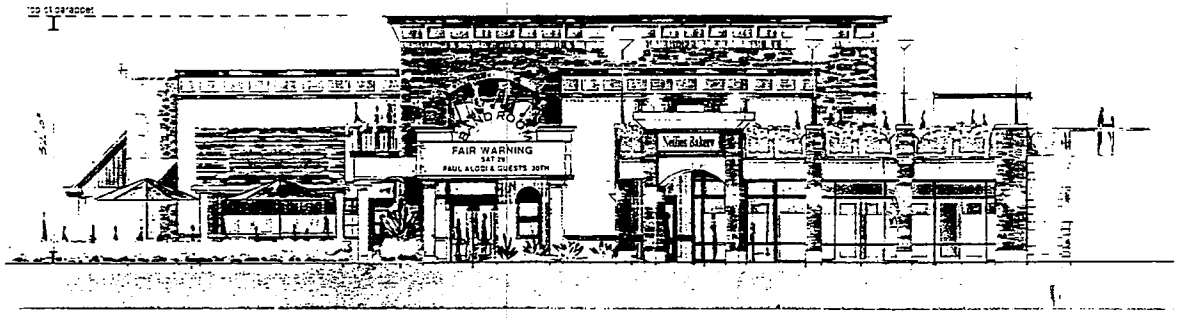
Village Clerk



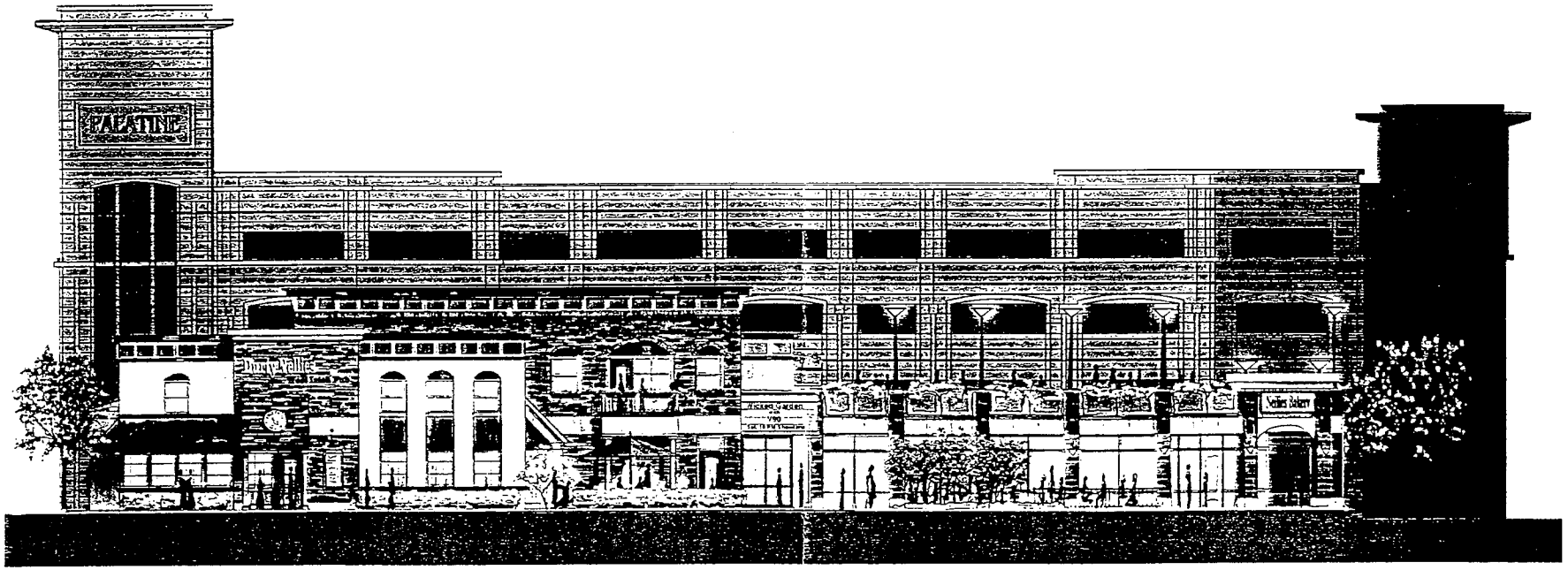
SOUTH ELEVATION



WEST ELEVATION



North Elevation



EAST ELEVATION

Durty Nellie's Schematic Design Elevations

Gateway Center - Palatine, Illinois

July 31st 2002

Aria Group Architects, Inc.

DURTY NELLIE'S AND BAKERY

GATEWAY CENTER
LOT 7 OF PARCEL 9
PALATINE, ILLINOIS

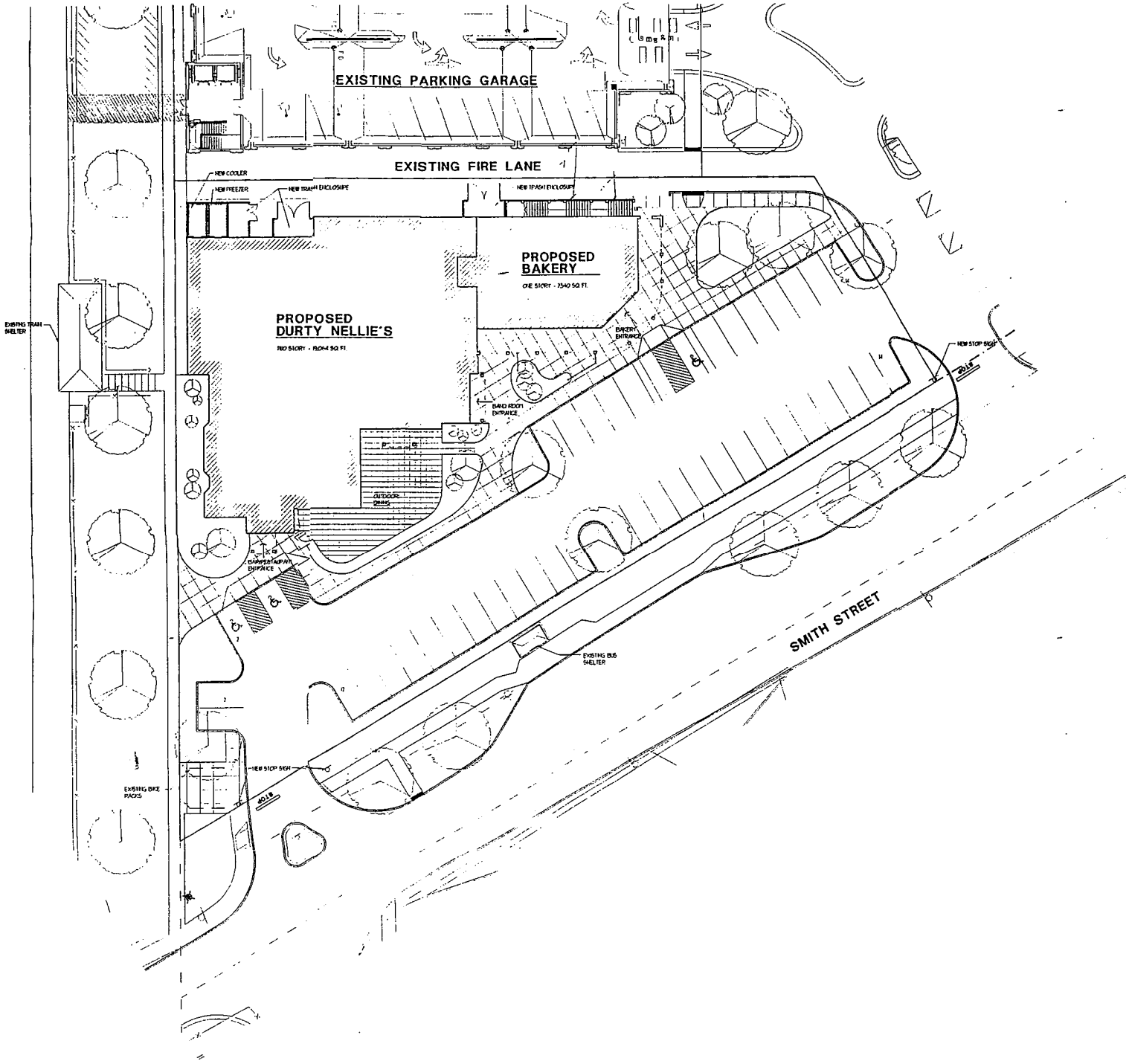
SPECIAL USE: RESTAURANT

GROSS SQUARE FOOTAGE:	21,604 S.F.	0.211 ACRES
DURTY NELLIE'S:	13,064 S.F.	0.218 ACRES
BAKERY:	7,540 S.F.	0.058 ACRES

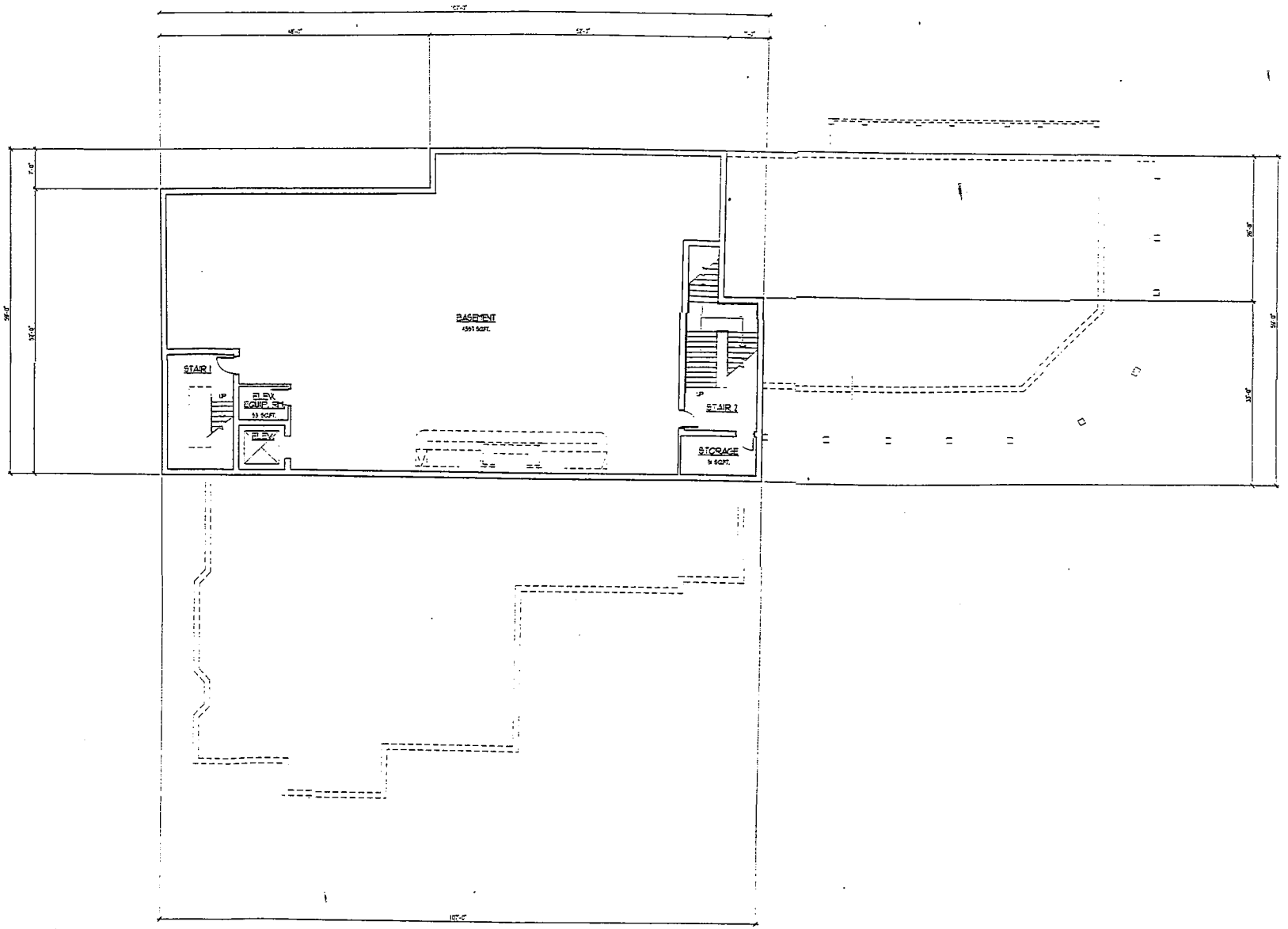
LOT COVERAGE PERCENTAGES

PROPERTY AREA:	43,610 S.F.	1.001 ACRES	100%
BUILDING AREA:	11,055 S.F.	0.211 ACRES	28%
SIDEWALK/ PAVED AREAS:	25,575 S.F.	5.81 ACRES	58%
LANDSCAPED AREA:	5,980 S.F.	1.31 ACRES	14%

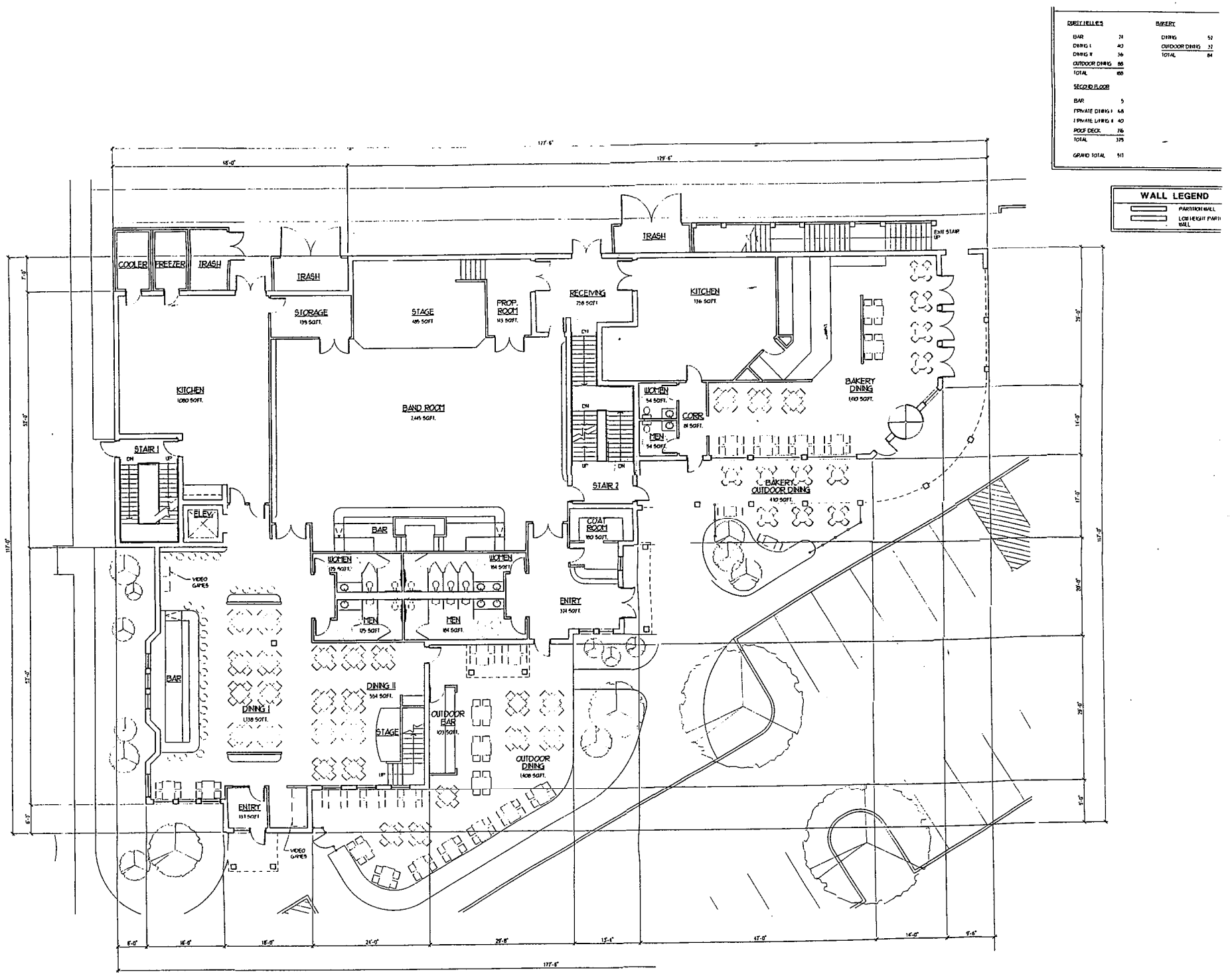
PARKING CALCULATIONS:
RETAIL/OFFICE = 1 PER 300 S.F.
TOTAL S.F. = 13,064 S.F.
64 PARKING SPACES REQUIRED
44 PARKING SPACES PROVIDED ON SITE
50 PARKING SPACES ALLOCATED IN PARKING GARAGE
3 HANDICAPPED PARKING SPACES PROVIDED



1 SITE PLAN
1/16" = 1'-0"

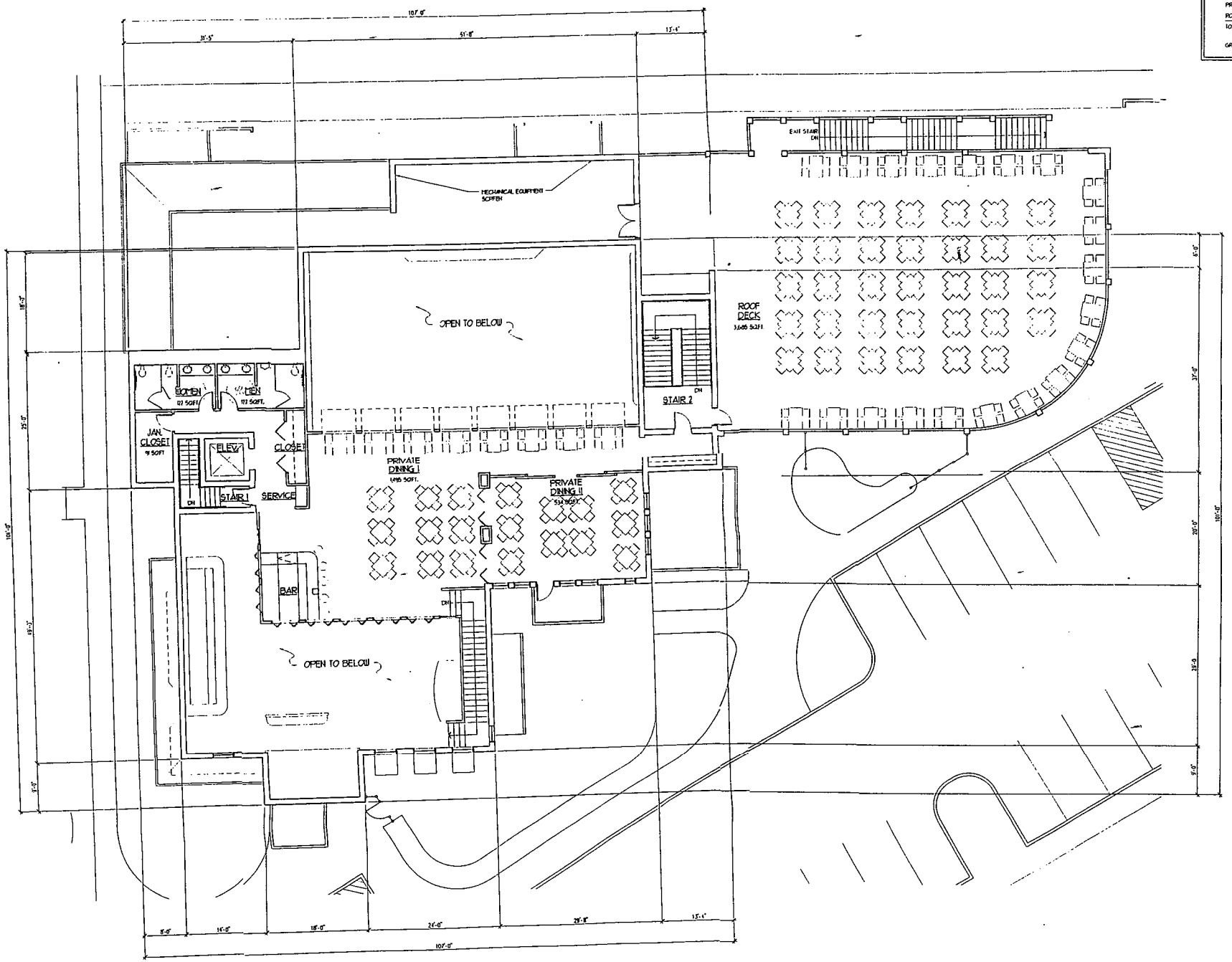


1 BASEMENT FLOOR PLAN



1 FIRST FLOOR PLAN

1/8" = 1'-0"



DIRTY HELLES		BAKERY
BAR	24	DINING
DINING I	40	OUTDOOR DINING
DINING II	36	TOTAL
OUTDOOR DINING	68	
TOTAL	168	
SECOND FLOOR		
BAR	5	
PRIVATE DINING I	68	
PRIVATE DINING II	40	
ROOF DECK	216	
TOTAL	329	
GRAND TOTAL	511	

WALL LEGEN
PARTITI
LOUVER WALL

1 SECOND FLOOR PLAN
1/8" = 1'-0"

ORDINANCE NO. O-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

James V Wilson

Mayor of the Village of Palatine PRO-TEM

ATTESTED and FILED in the office of the Village Clerk this 15th day of May, 2001

Margaret Dunn

Village Clerk

TYPE: ORDINANCE **BY:** COMMUNITY DEVELOPMENT **DATE:** 8/26/02
DESCRIPTION: Consider an amendment to planned development Ordinance O-54-01 for a restaurant / bar with live entertainment and outdoor seating for Lot 2 in the Gateway Center
(Durty Nellies West Irish Pub) District: 2

At the 8/19/02 meeting, the Committee voted 6-0 to approve the Special Use and Planned Development Amendment. Two conditions were added restricting music on the roof-top deck to background levels only and requiring a 6 month review.

BACKGROUND: The subject site, Lot 2 in the Gateway Center Planned Development, is located on the west side of Smith Street, north of the railroad tracks and immediately east of the public parking deck now under construction. The petitioner, contract purchaser, wishes to construct a 2-story building that would contain a restaurant / bar with live entertainment and outdoor seating along with a bakery. The originally approved 2-story retail building would not be constructed. The petitioner is requesting:

an amendment to the Gateway Center Planned Development (Ordinance O-54-01)

KEY ISSUES:

Building Size:	21,604 s.f.	Durty Nellies Seating	517	
Durty Nellies:	19,064 s.f.	1st floor		100
Bakery:	2,540 s.f	2nd floor		113
Building Height:	2 stories	Outdoor Café		88
Setbacks		Roof Deck		216
From Smith St.:	73 feet	Bakery Seating	84	
From RR ROW:	5 feet	Inside		52
From Parking Deck:	19'	Outdoor		32

Durty Nellies Use
- Restaurant and bar serving lunch and dinner.
- Live entertainment would be limited to live bands and DJ's.
- Peak use times would be evenings and weekends.
- Hours of operation would be from 11AM to 3AM on weekdays and 11AM to 4AM on weekends.

Bakery Use
- Would be open from morning to early evening hours
- Peak use times would be mornings and lunch time.

Parking
- Per Code, 325 spaces would be required (291 spaces for Durty Nellies, 34 spaces for the bakery).
- 94 daytime parking spaces would be provided (44 in parking lot, 50 in 1st floor of deck).
- 1,288 nighttime parking spaces would be provided (44 in parking lot, 1,244 in parking deck).

Building Design
- The building would be constructed with brick and cedar on all elevations.
- All rooftop equipment would be visually and acoustically screened.
- Outdoor seating would be located in front of Durty Nellies, in front of the bakery and on the roof.
- Durty Nellies 1st floor would contain 2 dining areas, 2 bars, a band room, 2 stages, a kitchen and bathrooms. The 2nd floor would contain 2 private dining areas, a bar, and a kitchen.
- The bakery would contain a kitchen, dining area and restrooms.

ALTERNATIVES:
1. Recommend approval of the amendment to the Gateway Center Planned Development.
2. Do not recommend approval of the amendment to the Gateway Center Planned Development.

RECOMMENDATION: Staff recommends that the amendment to the Gateway Center Planned Development be approved, subject to the conditions in the attached Ordinance.

ACTION REQUIRED: Motion to recommend approval of the amendment to the Gateway Center Planned Development, subject to the conditions in the attached Ordinance.

TYPE: ORDINANCE **BY:** COMMUNITY DEVELOPMENT **DATE:** 8/19/02
DESCRIPTION: Consider an amendment to planned development Ordinance O-54-01 for a restaurant / bar with live entertainment and outdoor seating for Lot 2 in the Gateway Center (Durty Nellies West Irish Pub) District: 2

COMMITTEE ACTION: **DATE:**

BACKGROUND: The subject site, Lot 2 in the Gateway Center Planned Development, is located on the west side of Smith Street, north of the railroad tracks and immediately east of the public parking deck now under construction. The petitioner, contract purchaser, wishes to construct a 2-story building that would contain a restaurant / bar with live entertainment and outdoor seating along with a bakery. The originally approved 2-story retail building would not be constructed. The petitioner is requesting:

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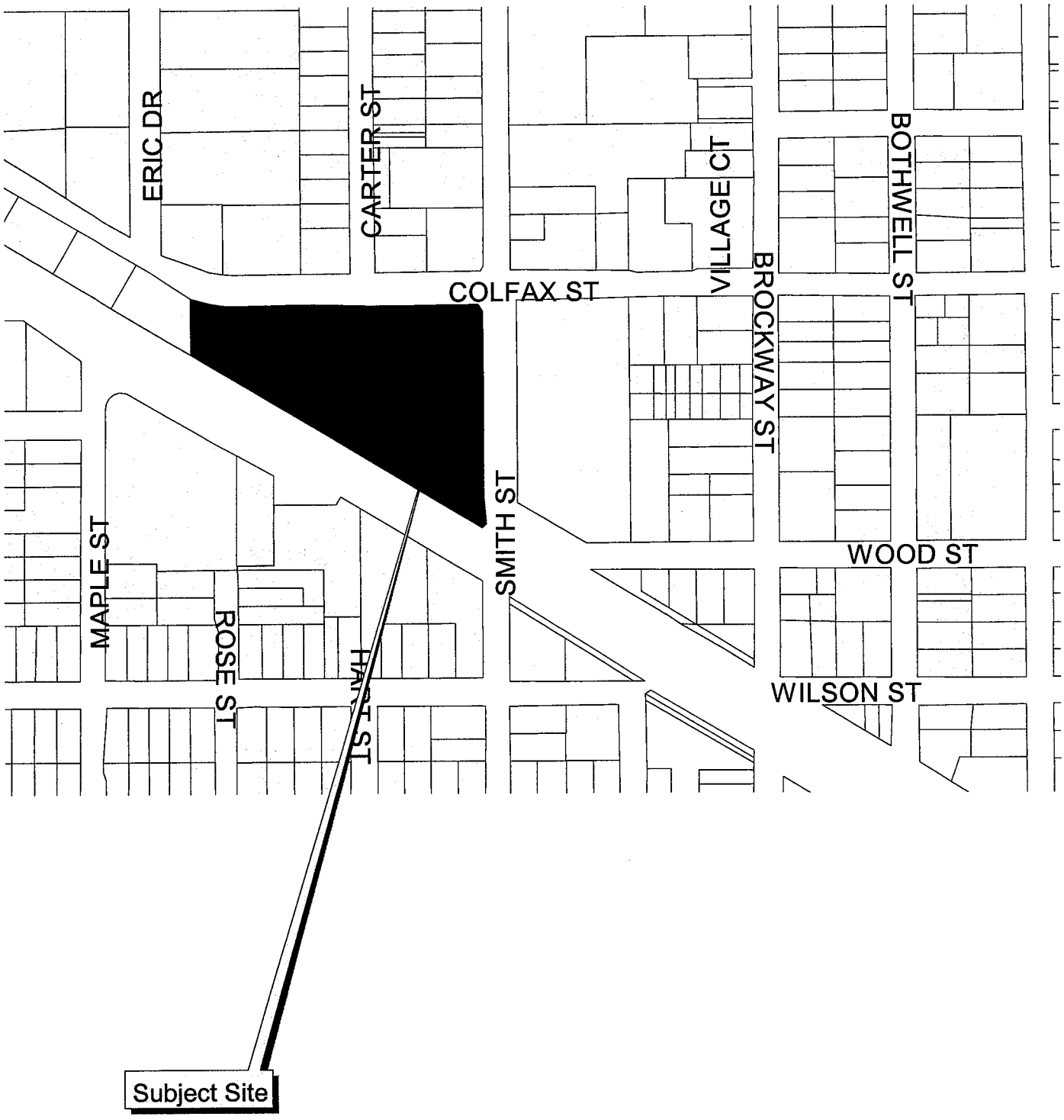
- The bakery would contain a kitchen, dining area and restrooms.

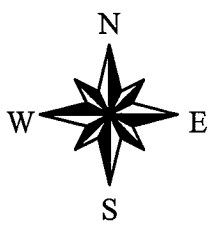
ALTERNATIVES:
1. Recommend approval of the amendment to the Gateway Center Planned Development.
2. Do not recommend approval of the amendment to the Gateway Center Planned Development.

RECOMMENDATION: Staff recommends that the amendment to the Gateway Center Planned Development be approved, subject to the conditions in the attached Ordinance.

ACTION REQUIRED: Motion to recommend approval of the amendment to the Gateway Center Planned Development, subject to the conditions in the attached Ordinance.

Area Map
Gateway Center





Public Notice
A public hearing will be held before the Palatine Village Committee of the Whole on Monday, August 19, 2002, at 7:30 P.M., in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for Amendment to Planned Development Ordinance O-54-01; Special Use for a restaurant/bar with live entertainment and outdoor seating to be known as Murty Nellies; and Amendment to the Redevelopment Agreement for the Gateway Center and Groves of Palatine.
The property is legally described as follows:
Lot 2 of the Gateway Subdivision, being a subdivision of part of the Southeast quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois
commonly known as the vacant lot at the Northwest corner of Smith Street and the railroad tracks.
The above petition has been filed by Mark R. Dozeal and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
VILLAGE OF PALATINE
/s/Michael J. Cassady
Village Manager
DATED: This 3rd day of August, 2002
Published in the Daily Herald August 3, 2002 (2851233)N

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD.** That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Arlington Heights,Barrington,Barrington Hills,Bartlett,Batavia, Buffalo Grove, Burlington, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox River Grove, Geneva, Gilberts, Grayslake, Gurnee,Hampshire,Hainesville, Hanover Park, Hawthorn Woods, Hoffman Estates Huntley, Inverness, Island Lake, Kildeer, Lake Barrington, Lake in the Hills, Lake Zurich, Libertyville, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows,Schaumburg, Sleepy Hollow,South Barrington,St. Charles, Streamwood, Tower Lakes, Vernon Hills, Wauconda, Wheeling, North Barrington

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published August 3, 2002 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Mary M. Barnett
Authorized Agent

Control # T2851233

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A public hearing will be held before the Palatine Village Committee of the Whole on Monday, August 19, 2002, at 7:30 P.M., in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for Amendment to Planned Development Ordinance O-54-01; Special Use for a restaurant/bar with live entertainment and outdoor seating to be known as Durty Nellies; and Amendment to the Redevelopment Agreement for the Gateway Center and Groves of Palatine.

The property is legally described as follows:

Lot 2 of the Gateway Subdivision, being a subdivision of part of the Southeast quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois commonly known as the vacant lot at the Northwest corner of Smith Street and the railroad tracks.

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

VILLAGE OF PALATINE
/s/Michael J. Cassady
Village Manager
DATED: This 3rd day of August, 2002
Published in the Daily Herald August 3, 2002 (2851233)N

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Mary M. Barnett
Authorized Agent

Control # T2851233

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

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

A. PZC Minutes - 08-11-2026

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

IV. PUBLIC HEARING

A. 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.

FPD-000289-2026 – 180 and 190 N Smith Street

Notice was published in the Journal & Topics on August 6, 2026, and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **BGB Conceptual Design Presentation 07-29-26**
2. **Business Plan**
3. **Planned Development Amendment application**
4. **ORD-O-54-01**
5. **Engineering Site Plan**
6. **Public Notice**
7. **Real Estate Disclosure**

Background:

Mr. Vyverberg provided an overview of the request, explaining that the Petitioner has a contract to purchase and remodel the existing Durty Nellie's property, including site improvements and a Special Use for a restaurant, bar, and brewery. The property was previously approved as a Planned Development with a parking deck, and the petitioner is seeking approval of the proposed redevelopment.

Petitioner Representatives:
Mr. Swift, CEO, 1225 S. Gilbert Street, Iowa City, IA
Mr. Wehr, Chief Operating Officer, 1225 S. Gilbert Street, Iowa City, IA

Mr. Wehr presented the Petitioner's vision for the property and reviewed the company's history, founders, and existing locations. He discussed the company's growth, workforce of more than 570 employees, and anticipated economic and employment benefits to the area. He described the brewery and restaurant concept, including food prepared primarily in-house, award-winning beer, indoor and outdoor dining, private event space, and family-oriented amenities.

Mr. Wehr reviewed examples of the company's existing locations and explained how older buildings have been renovated and repurposed into brewery and restaurant spaces designed to encourage community activity and tourism. He discussed the company's charitable efforts and grants to support local communities and emphasized the economic impact the proposed development could have on Palatine and surrounding communities. He noted that the property's proximity to the Palatine Metra station provides an opportunity to attract visitors arriving by train.

The proposed site plan and floor plans were reviewed, including substantial renovations to the existing building and exterior. The Petitioner emphasized the importance of the indoor/outdoor concept and proposed approximately 9,000 square feet of patio space with seating for approximately 250 people. The interior would accommodate approximately 250-300 seats, with additional seating provided upstairs and outdoors. The basement, first floor, and second floor plans were reviewed, including structural modifications and a proposed private event/overflow seating area on the second floor that could accommodate corporate events and weddings.

Mr. Wehr discussed proposed changes to the building entrance, sidewalks, exterior areas, patio spaces, and signage. Signage placement and final details remain to be determined, with the proposed signage to remain within the existing square footage. The petitioner also described covered patio areas that would allow outdoor activities during inclement weather, as well as a children's play area and designated spaces for families and other groups.

The brewery would be visible from the Metra station, providing an opportunity for passengers to visit the establishment while traveling through Palatine. Mr. Wehr

stated that the goal is to create a welcoming environment that serves a broad range of customers, including families, younger and older patrons, groups, and individuals.

Mr. Wehr reviewed the Planned Development standards and stated that the proposed development would comply with the Village's requirements. From a neighborhood perspective, he described the proposed establishment as more family-oriented and stated that it would operate with shorter hours while meeting the applicable Planned Development standards.

Commissioner Kolososki asked how ingress and egress would be addressed given the existing traffic in the area. Mr. Wehr stated that the parking garage would be utilized, and Mr. Swift added that the petitioner would make any necessary adjustments to minimize traffic impacts. He acknowledged that the area could become busier, but did not anticipate traffic being a significant issue.

Commissioner Cavanaugh noted that the area is particularly busy during the morning and evening commute periods and asked about potential traffic concerns. Mr. Vyverberg stated that he would address the traffic and parking implications of the Staff in the presentation.

Chairperson Wood asked about live music. Mr. Swift stated that live music may be offered once or twice a month, primarily outdoors, but would not involve productions or concerts and is not a significant component of the business. Mr. Wehr further explained that the establishment would not host large-scale musical productions. Additional discussion followed regarding music and sound levels.

Chairperson Wood asked about anticipated parking demand. Mr. Wehr stated that the proposed location has some of the best parking available among the company's other locations, with the parking garage directly behind the building, pedestrian ramps, and other amenities.

Commissioner Schubert asked about the brewery and beer production. Mr. Swift explained that the proposal includes a full-time brewery, with approximately 5-10 barrels produced at a time and beer rotated regularly to provide variety. Brewery operations would begin approximately 30 days after opening, with food service beginning first. Annual production is anticipated to be approximately 200-300 barrels. Commissioner Friedman clarified that the beer would be brewed and served primarily on site, with no distribution planned from the location. Mr. Swift confirmed that the majority of the beer would be consumed on site.

Commissioner Friedman asked whether the proposed seating count was established. Mr. Wehr stated that seating is a priority and that considerable planning has gone into the proposed layout, although some flexibility may remain. He indicated that the seating count discussed includes the various indoor and outdoor areas.

Commissioner Roth-Wurster asked whether the outdoor area would remain open during the winter. Mr. Swift stated that the furniture would remain outside year-round and that staff would keep the area clear of snow, noting that some patrons may still choose to use the outdoor space during colder weather.

Chairperson Wood asked about peak demand and hours of operation. Mr. Wehr stated that the busiest periods would generally be evenings and weekends. The proposed regular closing time was noted at 11 p.m. Mr. Vyverberg explained that the petitioner would seek the appropriate liquor license and that the business plan could allow flexibility for later hours during special events without requiring a separate amendment each time. Mr. Swift stated that the company has experience managing similar operations and does not anticipate complaints.

Commissioner Schubert asked about anticipated weekly patronage. The petitioner estimated approximately 5,000 guests per week during the summer and approximately 3,000 per week during the winter. The establishment would operate seven days a week and would generally not be at full capacity.

Commissioner Cavanaugh asked about the proposed televisions shown in the renderings. Mr. Swift estimated that approximately 40 televisions could be located throughout the indoor and outdoor areas. Commissioner Friedman asked about the sound system, and Mr. Wehr stated that speaker volume can be adjusted and that the company is very conscious of sound levels.

Commissioner Fedota asked why Palatine was selected for the proposed location. Mr. Swift explained that the company is seeking to expand its presence in the Chicago area and believes Palatine provides an opportunity to establish a stronger connection with the local community and grow the brand. He noted the significant number of University of Iowa alumni and Chicago-area residents familiar with the company and discussed the success of similar locations in other markets. Mr. Wehr added that the company was attracted to Palatine because of the location, staff, and overall experience with the community.

Commissioner Roth-Wurster asked whether the establishment could accommodate a brewing club or other organized groups. Mr. Wehr stated that tables and seating areas could be configured to accommodate special events and groups.

Commissioner Roth-Wurster also asked about restroom locations. Mr. Swift explained that the architects were challenged to incorporate sufficient restroom facilities into the building layout. The second floor would have dedicated restrooms, while the primary restroom facilities would be located in the basement, with elevator access available.

Mr. Vyverberg provided additional information regarding the Village's review of the proposal, including the parking lot, existing easement agreements, available parking spaces in front of the building, and parking within the garage. He noted that the

parking garage is available during evenings and weekends. From a signage perspective, the existing signage would be reduced with the brewery use. Accent signage would be permitted, but advertising signage would not be proposed. He also discussed the proposed hours of operation and noted that the use would function primarily as a restaurant.

Regarding traffic, Mr. Vyverberg noted that the Metra station is an established source of traffic in the area and that the property has historically operated as a commercial use, including Durty Nellies. He stated that the site has a unique relationship to the train station and parking garage and that staff did not have significant concerns regarding the proposed traffic impacts.

Commissioner Cavanaugh expressed concern about traffic flow and asked whether the existing egress on Smith Street would change, including whether a drop-off area would be provided. Mr. Vyverberg reviewed the existing access points and explained that any parking lot reconfiguration would require the appropriate permit and engineering review. He stated that the existing traffic pattern would not be changed and that the proposed plan would utilize the existing access points.

Chairperson Wood questioned whether the proposed use would operate more as a restaurant and expressed concern regarding parking demand during peak periods, particularly before the commuter parking area begins to empty. Mr. Vyverberg stated that the parking lot contains approximately 1,244 spaces and is normally not full. He indicated that parking resources were not a staff concern and that the proposed parking configuration is consistent with the configuration previously approved when Durty Nellie's opened.

Commissioner Fedota asked about exclusive or designated parking spaces. Mr. Vyverberg explained that parking agreements are in place and referred to the aerial map to identify the available parking areas, including the 70 spaces, which are 3-hour free parking spaces on the ground level of the deck.

Commissioner Cavanaugh asked how many spaces are allocated to commuters and expressed particular concern about parking availability during lunchtime. Mr. Vyverberg provided additional information regarding parking counts and availability. Commissioner Cavanaugh also asked about the Metra parking agreement. Mr. Vyverberg stated that he did not have specific information regarding the agreement but reiterated that staff did not have concerns regarding parking availability. Additional discussion followed regarding potential parking demand and whether additional spaces could be made available through Metra.

Commissioner Friedman asked about the Planned Development and Final Development procedures, noting that the request was being considered as a one-time meeting due to the existing use. He asked whether there would be flexibility under the Planned Development regarding the seating count and hours of operation.

Mr. Vyverberg explained that the proposed parking lot adjustments would be evaluated as part of the building permit process. Interior structural changes would require appropriate engineering plans, and any changes outside the scope of the approved plans would require additional review through the Village's process. He stated that the submitted plans provide some flexibility and that the Staff would further review the proposed permit plans as part of the building permit review for consistency.

Commissioner Friedman asked whether the proposed seating count would be fixed or whether additional seating could be added in the future. Mr. Vyverberg explained that the seating areas include the upper level and indoor and outdoor spaces and acknowledged that outdoor seating would be affected by weather. When asked whether an additional 50-100 seats could be added without returning for approval, Mr. Vyverberg stated that adjustments had previously been made for Durty Nellies and that any changes would need to remain in compliance with the approved development. A substantial increase in seating, such as tripling the approved amount, would require additional Village review.

Public Comment

Adele Almeida, 1425 Ashland Avenue, Des Plaines, stated that she has audio production materials stored in the building instrumental band and asked whether the proposed brewery would work with local musicians and vendors.

Roy Vomeck, 1101 Country Club Road, Elgin, stated that he leads a jazz band that currently performs once a month at Durty Nellies. He discussed the band’s relationship with the community and asked how much notice would be provided regarding the closure of Durty Nellies if the proposed development is approved.

Resident: Deb Gabriel, 135 N. Babcock Drive, Palatine, stated that she is a longtime patron of Durty Nellies and a home brewer. She expressed support for the proposed development, stating that she believes it would bring additional people to Palatine and that sufficient parking is available to accommodate the use.

Mr. Wehr responded to the public comments, stating that the company takes pride in partnering with local artists and would like to continue that practice in Palatine. He stated that the company intends to have an Events Director on site who would work with local artists and vendors to create opportunities for community partnerships and events.

A question was raised regarding the anticipated construction schedule. Mr. Wehr stated that construction could begin as early as October, with a potential opening the following summer, depending on engineering and final design. Approximately 34 weeks of construction is currently anticipated.

Ms. Gabriel returned to the podium and encouraged the petitioner to pay homage to Durty Nellie's as part of the redevelopment.

Mr. Swift stated that the company incorporates elements of the local history and character into its other locations and intends to do the same in Palatine. He stated that the company would like to incorporate a tribute to Durty Nellie's, potentially including an existing statue. He noted that at another location, a former establishment’s signage was incorporated into a room that was named in its honor.

Mr. Vyverberg presented the Staff recommendation and stated that the proposal had undergone comprehensive staff review.

Commissioner Fedota asked whether there would be landscaping requirements. Mr. Vyverberg stated that landscaping would be reviewed as part of the subsequent development process.

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 floorpan 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.

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

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

Commissioner Discussion

Commissioner Noonan stated that the proposed use is similar to the existing use and would continue to provide an entertainment component.

Commissioner Roth-Wurster stated that the proposal meets the applicable standards and noted that the plans presented to the Commission represented a substantial and well-developed proposal.

Commissioner Kolososki stated that the proposal would provide a refreshed and updated appearance and could attract additional people to Palatine.

Chairperson Wood stated that successful businesses can help attract additional businesses and described the proposed establishment as an attractive and proven business. She noted that the operation would be somewhat different from the existing use, but would provide a community-oriented atmosphere. She stated that the Petitioner has demonstrated a substantial investment in the property, and that the parking concerns had been adequately addressed. She also discussed the potential for a downtown atmosphere and increased demand for surrounding businesses, particularly during the day and on weekends, and stated that the proposal should not negatively impact surrounding businesses. She concluded that the applicable standards had been met and that the existing protections would remain in place.

Commissioner Fedota described the proposal as a good example of a "third space," providing a location separate from home and work where people can gather for entertainment and social activities.

Commissioner Bettenhausen stated that he appreciated the emphasis on community development and the petitioner's plans to establish a presence in Palatine that would attract families, groups, and local artists.

Commissioner Kolososki commented on the property's proximity to the new Bears stadium.

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.

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

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

BV

Consider an Ordinance Granting a Special Use for a Restaurant/Bar, with Brewery, an Expanded Outdoor Patio Area, and New Exterior Signage at 180 N. Smith Street

BACKGROUND:
As stated in the previous agenda item, 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:

> **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:

- A staff statement is not included for this item, as it is directly linked to the preceding agenda item. The analysis and information provided in the prior item apply here as well.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Public Hearing: Planning & Zoning Commission (PZC) meeting on August 25, 2026

Residents testifying: 3 - Questions about the existing operations and live music components; support for the proposed use and parking sufficiency.

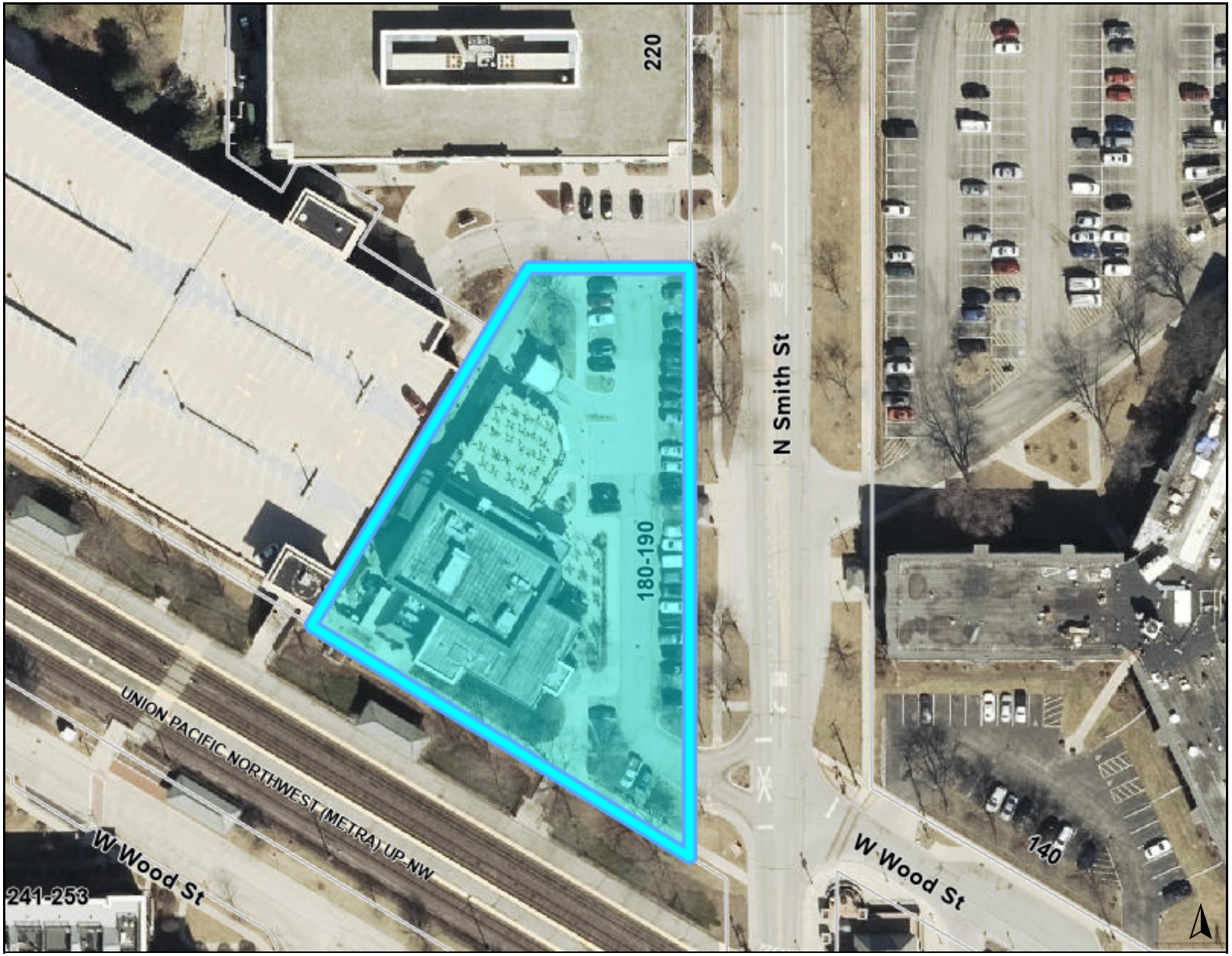
Vote: The PZC voted unanimously to approve the Amendment to Planned Development Ordinances #O-54-01 and #O-146-02, as amended for the property located at 180-190 N. Smith Street and a Special Use for a restaurant/bar, with brewery, an expanded ground level outdoor patio, with dining, seating, and activity areas, and new exterior signage at 180 N. Smith Street and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use for the property located at 180 N. Smith Street.

ATTACHMENTS:
1. Aerial Map
2. ORD SU Big Grove - 180 N Smith Street

3. EXHIBIT - BGB Conceptual Design Presentation 07-29-26 RFS
4. EXHIBIT - Palatine Big Grove Business Plan
5. ORD - O-54-01 - Gateway Center Planned Development
6. O-146-02 PD Amend O-54-01
7. DRAFT August 25 2026 PZC minutes
8. PUBLIC NOTICE

GISConsortium | 180-190 N. Smith Street



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.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE
AT 180 N. SMITH STREET

WHEREAS, pursuant to a petition and public hearing on August 25, 2026, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use for a restaurant/bar, with brewery, an expanded ground level outdoor patio, with dining, seating, and activity areas, and new exterior signage at 180 N. Smith Street, pursuant to Chapter 32 Section 11.03 (d) 26 of the Village of Palatine Code of Ordinances, on the following legally described property:

LOT 2 IN THE GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as 180 N. Smith Street (PIN: # 02-15-400-055-0000)

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

SECTION 1: The above recitals are hereby found to be true and accurate and are incorporated and made a part of this Ordinance.

SECTION 2: A Special Use for a restaurant/bar, with brewery, an expanded ground level outdoor patio, with dining, seating, and activity areas, and new exterior signage at 180 N. Smith Street, pursuant to Chapter 32 Section 11.03 (d)

26 of the Village of Palatine Code of Ordinances is hereby approved, subject to the following conditions:

1. The Special Use shall substantially conform to the Site Plan, Floor Plans, and Building Elevations, dated 7/29/2026, prepared by Pappageorge Haymes Partners, attached hereto as Exhibit "A", and the Big Grove Brewery business plan submitted by the Petitioner, attached hereto as Exhibit "B", except, as such plans may be changed to conform to Village Codes and Ordinances.

2. 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.

3. The Village Manager is authorized to negotiate and execute a license agreement regarding the proposed improvements and activities to be located within a portion of the Smith Street right-of-way abutting the property at 180 – 190 N. Smith Street.

SECTION 3: That a copy of the public notice be attached hereto and form a part of this ordinance.

SECTION 4: This Ordinance shall be in full force and effect upon passage and approval as provided by law, provided however, that this Ordinance and the shall be repealed, null and void and of no force and effect, without further action of the Village Council, unless, on or before November 13, 2026, BGB Palatine Real Estate, LLC provides the Village Manager with proof that it is the owner of the property located at 180 – 190 N. Smith Street, Palatine, Illinois.

PASSED: This _____day of _____, 2026

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

APPROVED by me this _____day of _____, 2026

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
_____day of _____, 2026

_____

Village Clerk

Big Grove Brewery

180 N. Smith Street

Palatine, IL

Conceptual Design Presentation
07.29.2026

Existing 4-Story Parking Garage (NIC)

LOT 3 (NOT INCLUDED)

Existing Pedestrian Bridge (NIC)

Exist. Train Shelter (NIC)

EXIST. FIRE LANE

237.49' PROPERTY LINE

Existing 4-Story Office Building (NIC)

LOT 4 (NOT INCLUDED)

UNION PACIFIC RAILROAD COMPANY (FORMERLY CHICAGO & NORTHWESTERN)

72.50' (Rec.) 73.00' (Meas.)

59.5' (Rec. & Meas.)

Existing 1-Story Bank 190 N. Smith Street

Existing 2-Story Restaurant & Bar 180 N. Smith Street

DRIVE THRU LANE (ONE-WAY)

88.59' PROPERTY LINE

DRIVE WAY (TWO-WAY)

Mission "Mo" Nugent Memorial

12'-6"

Existing Water Main to Be Surveyed and Coordinated with Final Design

Exist. Train Platform (NIC)

244.54' PROPERTY LINE

LOT 2

Existing Off-Street Parking (41 Total, Incl. 3 H.C.)

10'-4"

Exist. Access Stair (NIC)

229.18' PROPERTY LINE

Proposed Bike Rack/ Rideshare Location

Exist. Bus Stop (NIC)

WEST LINE OF SMITH STREET

NORTH SMITH STREET

Public Utility Easement

60'

15'

Existing 4-Story Residential Building (NIC)

Existing Train Station (NIC)

Existing Site Plan

BIG GROVE BREWERY

Big Grove Brewery 180 N. Smith Street Palatine, IL

Existing Site Plan
7/29/26

N

Pappageorge Haymes Partners

PHP DRAWING COPYRIGHT PAPPAGEORGE HAYMES PARTNERS 2025

Existing 4-Story Parking Garage (NIC)

LOT 3 (NOT INCLUDED)

Existing Pedestrian Bridge (NIC)

EXIST. FIRE LANE

237.49' PROPERTY LINE

Existing 4-Story Office Building (NIC)

LOT 4 (NOT INCLUDED)

Exist. Train Shelter (NIC)

72.50' (Rec.) 73.20' (Meas.)

59.5' (Rec. & Meas.)

UNION PACIFIC RAILROAD COMPANY (FORMERLY CHICAGO & NORTHWESTERN)

Exist. Train Shelter (NIC)

Existing 1-Story Bank 3,[illegible] sf 190 N. Smith Street

DRIVE THRU LANE (ONE-WAY)

Existing 2-Story Restaurant & Bar 180 N. Smith Street

88.59' PROPERTY LINE

DRIVE WAY (TWO-WAY)

Mission "Mo" Nugent Memorial

Proposed Off-Street Parking (30 Total, Incl. 3 H.C.)

LOT 2

Existing Water Main to Be Surveyed and Coordinated with Final Design

Exist. Train Platform (NIC)

244.54' PROPERTY LINE

Proposed Patio 9,057 sq ft

3,913.42 sf

Exist. Access Stair (NIC)

DRIVE WAY (TWO-WAY)

329.18' PROPERTY LINE

Proposed Bike Rack/ Rideshare Location

Exist. Bus Stop (NIC)

WEST LINE OF SMITH STREET

NORTH SMITH STREET

ENTER

EXIT

RUBBER SAFETY SURFACE PLAY AREA

Public Utility Easement

Existing Train Station (NIC)

Existing 4-Story Residential Building (NIC)

Proposed Site Plan

BIG GROVE BREWERY

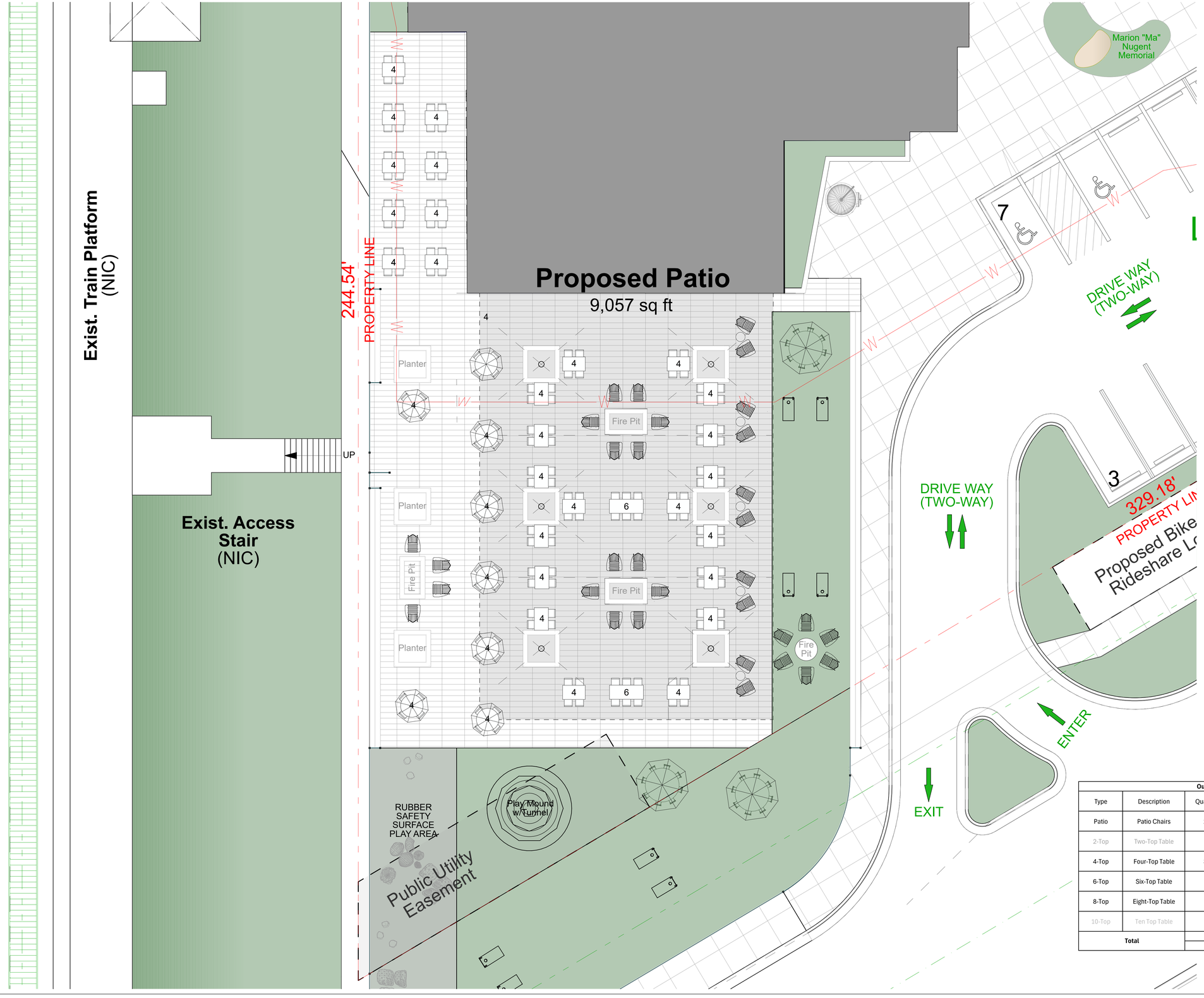
Big Grove Brewery 180 N. Smith Street Palatine, IL

Proposed Site Plan
7/29/26

N

Pappageorge Haymes Partners

PHP DRAWING COPYRIGHT PAPPAGEORGE HAYMES PARTNERS 2025



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**	

BIG GROVE BREWERY

Big Grove Brewery 180 N. Smith Street Palatine, IL

Proposed Site Plan Detail
7/29/26

N

Pappageorge Haymes Partners

PHP ARCHITECTS COPYRIGHT PAPPAGEORGE HAYMES PARTNERS 2026

1 Proposed Basement Plan

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

0 4' 8' 16'

BIG GROVE BREWERY

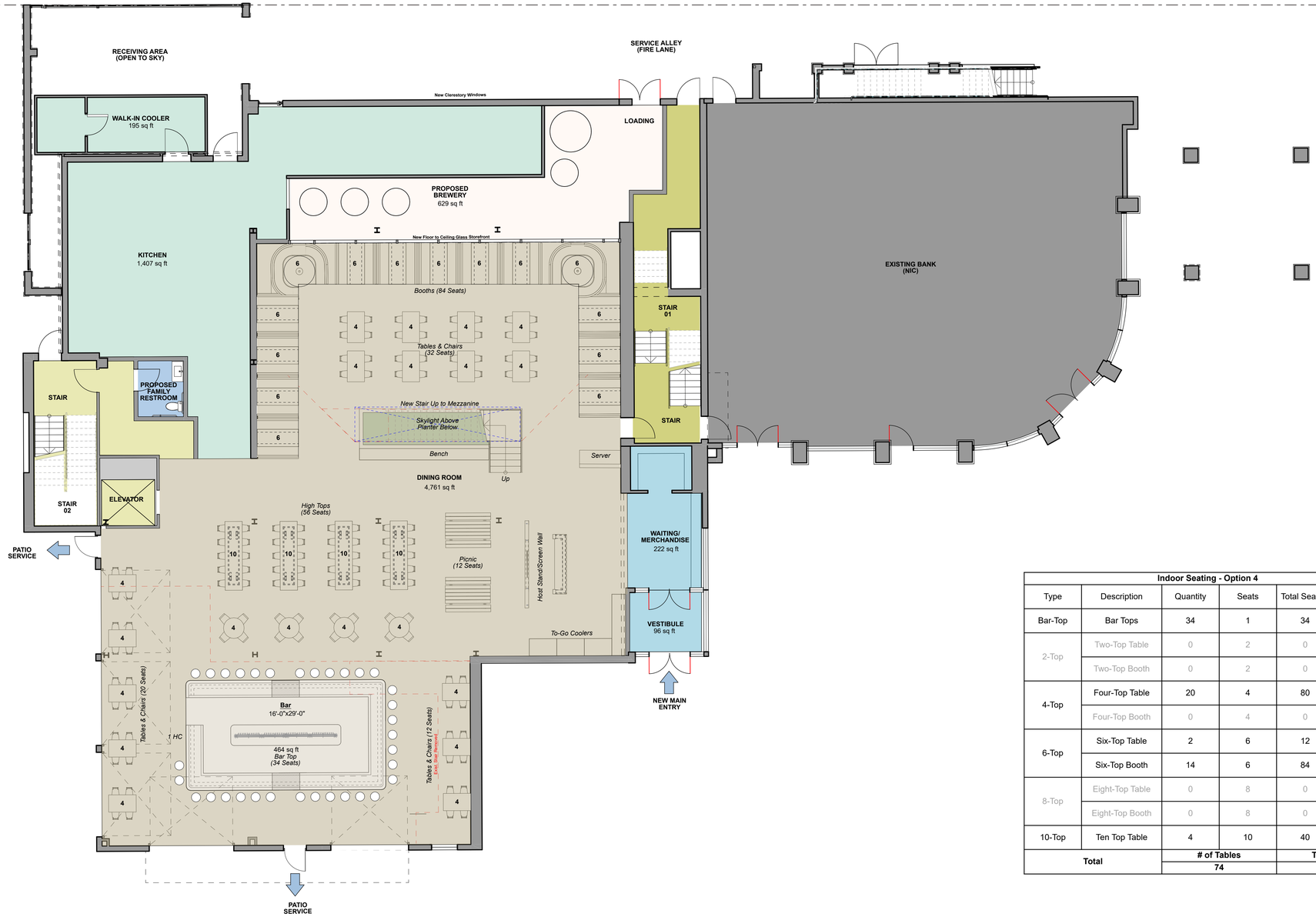
Big Grove Brewery 180 N. Smith Street Palatine, IL

Proposed Basement Plan
7/29/26

N

Pappageorge Haymes Partners

PHP ©2026 COPYRIGHT PAPPAGEORGE HAYMES PARTNERS, LTD.



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

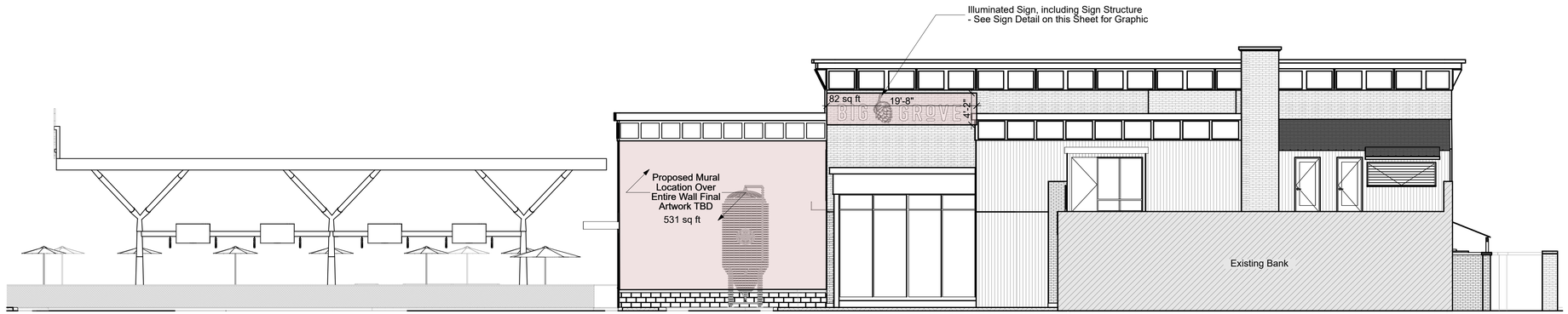
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

PAPPAGEORGE HAYMES PARTNERS COPYRIGHT

1 Proposed 2nd Floor Plan

SCALE: 1/8" = 1'-0" 0 4' 8' 16'



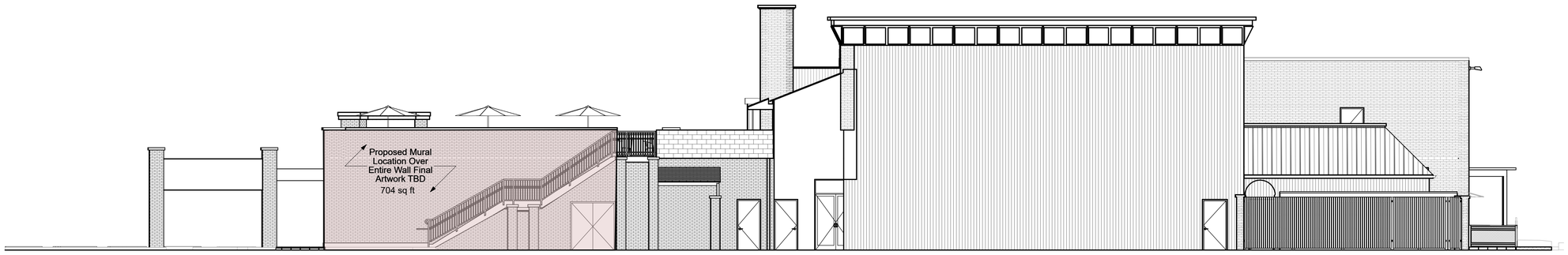
3 Sign Detail

NOT TO SCALE

1 Northeast Elevation

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

0 4' 8' 16'

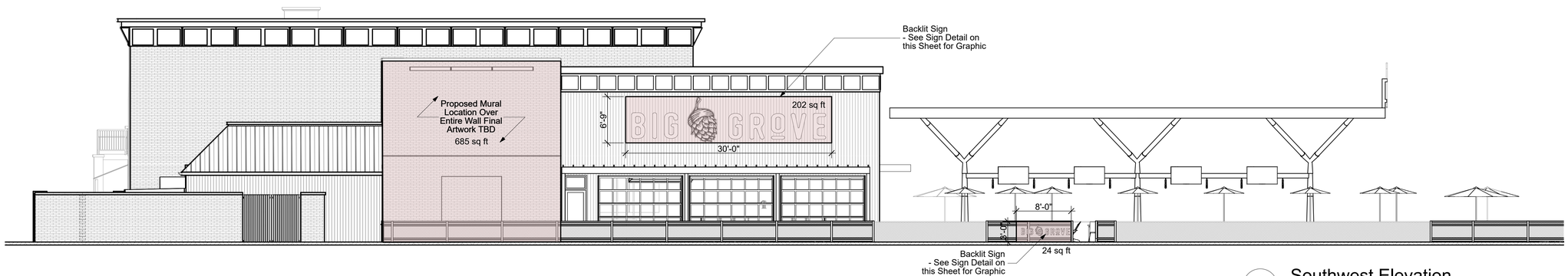


2 Northwest Elevation

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

0 4' 8' 16'

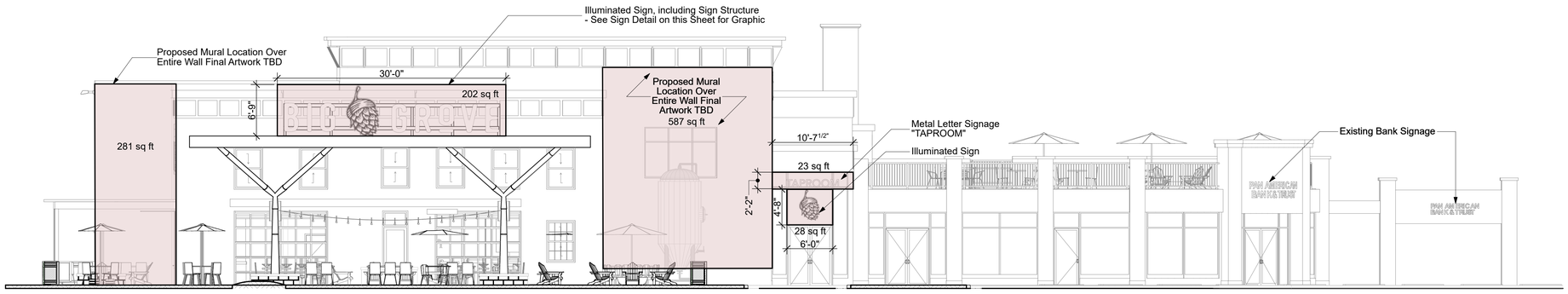
THIS DRAWING IS COPYRIGHT PROTECTED BY PAPPAGEORGE HAYMES PARTNERS, 2025



1 Southwest Elevation

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

0 4' 8' 16'



2 Southeast Elevation

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

0 4' 8' 16'

BIG GROVE
BREWERY

Big Grove Brewery 180 N. Smith Street Palatine, IL

Rendering - Overall
7/29/26

Pappageorge Haymes Partners

BIG GROVE
TAPROOM

BIG GROVE
— BREWERY —

Big Grove Brewery 180 N. Smith Street Palatine, IL

Rendering - Entry
7/29/26

Pappageorge Haymes Partners

BIG GROVE
BREWERY

Big Grove Brewery 180 N. Smith Street Palatine, IL

Rendering - Back Patio
7/29/26

Pappageorge Haymes Partners

PAPPAGEORGE HAYMES PARTNERS 2025

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.

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

James V Wilson

Mayor of the Village of Palatine PRO-TEM

ATTESTED and FILED in the office of the Village Clerk this 15th day of May, 2001

Margaret Dunn

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

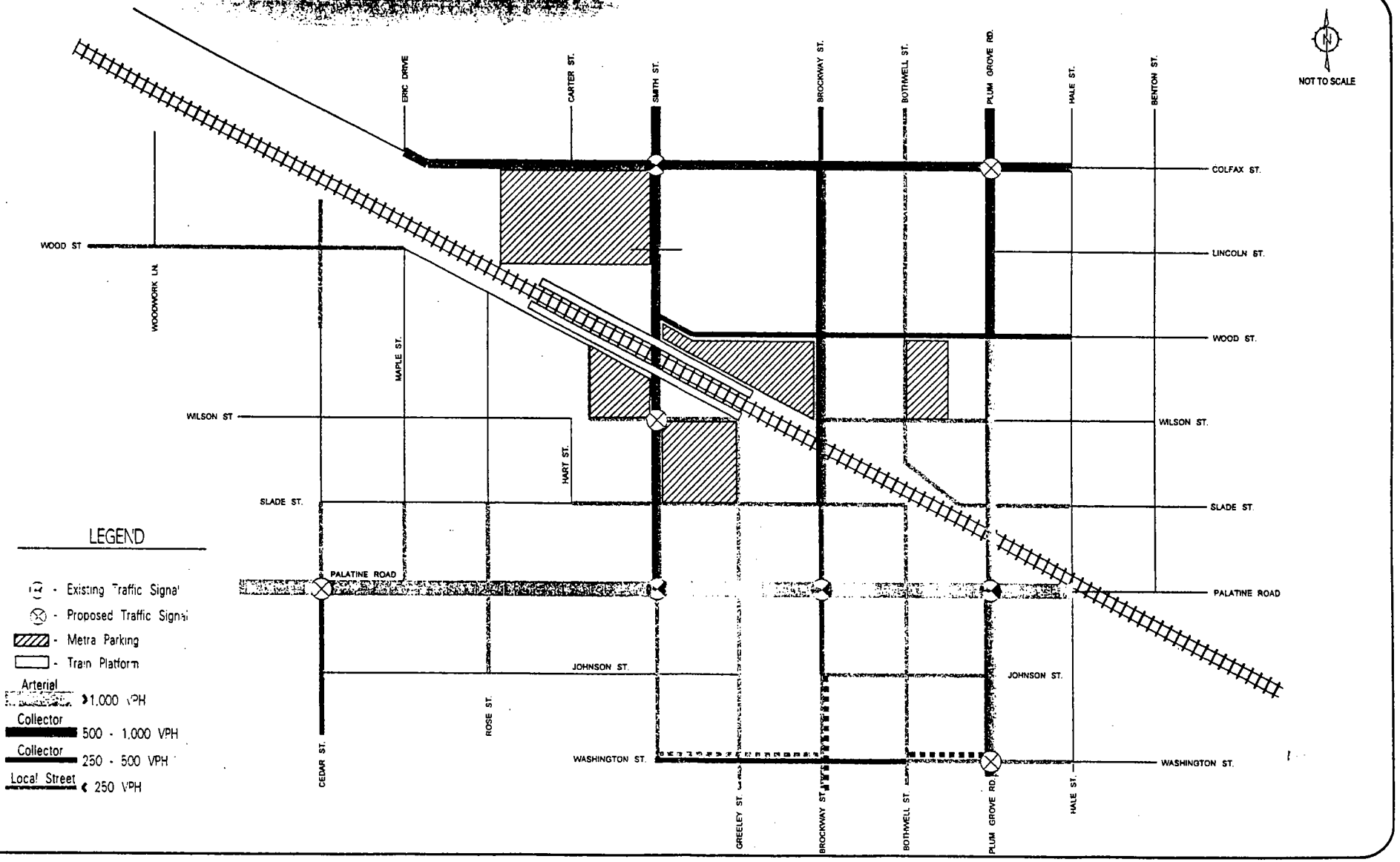
Community	Percentage of Vehicles
Palatine	52%
Hoffman Estates	15%
Inverness	12%

- 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



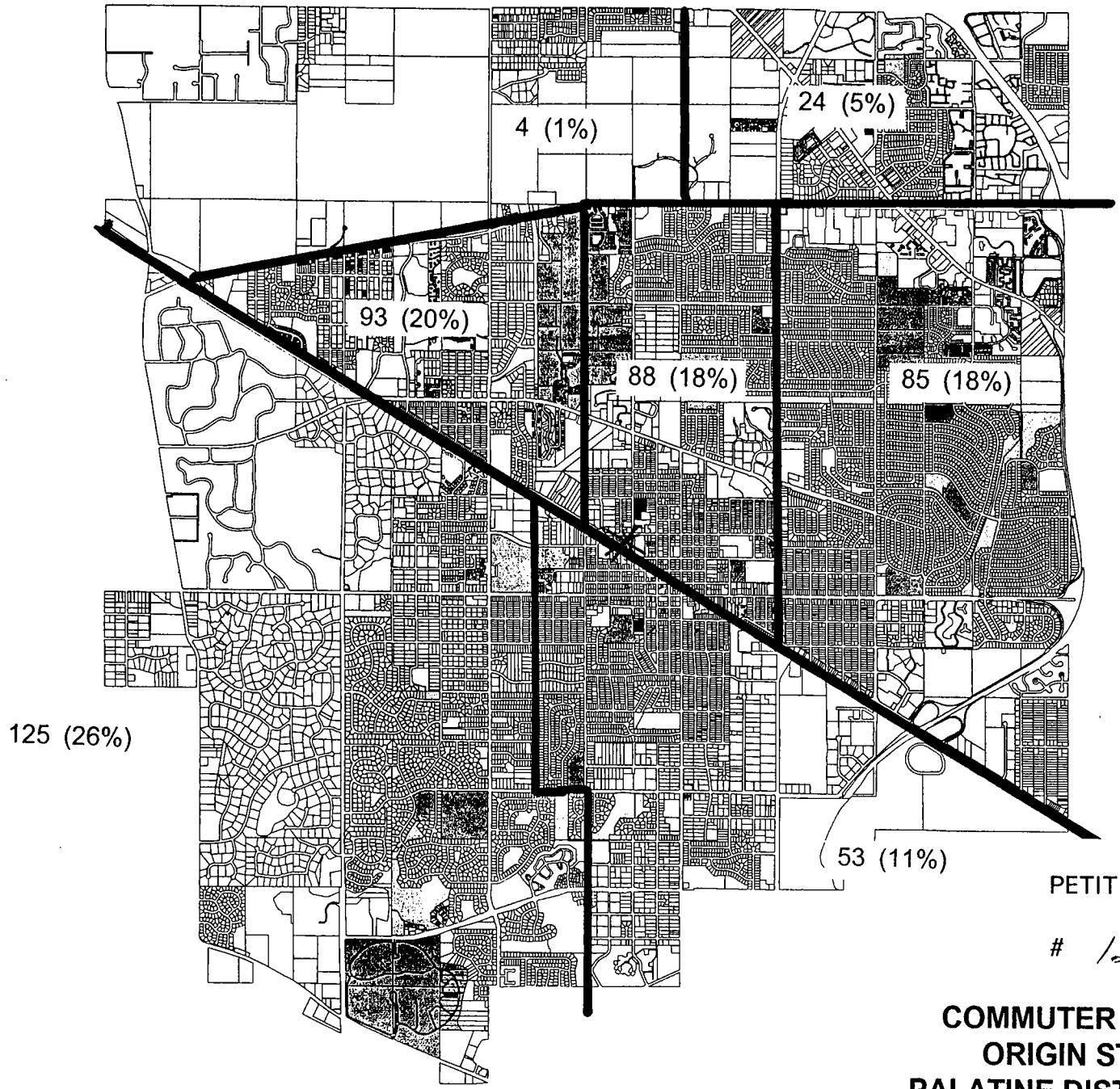
METRO

FUTURE TWO-WAY TRAFFIC VOLUMES

FIGURE: 8

PETITIONER'S EXHIBIT

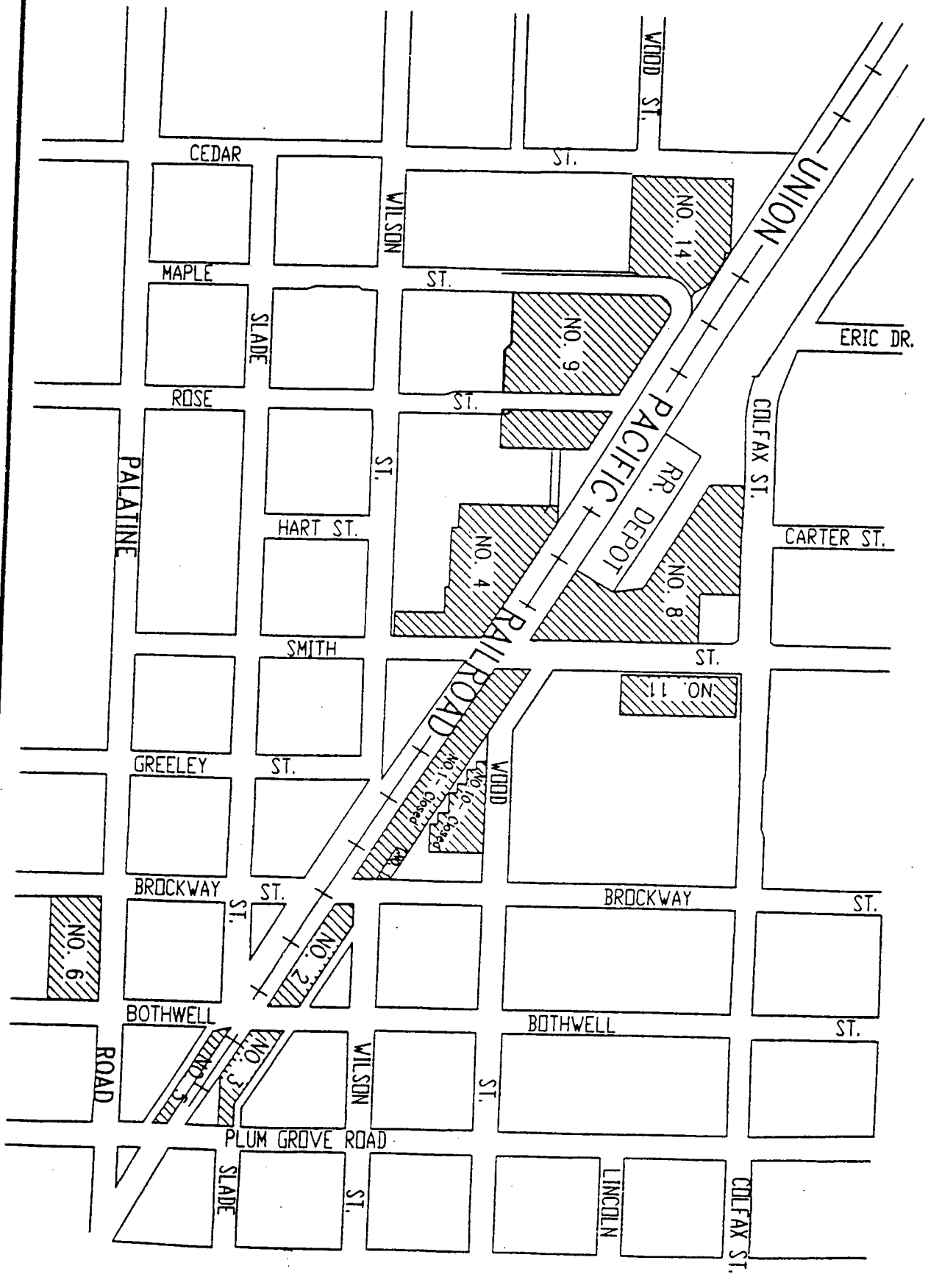
11



PETITIONER'S EXHIBIT

12

COMMUTER PARKING
ORIGIN STUDY
PALATINE DISTRIBUTION



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

ORDINANCE NO 0-146-02

AN ORDINANCE
AMENDING PLANNED DEVELOPMENT ORDINANCE – 0-54-01
GATEWAY CENTER PLANNED DEVELOPMENT

WHEREAS, Planned Development Ordinance 0-54-01, granted a Special Use for a Planned Development, and

WHEREAS, the petitioner, contract purchasers, wishes to construct a 2-story building that would contain a restaurant/bar with live entertainment and outdoor seating along with a bakery; and

WHEREAS, the Village Council of the Village of Palatine, held a Public Hearing on August 19, 2002, for an Amendment to Planned Development Ordinance O-54-01 on the following legally described property:

> **Lot 2 of the Gateway Subdivision, being a subdivision of part of the Southeast quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois**

commonly known as the vacant lot at the Northwest corner of Smith Street and the railroad tracks.

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

SECTION 1: That the Gateway Center Planned Development Ordinance #0-54-01 is hereby amended subject to adding the following conditions:

1. **The planned development amendment shall substantially conform to the site plan and floor plan by Aria Group Architects, Inc dated 7/31/02, and to the elevations by Aria Group Architects, Inc dated July 31st, 2002, except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions.**

2. **The petitioner shall submit a letter of credit to ensure the completion of the planned development in the amount of $100,000 and in a form acceptable to the**

Village Attorney.

3. The planned development amendment shall be effective upon the petitioner's purchase of the subject property. The planned development amendment shall not be effective if the petitioner does not purchase the subject property.

4. The petitioner shall submit a final landscape plan in a manner acceptable to the Village Forester.

5. The petitioner shall enter into a redevelopment agreement with the Village prior to the issuance of a building permit.

6. In the event there is a discrepancy between the planned development amendment and the redevelopment agreement, the more restrictive shall apply.

7. Except as specifically noted above, all conditions of Ordinance O-54-01 shall apply.

SECTION 2: That all provisions of Ordinance #0-54-01, shall remain in full force and effect.

SECTION 3: That copies of all notices, legally required, are on file with the Village.

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

PASSED: This 26th day of August, 2002

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

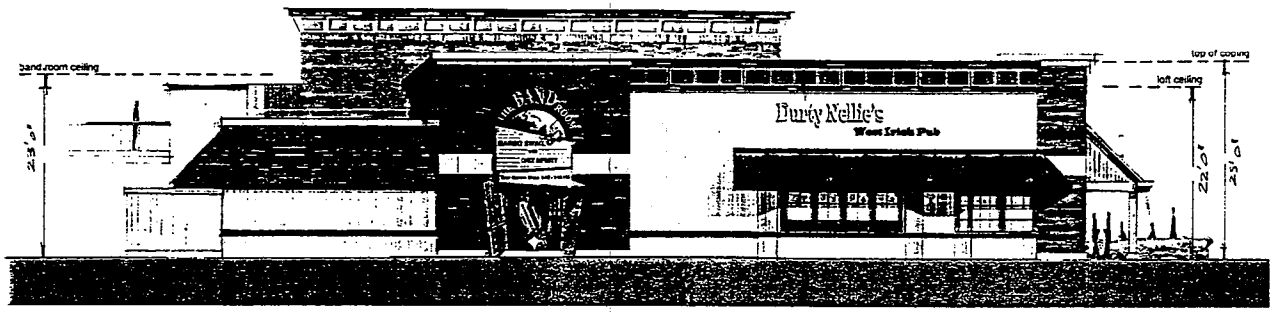
APPROVED by me this 26th day of August, 2002

Mayor of the Village of Palatine

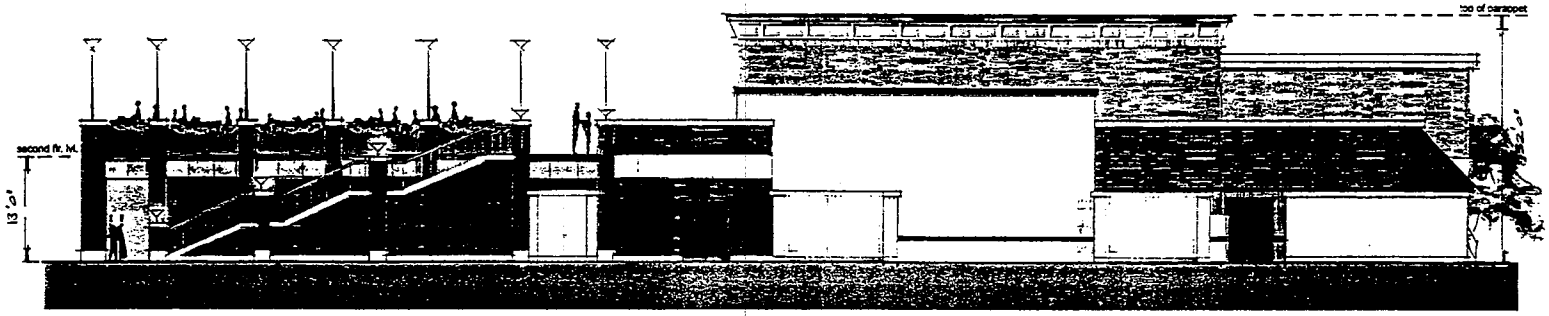
ATTESTED and FILED in the office of the Village Clerk this

26th day of August, 2002

Village Clerk



SOUTH ELEVATION



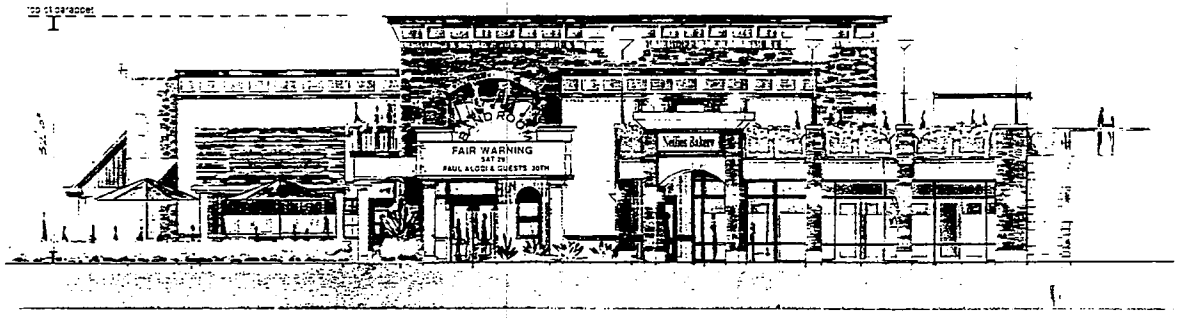
WEST ELEVATION

Durty Nellie's Schematic Design Elevations

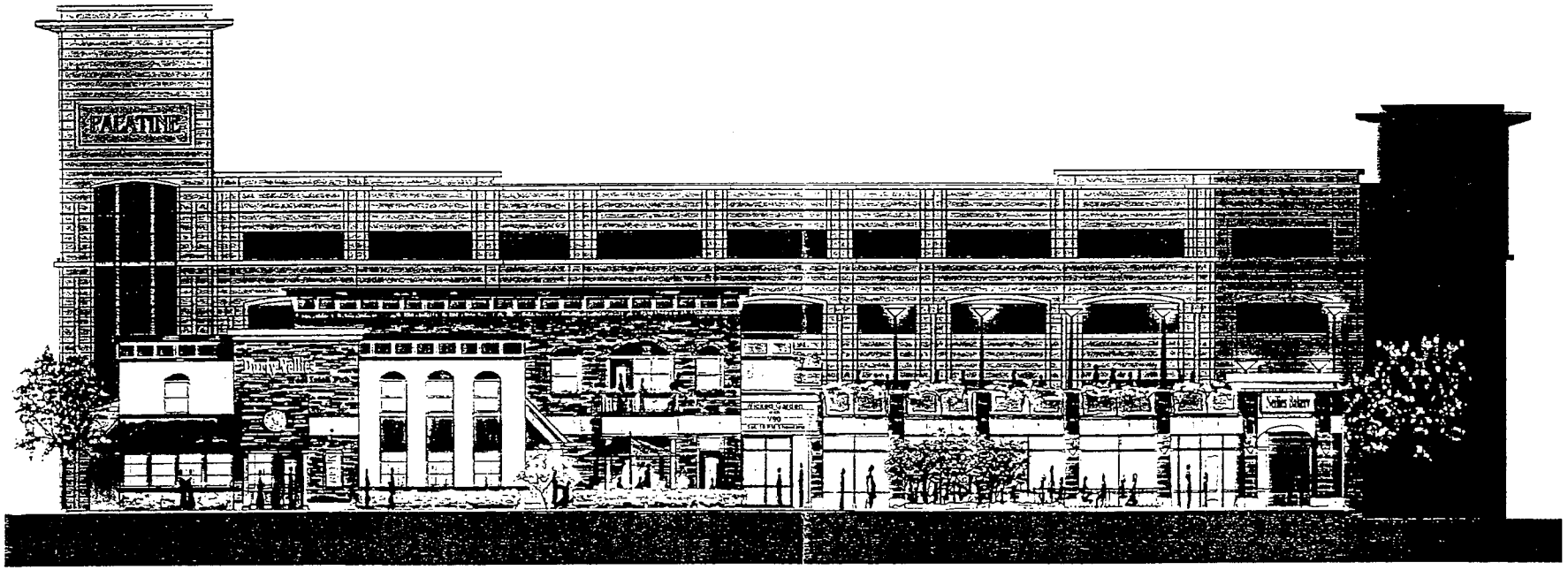
Gateway Center - Palatine, Illinois

July 31st 2002

Aria Group Architects, Inc.



North Elevation



EAST ELEVATION

Durty Nellie's Schematic Design Elevations

July 31st 2002

Gateway Center - Palatine, Illinois

Aria Group Architects, Inc.

DURTY NELLIE'S AND BAKERY

GATEWAY CENTER
LOT 7 OF PARCEL 9
PALATINE, ILLINOIS

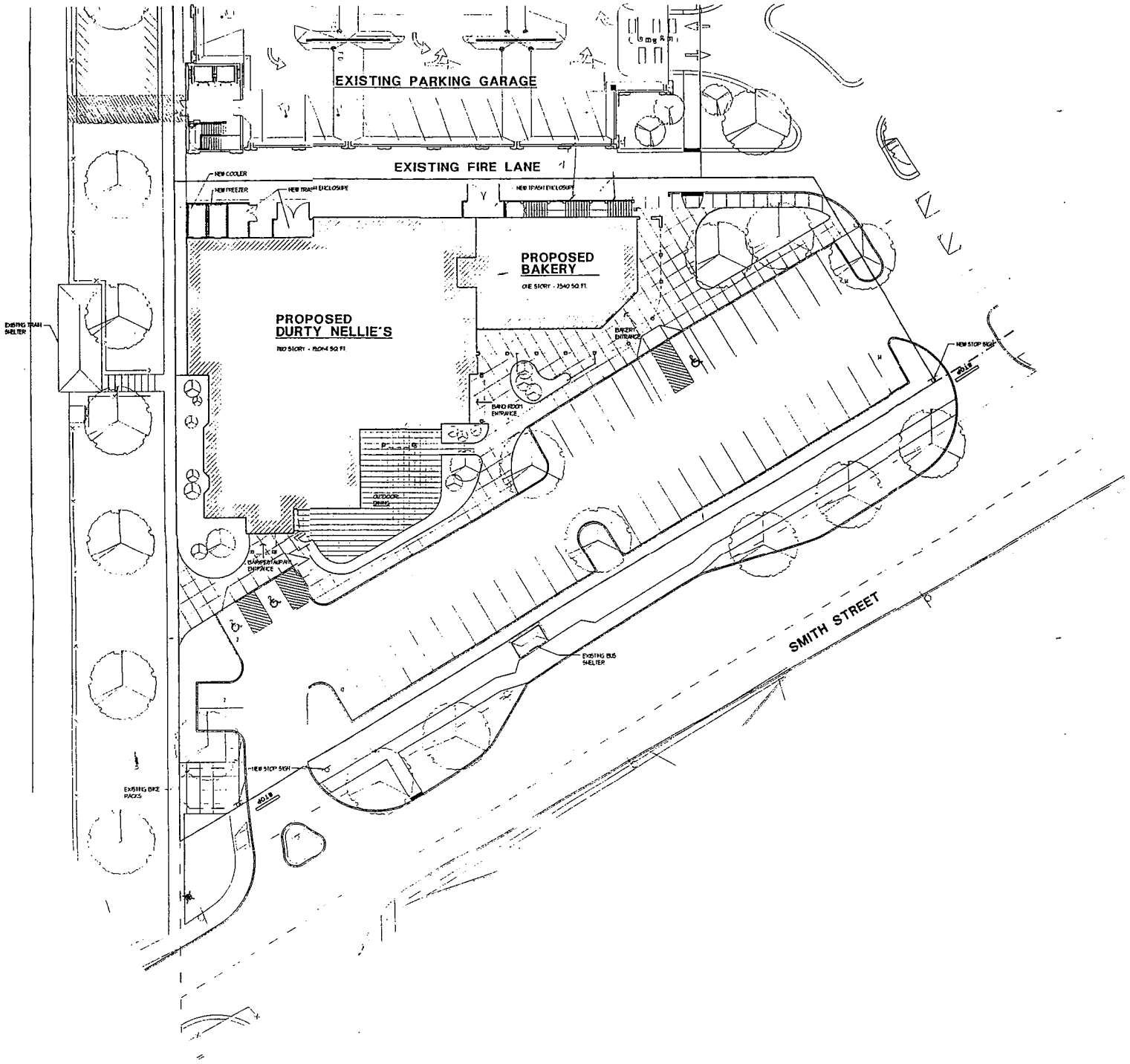
SPECIAL USE: RESTAURANT

GROSS SQUARE FOOTAGE:	21,604 S.F.	0.211 ACRES
DURTY NELLIE'S:	13,064 S.F.	0.218 ACRES
BAKERY:	7,540 S.F.	0.058 ACRES

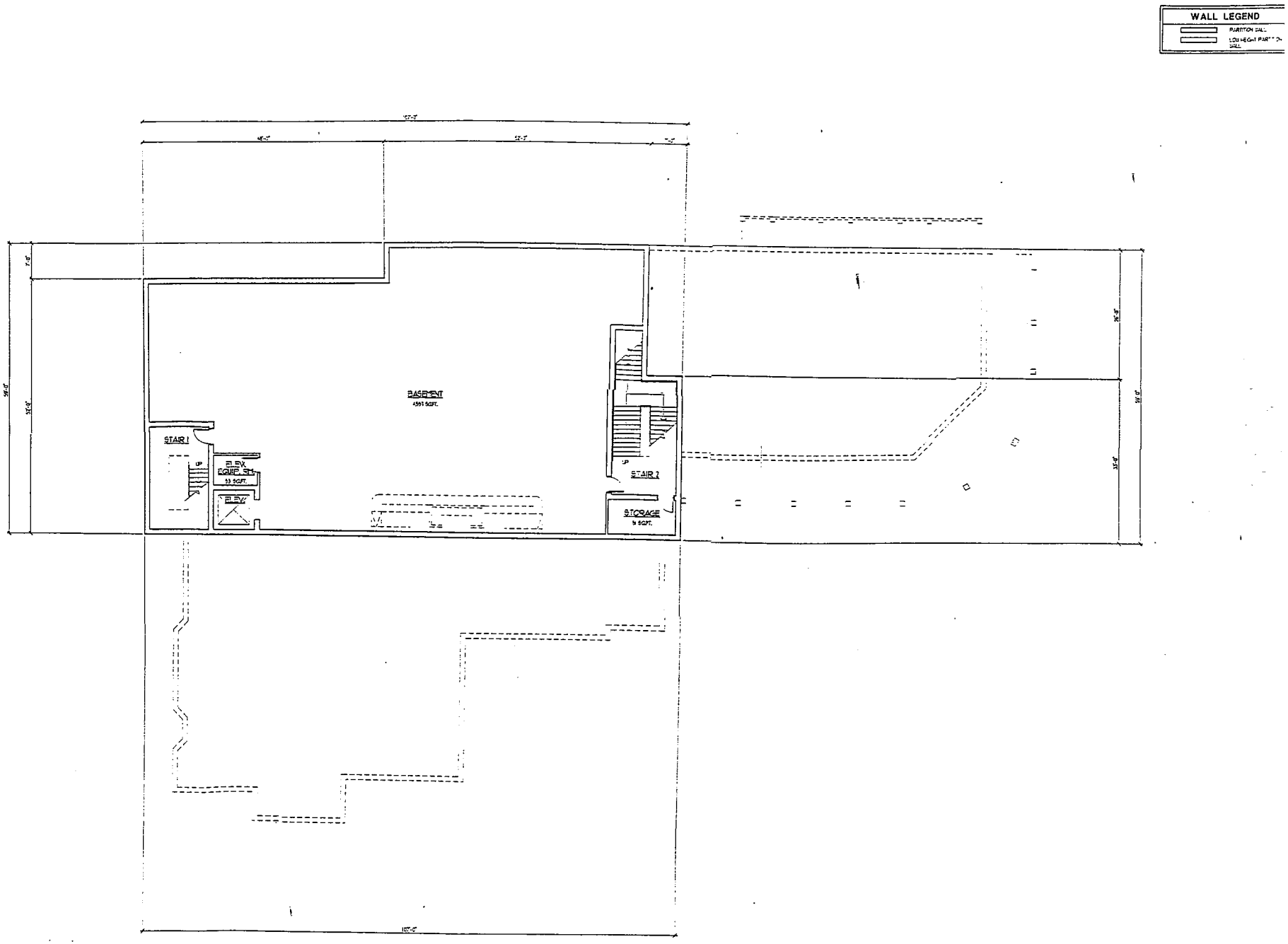
LOT COVERAGE PERCENTAGES

PROPERTY AREA:	43,610 S.F.	1.001 ACRES	100%
BUILDING AREA:	11,055 S.F.	0.211 ACRES	28%
SIDEWALK/ PAVED AREAS:	25,575 S.F.	581 ACRES	58%
LANDSCAPED AREA:	5,980 S.F.	131 ACRES	14%

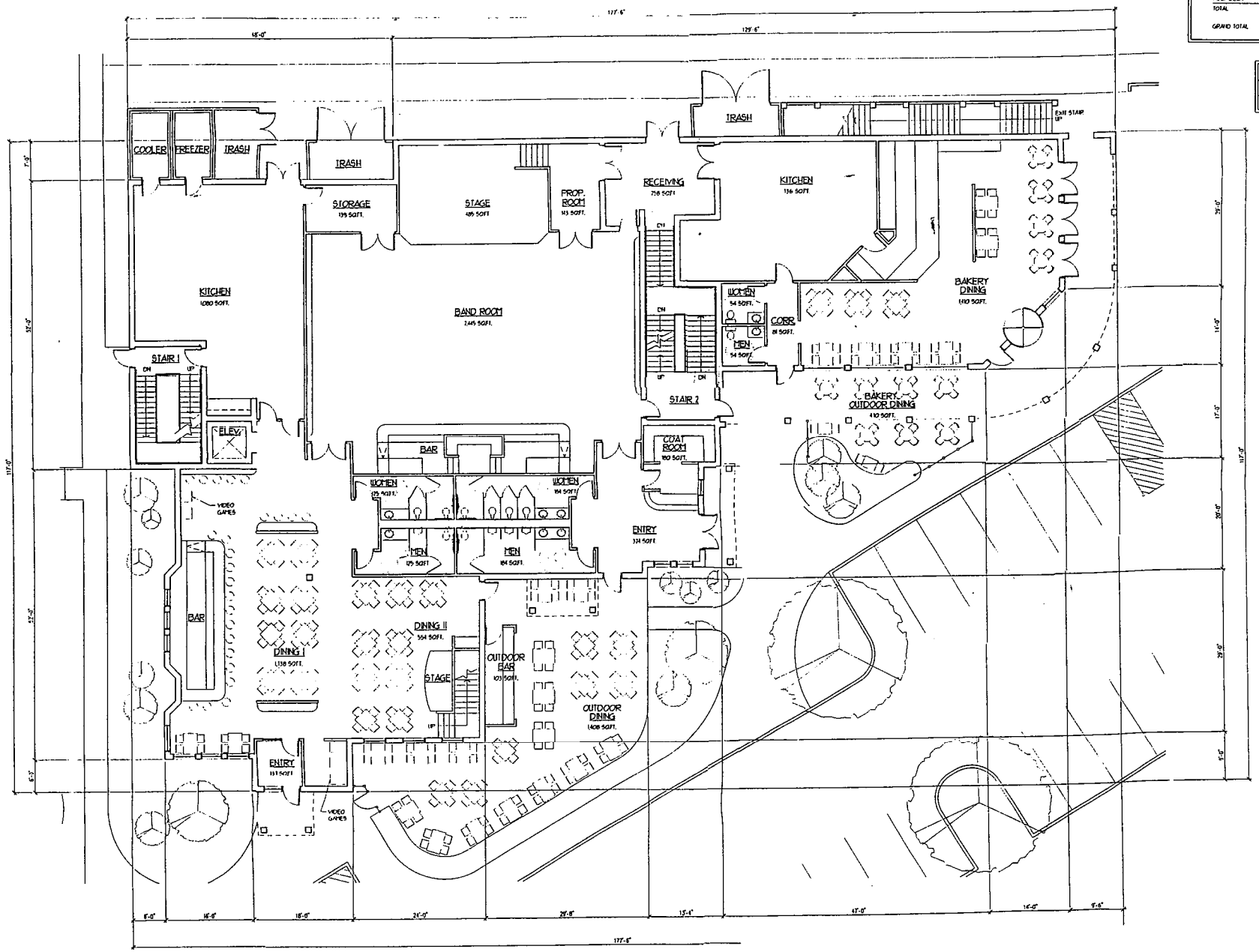
PARKING CALCULATIONS:
RETAIL/OFFICE = 1 PER 300 S.F.
TOTAL S.F. = 13,064 S.F.
64 PARKING SPACES REQUIRED
44 PARKING SPACES PROVIDED ON SITE
50 PARKING SPACES ALLOCATED IN PARKING GARAGE
3 HANDICAPPED PARKING SPACES PROVIDED



1 SITE PLAN
1/16" = 1'-0"



BASEMENT FLOOR PLAN



DIRTY HELLE'S		BAKERY	
BAR	74	DINING	52
DINING I	40	OUTDOOR DINING	32
DINING II	36	TOTAL	84
OUTDOOR DINING	88		
TOTAL	888		
SECOND FLOOR			
BAR	5		
PRIVATE DINING I	68		
PRIVATE DINING II	40		
ROOF DECK	216		
TOTAL	329		
GRAND TOTAL	911		

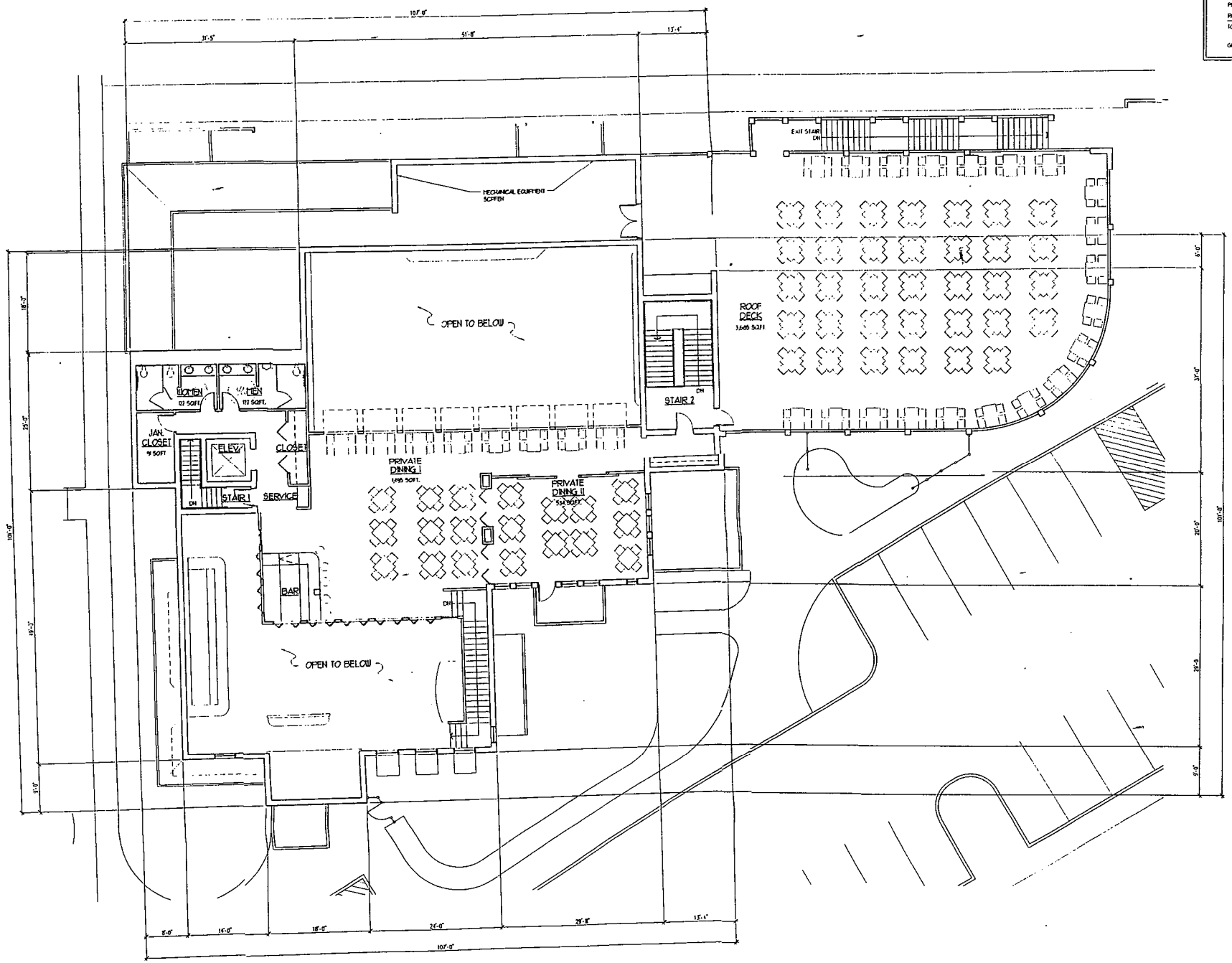
WALL LEGEND

PARTITION WALL

LOW HEIGHT PARTITION WALL

1 FIRST FLOOR PLAN

1/8" = 1'-0"



DIRTY HELLES		BAKERY
BAR	24	DINING
DINING I	40	OUTDOOR DINING
DINING II	36	TOTAL
OUTDOOR DINING	68	
TOTAL	168	
SECOND FLOOR		
BAR	5	
PRIVATE DINING I	68	
PRIVATE DINING II	40	
ROOF DECK	216	
TOTAL	329	
GRAND TOTAL	511	

WALL LEGEN
PARTITI
LOUVER WALL

1 SECOND FLOOR PLAN
1/8" = 1'-0"

ORDINANCE NO. O-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.

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> 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

James V Wilson

Mayor of the Village of Palatine PRO-TEM

ATTESTED and FILED in the office of the Village Clerk this 15th day of May, 2001

Margaret Dunn

Village Clerk

TYPE: ORDINANCE **BY:** COMMUNITY DEVELOPMENT **DATE:** 8/26/02
DESCRIPTION: Consider an amendment to planned development Ordinance O-54-01 for a restaurant / bar with live entertainment and outdoor seating for Lot 2 in the Gateway Center
(Durty Nellies West Irish Pub) District: 2

At the 8/19/02 meeting, the Committee voted 6-0 to approve the Special Use and Planned Development Amendment. Two conditions were added restricting music on the roof-top deck to background levels only and requiring a 6 month review.

BACKGROUND: The subject site, Lot 2 in the Gateway Center Planned Development, is located on the west side of Smith Street, north of the railroad tracks and immediately east of the public parking deck now under construction. The petitioner, contract purchaser, wishes to construct a 2-story building that would contain a restaurant / bar with live entertainment and outdoor seating along with a bakery. The originally approved 2-story retail building would not be constructed. The petitioner is requesting:

an amendment to the Gateway Center Planned Development (Ordinance O-54-01)

KEY ISSUES:

Building Size:	21,604 s.f.	Durty Nellies Seating	517	
Durty Nellies:	19,064 s.f.	1st floor		100
Bakery:	2,540 s.f	2nd floor		113
Building Height:	2 stories	Outdoor Café		88
Setbacks		Roof Deck		216
From Smith St.:	73 feet	Bakery Seating	84	
From RR ROW:	5 feet	Inside		52
From Parking Deck:	19'	Outdoor		32

Durty Nellies Use
- Restaurant and bar serving lunch and dinner.
- Live entertainment would be limited to live bands and DJ's.
- Peak use times would be evenings and weekends.
- Hours of operation would be from 11AM to 3AM on weekdays and 11AM to 4AM on weekends.

Bakery Use
- Would be open from morning to early evening hours
- Peak use times would be mornings and lunch time.

Parking
- Per Code, 325 spaces would be required (291 spaces for Durty Nellies, 34 spaces for the bakery).
- 94 daytime parking spaces would be provided (44 in parking lot, 50 in 1st floor of deck).
- 1,288 nighttime parking spaces would be provided (44 in parking lot, 1,244 in parking deck).

Building Design
- The building would be constructed with brick and cedar on all elevations.
- All rooftop equipment would be visually and acoustically screened.
- Outdoor seating would be located in front of Durty Nellies, in front of the bakery and on the roof.
- Durty Nellies 1st floor would contain 2 dining areas, 2 bars, a band room, 2 stages, a kitchen and bathrooms. The 2nd floor would contain 2 private dining areas, a bar, and a kitchen.
- The bakery would contain a kitchen, dining area and restrooms.

ALTERNATIVES:
1. Recommend approval of the amendment to the Gateway Center Planned Development.
2. Do not recommend approval of the amendment to the Gateway Center Planned Development.

RECOMMENDATION: Staff recommends that the amendment to the Gateway Center Planned Development be approved, subject to the conditions in the attached Ordinance.

ACTION REQUIRED: Motion to recommend approval of the amendment to the Gateway Center Planned Development, subject to the conditions in the attached Ordinance.

TYPE: ORDINANCE **BY:** COMMUNITY DEVELOPMENT **DATE:** 8/19/02
DESCRIPTION: Consider an amendment to planned development Ordinance O-54-01 for a restaurant / bar with live entertainment and outdoor seating for Lot 2 in the Gateway Center (Durty Nellies West Irish Pub) District: 2

COMMITTEE ACTION: **DATE:**

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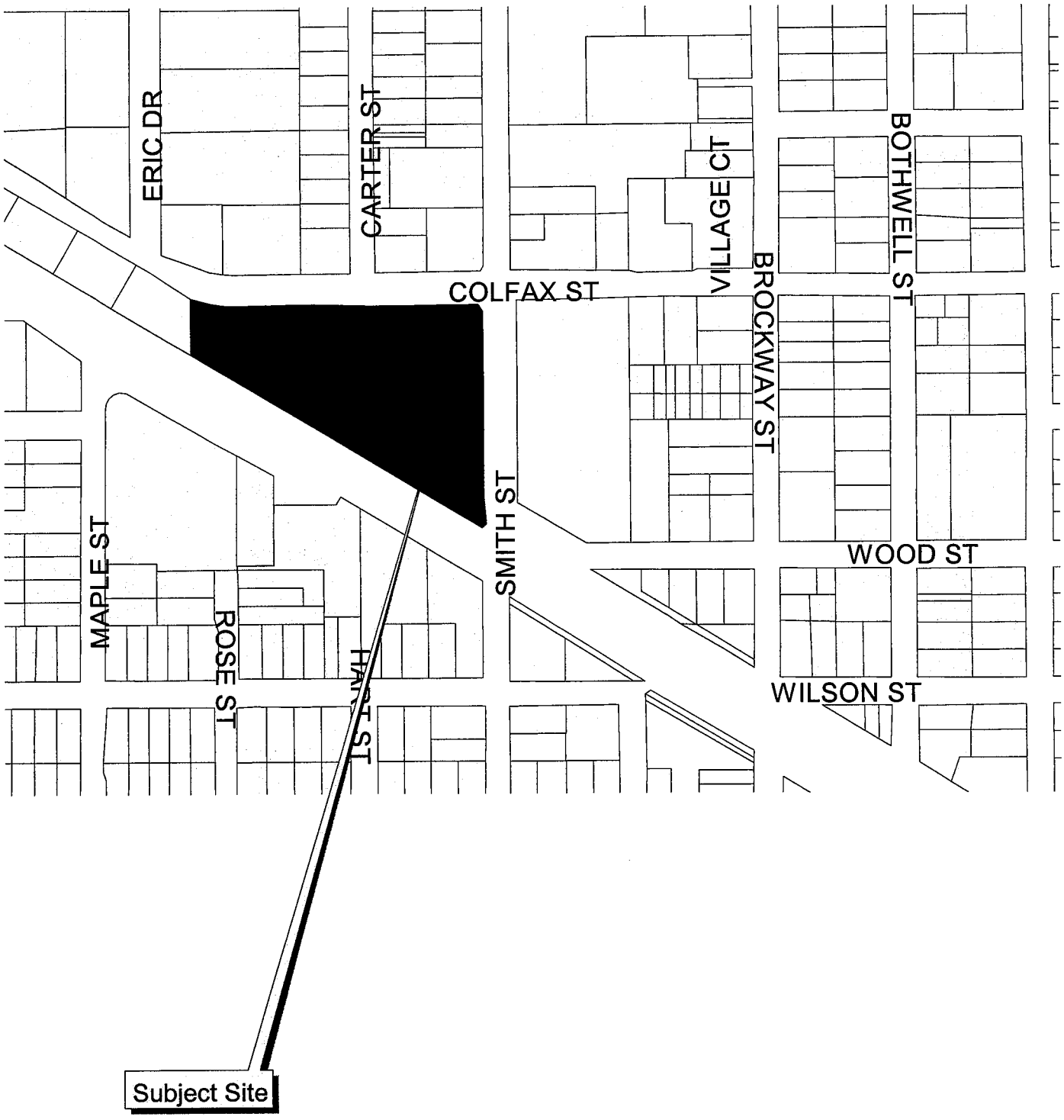
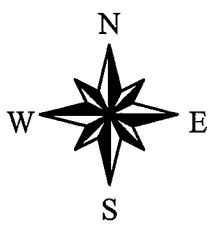
Area Map
Gateway Center





Public Notice
A public hearing will be held before the Palatine Village Committee of the Whole on Monday, August 19, 2002, at 7:30 P.M., in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for Amendment to Planned Development Ordinance O-54-01; Special Use for a restaurant/bar with live entertainment and outdoor seating to be known as Murty Nellies; and Amendment to the Redevelopment Agreement for the Gateway Center and Groves of Palatine.
The property is legally described as follows:
Lot 2 of the Gateway Subdivision, being a subdivision of part of the Southeast quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois
commonly known as the vacant lot at the Northwest corner of Smith Street and the railroad tracks.
The above petition has been filed by Mark R. Dozeal and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
VILLAGE OF PALATINE
/s/Michael J. Cassady
Village Manager
DATED: This 3rd day of August, 2002
Published in the Daily Herald August 3, 2002 (2851233)N

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD.** That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Arlington Heights,Barrington,Barrington Hills,Bartlett,Batavia, Buffalo Grove, Burlington, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox River Grove, Geneva, Gilberts, Grayslake, Gurnee,Hampshire,Hainesville, Hanover Park, Hawthorn Woods, Hoffman Estates Huntley, Inverness, Island Lake, Kildeer, Lake Barrington, Lake in the Hills, Lake Zurich, Libertyville, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows,Schaumburg, Sleepy Hollow,South Barrington,St. Charles, Streamwood, Tower Lakes, Vernon Hills, Wauconda, Wheeling, North Barrington

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published August 3, 2002 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Mary M. Barnett
Authorized Agent

Control # T2851233

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VILLAGE OF PALATINE
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Village Manager
DATED: This 3rd day of August, 2002
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PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Mary M. Barnett
Authorized Agent

Control # T2851233

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

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

A. PZC Minutes - 08-11-2026

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

IV. PUBLIC HEARING

A. 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.

FPD-000289-2026 – 180 and 190 N Smith Street

Notice was published in the Journal & Topics on August 6, 2026, and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **BGB Conceptual Design Presentation 07-29-26**
2. **Business Plan**
3. **Planned Development Amendment application**
4. **ORD-O-54-01**
5. **Engineering Site Plan**
6. **Public Notice**
7. **Real Estate Disclosure**

Background:

Mr. Vyverberg provided an overview of the request, explaining that the Petitioner has a contract to purchase and remodel the existing Durty Nellie's property, including site improvements and a Special Use for a restaurant, bar, and brewery. The property was previously approved as a Planned Development with a parking deck, and the petitioner is seeking approval of the proposed redevelopment.

Petitioner Representatives:
Mr. Swift, CEO, 1225 S. Gilbert Street, Iowa City, IA
Mr. Wehr, Chief Operating Officer, 1225 S. Gilbert Street, Iowa City, IA

Mr. Wehr presented the Petitioner's vision for the property and reviewed the company's history, founders, and existing locations. He discussed the company's growth, workforce of more than 570 employees, and anticipated economic and employment benefits to the area. He described the brewery and restaurant concept, including food prepared primarily in-house, award-winning beer, indoor and outdoor dining, private event space, and family-oriented amenities.

Mr. Wehr reviewed examples of the company's existing locations and explained how older buildings have been renovated and repurposed into brewery and restaurant spaces designed to encourage community activity and tourism. He discussed the company's charitable efforts and grants to support local communities and emphasized the economic impact the proposed development could have on Palatine and surrounding communities. He noted that the property's proximity to the Palatine Metra station provides an opportunity to attract visitors arriving by train.

The proposed site plan and floor plans were reviewed, including substantial renovations to the existing building and exterior. The Petitioner emphasized the importance of the indoor/outdoor concept and proposed approximately 9,000 square feet of patio space with seating for approximately 250 people. The interior would accommodate approximately 250-300 seats, with additional seating provided upstairs and outdoors. The basement, first floor, and second floor plans were reviewed, including structural modifications and a proposed private event/overflow seating area on the second floor that could accommodate corporate events and weddings.

Mr. Wehr discussed proposed changes to the building entrance, sidewalks, exterior areas, patio spaces, and signage. Signage placement and final details remain to be determined, with the proposed signage to remain within the existing square footage. The petitioner also described covered patio areas that would allow outdoor activities during inclement weather, as well as a children's play area and designated spaces for families and other groups.

The brewery would be visible from the Metra station, providing an opportunity for passengers to visit the establishment while traveling through Palatine. Mr. Wehr

stated that the goal is to create a welcoming environment that serves a broad range of customers, including families, younger and older patrons, groups, and individuals.

Mr. Wehr reviewed the Planned Development standards and stated that the proposed development would comply with the Village's requirements. From a neighborhood perspective, he described the proposed establishment as more family-oriented and stated that it would operate with shorter hours while meeting the applicable Planned Development standards.

Commissioner Kolososki asked how ingress and egress would be addressed given the existing traffic in the area. Mr. Wehr stated that the parking garage would be utilized, and Mr. Swift added that the petitioner would make any necessary adjustments to minimize traffic impacts. He acknowledged that the area could become busier, but did not anticipate traffic being a significant issue.

Commissioner Cavanaugh noted that the area is particularly busy during the morning and evening commute periods and asked about potential traffic concerns. Mr. Vyverberg stated that he would address the traffic and parking implications of the Staff in the presentation.

Chairperson Wood asked about live music. Mr. Swift stated that live music may be offered once or twice a month, primarily outdoors, but would not involve productions or concerts and is not a significant component of the business. Mr. Wehr further explained that the establishment would not host large-scale musical productions. Additional discussion followed regarding music and sound levels.

Chairperson Wood asked about anticipated parking demand. Mr. Wehr stated that the proposed location has some of the best parking available among the company's other locations, with the parking garage directly behind the building, pedestrian ramps, and other amenities.

Commissioner Schubert asked about the brewery and beer production. Mr. Swift explained that the proposal includes a full-time brewery, with approximately 5-10 barrels produced at a time and beer rotated regularly to provide variety. Brewery operations would begin approximately 30 days after opening, with food service beginning first. Annual production is anticipated to be approximately 200-300 barrels. Commissioner Friedman clarified that the beer would be brewed and served primarily on site, with no distribution planned from the location. Mr. Swift confirmed that the majority of the beer would be consumed on site.

Commissioner Friedman asked whether the proposed seating count was established. Mr. Wehr stated that seating is a priority and that considerable planning has gone into the proposed layout, although some flexibility may remain. He indicated that the seating count discussed includes the various indoor and outdoor areas.

Commissioner Roth-Wurster asked whether the outdoor area would remain open during the winter. Mr. Swift stated that the furniture would remain outside year-round and that staff would keep the area clear of snow, noting that some patrons may still choose to use the outdoor space during colder weather.

Chairperson Wood asked about peak demand and hours of operation. Mr. Wehr stated that the busiest periods would generally be evenings and weekends. The proposed regular closing time was noted at 11 p.m. Mr. Vyverberg explained that the petitioner would seek the appropriate liquor license and that the business plan could allow flexibility for later hours during special events without requiring a separate amendment each time. Mr. Swift stated that the company has experience managing similar operations and does not anticipate complaints.

Commissioner Schubert asked about anticipated weekly patronage. The petitioner estimated approximately 5,000 guests per week during the summer and approximately 3,000 per week during the winter. The establishment would operate seven days a week and would generally not be at full capacity.

Commissioner Cavanaugh asked about the proposed televisions shown in the renderings. Mr. Swift estimated that approximately 40 televisions could be located throughout the indoor and outdoor areas. Commissioner Friedman asked about the sound system, and Mr. Wehr stated that speaker volume can be adjusted and that the company is very conscious of sound levels.

Commissioner Fedota asked why Palatine was selected for the proposed location. Mr. Swift explained that the company is seeking to expand its presence in the Chicago area and believes Palatine provides an opportunity to establish a stronger connection with the local community and grow the brand. He noted the significant number of University of Iowa alumni and Chicago-area residents familiar with the company and discussed the success of similar locations in other markets. Mr. Wehr added that the company was attracted to Palatine because of the location, staff, and overall experience with the community.

Commissioner Roth-Wurster asked whether the establishment could accommodate a brewing club or other organized groups. Mr. Wehr stated that tables and seating areas could be configured to accommodate special events and groups.

Commissioner Roth-Wurster also asked about restroom locations. Mr. Swift explained that the architects were challenged to incorporate sufficient restroom facilities into the building layout. The second floor would have dedicated restrooms, while the primary restroom facilities would be located in the basement, with elevator access available.

Mr. Vyverberg provided additional information regarding the Village's review of the proposal, including the parking lot, existing easement agreements, available parking spaces in front of the building, and parking within the garage. He noted that the

parking garage is available during evenings and weekends. From a signage perspective, the existing signage would be reduced with the brewery use. Accent signage would be permitted, but advertising signage would not be proposed. He also discussed the proposed hours of operation and noted that the use would function primarily as a restaurant.

Regarding traffic, Mr. Vyverberg noted that the Metra station is an established source of traffic in the area and that the property has historically operated as a commercial use, including Durty Nellies. He stated that the site has a unique relationship to the train station and parking garage and that staff did not have significant concerns regarding the proposed traffic impacts.

Commissioner Cavanaugh expressed concern about traffic flow and asked whether the existing egress on Smith Street would change, including whether a drop-off area would be provided. Mr. Vyverberg reviewed the existing access points and explained that any parking lot reconfiguration would require the appropriate permit and engineering review. He stated that the existing traffic pattern would not be changed and that the proposed plan would utilize the existing access points.

Chairperson Wood questioned whether the proposed use would operate more as a restaurant and expressed concern regarding parking demand during peak periods, particularly before the commuter parking area begins to empty. Mr. Vyverberg stated that the parking lot contains approximately 1,244 spaces and is normally not full. He indicated that parking resources were not a staff concern and that the proposed parking configuration is consistent with the configuration previously approved when Durty Nellie's opened.

Commissioner Fedota asked about exclusive or designated parking spaces. Mr. Vyverberg explained that parking agreements are in place and referred to the aerial map to identify the available parking areas, including the 70 spaces, which are 3-hour free parking spaces on the ground level of the deck.

Commissioner Cavanaugh asked how many spaces are allocated to commuters and expressed particular concern about parking availability during lunchtime. Mr. Vyverberg provided additional information regarding parking counts and availability. Commissioner Cavanaugh also asked about the Metra parking agreement. Mr. Vyverberg stated that he did not have specific information regarding the agreement but reiterated that staff did not have concerns regarding parking availability. Additional discussion followed regarding potential parking demand and whether additional spaces could be made available through Metra.

Commissioner Friedman asked about the Planned Development and Final Development procedures, noting that the request was being considered as a one-time meeting due to the existing use. He asked whether there would be flexibility under the Planned Development regarding the seating count and hours of operation.

Mr. Vyverberg explained that the proposed parking lot adjustments would be evaluated as part of the building permit process. Interior structural changes would require appropriate engineering plans, and any changes outside the scope of the approved plans would require additional review through the Village's process. He stated that the submitted plans provide some flexibility and that the Staff would further review the proposed permit plans as part of the building permit review for consistency.

Commissioner Friedman asked whether the proposed seating count would be fixed or whether additional seating could be added in the future. Mr. Vyverberg explained that the seating areas include the upper level and indoor and outdoor spaces and acknowledged that outdoor seating would be affected by weather. When asked whether an additional 50-100 seats could be added without returning for approval, Mr. Vyverberg stated that adjustments had previously been made for Durty Nellies and that any changes would need to remain in compliance with the approved development. A substantial increase in seating, such as tripling the approved amount, would require additional Village review.

Public Comment

Adele Almeida, 1425 Ashland Avenue, Des Plaines, stated that she has audio production materials stored in the building instrumental band and asked whether the proposed brewery would work with local musicians and vendors.

Roy Vomeck, 1101 Country Club Road, Elgin, stated that he leads a jazz band that currently performs once a month at Durty Nellies. He discussed the band’s relationship with the community and asked how much notice would be provided regarding the closure of Durty Nellies if the proposed development is approved.

Resident: Deb Gabriel, 135 N. Babcock Drive, Palatine, stated that she is a longtime patron of Durty Nellies and a home brewer. She expressed support for the proposed development, stating that she believes it would bring additional people to Palatine and that sufficient parking is available to accommodate the use.

Mr. Wehr responded to the public comments, stating that the company takes pride in partnering with local artists and would like to continue that practice in Palatine. He stated that the company intends to have an Events Director on site who would work with local artists and vendors to create opportunities for community partnerships and events.

A question was raised regarding the anticipated construction schedule. Mr. Wehr stated that construction could begin as early as October, with a potential opening the following summer, depending on engineering and final design. Approximately 34 weeks of construction is currently anticipated.

Ms. Gabriel returned to the podium and encouraged the petitioner to pay homage to Durty Nellie's as part of the redevelopment.

Mr. Swift stated that the company incorporates elements of the local history and character into its other locations and intends to do the same in Palatine. He stated that the company would like to incorporate a tribute to Durty Nellie's, potentially including an existing statue. He noted that at another location, a former establishment’s signage was incorporated into a room that was named in its honor.

Mr. Vyverberg presented the Staff recommendation and stated that the proposal had undergone comprehensive staff review.

Commissioner Fedota asked whether there would be landscaping requirements. Mr. Vyverberg stated that landscaping would be reviewed as part of the subsequent development process.

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 floorpan 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.

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

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

Commissioner Discussion

Commissioner Noonan stated that the proposed use is similar to the existing use and would continue to provide an entertainment component.

Commissioner Roth-Wurster stated that the proposal meets the applicable standards and noted that the plans presented to the Commission represented a substantial and well-developed proposal.

Commissioner Kolososki stated that the proposal would provide a refreshed and updated appearance and could attract additional people to Palatine.

Chairperson Wood stated that successful businesses can help attract additional businesses and described the proposed establishment as an attractive and proven business. She noted that the operation would be somewhat different from the existing use, but would provide a community-oriented atmosphere. She stated that the Petitioner has demonstrated a substantial investment in the property, and that the parking concerns had been adequately addressed. She also discussed the potential for a downtown atmosphere and increased demand for surrounding businesses, particularly during the day and on weekends, and stated that the proposal should not negatively impact surrounding businesses. She concluded that the applicable standards had been met and that the existing protections would remain in place.

Commissioner Fedota described the proposal as a good example of a "third space," providing a location separate from home and work where people can gather for entertainment and social activities.

Commissioner Bettenhausen stated that he appreciated the emphasis on community development and the petitioner's plans to establish a presence in Palatine that would attract families, groups, and local artists.

Commissioner Kolososki commented on the property's proximity to the new Bears stadium.

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.

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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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

BV

Consider an Ordinance Authorizing the Village Manager to Execute a Redevelopment Agreement Between the Village of Palatine and BGB Palatine Real Estate, LLC for the property at 180-190 N. Smith Street

BACKGROUND:
The Subject Property, containing approximately 1.0 acre, is located at 180-190 N. Smith Street and contains an existing 1 and 2-story commercial building and related improvements. The Developer, BGB Palatine Real Estate, LLC, is proposing to acquire the Subject Property and complete a variety of improvements to the existing building and property. To help facilitate the proposed improvements, the Petitioner is requesting approval of the following:

An ordinance authorizing the Village Manager to execute a Redevelopment Agreement with BGB Palatine Real Estate, LLC for the property located at 180-190 N. Smith Street.

KEY ISSUES:
The Petitioner is looking to facilitate a variety of improvements to the existing building, outdoor areas, and related facilities within the Subject Property. The planned improvements include a complete reconfiguration and remodel of the first floor of the existing Durty Nellie's interior space, a variety of exterior facade/building modifications, the creation of a larger ground level outdoor patio area, and other related site improvements. The Petitioner is seeking approval of the proposed Redevelopment Agreement prior to their pending acquisition of the property.

Restaurant/Developer Obligations:

- The restaurant/developer shall complete the proposed improvements to the building/property and be open and operating by no later than December 31, 2027. These improvements include, but are not limited to, façade and entrance renovations, reconfiguration of the first floor of the building, expansion of the ground level outdoor patio area, and other site improvements.

Village Obligations:

- The Village shall provide a maximum total of $1,750,000 in TIF assistance for the reimbursement of TIF eligible expenses (including land acquisition and remodeling costs), as specifically outlined in the Redevelopment Agreement, related to the proposed building and site improvements.
- The Village shall contribute up to an additional $100,000 towards the TIF eligible expenses related to the relocation of the right-in/right-out entrance within the Smith Street right-of-way.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of the ordinance.

ACTION REQUIRED:
Motion to approve the ordinance authorizing the Village Manager to execute a redevelopment agreement between the Village of Palatine and BGB Palatine Real Estate, LLC for the property at 180-190 N. Smith Street, subject to review and approval by the Village Attorney.

ATTACHMENTS:
1. Ord Authorizing Execution of Big Grove 180 - 190 N Smith RDA
2. Big Grove RDA

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE VILLAGE MANAGER TO EXECUTE A REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF PALATINE AND BGB PALATINE REAL ESTATE, LLC FOR THE PROPERTY AT 180 – 190 N. SMITH STREET

WHEREAS, the Village of Palatine by Ordinance Nos. 0-224-99, 0-225-99, 0-226-99 and passed by the Mayor and Village Council on December 16, 1999, established a Tax Increment Financing District, adopted a Tax Increment Redevelopment Plan for its downtown and designated a Redevelopment Project Area; and

WHEREAS, on January 24, 2000, the Village Council, at a meeting duly held, did adopt Ordinance No. 0-12-00 correcting certain scrivener's errors in the legal description attached as Exhibit A to Ordinances Nos. 0-224-99, 0-225-99 and 0-226-99 of the Village of Palatine, Cook County, Illinois; and

WHEREAS, the Mayor and Village Council have on September 8, 2026, considered the proposed Redevelopment Agreement with BGB Palatine Real Estate, LLC, and have determined that entering into this Agreement furthers the purposes of the Tax Increment Financing District and the Redevelopment Plan for Downtown and furthers the public interest; and

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

SECTION 1: The above recitals are hereby found to be true and accurate and are incorporated and made a part of this Ordinance.

SECTION 2: **The Village of Palatine hereby authorizes the Village Manager to execute the Redevelopment Agreement, attached hereto as Exhibit "A", subject to review and approval by the Village Attorney, pursuant to the Tax Increment Financing Act, Section 65 ILCS 5/11-74/4-4(c) and authorizes the Village Manager to execute any other supporting documents to the extent permitted by law.**

SECTION 3: **This Ordinance shall be in full force and effect upon passage and approval as provided by law, provided however, that this Ordinance and the Redevelopment Agreement shall be repealed, null and void and of no force and effect, without further action of the Village Council, unless, on or before November 13, 2026, BGB Palatine Real Estate, LLC provides the Village Manager with proof that it is the owner of the property that is the subject of the Redevelopment Agreement.**

PASSED: This 8th day of September, 2026

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

APPROVED by me this 8th day of September, 2026

_____
Mayor of the Village of Palatine

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

_____, 2026

_____
Village Clerk

REDEVELOPMENT AGREEMENT

THIS AGREEMENT ("Agreement"), made and entered into as of this ___ day of _____, 2026 ("Agreement Date"), by and between the **Village of Palatine, Illinois, an Illinois municipal home rule corporation** located in Cook County, Illinois ("Village"), **and BGB Palatine Real Estate, LLC, an Iowa Limited Liability Company** ("Developer"). The Village, and Developer are sometimes referred to individually as a "Party" and collectively as the "Parties".

WITNESSETH:

WHEREAS, the Village is a home rule unit of government in accordance with Article Five II Section 6 of the Constitution of the State of Illinois, 1977; and

WHEREAS, the Village is authorized, under the provisions of the Tax Increment Allocation Redevelopment Act 65 ILCS 5/74.4-1 *et seq.,* as amended ("the Act") to finance redevelopment in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, to stimulate and induce redevelopment in the downtown area of the Village, pursuant to the Act, the Village adopted the necessary ordinances, after giving all notices required and after conducting the public hearings required by law, and created the Village of Palatine Downtown TIF District.

WHEREAS, Developer has expressed a willingness to locate a Big Grove Restaurant and Brewery business (“Restaurant”) at 180 N. Smith Street, Palatine, Illinois ("Property"), the legal description of which is described on Exhibit "A"; and

WHEREAS, the Developer desires to purchase and remodel the Property; and

WHEREAS, the Developer has been and continues to be unwilling to purchase and remodel the Property but for certain tax increment financing ("TIF") incentives from Village, which Village is willing to provide under the terms and conditions contained herein; and

WHEREAS, this Agreement has been submitted to the Members of Developer for consideration and review, the Members have taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon Developer according to the

terms hereof, and any and all actions of Developer precedent to the execution of this Agreement have been undertaken and performed in the manner required by law.

WHEREAS, the Village finds that the Agreement set forth below serves the public interest, assisting Developer in purchasing and operating its Restaurant within the Village, while at the same time furthering the Village's purposes for downtown redevelopment.

WHEREAS, the financial assistance to be provided by the Village pursuant to this Redevelopment Agreement shall be in compliance with all applicable regulations of the Act.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, the Parties do hereby agree as follows:

ARTICLE ONE
INCORPORATION OF RECITALS

The findings, representations and agreements set forth in the above Recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though fully set out in this Article One, and constitute findings, representations and agreements of the Village and Developer.

ARTICLE TWO
DEFINITIONS

For the purposes of this Agreement, unless the context clearly requires otherwise, words and terms used in this Agreement shall have the meanings provided from place to place herein, including above in the recitals hereto and as follows:

"Act" means the Tax Increment Allocation Redevelopment Act found at 65 ILCS 5-11-74.4-1, *et seq*.

"Agreement" means this Redevelopment Agreement.

"BGB Palatine Real Estate, LLC" means BGB Palatine Real Estate, LLC, the Land Owner and Developer of 180 – 190 N. Smith Street, Palatine, IL 60067, an Iowa limited liability company, or any successor in interest thereof permitted pursuant to **Article Five** hereof.

"Certificate of Completion" means the document to be provided to Developer by the Village, within thirty (30) days after written request from Developer and after Developer has provided all required waiver of liens and sworn statements necessary to comply with the Illinois Mechanics Lien Act or evidence of title insurance coverage over all such liens in favor of Developer or Construction Lender and has complied with all Village codes and with the obligations of this Agreement with respect to the construction of the Project, which document states that Developer has completed and satisfied all construction terms, covenants and conditions contained in this Agreement. The final Certificate of Occupancy for the Restaurant shall be evidence of physical completion of the building.

"Change in Law" means the occurrence, after the Effective Date, of an event described below that materially changes the costs or ability of the Party relying thereon to carry out its obligations under this Agreement and such event is not caused by the Party relying thereon. Change in Law means any of the following: (i) the enactment, adoption, promulgation or modification of any federal, state or local law, ordinance, code, rule or regulation; (ii) the order or judgment of any federal or state court, administrative agency or other governmental body; (iii) the imposition of any conditions on, or delays in, the issuance or renewal of any governmental license, approval or permit (or the suspension, termination, interruption, revocation, modification, denial or failure of issuance or renewal thereof) necessary for the undertaking of the services to be performed under this Agreement; or (iv) the adoption, promulgation, modification or interpretation in writing of a written guideline or policy statement by a governmental agency, but shall not include laws, rules, regulations and ordinances of the Village, acting voluntarily and not as a result of a mandate from a higher authority, except to the extent they are generally applicable throughout the Village and do not violate the express terms of this Agreement.

"Closing Date" means the acquisition of Property by Developer.

"Completion Date" means the date in which Developer obtains the Certificate of Completion pursuant to Section 4.5.

"Corporate Authorities" means the Village Mayor and Village Council of the Village of Palatine, Illinois.

"Day" means a calendar day.

"Land Owner" means BGB Palatine Real Estate, LLC, an Iowa limited liability company.

"Final Plans" means the final plans submitted by Developer and approved by the Village during the Planned Development approval process.

"Party" means the Village and/or Developer and its successors and/or assigns as permitted herein, as the context requires.

"Person" means any individual, corporation, partnership, limited liability company, joint venture, association, trust, or government or any agency or political subdivision thereof, or any agency or entity created or existing under the compact clause of the United States Constitution.

"Preliminary Plans" means the preliminary version of the Final Plans which are attached hereto as **Exhibit "B"**.

"Project" means the financing, construction and completion of a Big Grove Restaurant and Brewery within the existing building and property at 180 N. Smith Street, all in accordance with the Final Plans if approved by the Village in the Planned Development ordinance.

"Property" means the parcel of land located at 180 – 190 N. Smith Street, Palatine, IL 60067 (PIN 02-15-400-055-0000), and as legally described on **Exhibit "A"**, upon which the Project will be constructed.

"Restaurant" means a full service restaurant and brewery as approved in Special Use Ordinance O-89-26.

"State" means the State of Illinois.

"TIF Eligible Expenses" means land acquisition and other eligible expenses as authorized to be reimbursed by the Act.

"Uncontrollable Circumstance" means any event impacting the construction of the Project, which:

(a) is beyond the reasonable control of and without the fault of the Party relying thereon; and

(b) is one or more of the following events:

(i) a Change in Law;

(ii) insurrection, riot, civil disturbance, sabotage, act of the public enemy, explosion, nuclear incident, war or naval blockade;

(iii) epidemic, hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, flood, other extraordinary weather conditions or other similar Act of God;

(iv) governmental condemnation or taking other than by the Village;

(v) strikes or labor disputes,

(vi) shortage of materials not attributable to Land Owner.

(c) Uncontrollable Circumstance shall not include: (1) economic hardship or impracticability of performance (except as described under Change of Law); (2) commercial or economic frustration of purpose, (except as described under Change of Law); (3) unavailability of materials, strikes or labor disputes directly caused by the acts or omissions of Car Dealer or Land Owner; (4) a failure of performance by a contractor (except as caused by events which are otherwise Uncontrollable Circumstances hereunder, as to such contractor).

"Village" means the Village of Palatine, Illinois, an Illinois municipal corporation.

ARTICLE THREE
IMPLEMENTATION OF PROJECT

The Village and Developer agree to cooperate in implementing the Project in accordance with the Parties' respective obligations set forth in this Agreement. This Agreement and all of its terms are subject to the Village adopting an ordinance granting Planned Development approval for the Project.

ARTICLE FOUR
VILLAGE COVENANTS AND AGREEMENTS

4.1 Village's Redevelopment Obligations. The Village shall have the obligations set forth in this **Article Four** in connection with the Project. Notwithstanding the obligations of this **Article Four**, this Agreement and any payments that may become due pursuant to this Agreement shall

not constitute a debt of the Village within the meaning of any constitutional, statutory provision or limitation or otherwise.

4.2 **TIF Funding.** TIF funds shall be disbursed to Developer in accordance with the terms of this Agreement. The Village shall provide TIF assistance to Developer in a total amount not to exceed One Million Eight Hundred and Fifty Thousand Dollars ($1,850,000.00) in cash in reimbursement of TIF Eligible Expenses incurred by Developer for the Project. Subject to Developer's compliance with this Agreement and satisfaction of the applicable contingencies contained herein and provided there are no other defaults under any provision of this Agreement, said payments by the Village to Developer shall be made as follows:

A) One Million Dollars ($1,000,000) of said TIF Reimbursement shall be paid to the Developer at the closing of the purchase of the Property. The Village payment of $1,000,000 ("1,000,000 TIF Deposit") shall be deposited by the Village into a single order escrow account ("Single Order Escrow") by and between the Village and the Title Company that has been retained to handle the escrow closing of the Property to Developer as provided herein. The Single Order Escrow shall contain such terms that provided the Village receives the Property Closing Notice, on the Closing Date of the sale of the Property to Developer, the Village shall authorize, in writing, that the Title Company pay to the Developer the $1,000,000 TIF Reimbursement out of the Single Order Escrow at the Closing Date and funding of the Property acquisition by Developer. In all other instances, the Village may, unilaterally, demand the refund of the $1,000,000 TIF Deposit, without Developer's authorization, back to the Village in the event Developer fails to close and acquire the Property for any reason or no reason and the Village delivers written notice to the Title Company of Developer's default by its failure to close and acquire the Property by the Closing Date set forth in the Single Order Escrow. The $1,000,000 TIF Deposit shall only be released to Developer upon the sole order of the Village upon receiving proof in the sole satisfaction of the Village of the closing and funding of the acquisition of the Property by Developer. The $1,000,000 TIF Deposit shall be fully refundable to the Village, upon the single order of the Village alone, in the event Developer fails to close and acquire the Property by the Closing Date in the Single Order Escrow for any reason or no reason. All interest earned on the $1,000,000 TIF Deposit, if any, shall be paid to the Village pursuant to this Agreement. It is expressly understood and agreed that

if the Restaurant is not open for business by December 1, 2027 and does not stay in business and engage in actual operation and sales for 30 consecutive days then, within 30 days of written demand of the Village, Developer shall return the $1,000,000 TIF Reimbursement set forth above to the Village.

B) Up to an additional Eight Hundred and Fifty Thousand Dollars ($850,000) of said TIF Reimbursement shall be paid to the Developer upon completion of the following development milestones:

A total of Seven Hundred and Fifty Thousand Dollars ($750,000.00) shall be paid following the issuance of the Temporary or Final Certificate of Occupancy for the Project following the Restaurant being in continuous actual operation and engaging in sales for thirty (30) consecutive days. Provided that said Final Certificate of Occupancy is issued by the Village to Developer by December 31, 2027, unless extended by mutual agreement of the parties. If the Final Certificate of Occupancy is not issued by the Village by December 31, 2027, then no payment shall be due. The Seven Hundred and Fifty Thousand Dollars ($750,000) shall be deposited into an interest-bearing escrow account to ensure availability of funds by the Village. The terms of the escrow account shall be mutually established and agreed to by the Parties prior to the Closing Date. Any costs associated with the escrow account shall be the responsibility of the Developer.

C) The Parties shall agree upon work to be performed in the right of way and up to an additional One Hundred Thousand Dollars ($100,000) shall be paid by the Village to the Developer as a TIF reimbursement for TIF eligible expenses related to the completion and approval of the reconfiguration, and corresponding site work, of relocating the existing right-in/right-out entrance within the Smith Street right-of-way.

a. All of the payments identified in Section 4.2 (a) and (b) shall be subject to the following additional conditions prior to any payment being made by the Village to Developer:

(i) The expenses are eligible for TIF Reimbursement under the Act and this Agreement as determined by the Village;

(ii) Developer shall submit to the Village copies of all financial information requested by the Village including, but not limited to actual paid invoices and receipts evidencing payment, associated waivers of liens, cancelled checks, and other proof of payments incurred by Developer or related

information as may be requested by the Village;

(iii) Within sixty (60) days after completion of all of Developer' s Work, Developer shall submit to Village (a) a sworn affidavit from Developer and its general contractor (if Developer is not acting as its own general contractor) in form and substance reasonably acceptable to Village stating (1) in reasonable detail the actual costs paid by Developer for construction and completion of Developer's Work and the actual TIF Eligible Expenses claimed by Developer, (2) the names and addresses of all architects, consultants, contractors, subcontractors or suppliers in respect of Developer's Work, and (3) that all of the persons identified in the sworn affidavit required pursuant to clause (a)(2) have been paid in full; (b) full and final mechanic's lien waivers, in form and substance reasonably acceptable to Village from each person identified in the sworn affidavit required pursuant to clause (a)(2); and (c) any and all further documentation reasonably required by Village, if any.

(iv) In the event that Village shall receive notice of impending liens, legal actions, or disputes relating to Developer's work, Village shall not be obligated to pay the TIF Eligible Expenses, or any part thereof, until said matter is resolved to Village' s satisfaction, in Village's sole but reasonable discretion.

(v) No payment will be made by the Village unless Developer is current on any and all applicable Village fees, taxes, and payments, including, but not limited to, business license, liquor license, and food and beverage taxes.

(vi) This Agreement is contingent upon the simultaneous approval by the Village of this Agreement and ordinances granting a Planned Development Amendment and Special Use for the Property for use as a Restaurant with a liquor license. Deposit of the $1,000,000 TIF Reimbursement and the $750,000 is to be deposited by Village into the escrow account within 48 hours of Developer giving notice to Village of the Closing Date and delivery of the same shall be conclusive proof the Village's approval of the Planned Development Amendment and Special Use for the Property.

(vii) No payment will be made to Developer unless there are actual dollars available in the Palatine Downtown TIF District for the full amount of any payment. It being expressly understood and agreed that any payments shall be made solely from actual dollars received by the Village in the Palatine Downtown TIF District and any such payments shall not constitute a debt or general

obligation of the Village pursuant to any applicable law.

4.3 Defense of TIF District. In the event that any court or governmental agency, having jurisdiction over enforcement of the Act and the subject matter contemplated by this Agreement, shall determine that this Agreement is contrary to law, or in the event that the legitimacy of the Downtown Area Tax Increment Redevelopment Project Area is otherwise challenged before a court or governmental agency having jurisdiction thereof, the Village will, at its sole cost and expense, defend the integrity of the Downtown Area Tax Increment Redevelopment Project Area and this Agreement. Developer will fully cooperate with the Village in connection with the foregoing, including, but not limited to the execution of any and all reasonable documentation, and will be entitled to reimbursement by the Village for TIF Eligible Expenses incurred in connection with such cooperation and approved in writing by the Village prior to such TIF Eligible Expenses being incurred.

4.4 Cooperation with Other Permits. The Village agrees to cooperate with Developer in Developer's attempts to obtain all necessary approvals and permits from any governmental or quasi-governmental entity other than the Village.

4.5 Certificate of Completion . Within thirty (30) days after written request from Developer to the Village, and after Developer has provided to the Village all required, fully executed and approved waivers of liens, sworn statements necessary to comply with the Illinois Mechanics Lien Act, and a date-down endorsement to an owner's policy of title insurance showing no outstanding mechanics' or other liens, and Developer has complied with all Village codes and with the obligations of this Agreement with respect to the completion of construction of the Project, including obtaining the Final Certificate of Occupancy, the Village shall deliver a Certificate of Completion or, if not complete or satisfied, a written statement of any deficiencies with respect to the completion of construction of the Project. Upon correction of any noted deficiencies, including but not limited to the full payment of the cost for any such correction of deficiencies, within ten (10) days thereafter the Village shall deliver the Certificate of Completion.

ARTICLE FIVE
DEVELOPER'S COVENANTS AND AGREEMENTS

5.1 **Developer's Redevelopment Obligations**. In addition to the conditions above, Developer shall have the obligations set forth in this **Article Five** for the development, construction, financing, completion operation and furtherance of the Project. In addition to the above, Developer agrees to the following additional repayment obligations related to the payment under 4.2(B) above. The Village shall be entitled to record a lien against the property that requires repayment pursuant to the following schedule:

A) $400,000 shall be repaid to the Village if the business closes within 12 months of opening
B) $250,000 shall be repaid to the Village if the business closes between 12 and 24 months of opening
C) $100,000 shall be repaid to the Village. if the business closes between 24 and 36 months of opening

The failure of the Village to record such a lien does not negate the repayment obligations set forth above.

5.2 **Construction Financing Deadline**. Not more than sixty (60) days after the Agreement Date**,** Developer shall demonstrate to the Village's reasonable satisfaction through true and correct copies of signed letters of intent, commitment letters or otherwise as may be reasonably acceptable to the Village, that Developer has sufficient funds to pay the cost of the Project and any other obligations of Developer hereunder relating to the Property and the construction and development of the Project. Developer shall obtain a binding financing commitment from a nationally recognized bank, lending institution, insurance company or other substantially similar financial institution, in form and content that is typical in the industry, evidencing financing available in sufficient funds to be disbursed to commence and complete the construction of the Project ("Construction Loan"). Developer shall provide to the Village true and correct copies of executed satisfactory evidence of such commitment not later than sixty (60) days after the Village adopts a final ordinance granting Planned Development approval for the Project. Developer may at any time and from time to time assign to any construction lender or other mortgagee ("Mortgagee") its

rights and interests hereunder as collateral to secure the Construction Loan or other financing approved by the Village in connection with the Project and permitted in accordance with the terms of this Agreement ("Collateral Assignment"), and Village shall consent to such Collateral Assignment, subject to the following: In the event that any Mortgagee or successor to a Mortgagee shall succeed to the interests of Developer in the Project or in any portion thereof pursuant to or as result of remedies under the Construction Loan documents or other mortgage and/or under any related documents, including the Collateral Assignment ("Mortgage Documents"), whether by foreclosure, deed-in-lieu of foreclosure or other rights granted under such Mortgage Documents, the Village shall attorn to and recognize Mortgagee or such successor, so long as such Mortgagee or successor shall accept, in writing, an assignment of the rights of Developer and assume the obligations of Developer hereunder, effective from and after the date of such acceptance and assumption, on such an assignment, acceptance and assumption form as reasonably acceptable to the Village. Mortgagee or such successor, as the case may be, shall have no liability or obligation to Village hereunder for matters arising prior to such acceptance or for the prior defaults of Developer. In the event that Mortgagee or such other successor or assign, as the case may be, shall not accept an assignment of the rights and obligations of Developer and assume the obligations of Developer hereunder, then such party Mortgagee or any of its successors or assigns, as the case may be, shall be not be entitled to any rights or benefits hereunder, notwithstanding the fact that this Agreement shall continue to encumber and bind the Property.

5.3 Project Development Budget. Developer shall submit to the Village the project development line-item budget approved by the Developer's construction lender, when available, but not later than ninety (90) days after the Village adopts a final ordinance granting Planned Development approval for the Project. The Developer agrees that the Village will be provided a reasonable opportunity to meet with the construction lender if requested by the Village.

5.4 Compliance with Applicable Laws. Developer warrants that it shall at all times acquire, install, construct, and cause to operate and maintain the Project in conformance with all applicable laws, rules, ordinances and regulations. All work with respect to the Project shall be performed in

accordance with good construction practices and shall conform to all applicable federal, state and local laws, regulations and ordinances, including, but not limited to, zoning, subdivision, planned development codes, building codes, environmental codes, life safety codes, property maintenance codes and any other applicable codes and ordinances of the Village. Village shall not enact any law, ordinance, rule or regulation (or amendment thereto) which would have the effect of increasing Developer's obligations hereunder, including an increase in the cost of the Project.

5.5 **Tax Status.** Developer and successor owners shall not assert a tax-exempt status during their respective period of ownership. This prohibition shall run with the land and shall expire on the earlier of the following to occur: (i) date the Downtown Tax Increment Redevelopment Project Area and the Downtown TIF District expires; or (ii) any earlier date if such date is mutually agreed by the Village and Developer

5.6 **Fees and Expenses.** Developer shall pay when due all Village and other governmental entity-imposed fees, including but not limited to permit, inspection, review, tap-on, and storm water drainage fees that are assessed on a uniform basis throughout the Village and are of a general applicability to all other property in the Village. Said payments shall be made as directed by the applicable Village code or policy.

5.7 **Loan Agreement.** Prior to issuance of the Certificate of Completion by the Village, neither Developer may use the Property as collateral to secure loans or acquire any assets or for anything other than the cost of acquiring the Property and constructing the Project. Notwithstanding anything to the contrary contained herein, no mortgage executed in connection with Developer may encumber the Property unless the Lender thereunder has committed in writing to the Village that, without Village's consent:

(a) in no event shall the Property serve as security or collateral for any loan other than loans the proceeds of which will be applied to the acquisition of the Property and construction of the Project; and

(b) in no event may Lender exercise any remedies with regard to any default under Developer's Loan, other than the right to withhold further disbursements, until such time as Lender has tendered to Village written notice thereof and afforded to the Village the same cure period afforded to Developer under the loan documents to cure any such default noted therein.

5.8 Agreement Does Not Constitute a Debt of the Village. This Agreement and any payment due pursuant to this Agreement shall not constitute a debt of the Village within the meaning of any constitutional statutory provision or limitation. Because the Special Tax Allocation Fund is a special fund, the aforesaid deposits into the Special Tax Allocation Fund shall not be subject to the appropriation process of the Corporate Authorities of the Village and the amounts deposited therein shall be disbursed in accordance with this Agreement without further action of the Corporate Authorities.

ARTICLE VI
REMEDIES FOR DEFAULT

6.1 Remedies. In addition to the repayment obligations set forth above, in the case of default by either Party, hereunder:

A. The defaulting Party shall, upon written notice from the non-defaulting Party, take action to cure or remedy such default. If, in case any monetary default is not cured or, if in the case of a non-monetary default, action is not taken or not diligently pursued, or if action is taken and diligently pursued but such default or breech shall not be cured or remedied within a reasonable time, but in no event more than thirty (30) additional days unless extended by mutual agreement, the non-defaulting Party may institute such proceedings as may be necessary or desirable, in its opinion, to cure or remedy such default or breech, including but not limited to, proceedings to compel specific performance of the defaulting Party's obligations under this Agreement.

B. In the case of default, in addition to any other remedies at law or equity,

the Village shall be relieved of its obligations under this Agreement, including but not limited to, its obligations to make any payment to Developer. Payments shall resume in the event that Developer cures the default within the applicable cure period.

C. In the event a default is not cured within the applicable cure period, and the Parties employ an attorney or attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligations or agreements herein contained, the non-prevailing Party shall pay, on demand but in no event more than forty-five (45) days after such demand, the prevailing Party's reasonable fees of such attorneys and such other reasonable expenses in connection with such enforcement action.

D. Any delay by either Party in instituting or prosecuting any actions or proceedings or otherwise asserting its rights under this Agreement, shall not operate, to act as a waiver of such rights or to deprive it of or, limit such rights in any such way, it being the intent of this provision that neither Party shall be deprived of or limited in the exercise of the remedies provided in this Agreement because of concepts of waiver, laches or otherwise nor shall any waiver in fact made with respect to any specific Event of Default be considered or treated as a waiver of the rights by the waiving party of any future Event of Default hereunder, except to the extent specifically waived in writing. No waiver made with respect to the performance, nor the manner or time thereof, of any obligation or any condition under the Agreement shall be considered a waiver of any rights except if expressly waived in writing.

6.2 Rights and Remedies Cumulative. The rights and remedies of the Parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise of any one or more of such remedies shall not preclude the exercise by such Party, at that time or different times, of any other such remedies for the same Event of Default.

6.3 Notices. All notices, certificates, approvals, consents or other communications desired or required to be given hereunder shall be given in writing at the addresses set forth below, by any of the following means: (a) personal service, (b) overnight courier, or (c) registered or certified first class mail, postage prepaid, return receipt requested.

If to Village:	Village of Palatine 200 E Wood Street Palatine, IL 60067 Attn: Village Clerk
With a copy to:	Village of Palatine 200 E Wood Street Palatine, IL 60067 Attn: Village Manager
With a copy to	Schain Banks, Kenny and Schwartz 70 W. Madison St, Suite 5400 Chicago, IL 60602 Attn: Patrick Brankin
If to Big Grove:	BGB Palatine Real Estate, LLC 1225 S. Gilbert St Iowa City, IA 52240 Attn: Matt Swift
with a copy to:	Ryan Prahm Pugh, Hagan, Prahm PLC 425 E. Oakdale Blvd., Suite 201 Coralville, IA 52241

The Parties, by notice hereunder, may designate any further or different addresses to which subsequent notices, certificates, approvals, consents or other communications shall be sent. Any notice, demand or request sent pursuant to clause (a) shall be deemed received upon such personal service or upon dispatch by electronic means. Any notice, demand or request sent pursuant to clause (b) shall be deemed received on the day immediately following deposit with the overnight courier, and any notices, demands or requests sent pursuant to clause (c) shall be deemed received forty-eight (48) hours following deposit in the mail.

6.4 **Time of the Essence.** Time is of the essence of this Agreement.

6.5 **Integration.** This Agreement supersedes all prior agreements, negotiations and

discussions relative to the subject matter hereof and is a full integration of the agreement of the Parties.

6.6 Execution. This Agreement may be executed in counterparts, each of which shall be an original and all of which will constitute one and the same Agreement.

6.7 Severability. If any provision of this Agreement, or any Section, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this Agreement shall be construed as if such invalid part were never included herein, and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

6.8 Choice of Law. This Agreement· shall be governed by and construed in accordance with the laws of the State of Illinois.

6.9 Entire Contract and Amendments. This Agreement (together with the exhibits attached hereto) is the entire contract between the Village and Developer relating to the subject matter hereof, supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, between the Village and Developer, and may not be modified or amended except by a written instrument executed by the Parties hereto.

6.10 Third Parties. Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any other persons other than the Village and Developer, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third persons to either the Village or Developer, nor shall any provision give any third parties any rights of subrogation or action over or against either the Village or Developer. This Agreement is not intended to and does not create any third-party beneficiary rights whatsoever.

6.11 Waiver. Any party to this Agreement may elect to waive any right or remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless such waiver is in writing.

No such waiver shall obligate the waiver of any other right or remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided pursuant to this Agreement.

6.12 No Assignment. Except as provided herein, Developer may not assign its rights under this Agreement to any other person without the express written approval of the Village.

6.13 No Joint Venture, Agency or Partnership Created. Nothing in this Agreement, or any actions of the Parties to this Agreement, shall be construed by the Parties or any third person to create the relationship of a partnership, agency or joint venture between or among such parties.

6.14 No Personal Liability of Officials of Village. No covenant or agreement contained in this Agreement shall be deemed to be the covenant or agreement of the Mayor, Village Council member, Village Manager, any official, officer, partner, manager, member, director, agent, employee or attorney of the Village , in his or her individual capacity, and no official, officer, partner, member, director, agent, employee or attorney of the Village shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Agreement, or any failure in that connection.

6.15 Compliance with Illinois Prevailing Wage Statute. Pursuant to Illinois state statute, the Developer shall comply with the prevailing wage laws, which require all projects that receive governmental funding to comply with the requirements, including but not limited to the reporting requirements (including but not limited to the provision of weekly certified payroll records), of the Illinois Prevailing Wage Act. It shall be the duty of Developer to determine whether the Illinois Prevailing Wage Act applies to this Project. In the event Developer determines that the Illinois Prevailing Wage Act does not apply and the Illinois Department of Labor makes a contrary determination, it shall be the duty and responsibility of the Developer to pay all underpayments, penalties and interest, if any, assessed against the Developer, its contractors, or the Village. If the Illinois Prevailing Wage Act is determined to apply, then payments by the Village to the Developer

shall not be made until full compliance with the Prevailing Wage Act has been achieved.

6.16 **Term.** This Agreement shall remain in full force and effect until thirty-nine (39) months following the issuance of the Certificate of Occupancy or until otherwise terminated pursuant to the terms of this Agreement.

6.17 **Recording**. This Agreement shall be recorded by the Village against the Property.

ARTICLE SEVEN
EFFECTIVENESS

The effective date for this Agreement shall be the day on which this Agreement is fully executed pursuant to a duly enacted Village ordinance authorizing the execution of an adoption of this Agreement. Developer shall execute this Agreement not later than twenty-one (21) days after Village Council's authorization and execution of this Agreement, or else this Agreement will be deemed void.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on or as of the day and year first above written.

DEVELOPER:

BGB Palatine Real Estate, LLC

By: _____

Matt Swift, Manager

VILLAGE:
VILLAGE OF Palatine, an Illinois
municipal corporation

_____
By: Village Manager

ATTEST:

_____
By: Village Clerk

Consider an Ordinance Granting a Final Planned Development and a Resolution Granting Preliminary and Final Subdivision to Permit the Development of a Single-Family Residential Lot at 25 W. Michigan Avenue

BACKGROUND:
The Subject Property, approximately 13,700 square feet, is an existing tax-divided parcel and contains a detached garage and driveway. Historically, this parcel was owned and associated with the property directly south at 724 S. Plum Grove Road. The Subject Property was previously approved in 2016 and 2020 for the same single-lot subdivision and planned development. Those approvals were not completed by the previous property owner and subsequently expired.

The Petitioner recently acquired the property and is now requesting to reestablish the Planned Development and single-lot subdivision approval to construct one new single-family residence. Therefore, the Petitioner is requesting the approval of the following:

1. **Final Planned Development to allow for the development of 1 new single-family home at 25 W. Michigan Avenue; and,**
2. **Preliminary and Final Plat of Subdivision to permit a 1-lot single-family residential subdivision.**

KEY ISSUES:

- The existing residential lots to the north, east, and west are all zoned R-2 Single-Family Residential and are comparably sized to the subject lot with similar legally non-conforming lot depths (98.7 vs. 110 required) and rear yard setbacks.
- The proposed architectural plan shows a combination of brick and siding, with a proposed 3-car garage for the new single-family home.
- The Subject Property is within the Michigan Avenue/Plum Grove Road Sub-Area Plan boundaries, which identifies that rear yard setback and lot depth reductions may be appropriate for some of the lots in this area. The proposed lot depth is directly comparable to the surrounding properties and the 34-foot rear yard setback is also consistent with the previously approved plan and the existing rear yard setbacks of the neighboring properties.
- Building coverage is 25.14% and lot coverage is 37.67%, which are below the required R-2 standards.
- The Village recently installed a sidewalk along the frontage of the Subject Lot. The proposed Planned Development conditions require the Petitioner to pay a cash-in-lieu of sidewalk fee to the Village in conjunction with the building permit fees for the new home.

- Parkway trees shall be planted along the Michigan Avenue frontage, in conjunction with the development of the new lot.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Public Hearing: Planning & Zoning Commission (PZC) meeting on August 11, 2026.

Residents testifying: None.

Vote: The PZC voted unanimously to approve the Final Planned Development and Subdivision and Staff concurs.

ACTION REQUIRED:
A motion to approve an Ordinance Granting a Final Planned Development and a Resolution Granting Preliminary and Final Subdivision to Permit the Development of a Single-Family Residential Lot at 25 W. Michigan Avenue.

ATTACHMENTS:
1. Aerial Map
2. ORD FPD 25 W Michigan Avenue
3. EXHIBIT - Engineering Plans
4. EXHIBIT - Elevations
5. RES - 25 W Michigan Avenue
6. EXHIBIT - Plat of Subdivision
7. PZC August 11 2026 minutes
8. Public Notice

GISConsortium | 25 W. Michigan Avenue

0 100 200 ft

Print Date: 7/29/2026

Notes

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

ORDINANCE NO. _____

AN ORDINANCE GRANTING A FINAL PLANNED DEVELOPMENT APPROVAL FOR 25 W. MICHIGAN AVENUE

WHEREAS, upon petition of owners of said property, a Public Hearing was held by the Planning & Zoning Commission of the Village of Palatine on August 11, 2026 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Planning and Zoning Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Final Planned Development to permit a 1-lot Single Family Residential Development on the following legally described property:

THE WEST 138.36 FEET OF LOT 1 IN BLOCK 6 OF ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 1, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1926 AS DOCUMENT 9328053, IN COOK COUNTY, ILLINOIS.

Commonly known as 25 W. Michigan Avenue (PIN: # 02-22-410-015-0000)

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

SECTION 1: That the Final Planned Development is hereby approved, to permit a Final Planned Development to permit a 1-lot Single Family Residential Development is hereby granted, subject to the following conditions:

1. **The development shall substantially conform to 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. **All future modifications to the property shall be subject to the bulk requirements of the Village's R-2 Single Family Residential district.**

3. **A $10,000 Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
4. **All required public improvements shall be completed in conjunction with the development of the Subject Property.**
5. **Cash-in-lieu of sidewalk shall be required pursuant to the Village's recently installed sidewalk along the Michigan Avenue frontage of the Subject Property.**
6. **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.**
7. **All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.**

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

SECTION 3: **This ordinance shall be in full force and effect upon passage and approval as provided by law.**

PASSED: This ____day of _____, 2026

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

APPROVED by me this _____day of _____, 2026

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk
this _____day of _____, 2026

_____
Village Clerk

LEGEND

EXISTING

- TREE
- TRAFFIC SIGNAL
- POST ON CONC. BASE
- RAILROAD CROSSING
- ELECTRICAL MANHOLE
- GUY WIRE
- UTILITY POLE
- LIGHT POLE
- STREET LIGHT
- SIGN
- GAS VALVE
- STORM MANHOLE
- CATCH BASIN
- INLET
- FIRE HYDRANT
- VALVE AND VAULT
- FLOW ARROW
- OVERLAND FLOOD ROUTE
- CONTOUR LINE
- ROW LINE
- PROPERTY LINE
- CENTERLINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC LINE
- WOOD FENCE LINE
- CHAIN LINK FENCE LINE
- STORM SEWER
- COMBINED SEWER
- WATER

PROPOSED

- UTILITY POLE
- LIGHT POLE
- STREET LIGHT
- SIGN
- STORM MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- FIRE HYDRANT
- VALVE AND VAULT
- FLOW ARROW
- OVERLAND FLOOD ROUTE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC LINE
- WOOD FENCE LINE
- CHAIN LINK FENCE LINE
- STORM SEWER
- WATER

IMPROVEMENT PLANS FOR

JIGAR & JANKI PATEL RESIDENCE
25 N. MICHIGAN AVENUE
PALATINE, ILLINOIS 60067

SMITH LASALLE®

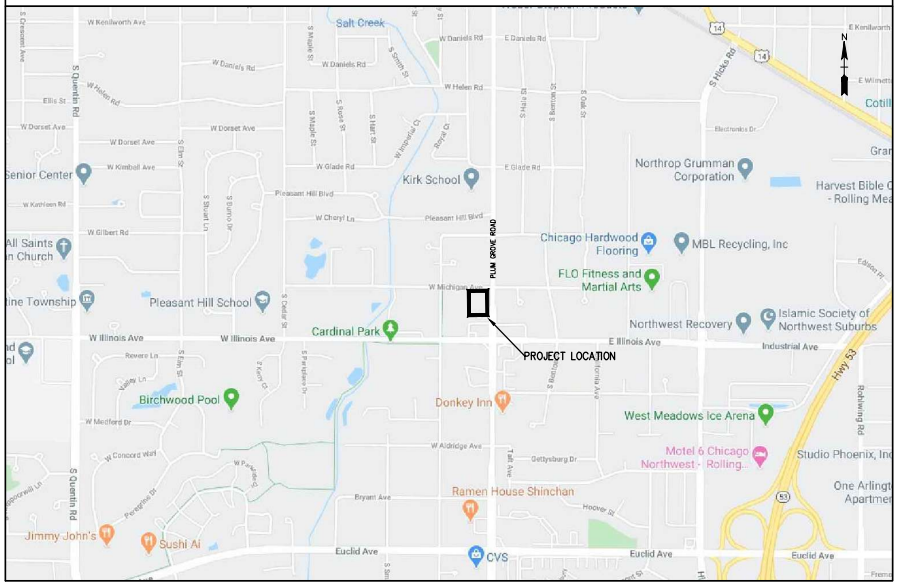
10102 PACIFIC AVENUE, FRANKLIN PARK, IL 60131

PROFESSIONAL DESIGN FIRM NO. 184-005732 EXPIRATION DATE: 4/30/2027

INDEX OF SHEETS

SHEET NO.	SHEET I.D.	SHEET DESCRIPTION
1	G1	TITLE SHEET
2	EX1	EXISTING CONDITIONS AND DEMOLITION
3	SE1	SITE ENGINEERING PLANS
4	G2	GENERAL NOTES AND SPECIFICATIONS

LOCATION MAP



BENCHMARK
VILLAGE OF PALATINE BM # 456
TOP NORTHWEST FLANGE BOLT ON FIRE HYDRANT AT NORTHWEST CORNER OF PLUM GROVE ROAD AND MICHIGAN AVENUE ELEV. = 744.9

CALL J.U.L.I.E. AT 1-800-892-0123
WITH THE FOLLOWING INFORMATION:
COUNTY COOK
CITY, TOWNSHIP FRANKLIN PARK
SEC. & 1/4 SEC. NO. NW. 1/4 SECTION 27, T40N, R12E
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

CIVIL ENGINEER
THOMAS McCABE JR., P.E.
ILLINOIS REGISTRATION NO.: 062-44159
EXPIRATION DATE: 11/30/2027

06/26/2026
DATE

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

THOMAS MC CABE JR. 44159 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

REV.	DESCRIPTION	ORIGINAL PLAN DATE:	DATE
1	PER VILLAGE COMMENTS		6/26/26
-			5/14/26

SMITH LASALLE®

SEAL

SEAL

DWG. ISSUE:

JIGAR & JANKI PATEL RESIDENCE
25 N. MICHIGAN AVENUE PALATINE, ILLINOIS 60067
TITLE SHEET

SCALE: NONE
SHEET 1 OF 4
DWG. NO. G1
REV. NO. 1

C:\Users\jwebster\Smith LaSalle, Inc\SLI - Civil Division\708.26 - Spear Development_Old Wood Subdivision\Drawings\Sheets\C01-Cover.dwg - 24x36
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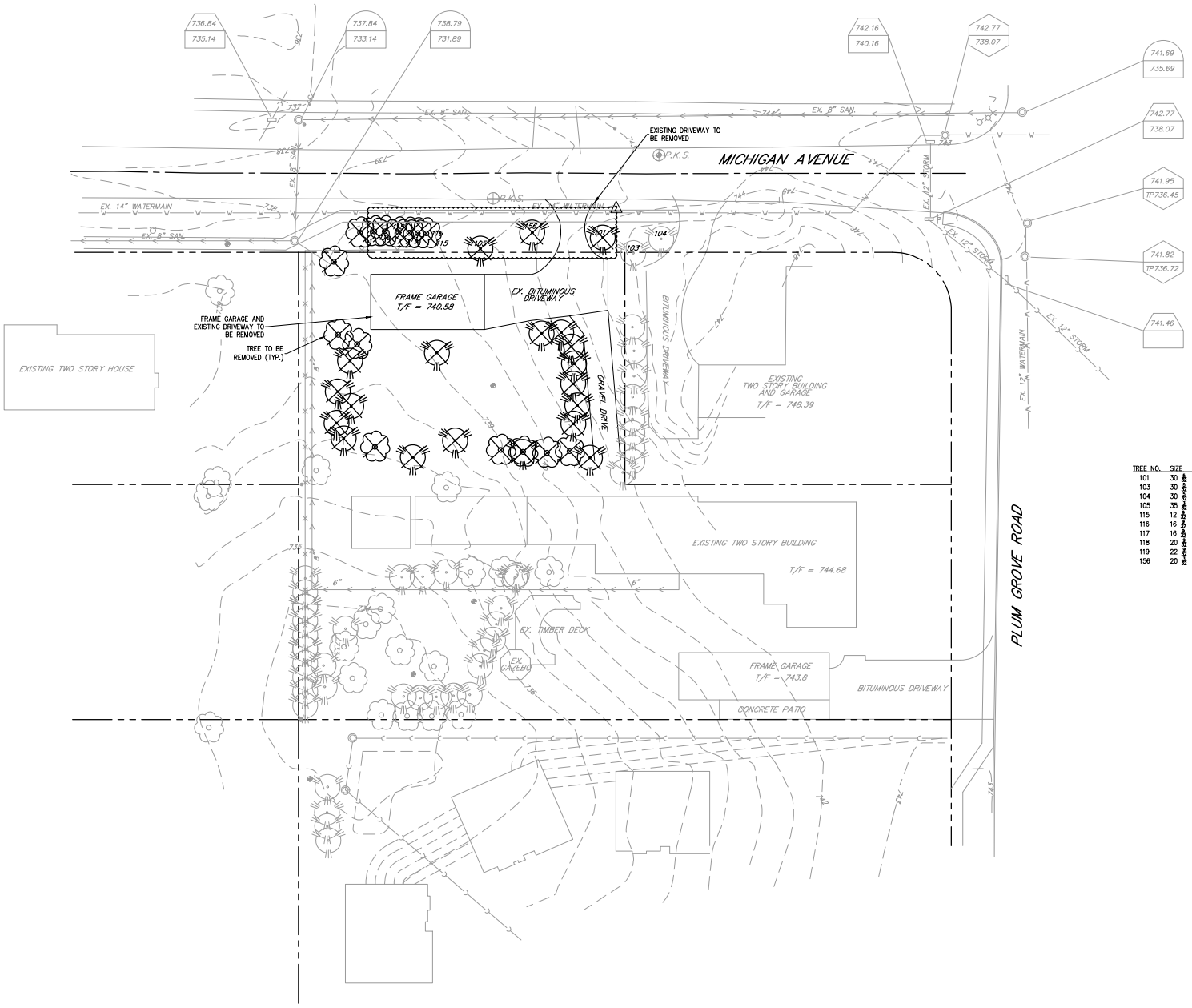

TREE NO.	SIZE	SPECIES	CONDITION
101	30	PINE	POOR
103	30	PINE	POOR
104	30	PINE	POOR
105	35	PINE	FAIR
115	12	ELM	POOR
116	16	ELM	POOR
117	16	ELM	POOR
118	20	ELM	POOR
119	22	ELM	POOR
156	20	JUNIPER	GOOD

N

0' 20' 40'

SCALE: 1"=20'

REV.	DESCRIPTION	DATE
1	ORIGINAL PLAN DATE	5/14/26
1	PER VILLAGE COMMENTS	6/29/26

SMITH LASALLE®
CONSULTING ENGINEERS
10102 Pacific Avenue, #1 Frankfort, Illinois 60423
Phone: 847-391-8000 Fax: 847-717-8000
www.smithlasalle.com

SEAL

SEAL

DWG. ISSUE:

JIGAR & JANKI PATEL RESIDENCE

25 N. MICHIGAN AVENUE PALATINE, ILLINOIS 60067

EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: 1" = 20'

SHEET 2 OF 4

DWG. NO. EX1

REV. NO. 1

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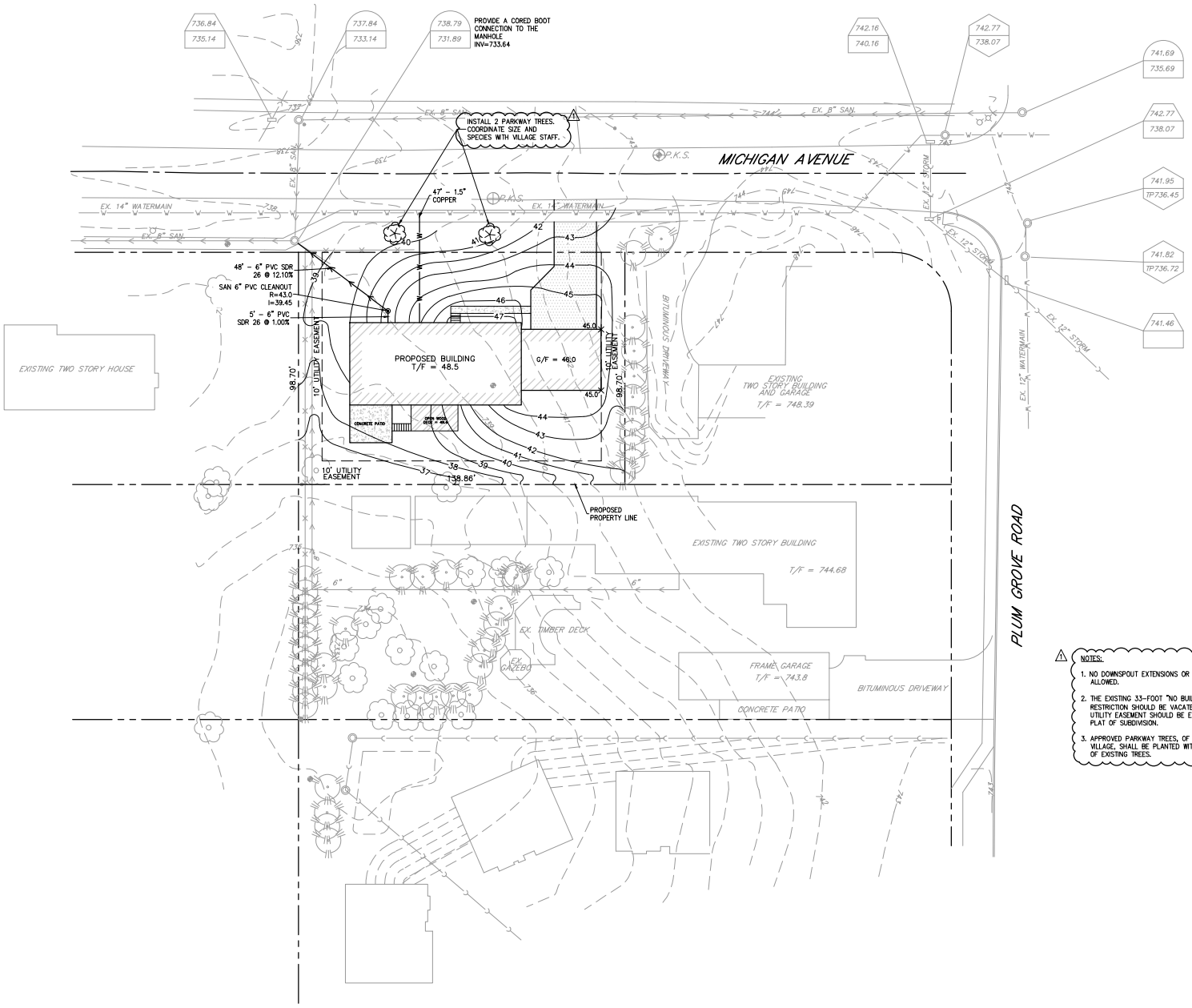

NOTES:

1. NO DOWNSPOUT EXTENSIONS OR SUMP PUMP DISCHARGE EXTENSIONS WILL BE ALLOWED.
2. THE EXISTING 33-FOOT "NO BUILDING TO BE ERECTED ON THIS STRIP" RESTRICTION SHOULD BE VACATED (ABROGATED), AND THE EXISTING 10-FOOT UTILITY EASEMENT SHOULD BE EXPANDED TO A WIDTH OF 20 FEET ON THE PLAT OF SUBDIVISION.
3. APPROVED PARKWAY TREES, OF A SPECIES AND SIZE ACCEPTABLE TO THE VILLAGE, SHALL BE PLANTED WITHIN THE PARKWAY TO OFFSET THE REMOVAL OF EXISTING TREES.

LEGEND

ASPHALT
2.0" SURFACE COURSE, CLASS I
6" CA-6 STONE BASE

SIDEWALK
5.0" CONCRETE
4.0" CA-6 STONE BASE

N

0' 20' 40'

SCALE: 1"=20'

REV.	DESCRIPTION	ORIGINAL PLAN DATE	DATE
1	PER VILLAGE COMMENTS		6/29/26
-			5/14/26

REVISIONS

SMITH LASALLE®
CONSULTING ENGINEERS
10102 Pacific Avenue, #1 Frankfort, Illinois 60423
Phone: 847-391-8000 Fax: 847-710-8888
www.smithlasalle.com

SEAL

SEAL

DWG. ISSUE:

JIGAR & JANKI PATEL RESIDENCE

25 N. MICHIGAN AVENUE PALATINE, ILLINOIS 60067

SITE ENGINEERING PLAN

SCALE: 1" = 20'

SHEET 3 OF 4

DWG. NO. SE1

REV. NO. 1

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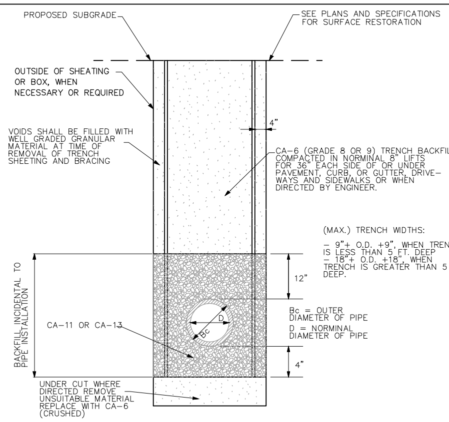
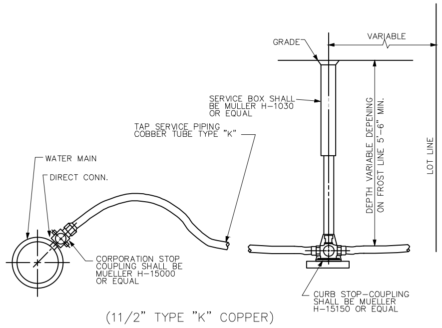
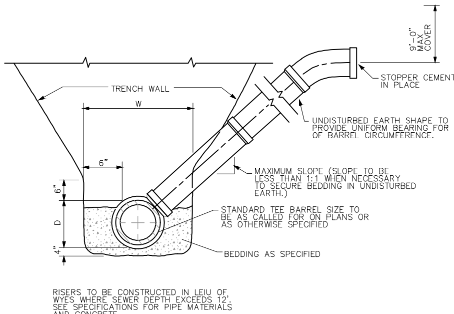


TYPICAL P.V.C. SEWER TRENCH AND BEDDING DETAIL (N.T.S.)

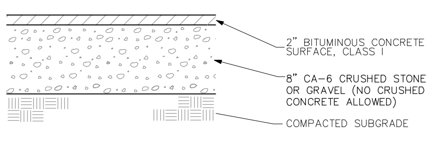


TYPICAL TAP SERVICE PIPING (N.T.S.)



RISERS TO BE CONSTRUCTED IN LEIU OF WYES WHERE SEWER DEPTH EXCEEDS 12'. SEE SPECIFICATIONS FOR PIPE MATERIALS AND CONCRETE.

TYPICAL RISER FOR SERVICE LATERAL (N.T.S.)



RESIDENTIAL DRIVEWAY DETAIL

PAVEMENT SECTIONS (N.T.S.)

GENERAL NOTES

THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL EXAMINE THE PLANS AND SPECIFICATIONS, VISIT THE SITE OF THE WORK AND BECOME FAMILIAR WITH THE WORK INVOLVED, GENERAL AND LOCAL CONDITIONS, ALL FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS AND ALL OTHER PERTINENT ITEMS WHICH MAY AFFECT THE COST AND TIME OF COMPLETION OF THIS PROJECT BEFORE SUBMITTING A PROPOSAL. PERMITS AND LICENSES OF A TEMPORARY NATURE NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.

THE CONTRACTOR SHALL NOT EXCAVATE OR DISTURB ANYTHING BEYOND THE PROJECT LIMITS UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.

ANY SITE IMPROVEMENTS NOT ADDRESSED IN THE SPECIFICATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION ADOPTED JANUARY 1, 2002 AND ALL APPLICABLE COUNTY, CITY OR MUNICIPALITY STANDARDS. IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE.

UNLESS AUTHORIZED BY THE ENGINEER, ALL EXISTING ACCESS POINTS SHOULD BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR. THIS WILL NOT BE PAID FOR SEPARATELY AND SHALL BE INCIDENTAL TO THE CONTRACT.

DURING CONSTRUCTION, THE CONTRACTOR MAY BE REQUIRED, AT HIS OWN EXPENSE, TO HAVE A WATER TRUCK, STREET SWEEPER OR SIMILAR EQUIPMENT AVAILABLE TO CONTROL DUST AND ROADWAY DEBRIS. IF NECESSARY, THE CONTRACTOR SHALL BE REQUIRED TO PERFORM THIS WORK DURING NON-WORKING HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP THE ADJACENT ROADWAYS CLEAN OF DEBRIS AND MUD AT ALL TIMES. AT A MINIMUM, THE ADJACENT ROADWAYS SHALL BE SWEPT TWICE WEEKLY AND AS DIRECTED BY THE CITY/VILLAGE.

THE CONTRACTOR SHALL PERFORM ALL WORK WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS, AND NOT EXTEND BEYOND THESE LIMITS UNLESS DIRECTED BY THE ENGINEER. IF DIRECTED TO PERFORM WORK OUTSIDE OF THE CONSTRUCTION LIMITS, THE COST OF THE WORK BEING PERFORMED WILL BE PAID FOR AT THE CONTRACT UNIT PRICE FOR THE CORRESPONDING PAY ITEM.

THE CONTRACTOR SHALL TAKE ALL NECESSARY SAFETY PRECAUTIONS TO PROTECT ABUTTING PROPERTY, UTILITIES, PEDESTRIANS, AND VEHICULAR TRAFFIC.

THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF REPLACEMENT OF ANY BENCH MONUMENT DAMAGED OR DESTROYED DURING CONSTRUCTION.

THE CONTRACTOR SHALL MAINTAIN ACCESS TO FIRE HYDRANTS, BUILDING STANDPIPES AND OTHER EMERGENCY FACILITIES WITHIN THE CONSTRUCTION ZONE.

WHENEVER A PORTION OF THE EXISTING SIDEWALK IS TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT AND REMOVE THE SIDEWALK AS DIRECTED BY THE ENGINEER. THE SAW CUTTING SHALL BE INCIDENTAL TO THE WORK AND SHALL NOT BE PAID FOR SEPERATELY.

THE CONTRACTOR'S VEHICLE SHALL ALWAYS MOVE WITH AND NOT AGAINST OR ACROSS THE FLOW OF TRAFFIC. THESE VEHICLES SHALL ENTER OR LEAVE WORK AREAS IN A MANNER THAT WILL NOT BE HAZARDOUS TO OR INTERFERE WITH NORMAL TRAFFIC, AND SHALL NOT PARK OR STOP EXCEPT WITHIN DESIGNATED WORK AREAS.

CONTRACTOR SHALL VERIFY LOCATION OF ALL BUILDING ACCESS, AND COORDINATE WITH BUILDING OWNERS AND LOCAL AUTHORITIES TO PROVIDE FULL ACCESS TO BUSINESSES OR PROPERTIES DURING THEIR NORMAL WORKING HOURS IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT (ADA) AND OTHER APPLICABLE CODE REQUIREMENTS. OWNERS SHALL BE NOTIFIED SEVENTY-TWO (72) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS WHICH MAY AFFECT THEIR DAILY SCHEDULE.

PROTECTIVE COATINGS SHALL BE APPLIED TO ALL EXPOSED NEW CONCRETE SURFACE AREAS SUCH AS SIDEWALKS, DRIVEWAYS, GUTTER FLAGS, FACES, AND TOPS OF CURBS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO PRIVATE PROPERTY AND SHALL REPAIR SAID DAMAGE AT OWN EXPENSE TO THE SATISFACTION OF THE ENGINEER AND PRIVATE PROPERTY OWNER.

ALL PAVEMENT DIMENSIONS SHOWN ON THE PLANS ARE FACE TO FACE OF CURB UNLESS OTHERWISE NOTED.

ROADWAY EXCAVATION / BITUMINOUS CONCRETE

ALL EMBANKMENTS AND SUB-GRADE SHALL BE COMPACTED TO THE SATISFACTION OF THE ENGINEER PRIOR TO PLACING SUB-BASE.

ALL EXISTING DOMESTIC BUFFALO BOXES ARE TO BE ADJUSTED BY THE CONTRACTOR. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

ALL INFORMATION PERTAINING TO THE SUBSURFACE WORK AND/OR EXISTING CONDITIONS IN THE TYPICAL SECTIONS IS REPRESENTATIVE OF LIMITED CORE SAMPLING. ALL TYPICAL SECTIONS ARE INTENDED TO BE USED AS A BIDDING AND CONSTRUCTION GUIDE.

IN ADDITION TO THE REQUIREMENTS OF SECTION 202, EARTH EXCAVATION SHALL INCLUDE REMOVAL OF ANY EXISTING LANDSCAPING RAILROAD TIES, PLANTERS, DECORATIVE ROCKS AND CONCRETE PARKING BLOCK WHEEL STOPS.

THE CONTRACTOR SHALL TAKE EXTRA CARE IN GRADING AND EXCAVATING NEAR TREES THAT ARE NOT MARKED FOR REMOVAL SO AS NOT TO CAUSE INJURY TO THE ROOTS OR TRUNKS. NO EXCAVATION SHALL BE PERMITTED MORE THAT ONE (1) FOOT FROM THE BACK OF PROPOSED CURB AND GUTTER WHERE A TREE IS TO REMAIN. HAND EXCAVATION SHALL BE PERFORMED WHERE MAJOR ROOTS ARE PRESENT. ALL WORK REQUIRED TO PRESERVE THE ROOTS SHALL BE INCIDENTAL TO THE CONTRACT.

EARTHWORK AND PAVING SHALL BE IN ACCORDANCE WITH SECTION 200 EARTHWORK, AND SECTION 300 BASE COURSES AND SECTION 400 SURFACE COURSES OF THE STANDARD SPECIFICATIONS. NO CRUSHED CONCRETE OR RECYCLED AGGREGATE MATERIALS SHALL BE ALLOWED.

THE ENTIRE AREA WHICH IS TO RECEIVE BITUMINOUS MATERIALS (PRIME COAT) AND/OR AGGREGATE (PRIME COAT) SHALL BE SWEPT CLEAN BEFORE THE MATERIAL IS APPLIED. THE SWEEPINGS SHALL NOT BE DEPOSITED IN THE GUTTER, ON THE CURB, PARKWAY OR SIDEWALK BUT SHALL BE PICKED UP AND DISPOSED OF BEYOND THE LIMITS OF THE PROJECT ON THE SAME DAY AS THE SWEEPING IS DONE. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF BITUMINOUS MATERIALS (PRIME COAT) AND/OR AGGREGATE (PRIME COAT).

UTILITIES

THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 1-800-892-0123 TO HAVE THE LOCATION OF EXISTING UNDERGROUND UTILITIES STAKED FORTY-EIGHT (48) HOURS BEFORE STARTING EXCAVATION. THE ENGINEER NEITHER GUARANTEES THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THE DRAWINGS REGARDING UTILITIES, EITHER PUBLIC OR PRIVATE.

THE CONTRACTOR SHALL HAVE AN INVESTIGATION TO DETERMINE THE EXISTENCE, NATURE, AND EXACT LOCATION OF ALL UTILITY LINES AND APPURTENANCES WITHIN THE LIMITS OF THIS IMPROVEMENT. THE COST OF THIS WORK SHALL BE INCIDENTAL TO THE CONTRACT.

THE CONTRACTOR SHALL PROTECT EXISTING AND NEW UTILITIES WHEN CONSIDERED NECESSARY BY THE CITY, BY METHODS APPROVED BY THE CITY, AND SHALL BRACE AND SUPPORT THE UTILITIES PROPERLY TO PREVENT SETTLEMENT, DISPLACEMENT, OR CHANGE TO THE UTILITIES.

ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE. THE COST OF THIS WORK SHALL BE INCIDENTAL TO THE CONTRACT.

MOVING PRIVATE UTILITIES SHALL BE THE RESPONSIBILITIES OF THE OWNERS EXCEPT AS NOTED ON THE PLANS, IN THE GENERAL NOTES AND IN THE SPECIFICATIONS.

PCC SIDEWALK

THE SIDEWALK AND DRIVEWAYS MUST BE CURED FOR AT LEAST 72 HOURS. THIS IS ACCOMPLISHED BY MEANS OF WET BURLAP MATS, PLASTIC SHEETING, LIQUID MEMBRANE CURING COMPOUND, OR OTHER APPROVED METHODS. NO PEDESTRIAN OR VEHICULAR TRAFFIC WILL BE ALLOWED ON THE CONCRETE DURING THE CURING PERIOD.

WATER MAIN

IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO RESTORE OR REPLACE AND DAMAGED OR DISTURBED FACILITIES AT HIS OR HER EXPENSE TO THE SATISFACTION OF THE ENGINEER.

ALL WATERMAIN SHALL BE DUCTILE IRON PIPE CLASS 52 IN ACCORDANCE WITH A.N.S.I. A21.51-1976 (AWWA C-151-76) WITH CEMENT MORTAR LINING IN ACCORDANCE WITH A.N.S.I. A21.4-1974 (AWWA C-104-74) AND PUSH ON JOINTS IN ACCORDANCE WITH A.N.S.I. A21.11-1972 (AWWA C-111-72) OR THE LATEST EDITION OF THESE SPECIFICATIONS.

WHEN MECHANICAL JOINTS ARE INDICATED ON THE PLANS THEY ARE TO CONFORM TO THE ABOVE SPECIFICATIONS.

THE WATERMAIN CONTRACTOR SHALL VERIFY SIZES OF PROPOSED WATERMAINS, SPRINKLER SUPPLY MAINS, AND FIRE HYDRANT SUPPLY MAINS WITH THE PLUMBING CONTRACTOR, THE FIRE PROTECTION SYSTEM ENGINEER AND/OR FIRE PROTECTION SYSTEM CONTRACTOR. THE FIRE PROTECTION SYSTEM ENGINEER AND/OR FIRE PROTECTION SYSTEM CONTRACTOR SHALL VERIFY SIZES OF EXISTING WATERMAINS, PROPOSED WATERMAINS AND AVAILABLE PRESSURES AND FLOW RATES, AND SHALL BE RESPONSIBLE FOR FLOW TESTS AND HYDRAULIC CALCULATIONS NEEDED TO DETERMINE PIPE SIZES.

STORM SEWERS / DRAINAGE

WHEN EXISTING DRAINAGE FACILITIES ARE DISTURBED, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY CONNECTION OUTLETS FOR ALL PRIVATE AND PUBLIC DRAINS, SEWERS, OR CATCH BASINS. THE CONTRACTOR SHALL PROVIDE FACILITIES TO TAKE IN ALL STORM WATER RECEIVED BY THESE DRAINS AND SEWERS AND DISCHARGE THE SAME AMOUNT. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AN EFFICIENT PUMPING PLANT, IF NECESSARY, AND A TEMPORARY OUTLET, AND BE PREPARED AT ALL TIMES TO DISPOSE OF THE WATER FROM TEMPORARY CONNECTIONS UNTIL PERMANENT CONNECTIONS WITH SEWERS ARE BUILT AND IN SERVICE. ALL PUMPING SHALL ENTER A SETTLING BASIN SYSTEM, APPROVED BY THE ENGINEER, BEFORE PASSING INTO THE EXISTING DRAINAGE SYSTEM. THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCIDENTAL TO THE CONTRACT.

THE CONTRACTOR SHALL MAINTAIN THE SURFACE DRAINAGE OF ALL ROADWAY SURFACES DURING CONSTRUCTION.

IN LOCATIONS WHERE THE MAIN SEWER IS NOT REPLACED AND THE EXISTING DRAINAGE FACILITIES ARE DISTUR8ED OR DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO RESTORE AND REPLACE THE DAMAGED FACILITIES AT HIS OR HER EXPENSE TO THE SATISFACTION OF THE ENGINEER.

THE STATION/OFFSET/ELEVATIONS NOTED FOR ALL DRAINAGE STRUCTURES LOCATED IN THE CURB LINE REFER TO THE POSITION OF THE ADJACENT PROPOSED EDGE OF PAVEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE OFFSET NECESSARY FOR THE STRUCTURES TO SET THE FRAME AND GRATES IN THE PROPER LOCATION. ALL OTHER STRUCTURES ARE DIMENSIONED TO THE CENTER OF THE STRUCTURE.

THE COST OF MAKING SEWER CONNECTIONS TO EXISTING OR PROPOSED SEWERS SHALL BE INCIDENTAL TO THE COST OF THE SEWER BEING CONNECTED.

ALL STORM SEWERS SHALL BE REINFORCED CONCRETE CULVERT PIPE ASTM-C-76 CLASS IV UNLESS OTHERWISE INDICATED ON THE PLANS.

WHERE STORM SEWER CROSSES A WATERMAIN, R.C.C.P. WITH JOINTS CONFORMING TO ASTM C-443 SHALL BE USED FOR A DISTANCE OF TEN (10) FEET ON EITHER SIDE OF THE WATERMAIN.

WHEN, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF THE GUTTERS OR DRAINAGE STRUCTURES SO THAT THE NATURAL FLOW OF WATER IS OBSTRUCTED, IT SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF THE CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES SO AFFECTED ARE TO BE FREE FROM ALL DIRT AND DEBRIS. THE WORK SPECIFIED ABOVE WILL NOT BE PAID FOR SEPARATELY.

DRAINAGE STRUCTURE GRADES SHALL BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION OF DRAINAGE ITEMS.

ANY DEWATERING AND/OR SHEETING AND SHORING AND/OR OTHER APPROVED CONSTRUCTION METHODS REQUIRED TO INSTALL SEWER BID ITEMS AS PLANNED AND UNDER THE CONDITIONS NECESSARY TO DO THIS WORK AS SPECIFIED, WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCIDENTAL TO THE CONTRACT.

THE CONTRACTOR SHALL CONNECT ALL LIVE DRAINS TO PROPOSED SEWERS AT LOCATIONS WHERE DRAINAGE STRUCTURES OR SEWERS ARE REMOVED OR ABANDONED.

ALL MANHOLES AND VALVE VAULTS SHALL HAVE SANITARY, STORM, OR WATER, AS APPROPRIATE, CAST INTO THE CAST IRON LIDS.

ALL NEW AND EXISTING STRUCTURES ON SITE AND IN AREAS DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO FINAL INSPECTION OF THE WORK.

WATER AND SEWER MAIN CONSTRUCTION

WATER AND SEWER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS FIFTH EDITION (MAY 1996), AND ANY REVISION THERETO.

ALL REFERENCES BY THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS TO THE BASIS OF PAYMENT ARE HEREBY DELETED. COMPENSATION TO THE CONTRACTOR SHALL BE MADE ON THE BASIS OF UNIT PRICES AND THE PAY ITEMS AS INDICATED IN THE SCHEDULE OF PRICES, AND SUCH COMPENSATION SHALL BE CONSIDERED PAYMENT IN FULL FOR ALL WORK. ITEMS OF WORK FOR WHICH NO SEPARATE PAY ITEMS ARE INDICATED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

PAVEMENT MARKINGS

THE CONTRACTOR SHALL MARK ALL PARKING STALLS THAT ARE SHOWN ON THE PLANS, INCLUDING, HANDICAPPED STALLS, WITH YELLOW TRAFFIC PAINT. STALLS SHALL BE PAINTED WITH 4" WIDE STRIPES. HANDICAPPED STALLS SHALL BE PAINTED PER DETAIL ON PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND ANY SPECIAL PROVISIONS REGARDING TRAFFIC MARKINGS.

THE CONTRACTOR SHALL PAINT ALL EXISTING STRIPES LOCATED BETWEEN THE PROPOSED STRIPING WITH BLACK TRAFFIC PAINT TO OBLITERATE THEM.

TRAFFIC CONTROL

NO WORK SHALL COMMENCE UNTIL TRAFFIC CONTROL REQUIREMENTS ARE MET.

ALL TEMPORARY, REGULATORY, WARNING AND GUIDE SIGNS WITHIN THE PROPOSED IMPROVEMENT SHALL BE RELOCATED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER. THE COSTS SHALL BE INCIDENTAL TO THE CONTRACT.

FINAL ADJUSTMENTS OF FRAMES, GRATES AND LIDS

THE CONTRACTOR SHALL MAKE ALL NECESSARY FINAL ADJUSTMENTS TO EXISTING AND PROPOSED FRAMES, GRATES, LIDS AND STRUCTURES TO MEET FINAL FINISHED GRADES.

PROJECT CLOSE OUT

THE CONTRACTOR(S) SHALL MAKE ALL NECESSARY ARRANGEMENTS, NOTIFY ALL INSPECTION AGENCIES, SECURE ALL SIGNATURES AND DOCUMENTS, AND FURNISH "RECORD DRAWINGS" FOR THE FINAL INSPECTION AND APPROVAL OF THE WORK.

THESE PLANS ARE NOT TO BE USED FOR BUILDING LAYOUT.

TRENCH BACKFILL

ALL TRENCHES UNDER OR WITHIN TWO(2) FEET OF EXISTING OR PROPOSED PARKING LOTS, DRIVES, WALKS, OR PAVEMENTS SHALL BE BACKFILLED WITH TRENCH BACKFILL IN ACCORDANCE WITH STANDARD SPECIFICATIONS "SECTION 208, TRENCH BACKFILL".

EXCESS MATERIAL

THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS MATERIAL OFF SITE IN A LEGAL MANNER.

INDEMNIFICATION

1.0 TO THE FULLEST EXTENT PERMITTED BY LAWS AND REGULATIONS, THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ENGINEER AND THEIR CONSULTANTS, AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, DIRECT, INDIRECT OR CONSEQUENTIAL(INCLUDING BUT NOT LIMITED TO FEES AND CHARGES OF ENGINEERS, ARCHITECTS, ATTORNEYS AND OTHER PROFESSIONALS AND COURT AND ARBITRATION COSTS) ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE, OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING LOSS OF USE RESULTING THERE FROM AND (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF CONTRACTOR, ANY SUBCONTRACTOR, ANY PERSON OR ORGANIZATION DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM TO PERFORM OR FURNISH ANY OF THE WORK OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER OR ARISES BY OR IS IMPOSED BY LAWS AND REGULATIONS REGARDLESS OF THE NEGLIGENCE OF ANY SUCH PARTY.

2.0 IN ANY OR ALL CLAIMS AGAINST THE OWNER OR THE ENGINEER OR ANY OF THEIR CONSULTANTS AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANY PERSON OR ORGANIZATION DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM TO PERFORM OR FURNISH ANY OF THE WORK OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION UNDER PARAGRAPH 1.0 SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATIONS ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR CONTRACTOR OR ANY SUCH SUBCONTRACTOR OR OTHER PERSON OR ORGANIZATION UNDER WORKERS' OR WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

3.0 THE OBLIGATIONS OF THE CONTRACTOR UNDER PARAGRAPH 1.0 SHALL NOT EXTEND TO THE LIABILITY OF ENGINEER, ENGINEER'S CONSULTANTS, AGENTS OR EMPLOYEES ARISING OUT OF PREPARATION OR APPROVAL OF MAPS, DRAWINGS, OPINIONS, REPORTS, SURVEYS, CHANGE ORDERS, DESIGN OR SPECIFICATIONS.

LAWS AND REGULATIONS

CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS AND REGULATIONS APPLICABLE TO FURNISHING AND PERFORMANCE OF THE WORK. EXCEPT WHERE OTHERWISE EXPRESSLY REQUIRED BY APPLICABLE LAWS AND REGULATIONS, NEITHER THE OWNER NOR ENGINEER SHALL BE RESPONSIBLE FOR MONITORING CONTRACTOR'S COMPLIANCE WITH ANY LAWS OR REGULATIONS.

EXISTING UTILITIES

WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDERS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UTILITY FACILITIES, NOR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING UNDERGROUND WORK SHALL CONTACT J.U.L.I.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO THE START OF WORK.

STANDARD SPECIFICATIONS

THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS AS ADOPTED JANUARY 1, 2002, AND ANY REVISIONS THERETO, ARE INCORPORATED HEREIN BY REFERENCE AND SHALL BE REFERRED TO AS "STANDARD SPECIFICATIONS".

ALL REFERENCES BY THE STANDARD SPECIFICATIONS TO THE BASIS OF PAYMENT IS HEREBY DELETED. COMPENSATION TO THE CONTRACTORS SHALL BE MADE ON THE BASIS OF THE UNIT PRICES AND PAY ITEMS INDICATED IN THE SCHEDULE OF PRICES, AND SUCH COMPENSATION SHALL BE CONSIDERED PAYMENT IN FULL FOR ALL WORK. ITEMS OF WORK FOR WHICH NO SEPARATE PAY ITEMS ARE INDICATED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

SPECIFICALLY SECTION 105.01 "AUTHORITY OF ENGINEER" AND SECTION 107.01 "LAWS TO BE OBSERVED" ARE DELETED.

INSURANCE

THE CONTRACTOR SHALL PROVIDE AN INSURANCE CERTIFICATE NAMING THE OWNER AND SETON ENGINEERING SERVICE CORP., THE ENGINEER, AS ADDED INSURED ON THE CONTRACTOR'S LIABILITY INSURANCE.

SAFETY AND PRECAUTION

CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE INJURY OR LOSS TO:

1. ALL EMPLOYEES ON THE WORK AND OTHER PERSONS AND ORGANIZATIONS WHO MAY BE AFFECTED THEREBY;
2. ALL THE WORK AND MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE; AND
3. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, STRUCTURES, UTILITIES AND UNDERGROUND FACILITIES NOT DESIGNATED FOR REMOVAL, RELOCATIONS OR REPLACEMENT IN THE COURSE OF CONSTRUCTION.

CONTRACTOR SHALL DESIGNATE A RESPONSIBLE REPRESENTATIVE AT THE SITE WHOSE DUTY SHALL BE THE PREVENTION OF ACCIDENTS. THIS PERSON SHALL BE THE CONTRACTOR'S SUPERINTENDENT UNLESS OTHERWISE DESIGNATED IN WRITING BY THE CONTRACTOR TO THE OWNER.

RECORD DRAWINGS CONTRACTOR'S RESPONSIBILITY

CONTRACTORSHALL RETAIN THE SERVICES OF AN ILLINOIS PROFESSIONAL ENGINEER OR A PROFESSIONAL ILLINOIS LAND SURVEYOR TO PREPARE RECORD DRAWINGS SHOWING THE ELEVATION OF ALL RIMS AND INVERTS OF ALL STRUCTURES, LOCATION OF ALL VALVES, STRUCTURES, FIRE HYDRANTS, UNDERGROUND PIPES, STREET LIGHTS, PAVEMENT & CURB GRADES AND RECORD THE INFORMATION ON THE RECORD DRAWINGS AT THE JOBSITE AS THE WORK PROGRESSES. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL FURNISH A COMPLETE SET OF REPRODUCIBLE RECORD DRAWINGS SIGNED AND SEALED BY AN ILLINOIS PROFESSIONAL ENGINEER OR A PROFESSIONAL ILLINOIS LAND SURVEYOR.

CONSTRUCTION LAYOUT

THE CONTRACTOR SHALL RETAIN THE SERVICES OF A ILLINOIS PROFESSIONAL SURVEYOR TO STAKE OUT THE GRADE AND HORIZONTAL LAYOUT OF THE NEW WORK. THIS WORK SHALL NOT BE PAID FOR SEPARATELY AND SHALL BE INCIDENTAL TO THE CONTRACT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND PRESERVE ANY ESTABLISHED REFERENCE POINTS AND STAKES AND SHALL MAKE NO CHANGES OR RELOCATIONS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER. CONTRACTOR SHALL REPORT TO ENGINEER WHENEVER ANY REFERENCE POINT IS LOST OR DESTROYED OR REQUIRES RELOCATION BECAUSE OF NECESSARY CHANGES IN GRADES OR LOCATIONS, AND SHALL BE RESPONSIBLE FOR THE ACCURATE REPLACEMENT OR RELOCATION OF SUCH REFERENCE POINTS BY PROFESSIONALLY QUALIFIED PERSONNEL AT HIS OR HER OWN EXPENSE.

REV.	DESCRIPTION	DATE
1	PER VILLAGE COMMENTS	6/26/26
-	ORIGINAL PLAN DATE	5/14/26

REVISIONS

SMITH LASALLE®
CONSULTING ENGINEERS
10102 Pacific Avenue • Franklin Park, Illinois 60131
Phone 847-260-5085 Fax 877-774-6695
www.smithlasalle.com

SEAL

SEAL

DWG. ISSUE:

JIGAR & JANKI PATEL RESIDENCE

25 N. MICHIGAN AVENUE PALATINE, ILLINOIS 60067

NOTES AND DETAILS

SCALE: NTS

SHEET 4 OF 4

DWG. NO. G2 REV. NO. 1

1 NORTH ELEVATION - FRONT
SCALE: 1/4"=1'-0"

EXTERIOR WALLS : BRICK AND SIDING
ROOF : METAL STANDING SEAM

SG SOLANKI ARCHITECTS
5105 TOLLVIEW DRIVE, SUITE 107
ROLLING MEADOWS, ILLINOIS 60008
TEL 847-754-7199

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF SG SOLANKI ARCHITECTS PREPARED FOR THE EXCLUSIVE USE FOR THE SPECIFIC PROJECT AND SITE NAMED HEREIN AND THE SAID DRAWINGS CANNOT BE USED AND/OR REPRODUCED FOR ANY OTHER PURPOSE. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF SG SOLANKI ARCHITECTS IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM SG SOLANKI ARCHITECTS.

THE ARCHITECT OF RECORD IS NOT IN CHARGE OF THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, SAFETY PROCEDURES OR SAFETY PRECAUTIONS, SINCE THESE ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR DOING THE CONSTRUCTION AND/OR DEMOLITION WORK.

LICENSED ARCHITECT
SHIVRAJ SOLANKI
001-010653
STATE OF ILLINOIS
Expires: 11/30/2026

SHEET TITLE: PROPOSED EXTERIOR ELEVATIONS - FRONT

PROJECT:
PROPOSED RESIDENCE FOR:
JIGAR & JANKI PATEL
25 N. MICHIGAN AVENUE
PALATINE, ILLINOIS 60067

DRAWING ISSUE RECORD

04.30.26	ISSUED FOR PLANNING REVIEW
06.26.26	REVISED PER VILLAGE COMMENTS

DRAWN BY: A. SILINIS
CHECKED BY: S. SOLANKI
PROJ. NO.:

SHEET NO.
A-1
2 OF 2

RESOLUTION NO. _____

A RESOLUTION GRANTING PRELIMINARY AND FINAL SUBDIVISION APPROVAL FOR THE PROPERTY AT 25 W. MICHIGAN AVENUE

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

WHEREAS, the Old World Resubdivision at 25 W. Michigan Avenue has complied with all the provisions of the Subdivision Ordinance, including a public review before the Planning and Zoning Commission of the Village of Palatine at the August 11, 2026 meeting.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute a Preliminary and Final Plat of Subdivision at 25 W. Michigan Ave, pursuant to the Palatine Subdivision Ordinance Article IV Final Plat and subject to the following condition(s):

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, 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 the required signatures and significantly conform to the Plat of Subdivision prepared by Murray and Moody LTD.**
3. **Review fees shall be submitted in a manner acceptable to the Village Engineer.**
4. **Cash-in-lieu of sidewalk shall be required pursuant to the Village's recently installed sidewalk.**
5. **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.**

6. **All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.**
7. **Recording fees in the amount of $300 shall be submitted.**

DATED: This _____day of _____, 2026

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

APPROVED by me this _____day of _____, 2026

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2026

_____
Village Clerk

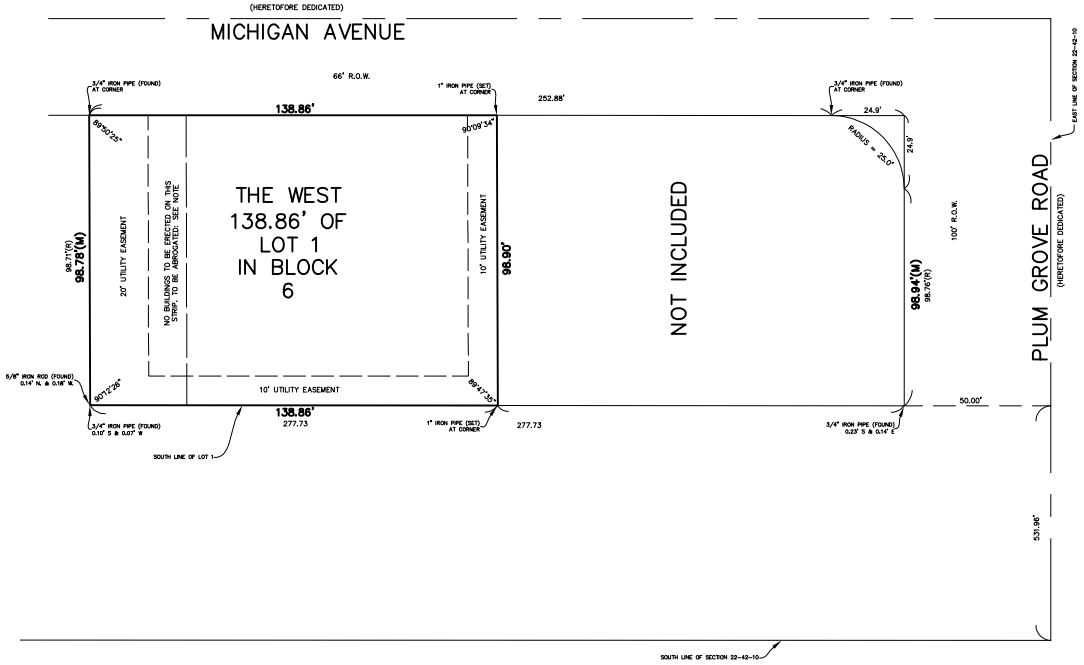
MURRY AND MOODY, LTD.
Land Surveyors
Illinois Professional Land Surveying Firm Corporation License No. 184–002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358–5960

OLD WORLD RESUBDIVISION

OF

THE WEST 138.36 FEET OF LOT 1 IN BLOCK 6 IN ARTHUR T. McINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 1, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1926, AS DOCUMENT 9328053, IN COOK COUNTY, ILLINOIS.

AREA = 13,735.88± S.F. / 0.315 ACRE



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

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

THE WEST 138.36 FEET OF LOT 1 IN BLOCK 6 IN ARTHUR T. McINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 1, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1926, AS DOCUMENT 9328053, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT IN THE FLOOD PLAIN, AS PER COMMUNITY PANEL NO. 17031C0181J EFFECTIVE DATE AUGUST 19, 2008.

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

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

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF THE SURVEY AND RESUBDIVISION.

FILED WORK COMPETED JULY 30, 2019

GIVEN UNDER MY HAND AND SEAL, AT PALATINE, ILLINOIS THIS 19TH DAY OF MAY, 2026

_____
BARBARA C. MURRY, P.L.S.
ILLINOIS LAND SURVEYOR NO. 3529
LICENSE RENEWAL DATE NOVEMBER 30, 2026

NOTE: 33 FT. RESTRICTION "NO BUILDINGS TO BE ERECTED ON THIS STRIP" IS HEREBY ABROGATED.
1" IRON PIPES AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.

Order Number: 19-1193
Survey Made For: George Swiderski
SHEET 1 OF 2

Project Number: 19-1193
Field Book: 288L-57-59
Drawing File: 19119300.dwg
Revised May 19, 2026
Revised June 24, 2026 per Village comments

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

OLD WORLD RESUBDIVISION

SURFACE WATER DRAINAGE

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

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

DATED: _____

SIGNED: _____
OWNER

DATED: _____

SIGNED: _____
ILLINOIS PROFESSIONAL ENGINEER

VILLAGE COLLECTOR

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

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

DATED THIS _____DAY OF _____, A.D., 20__.

SIGNED: _____
VILLAGE COLLECTOR

VILLAGE ENGINEER

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

DATED: _____

SIGNED: _____
VILLAGE ENGINEER

VILLAGE OF PALATINE EASEMENT

WHENEVER THE WORDS 'PUBLIC UTILITIES' OR 'PUBLIC UTILITIES EASEMENT' SHALL APPEAR ON THIS PLAT THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT INCLUDING BUT NOT LIMITED TO, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER AND SEWAGE MAIN AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED 'EASEMENT' WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES, PROVIDED, HOWEVER, THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESSORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE ANY SUCH OBSTRUCTIONS AT THEIR SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGMENT TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

ELECTRIC AND TELEPHONE

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO ANY ELECTRIC, TELEPHONE AND/OR COMMUNICATION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE OF PALATINE, ILLINOIS (HEREIN AFTER 'GRANTEE') JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AND/OR LABELED A 'UTILITY EASEMENT,' 'UTILITY AND DRAINAGE,' OR 'UTILITY AND LANDSCAPING EASEMENT,' WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND PROPERTY DESIGNATED ON THE PLAT FOR STREET AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEE'S FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND AND AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL OF GRANTEES.

GAS

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH GAS IS HEREBY RESERVED FOR AND GRANTED TO ANY NATURAL GAS COMPANY AUTHORIZED BY THE VILLAGE OF PALATINE, ILLINOIS, IN ALL PLATTED "EASEMENTS" AREAS, STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACED SHOWN ON THIS PLAT. SUCH EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSES OF SERVING ALL AREAS SHOWN ON THE PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS OR PUBLIC WAYS OR PLACES. ALL SUCH GAS MAINS AND APPURTENANCES SHALL BE GENERALLY LOCATED UNDERGROUND AND USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH ANY PUBLIC IMPROVEMENTS, AND CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

EASEMENTS APPROVED AND ACCEPTED BY:

Commonwealth Edison Company

By: _____

Date: _____

Title: _____

Ameritech Illinois

By: _____

Date: _____

Title: _____

AT&T Comcast

By: _____

Date: _____

Title: _____

Northern Illinois Gas Company (NICOR)

By: _____

Date: _____

Title: _____

CABLE TELEVISION

A PERMANENT, NONEXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE, ILLINOIS, AND/OR TO ANY CABLE TELEVISION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (THE 'COMPANY') AND THEIR SUCCESSORS AND ASSIGNS IN, UNDER, ACROSS, ALONG, THROUGH AND UPON THE SURFACE OF THE PROPERTY KNOWN AS AND/OR LABELED AS 'UTILITY EASEMENT,' WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, INSPECTING, MAINTAINING, REMOVING, REPLACING, RENEWING, ALTERING, AND ENLARGING TELEVISION LINES OR APPURTENANCES FROM TIME TO TIME, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES AND THERETO AS THE VILLAGE AND COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS INCLUDED IN THE PLAT OF SUBDIVISION FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY AND ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE AND THE COMPANY TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH LINES IN, ON, UPON, ACROSS, UNDER OR THROUGH SUCH EASEMENTS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. SUCH FACILITIES SHALL BE GENERALLY LOCATED UNDERGROUND, AND USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH ANY PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

PLAN COMMISSION

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

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK

COUNTY, ILLINOIS, AT A MEETING HELD THIS _____DAY OF

_____, A.D., 20__.

SIGNED _____
CHAIRMAN

SIGNED _____
SECRETARY

VILLAGE COUNCIL

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

APPROVED BY THE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY,

ILLINOIS, THIS _____ DAY OF _____, A.D., 20__.

SIGNED _____
MAYOR

SIGNED _____
VILLAGE CLERK

SURVEYOR'S DESIGNATION OF RECORDING

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

DATE: _____

_____
BARBARA C. MURRY, P.L.S.
ILLINOIS LAND SURVEYOR NO. 3529
LICENSE RENEWAL DATE NOVEMBER 30, 2026.

BARBARA C. MURRY 3529 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PALATINE, ILL.

PLAT RECORDED BY: NAME: _____

FIRM/ENTITY: _____

ADDRESS: _____

_____

PHONE: _____

SEND NEXT TAX BILL TO: _____

_____

_____

PERMANENT INDEX NUMBER: 02–22–410–015–0000

OWNER'S CERTIFICATE

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

I, _____DO CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND THAT AS SUCH OWNER, I HAVE CAUSED THE SAME TO BE SURVEYED AND RESUBDIVIDED, AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

AND FURTHER CERTIFY, AS OWNER OF THE PROPERTY DESCRIBED HEREON, THAT TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH EACH LOT LIES:

LOTS 1 AND 2, BOTH INCLUSIVE:
SCHOOL DISTRICTS

ELEMENTARY SCHOOL DISTRICT: COMMUNITY CONSOLIDATED #15
HIGH SCHOOL DISTRICT: PALATINE TOWNSHIP #211
COLLEGE DISTRICT: HARPER COMMUNITY #512

THIS_____DAY OF_____, 20__.

_____, OWNER

NOTARY CERTIFICATE

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

I, _____, A NOTARY PUBLIC IN AND FOR SAID

COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND AT THE SAME TIME OF SAID APPEARANCE ACKNOWLEDGED THAT HE, AS SAID OWNER OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, THAT HE SIGNED AND SEALED THE FOREGOING INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREON SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS_____DAY

OF_____, 20__.

_____
Notary Public Signature and Seal

Order Number: 19-1193
Survey Made For: George Swiderski
SHEET 2 OF 2

Project Number: 19-1193
Field Book: 288L-57-59
Drawing File: 19119300.dwg
Revised May 19, 2026
Revised June 24, 2026 per Village comments

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.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, August 11, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Final Planned Development to allow for the development of 1 new single-family home on W. Michigan Avenue; and,

Preliminary and Final Plat of Subdivision to permit a 1-lot single-family residential subdivision (1-lot fronting on W. Michigan Avenue).

The property is commonly known as 25 W Michigan Avenue.

The Petitioner is requesting a Final Planned Development for the previously approved Old World Planned Development (724 S. Plum Grove Road) and reapproval of a one-lot subdivision to construct a new single-family residence.

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

FILE #: PFSUB-000016-2026

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 23rd day of July 2026

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 125 W. Michigan Ave.

(●) ( ) ( ) ( )

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 23RD day of JULY, A.D. 20 26., and the last publication thereof was made on the 23RD day of JULY, A.D. 20 26.

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

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

"OFFICIAL SEAL"
MARY A WENZL
Notary Public, State Of Illinois
Commission No. 532167
My Commission Expires August 06, 2029

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 23RD day of JULY A.D., 20 26.

By Todd Wenzel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of JULY A.D., 20 26.

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

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Medical Office at 231 N. Northwest Highway

BACKGROUND:
The existing Special Use for a medical office was originally approved in 2018. First Light Eye Care, PLLC, is now seeking to transfer the existing Special Use Permit for the property located at 231 N. Northwest Highway from its current use as a medical (chiropractor) office to a proposed medical (optometrist) office. Therefore, the Petitioner is requesting approval of the following:

A Special Use Transfer of Ordinance #O-07-18 to permit the continued operation of the Medical Office at 231 N. Northwest Highway.

KEY ISSUES:

- The Subject Property is zoned B-2 General Business District. The existing Special Use for the Medical (Chiropractor) Office was initially approved in 2018. The Petitioner is proposing to change from a chiropractic office to an optometrist office, but maintaining the same floorplan and number of exam rooms.
- The proposed hours of operation are:
    - Monday, Tuesday & Friday 9 AM – 5 PM.
    - Thursday 9 AM – 7 PM.
    - Saturday 9 AM – 2 PM.
- The previous hours of operation were 9 AM – 7 PM Monday through Friday.
- Any additional changes to the floor plan or business operations would require additional Village review.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of the Special Use Transfer at 231 N. Northwest Highway.

ACTION REQUIRED:
A motion to approve the Special Use Transfer of Ordinance #O-07-18 to First Light Eye Care, PLLC, to permit the continued operation of the Medical Office at 231 N. Northwest Highway.

ATTACHMENTS:
1. Aerial Map
2. ORD SUT - 231 N Northwest Highway

3. EXHIBIT - Floor Plan
4. EXHIBIT - Business Plan and Transfer Apoplication
5. Current Special Use Ordinance - #O-07-18

GISConsortium | 231 N. Northwest Highway

0 50 100 ft

Print Date: 8/26/2026

Notes

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

ORDINANCE NO._____

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-07-18 231 N. NORTHWEST HIGHWAY

WHEREAS, Ordinance # O-07-18 granted a Special Use to permit a medical office, on the property commonly known as 231 N. Northwest Highway; and

WHEREAS, pursuant to Section 32-104 in Chapter 32 of the Village of Palatine Code of Ordinances, in the event of the sale or lease of this business, the Special Use may be transferred after review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on September 8, 2026, to review a request by First Light Eye Care, PLLC (Emily Davis), that the Special Use be transferred to permit the continued operation of a medical office, with no substantial changes, and it was the recommendation of the Village Council that the transfer of the Special Use to First Light Eye Care, PLLC (Emily Davis) be approved, without additional amendment.

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

SECTION 1: That the Special Use granted by Ordinance #O-07-18 is hereby transferred to First Light Eye Care, PLLC (Emily Davis), to permit the continued operation of medical office, pursuant to the attached Special Use Ordinance and associated plans and subject to the following conditions:

1. **That the special use by ordinance #O-07-18 is hereby transferred to First Light Eye Care, PLLC (Emily Davis) to permit the continued operation of a medical office, subject to the floorplan and business plan exhibits.**

SECTION 2: **All conditions of Special Use Ordinance #O-07-18, as amended, shall remain in full force and effect.**

DATED: This _____day of _____, 2026

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

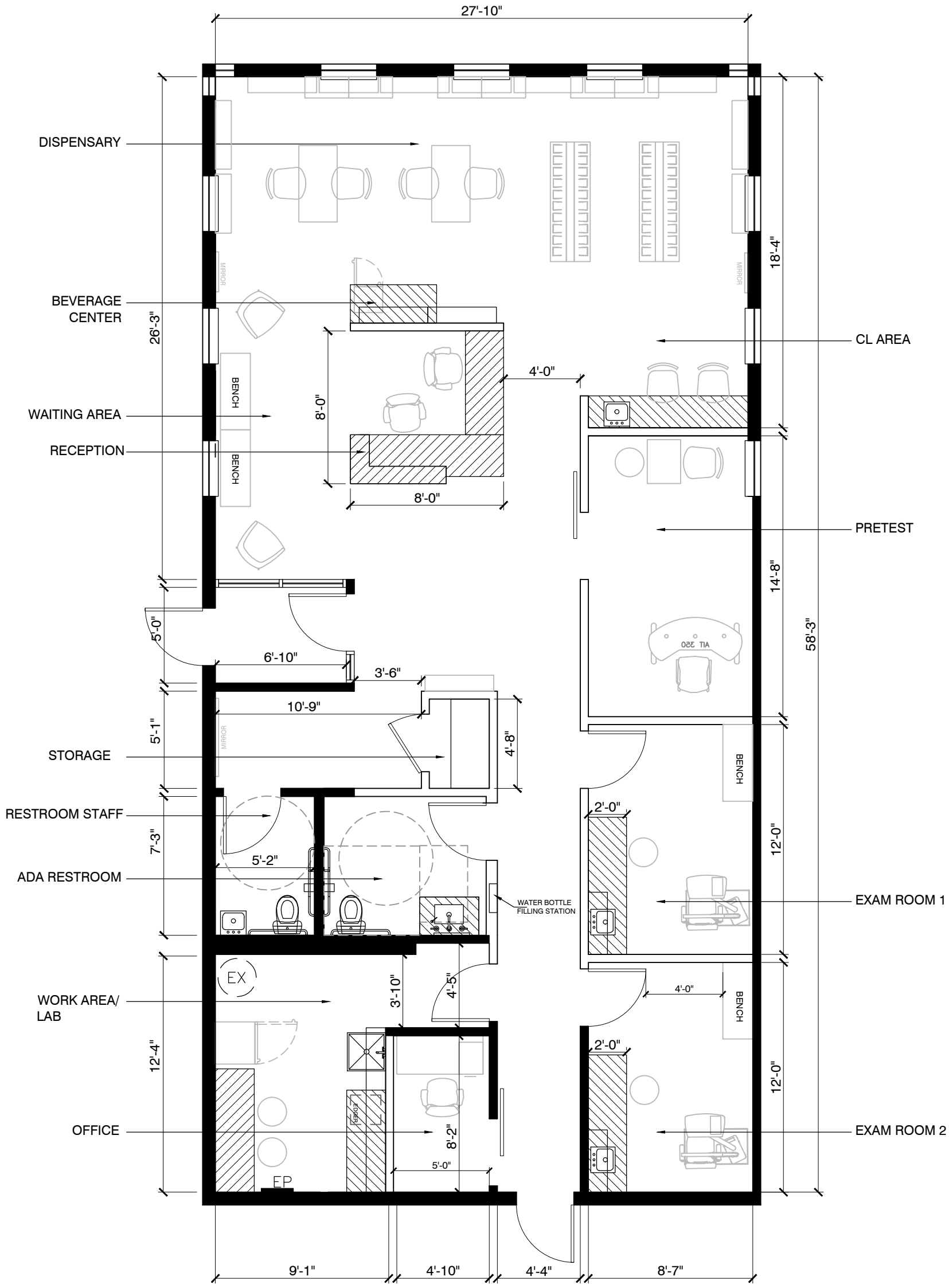
APPROVED by me this _____day of _____, 2026

_____
Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this ____ day of _____, 2026.

_____
Village Clerk



-APPROX 1650 USF SHOWN
TENANT TO CONFIRM EXACT DEMISING WALL LOCATIONS
-FRAMES DISPLAYED WITH FLOATING SHELVING: A**PROX.400***
BASED ON FLOATING SHELF DISPLAYS

Dr Emily- FIRST LIGHT EYE CARE

KARINAK STUDIO

DRAWING: TESTFIT OPTION 02-B
LOCATION: Palatine, IL
DATE: 8.17.2026
BY: IB

SCALE: NTS

EXISTING PARTITION
NEW PARTITION
CUSTOM MILLWORK PROVIDED AND INSTALL.ED BY GC

NORTH

First Light Eye Care, PLLC submits this request to transfer the existing Special Use Permit at 231 N. Northwest Highway from its current use as a medical office (chiropractor) to planned use as a medical office (optometrist).

Business Operations

First Light Eye Care plans to maintain the property's primary use as a professional medical office consistent with Palatine Zoning Ordinance Section 11.03 (d) (43).

First Light Eye Care will be a full-service optometric practice specializing in the diagnosis and treatment of refractive conditions and ocular disease. We will provide eyeglasses and contact lenses through our optical and will manage ocular disease and surgical follow-up for patients living in Palatine. Conditions our practice will manage include, but are not limited to, refractive error, dry eye syndrome, glaucoma, cataracts, macular degeneration, and diabetic eye disease.

Dr. Emily Davis will be the primary eye care provider at First Light. Dr. Davis is a licensed optometrist that has worked in the greater Chicagoland area since 2014 and has resided within the Palatine township since 2022.

Our practice will be an active member of the Palatine community. First Light will provide employment opportunities for residents and form a strong bond with local patients and their families.

Proposed Hours of Operations:

- 9:00A – 5:00P Monday
- 9:00A – 5:00P Tuesday
- Closed Wednesday
- 9:00A – 7:00P Thursday
- 9:00A – 5:00P Friday
- 9:00A – 2:00P Saturday
- Closed Sunday

Proposed Facility and Floor Plan

First Light Eye Care will occupy the existing 1,800-square-foot building located at 231 N. Northwest Highway. We plan to reconfigure interior spaces to function as a modern eye care clinic and expect the broad outline of the floor plan to remain similar. Our proposed floor plan includes an optical showroom facing the street, two medical examination rooms, an ancillary testing room, and a staff break room. We expect improvements to the exterior facade to be minimal and cosmetic, including updating signage.

First Light Eye Care's practice aligns with the Village of Palatine's B-2 zoning objectives by continuing the building's tradition as a medical facility while adapting its function and aesthetics to optometry. We look forward to providing essential health services to the Palatine community and respectfully request transfer of the Special Use Permit.

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

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

Business Owner(s):

Emily Davis (First Light Eye Care, PLLC)

Subject Property Address:

231 N Northwest Hwy, Palatine, IL 60067

The owner(s) listed above are requesting that Special Use Ordinance # 0-7-18 be transferred from Illinois Spinal Care, Ltd. to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

See attachment.

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

ORDINANCE NO. O-7-18

AN ORDINANCE GRANTING A SPECIAL USE AT 231 N. NORTHWEST HIGHWAY

Published in pamphlet form by authority of the Mayor and Village Council of the Village of Palatine on January 15, 2018

ORDINANCE NO. O-7-18

AN ORDINANCE GRANTING A SPECIAL USE AT 231 N. NORTHWEST HIGHWAY

WHEREAS, pursuant to a petition and public hearing on January 9, 2018, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a Medical Office (Chiropractor) pursuant to Section 11.03 (d) (43) of the Palatine Zoning Ordinance, on the following legally described property:

Lot 2 in Rio's Subdivision of Lots 2, 3 and 4 in North-Smith Subdivision, being a subdivision in the Northwest quarter of the Northeast quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded November 22, 1995, as Document 95812651 in Cook County, Illinois.

commonly known as 231 N. Northwest Highway (PIN# 02-14-414-027).

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

SECTION 1: Special Use to permit a Medical Office (Chiropractor) pursuant to Section 11.03 (d) (43) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Use shall substantially conform to the business plan submitted by the Petitioner, Illinois Spine Care, on 12/08/2017 and floor plan dated 10/30/17, except as such plans may be revised to conform to Village Codes and Ordinances.**

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

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

PASSED: This 15 day of January, 2018

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

APPROVED by me this 15 day of January, 2018

Mayor of the Village of Palatine Pro Tem

ATTESTED and FILED in the office of the Village Clerk this 15 day of January, 2018

Village Clerk

High Quality Care From People Who Care!

Dr. Brian Mendoza
231 N. Northwest Highway
Palatine, IL 60067

Illinois Spinal Care, Ltd.

Illinois Spinal Care's mission is to provide the people of ***Palatine*** and surrounding areas a service that will help patients achieve and maintain their highest potential for health. Chiropractic health care focuses primarily on spinal function and its relationship to the nervous system and overall health. The science of chiropractic is based on the premise that good health depends, in part, on a normally functioning nervous system. Chiropractic principle emphasizes that the body is a self-regulating, self-healing organism and that body function is controlled and coordinated by the brain, spinal cord and the nerves that branch throughout the body. The chiropractic approach to better health is to locate and remove spinal dysfunction and nerve interference, returning the body to its natural state of health and wellness. ***Illinois Spinal Care, Ltd.*** will promote chiropractic education to the public as well as provide quality chiropractic care, massage therapy, ***physiotherapy modalities and rehabilitation.***

Executive Summary

Company Background

Illinois Spinal Care, Ltd. has been a very successful business operating in Elmhurst, IL for the past 10 years. ***Illinois Spinal Care, Ltd. is*** excited to open its second location in order to expand services to the people of ***Palatine*** and surrounding areas. The Elmhurst location will remain the flagship office for the company providing support and security for the Palatine office.

Operations Summary

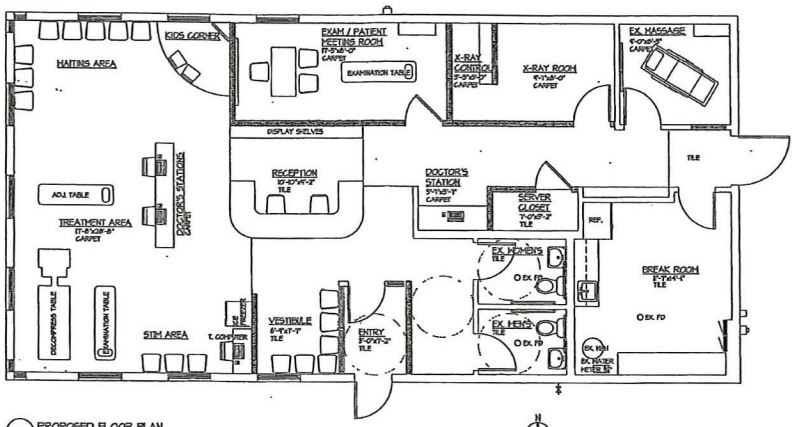
Illinois Spinal Care's Palatine office will be open for business Monday through Friday from 9 AM to 7 PM. It will employ 6 people in the beginning, a full time doctor, a massage therapist and a supporting staff of 4 assistants.

Dr. Brian Mendoza will be the lead doctor of ***Illinois Spinal Care's Palatine office. He*** is a graduate of Logan Chiropractic College, which is accredited by the Commission on Accreditation, of the Council on Chiropractic Education.

It is estimated that Illinois Spinal Care's Palatine office will service about 20-30 customers a day. Peak hours from 10am to 11am and 6pm to 7pm are expected to show a slightly increased customer count when compared to the rest of the day.

Company Location and Facilities

Illinois Spinal Care's Palatine office intends to occupy the entire 1800 sq. ft. office building located at 231 N. Northwest Highway, Palatine, IL 60067. The inside of the building will be renovated to accommodate our needs. The outside of the building will remain the same as it is today.



architects' studio

ILLINOIS SPINAL CARE
231 N. NORTHWEST HWY
PALATINE, IL 60067

DRAWING TITLE: PROPOSED FLOOR PLAN

DATE: 10/30/17

ISSUED FOR:

DRAWING #: A2.0

SHEET - OF -

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, January 9, 2018 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 East Wood Street, relative to a request for the following:
Special Use to permit a Medical Office (Chiropractor) pursuant to Section 11.03 (d) (43) of the Palatine Zoning Ordinance.
The property is commonly known as 231 N. Northwest Highway (PIN# 02-14-414-027).
The Petitioner is proposing to open a Chiropractic Office.
The above petition has been filed by Illinois Spinal Care, LTD and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 17-98
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 25th day of December, 2017.
Published in Daily Herald December 25, 2017 (4489820)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

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 and has been circulated daily in the Village(s) of:
Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Hanover Park, Hoffman Estates, Inverness, Mt Prospect, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, South Barrington, Streamwood, Wheeling

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

I further certify that the 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 December 25, 2017
in said Northwest Suburbs DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltzman
Designee of the Publisher and Officer of the Daily Herald

Control # 4489820

Consider an Ordinance Increasing Class N (Microbrewery) Liquor Licenses by One for Big Grove Brewery to be Located at 180 N. Smith Street

BACKGROUND:
On this evening's agenda is a request for a Planned Use Amendment and Special Use for 180 N. Smith Street, currently known as Durty Nellie's. The petitioner, Big Grove Palatine, LLC, has a contract to purchase the Durty Nellie's and wishes to apply for a Class N (Microbrewery) liquor license. The Class N liquor license will be held for the location until the anticipated opening in 2027. The proposed hours of operation are Sunday - Thursday 11 AM to 10 PM and Friday - Saturday 11 AM to 11 PM. The permitted hours for a class N liquor license are Sunday - Wednesday 6 AM to 1 AM and Thursday - Saturday 6 AM to 2 AM.

KEY ISSUES:

- Increase the number of Class N (Microbrewery) liquor licenses by one for a total of two.
- Issuance of the liquor license will be subject to compliance with all Village ordinances and issuance of a temporary or final certificate of occupancy.

BUDGET IMPACT:
The annual fee for a Class N license is $4,180.

RECOMMENDATION:
Action is at the discretion of the Council.

ACTION REQUIRED:
Action is at the discretion of the Council.

ATTACHMENTS:
1. ORD Increase Class N Liquor - Big Grove Brewery
2. Big Grove - Proposed Buisness Plan
3. Big Grove - Proposed Floor Plan

ORDINANCE NO._____

AN ORDINANCE INCREASING THE NUMBER OF CLASS N LIQUOR LICENSES PURSUANT TO CHAPTER 4, SECTION 4-54 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR BIG GROVE BREWERY TO BE LOCATED AT 180 N. SMITH STREET

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

SECTION 1: That the number of Class N (Microbrewery) Liquor Licenses shall increase by one from one (1) to two (2), for Big Grove Brewery to be located at 180 N. Smith Street, Palatine, IL

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

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

PASSED this _____day of _____, 2026
AYES: _____ NAYS:_____ ABSENT: _____ PASS:_____
APPROVED by me this _____day of _____, 2026

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2026

_____
Village Clerk

BIG GROVE BREWERY

Company Overview

Palatine Business Plan - August 2026

BIG GROVE BREWERY

PALATINE, IL

PALATINE'S BIG GROVE

Restaurant Specifications:

Restaurant: ~10k square feet
Patio: ~9k square feet

Open **363 days a year**
Closed on Thanksgiving & Christmas

Sunday - Thursday: 11AM - 10PM
Friday - Saturday: 11AM - 11PM

Our Vision:

To become a pillar of the community of Palatine

A place where families and friends can gather

200,000+ guests and ~$7 million in revenue annually

OUR HISTORY

OUR BACKGROUND & STORY

OUR FOUNDERS

Faye Swift
Co-Founder

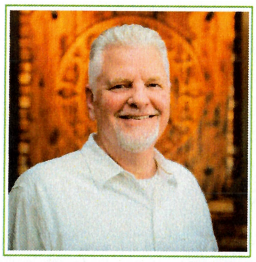
The hospitality business has been my life for over 36 years. My first restaurant opened in 1988 and I'm still at it in 2026. My final project, and largest to date is Big Grove Brewery. So much fun!!

"I'm very proud of our teams and our product. Cheers!"

Matt Swift
CEO/Co-Founder

I have opened and operated over 15 hospitality concepts in Iowa while being part of the industry for 20 years. These projects focus on more than great food and drink - they focus on creating community and bringing people together.

"I look forward to being part of your community."



Doug Goettsch
Co-Founder

I have been involved in the hospitality industry in one form or another for over 30 years with experience in all areas of operations. Co-founder of Big Grove Brewery and partner at several other area restaurant concepts.

"We make great beer and food, in beautiful and inviting spaces, served to you by fun and passionate people."

OUR HISTORY

SERVING COLD BEER & WARM HOSPITALITY

BIG GROVE BREWERY
ROOTED IN OUR CRAFT

2013 — Big Grove Brewery opens in Solon, IA

2017 — Big Grove Taproom & Brewery opens in Iowa City, IA

2018 — Big Grove starts packaged distribution in Eastern IA

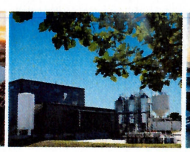
2022 — Big Grove Taproom opens in Des Moines, IA

2023 — Big Grove Taproom opens in Cedar Rapids, IA

2024 — Liberty Plant opens - allows for multi-state production capacity

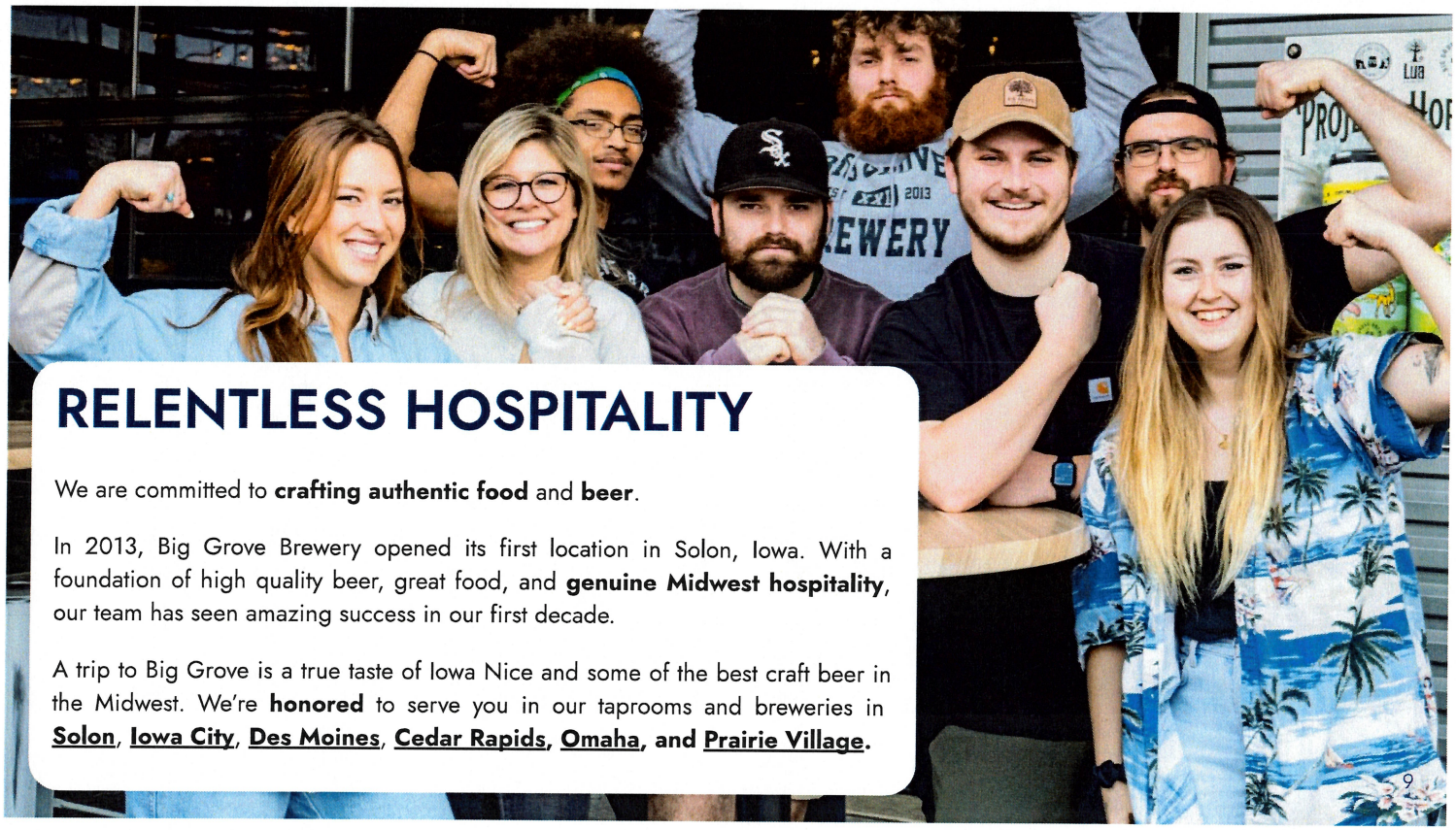
2025 — Big Grove Taproom opens in Omaha, NE

2026 — Big Grove opens in Prairie Village, KS



OUR PURPOSE

TO ENRICH OUR PEOPLE, TEAMS, AND COMMUNITIES



RELENTLESS HOSPITALITY

We are committed to **crafting authentic food** and **beer**.

In 2013, Big Grove Brewery opened its first location in Solon, Iowa. With a foundation of high quality beer, great food, and **genuine Midwest hospitality**, our team has seen amazing success in our first decade.

A trip to Big Grove is a true taste of Iowa Nice and some of the best craft beer in the Midwest. We're **honored** to serve you in our taprooms and breweries in **Solon**, **Iowa City**, **Des Moines**, **Cedar Rapids**, **Omaha**, **and Prairie Village**.

BIG GROVE UNIQUES

Our Guarantee - Big Grove is the brewery that delivers Midwest-fresh craft beer. Find your roots with us and proudly feel like a part of the Big Grove Family because we are good people (we promise) and we brew even better beer.

Midwest-Fresh - We offer bold and vibrant designs, warm hospitality, and innovative experiences.

Gold Medal Liquid - Our team and brewing technologies are on the cutting edge of the craft beer industry.

Rooted in Community - Big Grove stands for more than great beer. We stand for our communities and important causes among them.

OUR CAUSES

SUSTAINABILITY & BIG GROVE FOR GOOD

GOOD GIVING

GIVING BACK
PHILANTHROPIC GIVING

THIS WORK IS IS CENTRAL TO OUR MISSION. WE STRIVE TO BE **INTENTIONAL** WITH OUR 'GOOD GIVING'.

THIS INFOGRAPHIC OUTLINES 2025 **YEAR IN GIVING** ACROSS ALL OUR TAPROOMS & DISTRIBUTING TERRITORY

FROM CASH/GIFT-IN-KIND DONATIONS TO FOOD AND BEVERAGE COLLECTIONS, TREE PLANTINGS TO SERVING MEALS, THE BIG GROVE FAMILY HAS **COME TOGETHER** TO DO IT ALL IN SUPPORT OF OUR MIDWEST COMMUNITIES.

GOOD GIVING

BIG GROVE FOR GOOD

PHILANTHROPIC AND COMMUNITY GIVING

THE BIG GROVE FOR GOOD FOUNDATION IS THE COMMUNITY IMPACT INITIATIVE OF BIG GROVE BREWERY, DEDICATED TO FOSTERING POSITIVE CHANGE ACROSS THE MIDWEST. ROOTED IN THE BELIEF THAT BUSINESSES THRIVE WHEN THEIR COMMUNITIES DO, THE WORK OF THE FOUNDATION HARNESSES THE POWER OF COLLABORATION, CREATIVITY, AND EMPATHY TO SUPPORT CAUSES THAT MATTER MOST TO MIDWESTERN COMMUNITIES.

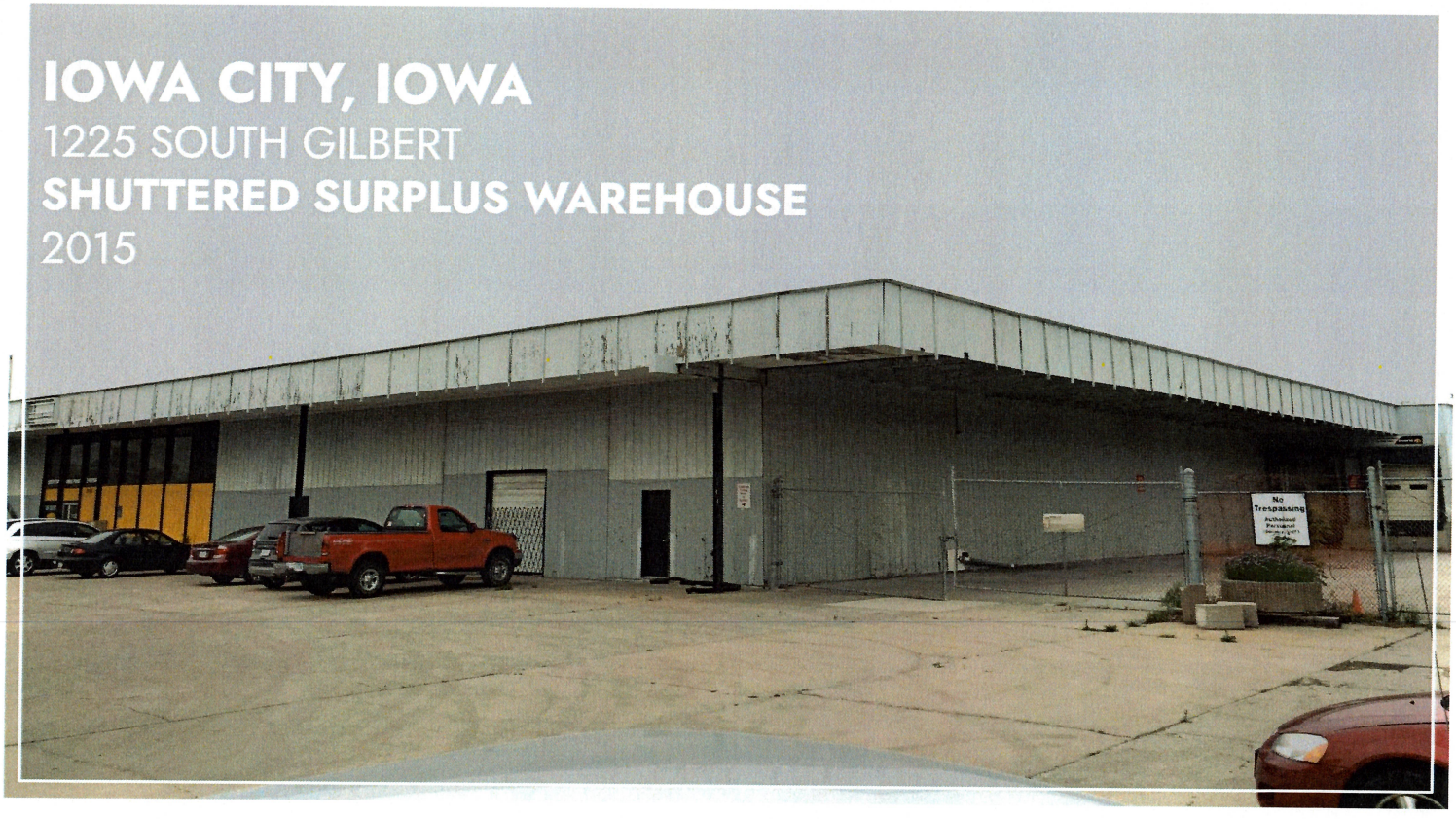
BIG GROVE FOR GOOD ISN'T JUST ABOUT GIVING BACK—IT'S ABOUT STEPPING FORWARD, EMBRACING THE OPPORTUNITY TO MAKE OUR CORNER OF THE WORLD A BETTER PLACE FOR EVERYONE.

- **TREES, TRAILS, & WATER**
  - IMPROVE GREEN SPACES, PROMOTE SUSTAINABILITY, AND FOSTER ENVIRONMENTAL REVITALIZATION FOR HEALTHIER COMMUNITIES AND A THRIVING PLANET.
- **EQUITY & EQUALITY**
  - FOSTER A DIVERSE, INCLUSIVE, AND EQUITABLE COMMUNITY, PROMOTING FAIRNESS AND COMPASSION IN EVERY INTERACTION.
- **OUR BACKYARD**
  - SUPPORT HYPERLOCAL ORGANIZATIONS THAT DIRECTLY BENEFIT OUR COMMUNITIES, PROVIDING RESOURCES AND OPPORTUNITIES ACCESSIBLE TO ALL GUESTS AND TEAM MEMBERS, AND FOSTERING PLACES WHERE PEOPLE CAN LIVE, THRIVE, AND GROW.

GOOD GIVING

TAPROOMS & SPACES

TRANSFORMATIVE CHANGE



IOWA CITY, IOWA
Opened 2017
BIG GROVE BREWERY
BEER HERE
BIG GROVE BREWERY

DES MOINES, IOWA
555 17TH STREET
VACANT AUTO REPAIR SHOP
2021
CRESCENT CHEVROLET

DES MOINES, IOWA
Opened 2022

"Big Grove's presence in the Crescent Building is more than just a dining establishment; it's a cornerstone of community engagement and local pride. By hosting events, supporting local causes, and providing a welcoming space for people to come together, the brewery fosters a sense of community and connection."

- Nate Easter, Director of Commercial Development, Krause Development Group

PALATINE, ILLINOIS
180 N Smith Street
DURTY NELLIES
2026

ECONOMIC IMPACT

CEDAR RAPIDS METRO ECONOMIC ALLIANCE

BIG GROVE — CEDAR RAPIDS · IA —

In Q1 of 2024 in coordination with the Cedar Rapids Economic Alliance, Big Grove commissioned an independent Economic Impact Study (EIS) to cover the two years that spanned the construction phase as well as the first year of operations of our Cedar Rapids taproom. This study, and it's output, will be updated in Q1 of 2025 after the first full year of operation of that taproom; current findings are based on results through that construction phase, H1 2024 results, and a forecast of H2 2024.

The Cedar Rapids Taproom was a "ground-up" project over the course of eleven months from commencement of construction to opening doors. The results of the study, in particular the construction phase, are representative of this model.

May '22 — **Groundbreaking Ceremony**
CR Economic Alliance, the Mayor of Cedar Rapids, and Big Grove partners on hand

Jan '23 — **Initial Clearing/Digging**
Construction begins on site with ground and foundational work

Mar '23 — **Structure Build**
Steel framing and building structure under works

Jun '23 — **Exterior Construction**
Remaining structure and walls completed while interior build commences

Oct '23 — **Interior Finalized**
Interior buildout and building details complete

Project Complete
Big Grove Cedar Rapids opens doors on 12/14/23 - over 26,000 guests visit by 1/1/24

MARKET DRIVER

BIG GROVE
-CEDAR RAPIDS·IA-

The results of the commissioned Economic Impact Study show an overwhelming positive return for the local community of Cedar Rapids both in value and employment.

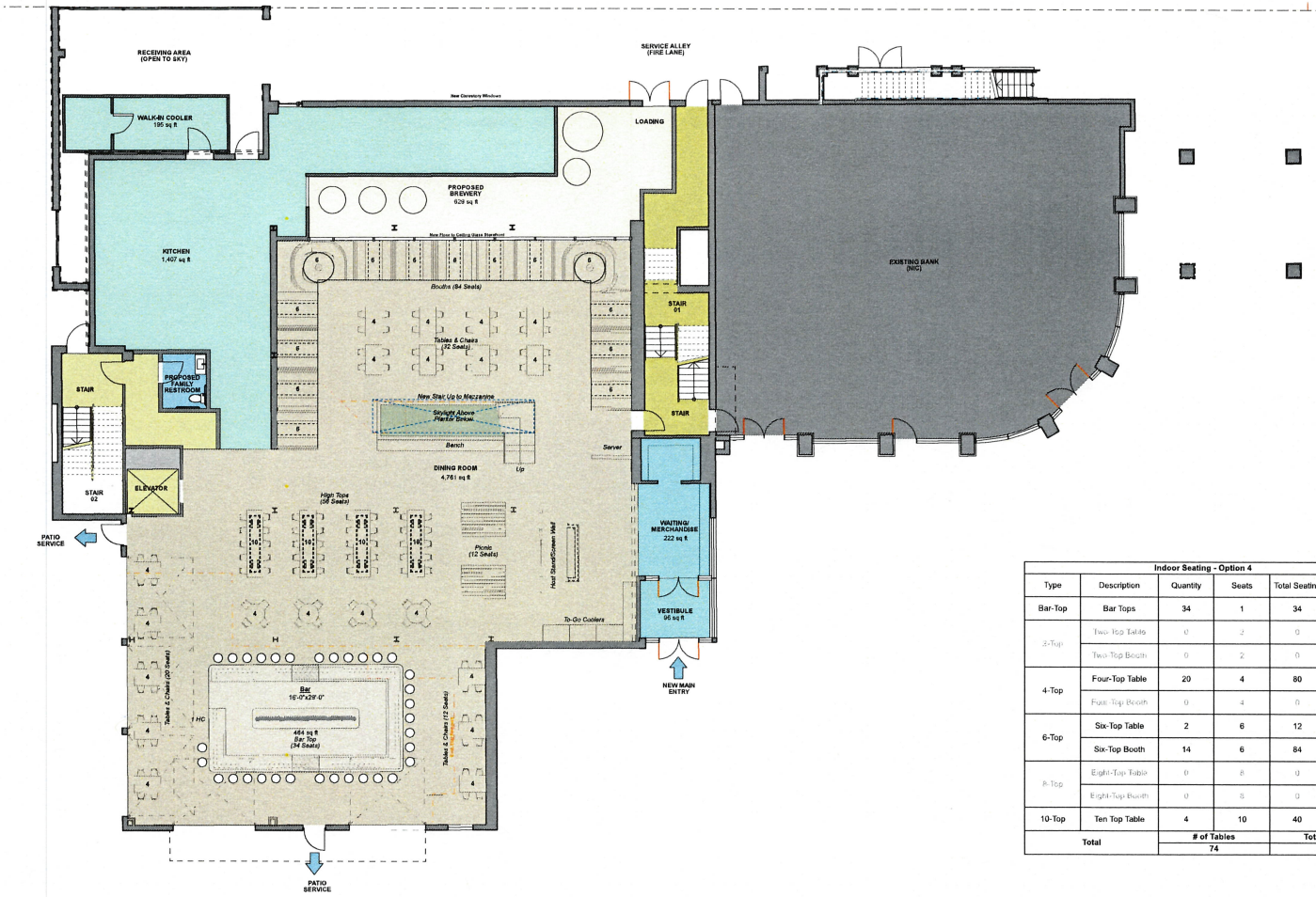
Annual GDP is after construction phase and year one operations is expected to average $7.4M with a multiplier of 1.42 for the local market.

Over 10 years Big Grove Cedar Rapids will deliver (not adjusting for inflation):

- **Economic Impact** brought to the community will exceed **$119M**.
- **Tax Revenue** of over **$7.8M** for the city, district, county, and state.
- **Utilities** will exceed **$1.2M** with an average of **$123k per year.**

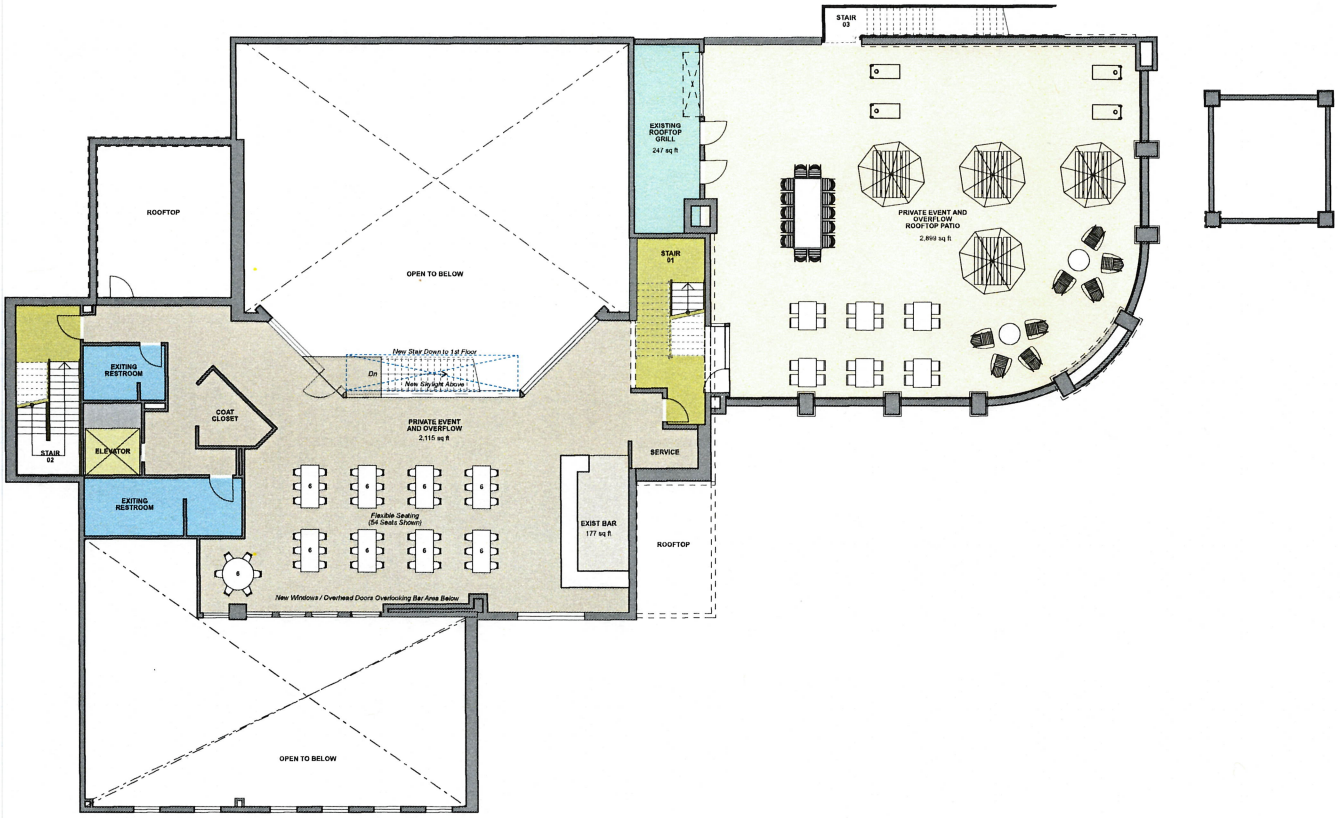
	Constructions & Operations Per Year (0 - 2)	Operations Per Year (3 - On)
ECONOMIC IMPACT	**$20.7M**	**$11.1M**
Value Added GDP	**$12.1M**	**$7.4M**
Tax Revenue Local & State	**$1.1M**	**$840k**
Actual Employment	**162**	**121**
Total Employment Direct/Indirect/Induced	**197**	**140**

THANK YOU!



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

BIG GROVE BREWERY

Big Grove Brewery 180 N. Smith Street Palatine, IL

Proposed 2nd Floor Plan
7/29/26

N

Pappageorge Haymes Partners

Consider a Motion to Award a Contract for the 2026 Drainage Improvements Project

BACKGROUND:
As part of the annual budget, funding is identified for spot drainage improvements at various locations throughout the Village. The program is designed to address smaller, localized areas that experience flooding or drainage issues. As in years past, this project has been combined with the small diameter drainage program to solicit additional bidders and encompass economies of scale.

KEY ISSUES:

- On Tuesday, September 1, 2026, five bids were received, ranging from a high of $585,847 to a low of $283,483.
- The low responsive and responsible bidder was DeVinci Construction, Inc. of Naperville, Illinois in the amount of $283,483.
- The drainage projects include improvements at: Clyde Avenue, Eric Drive, North Court, North Palos; the intersection of Greeley Street & Johson Street, and utility structure adjustments for the 2027 in-house paving program.
- The Engineer's estimate was $319,082.

BUDGET IMPACT:
Sewer funding is available in the 2026 Sewer Fund Capital Improvement Program to accommodate this work.

RECOMMENDATION:
Staff recommends that the contract for the 2026 Drainage Improvements Project be awarded to DeVinci Construction, Incorporated in the amount of $283,483.

ACTION REQUIRED:
Motion to award a contract for the 2026 Drainage Improvements Project to DeVinci Construction, Incorporated in the amount of $283,483.

ATTACHMENTS:
1. Bid Tab-2026 Drainage Improvements

BID OPENING
Date: September 1, 2026
Time: 11:00 AM
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
2026 DRAINAGE IMPROVEMENTS
DPW- 2602

COMPUTED BY: AJG

Red unit price = unit price is above median unit price
Blue unit price = unit price is equal to median unit price
Green unit price = unit price is below median unit price

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder DeVinci Construction, Inc. P.O. Box 4716 Oak Brook, IL 60522 (630) 548-3400 Fax (630) 548-3402 UNIT PRICE	Low Bidder TOTAL	2 Martam Construction, Inc. 1200 Gasket Drive Elgin, IL 60120 (847) 608-6800 Fax (847) 608-6804 UNIT PRICE	2 TOTAL	3 Maneval Construction Co., I 28090 W. Concrete Drive Ingleside, IL 60041 (815) 355-0356 UNIT PRICE	3 TOTAL	4 Concept Plumbing, Inc. 554 W. Wood St. Palatine, IL 60067 (847) 776-6180 UNIT PRICE	4 TOTAL	5 H. Linden & Sons Sewer and Water, 722 E. South Street, Unit D Plano, IL 60545 (630) 552-9955 Fax (630) 522-0955 UNIT PRICE	5 TOTAL
1	Mobilization	LS	1	$ 5,000.00	$5,000.00	$3,700.00	$3,700.00	$27,000.00	$27,000.00	$27,500.00	$27,500.00	$90,934.00	$90,934.00	$5,000.00	$5,000.00
2	Pre-Construction Video	LS	1	$ 1,500.00	$1,500.00	$925.00	$925.00	4,000.00	$4,000.00	600.00	600.00	4,464.00	4,464.00	2,000.00	2,000.00
3	Soil Testing and LPC-662/663 Forms	LS	1	$ 2,000.00	$2,000.00	$3,075.00	$3,075.00	9,000.00	$9,000.00	4,000.00	4,000.00	6,138.00	6,138.00	5,000.00	5,000.00
4	Construction Layout and As-Built Drawings	LS	1	$ 2,000.00	$2,000.00	$3,700.00	$3,700.00	7,500.00	$7,500.00	15,000.00	15,000.00	11,579.00	11,579.00	10,000.00	10,000.00
5	Tree Removal (6" - 15")	EA	3	$ 1,500.00	$4,500.00	$500.00	$1,500.00	850.00	$2,550.00	1,000.00	3,000.00	1,640.00	4,920.00	1,000.00	3,000.00
6	Tree Protection	LF	100	$ 75.00	$7,500.00	$16.00	$1,600.00	18.00	$1,800.00	4.00	400.00	12.00	1,200.00	20.00	2,000.00
7	Removal and Disposal of Unsuitable Material	CY	50	$ 100.00	$5,000.00	$44.00	$2,200.00	88.00	$4,400.00	24.00	1,200.00	64.50	3,225.00	100.00	5,000.00
8	Sod Restoration with 4" Topsoil, Furnish and Place	LS	1	$ 30,000.00	$30,000.00	$7,380.00	$7,380.00	52,000.00	$52,000.00	35,000.00	35,000.00	16,718.00	16,718.00	25,000.00	25,000.00
9	Supplemental Watering (Special)	EA	8	$ 100.00	$800.00	$300.00	$2,400.00	150.00	$1,200.00	6,750.00	54,000.00	175.00	1,400.00	1.00	8.00
10	Grading and Shaping (Special)	SY	900	$ 20.00	$18,000.00	$15.00	$13,500.00	33.00	$29,700.00	6.00	5,400.00	20.00	18,000.00	10.00	9,000.00
11	3" Rip-Rap on Geotech Fabric	SY	5	$ 200.00	$1,000.00	$135.00	$675.00	420.00	$2,100.00	135.00	675.00	90.00	450.00	95.00	475.00
12	Porous Granual Embankment	CY	50	$ 90.00	$4,500.00	$80.00	$4,000.00	118.00	$5,900.00	75.00	3,750.00	88.00	4,400.00	74.00	3,700.00
13	Remove Storm Sewer Pipe, 6"	LF	165	$ 20.00	$3,300.00	$10.00	$1,650.00	8.00	$1,320.00	43.00	7,095.00	11.00	1,815.00	10.00	1,650.00
14	Remove Storm Sewer Structure	EA	3	$ 600.00	$1,800.00	$300.00	$900.00	740.00	$2,220.00	2,250.00	6,750.00	1,760.00	5,280.00	50.00	150.00
15	Curb and Gutter Removal and Replacement	LF	116	$ 67.00	$7,772.00	$121.00	$14,036.00	116.00	$13,456.00	75.00	8,700.00	71.00	8,236.00	89.00	10,324.00
16	Class D Patch, 6"	SY	185	$ 140.00	$25,900.00	$150.00	$27,750.00	106.00	$19,610.00	50.00	9,250.00	144.50	26,732.50	140.00	25,900.00
17	PCC Driveway Removal & Replacement, 6"	SY	12	$ 200.00	$2,400.00	$137.50	$1,650.00	224.00	$2,688.00	215.00	2,580.00	143.00	1,716.00	180.00	2,160.00
18	Bituminous Driveway Removal and Replacement, 3"	SY	50	$ 112.00	$5,600.00	$145.00	$7,250.00	104.00	$5,200.00	36.00	1,800.00	89.00	4,450.00	75.00	3,750.00
19	Storm Sewer Pipe, SDR-26, 6" Dia., Open Cut	LF	167	$ 70.00	$11,690.00	$65.00	$10,855.00	88.00	$14,696.00	60.00	10,020.00	148.00	24,716.00	120.00	20,040.00
20	Storm Sewer Pipe, SDR-26, 6" Dia., Directional Drill	LF	337	$ 110.00	$37,070.00	$87.00	$29,319.00	221.00	$74,477.00	200.00	67,400.00	213.00	71,781.00	200.00	67,400.00
21	Storm Sewer Pipe, SDR-26, 8" Dia., Open Cut	LF	109	$ 100.00	$10,900.00	$77.00	$8,393.00	116.00	$12,644.00	82.00	8,938.00	90.50	9,864.50	150.00	16,350.00
22	Storm Sewer Pipe, SDR-26, 12" Dia., Open Cut	LF	58	$ 125.00	$7,250.00	$110.00	$6,380.00	241.00	$13,978.00	101.00	5,858.00	124.00	7,192.00	180.00	10,440.00

BID OPENING
Date: September 1, 2026
Time: 11:00 AM
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
2026 DRAINAGE IMPROVEMENTS
DPW- 2602

COMPUTED BY: AJG

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23	Galvanized Steel Flared End Section 8"	EA	1	$ 500.00	$500.00	$560.00	$560.00	1,140.00	$1,140.00	250.00	250.00	234.00	234.00	500.00	500.00
24	Remove and Reinstall Existing Flared End Section	EA	1	$ 500.00	$500.00	$1,045.00	$1,045.00	2,260.00	$2,260.00	800.00	800.00	1,759.00	1,759.00	1,000.00	1,000.00
25	Core Connection of New Service, 6"	EA	2	$ 500.00	$1,000.00	$500.00	$1,000.00	1,440.00	$2,880.00	4,200.00	8,400.00	3,900.00	7,800.00	1,500.00	3,000.00
26	Inlet Type A 2' Dia., Re-Use Existing F&G	EA	2	$ 2,500.00	$5,000.00	$1,735.00	$3,470.00	2,420.00	$4,840.00	2,300.00	4,600.00	2,662.00	5,324.00	4,000.00	8,000.00
27	Remove and Replace Inlet with Type A 2' Dia, F & G as shown on plans	EA	3	$ 3,000.00	$9,000.00	$2,410.00	$7,230.00	3,320.00	$9,960.00	3,000.00	9,000.00	3,190.00	9,570.00	5,000.00	15,000.00
28	C.B., TY C, 24" Dia. (W/ TY8 F&G Open Lid)	EA	3	$ 4,000.00	$12,000.00	$2,610.00	$7,830.00	2,920.00	$8,760.00	3,300.00	9,900.00	4,288.00	12,864.00	3,000.00	9,000.00
29	C.B., TY C, 36" Dia. (W/ Neenah R-4342)	EA	1	$ 5,000.00	$5,000.00	$5,880.00	$5,880.00	4,420.00	$4,420.00	4,000.00	4,000.00	4,465.00	4,465.00	4,000.00	4,000.00
30	C.B., TY C, 48" Dia., (W/ F&G As Shown On Plans)	EA	3	$ 6,000.00	$18,000.00	$6,355.00	$19,065.00	5,880.00	$17,640.00	5,750.00	17,250.00	7,484.00	22,452.00	5,000.00	15,000.00
31	MH, TY A, 48" Dia. (w/ TY-1 F&L)	EA	1	$ 5,000.00	$5,000.00	$6,290.00	$6,290.00	11,260.00	$11,260.00	6,000.00	6,000.00	8,397.00	8,397.00	5,000.00	5,000.00
32	MH, TY A, 72" Dia., Build-Over, (w/ TY-1 F&L)	EA	1	$ 8,000.00	$8,000.00	$12,575.00	$12,575.00	26,420.00	$26,420.00	18,250.00	18,250.00	26,207.00	26,207.00	28,000.00	28,000.00
33	Frames and Lids to be Adjusted, Special	EA	35	$ 500.00	$17,500.00	$860.00	$30,100.00	650.00	$22,750.00	1,900.00	66,500.00	1,050.00	36,750.00	3,000.00	105,000.00
34	Frames and Lids to be Adjusted, Special (w/ New F&L)	EA	21	$ 1,400.00	$29,400.00	$1,300.00	$27,300.00	650.00	$13,650.00	3,000.00	63,000.00	1,928.00	40,488.00	2,000.00	42,000.00
35	Seal Sanitary Frame and Lid, Infi-shield	EA	11	$ 700.00	$7,700.00	$475.00	$5,225.00	1,460.00	$16,060.00	2,500.00	27,500.00	826.00	9,086.00	2,000.00	22,000.00
36	Traffic Control & Protection	LS	1	$ 5,000.00	$5,000.00	$3,075.00	$3,075.00	25,000.00	$25,000.00	15,000.00	15,000.00	13,393.00	13,393.00	100,000.00	100,000.00
	TOTAL BID AS READ					**$ 283,483.00**		**$ 474,479.00**		**$ 482,116.00**		**$ 524,000.00**		**$ 585,847.00**	
	TOTAL BID AS CORRECTED			**$ 319,082.00**						**$ 529,366.00**					
	PROPOSAL GUARANTEE					5.00%		5.00%		5.00%		5.00%		5.00%	

Village of Palatine

Village Clerk

Mayor

Warrant # 17 having been approved by the Village Council on 09-08-26 hereby authorizes the Treasurer to deposit funds from the accounts indicated below

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	246,071.63	3,947.50	-	-	250,019.13
Motor Fuel Tax Fund	205	82,503.44	-	-	-	82,503.44
Federal Equitable Sharing Fund	221	7,187.98	-	-	-	7,187.98
Downtown TIF Fund	233	4,524,747.24	-	-	-	4,524,747.24
Rand/Lake Cook TIF Fund	235	1,000,000.00	-	-	-	1,000,000.00
ARPA Fund	256	147,414.60	-	-	-	147,414.60
Opioid Settlement Fund	257	849.95	-	-	-	849.95
Capital Equipment Fund	401	222,734.96	-	-	-	222,734.96
Capital Improvements Fund	402	52,193.37	-	-	-	52,193.37
CSF Renovation Fund	435	5,800.00	-	-	-	5,800.00
Water Fund	605	92,637.11	-	-	-	92,637.11
Sewer Fund	610	36,799.49	-	-	-	36,799.49
Refuse Fund	615	-	-	-	6.69	6.69
Parking Fund	620	1,050.24	-	-	-	1,050.24
Liability Insurance Fund	702	1,309.87	-	-	-	1,309.87
Fleet Services Fund	710	49,376.24	-	-	-	49,376.24
Total Report		**6,470,676.12**	**3,947.50**	**-**	**6.69**	**6,474,630.31**

VILLAGE OF PALATINE

Warrant #17

Invoice Due Date Range 07/01/26 - 09/22/26
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **4040 - 1st Ayd Corporation**									
PSI892834	Parts - M-999	Open		07/22/2026	08/21/2026	08/20/2026			884.40
			Vendor **4040 - 1st Ayd Corporation** Totals			Invoices	1		$884.40
Vendor **1553 - Acme Truck & Brake Supply**									
01_552079	Parts - Stock	Open		08/17/2026	09/16/2026	08/20/2026			108.84
			Vendor **1553 - Acme Truck & Brake Supply** Totals			Invoices	1		$108.84
Vendor **5856 - Active911 Incorporated**									
694776	Subscription Renewal	Open		08/24/2026	09/07/2026	08/30/2026			499.50
			Vendor **5856 - Active911 Incorporated** Totals			Invoices	1		$499.50
Vendor **5416 - Advance Auto Parts**									
6432621831066	Parts - Stock	Open		08/06/2026	09/05/2026	08/20/2026			23.85
6432622331232	Parts - T-411	Open		08/11/2026	09/10/2026	08/20/2026			73.08
6432622361438	Parts - Stock	Open		08/11/2026	09/10/2026	08/20/2026			18.40
6432622561482	Parts - Stock	Open		08/13/2026	09/12/2026	08/20/2026			36.80
6432623031526	Parts - Stock	Open		08/18/2026	09/17/2026	08/20/2026			272.80
6432623261693	Parts - T-487	Open		08/20/2026	09/19/2026	08/27/2026			337.98
			Vendor **5416 - Advance Auto Parts** Totals			Invoices	6		$762.91
Vendor **3030 - Advanced Automation & Control**									
26-5449	SCADA Troubleshooting-Several Locations	Open		08/21/2026	09/20/2026	08/25/2026			3,155.96
			Vendor **3030 - Advanced Automation & Control** Totals			Invoices	1		$3,155.96
Vendor **1759 - Air One Equipment, Inc.**									
240113	Globe Turnout Gear (9 Sets)	Open		08/20/2026	09/19/2026	08/18/2026			33,608.00
			Vendor **1759 - Air One Equipment, Inc.** Totals			Invoices	1		$33,608.00
Vendor **2611 - Al Warren Oil Co**									
W1869198	Motor Fuel	Open		08/06/2026	09/05/2026	08/20/2026			5,792.91
W1869199	Motor Fuel	Open		08/06/2026	09/05/2026	08/20/2026			24,420.55
			Vendor **2611 - Al Warren Oil Co** Totals			Invoices	2		$30,213.46
Vendor **3060 - Allegra Print & Imaging**									
108448	#10 Window Envelopes	Open		08/18/2026	09/17/2026	08/18/2026			332.45
			Vendor **3060 - Allegra Print & Imaging** Totals			Invoices	1		$332.45
Vendor **2496 - Altorfer Industries, Inc**									
P56C0087987	Parts - E-604	Open		08/13/2026	09/12/2026	08/20/2026			148.90
P56C0088144	Parts - E-211	Open		08/17/2026	09/16/2026	08/31/2026			2,632.43
P56C0088145	Parts - E-211	Open		08/17/2026	09/16/2026	08/31/2026			1,003.03
P56C0088296	Parts - E-211	Open		08/19/2026	09/18/2026	08/20/2026			512.77

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
		Vendor **2496 - Altorfer Industries, Inc** Totals				Invoices	4		$4,297.13
Vendor **5021 - Arlington Heights Ford LLC**									
CM178026H	Credit Memo	Open		05/29/2026	09/20/2026	09/02/2026			(692.70)
181171H	Parts - T-493	Open		08/11/2026	09/10/2026	08/20/2026			19.12
181312H	Parts - T-493	Open		08/13/2026	09/12/2026	08/20/2026			85.91
181634H	Parts - T-529	Open		08/18/2026	09/17/2026	08/20/2026			545.35
181722H	Parts - T-459	Open		08/20/2026	09/19/2026	08/27/2026			40.00
181761H	Parts - Stock	Open		08/21/2026	09/20/2026	08/27/2026			230.14
181786H	Parts - T-459	Open		08/21/2026	09/20/2026	09/02/2026			950.63
CM179671H	Credit Memo	Open		08/28/2026	09/20/2026	09/02/2026			(43.63)
CM180483H	Credit Memo	Open		08/28/2026	09/20/2026	09/02/2026			(67.41)
		Vendor **5021 - Arlington Heights Ford LLC** Totals				Invoices	9		$1,067.41
Vendor **5360 - AT&T**									
637106	Cellular Phone Tracking/Tower Dump (26-001838)	Open		07/29/2026	08/28/2026	08/30/2026			70.00
		Vendor **5360 - AT&T** Totals				Invoices	1		$70.00
Vendor **5832 - B&B Productions Inc**									
B&B08-16-26	Street Feast 2026 Stage & Sound	Open		08/26/2026	09/01/2026	08/26/2026			1,175.00
		Vendor **5832 - B&B Productions Inc** Totals				Invoices	1		$1,175.00
Vendor **3058 - Matt D Barry**									
2026-00000719	APWA PWX 2026 Conference Meal Per Diem	Open		08/24/2026	09/02/2026	08/24/2026			280.00
		Vendor **3058 - Matt D Barry** Totals				Invoices	1		$280.00
Vendor **2282 - Baxter And Woodman**									
0284730	Design Engineering Services for Well 15 Rehabilitation	Open		05/01/2026	08/31/2026	08/20/2026			3,847.68
0286844	Design Engineering Services for Well 15 Rehabilitation	Open		06/23/2026	08/31/2026	08/20/2026			225.00
		Vendor **2282 - Baxter And Woodman** Totals				Invoices	2		$4,072.68
Vendor **1101 - Beverly Materials LLC**									
340581	Wash Stone and Gravel-WMB Restoration Repair	Open		08/08/2026	09/07/2026	08/25/2026			7,548.05
341091	Wash Stone and Gravel-WMB Restoration Repair	Open		08/15/2026	09/14/2026	08/25/2026			740.91
341590	Wash Stone-WMB Restoration Repair	Open		08/22/2026	09/21/2026	08/25/2026			223.68
		Vendor **1101 - Beverly Materials LLC** Totals				Invoices	3		$8,512.64

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **1722 - BLA, Inc**									
24875-4	Palatine Rd & Rohlwing Rd Phase II Engineering 23-00114-00-TL	Open		07/31/2026	08/30/2026	08/20/2026			8,723.79
			Vendor **1722 - BLA, Inc** Totals			Invoices	1		$8,723.79
Vendor **1492 - Bound Tree Medical LLC**									
86276552	EMS Supplies- Traumagel	Open		07/12/2026	08/11/2026	08/20/2026			849.95
			Vendor **1492 - Bound Tree Medical LLC** Totals			Invoices	1		$849.95
Vendor **5713 - Autumn Breen**									
2026-00000691	Lead Water Service Line Replacement Program Reimbursement	Open		08/13/2026	09/01/2026	08/13/2026			11,548.00
			Vendor **5713 - Autumn Breen** Totals			Invoices	1		$11,548.00
Vendor **4850 - Builders Asphalt, Llc**									
195385	Binder and Surface for Hot Paving	Open		07/31/2026	08/30/2026	08/24/2026			2,062.87
195855	Binder and Surface for Hot Paving	Open		08/06/2026	09/05/2026	08/24/2026			575.81
196321	Binder and Surface for Hot Paving	Open		08/11/2026	09/10/2026	08/24/2026			225.78
196594	Binder and Surface for Hot Paving	Open		08/14/2026	09/13/2026	08/24/2026			4,745.13
197081	Binder and Surface for Hot Paving	Open		08/20/2026	09/19/2026	08/24/2026			4,005.54
197209	Binder and Surface for Hot Paving	Open		08/21/2026	09/20/2026	08/24/2026			250.63
			Vendor **4850 - Builders Asphalt, Llc** Totals			Invoices	6		$11,865.76
Vendor **5135 - Builders Paving, LLC**									
2601903	Kerry Ct & Sterling Ave Roadway Rehabilitation Project DPW-2616	Open		08/03/2026	09/02/2026	08/20/2026			125,590.07
			Vendor **5135 - Builders Paving, LLC** Totals			Invoices	1		$125,590.07
Vendor **2650 - Case Lots**									
32755	Multifold Towels, Can Liners, Toilet Tissue, Laundry Soap	Open		08/11/2026	09/10/2026	08/20/2026			1,439.15
			Vendor **2650 - Case Lots** Totals			Invoices	1		$1,439.15
Vendor **5218 - Casey Automotive**									
856453200	Repairs - T-505	Open		08/20/2026	09/19/2026	08/27/2026			256.51
			Vendor **5218 - Casey Automotive** Totals			Invoices	1		$256.51
Vendor **5760 - CDM Smith Inc**									

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
90269770	Corrosion Control Evaluation Desktop Study	Open		07/31/2026	08/30/2026	08/20/2026			12,640.00
			Vendor **5760 - CDM Smith Inc** Totals			Invoices	1		$12,640.00
Vendor **2732 - CDW Government Inc**									
AK65G3J	Adobe License	Open		08/21/2026	09/11/2026	08/31/2026			90.00
AK5AM1A	Squad Car Ticket Printer Paper Rolls	Open		08/07/2026	09/06/2026	08/30/2026			1,673.80
			Vendor **2732 - CDW Government Inc** Totals			Invoices	2		$1,763.80
Vendor **5594 - CGMT, Inc**									
14004	Material Testing for 2026 Kerry Ct Roadway Rehabilitation	Open		06/30/2026	08/30/2026	08/31/2026			4,429.00
14005	Material Testing for Aldridge Ave Improvements	Open		06/30/2026	08/30/2026	08/31/2026			3,000.00
14003	Material Testing for 2026 Street Resurfacing	Open		07/30/2026	08/29/2026	08/31/2026			11,328.00
			Vendor **5594 - CGMT, Inc** Totals			Invoices	3		$18,757.00
Vendor **3050 - Cintas #22**									
4278344247	Uniform Cleaning	Open		08/07/2026	09/06/2026	08/20/2026			138.56
4278612067	Village Hall Carpets	Open		08/12/2026	09/11/2026	08/12/2026			160.46
4279145509	Shop Rags	Open		08/14/2026	09/13/2026	08/20/2026			18.55
4279145630	Uniform Cleaning	Open		08/14/2026	09/13/2026	08/20/2026			150.89
4279918839	Shop Rags	Open		08/21/2026	09/20/2026	08/20/2026			18.55
4279918868	CSF Carpets	Open		08/21/2026	09/20/2026	08/20/2026			164.79
4279918937	Uniform Cleaning	Open		08/21/2026	09/20/2026	08/20/2026			135.37
			Vendor **3050 - Cintas #22** Totals			Invoices	7		$787.17
Vendor **2707 - Ciorba Group Inc**									
0034669	2026 Water Main Replacement Contract 1 Design DPW-2621	Open		08/13/2026	09/12/2026	08/20/2026			171.00
			Vendor **2707 - Ciorba Group Inc** Totals			Invoices	1		$171.00
Vendor **3033 - Comcast Cable**									
CC 08-26 A	Backup Internet Connections	Open		08/16/2026	09/13/2026	08/31/2026			43.03
FD83 09-26	Backup Internet Connections	Open		08/24/2026	09/21/2026	08/31/2026			86.43
			Vendor **3033 - Comcast Cable** Totals			Invoices	2		$129.46
Vendor **2980 - Commonwealth Edison**									
8997338111 8/26	Electricity-0 N Rand Rd N Williams Dr/Camera	Open		08/17/2026	09/16/2026	08/20/2026			24.28
5892617000 8/26	Electricity-Middleton Pond Aerator	Open		08/20/2026	09/19/2026	08/20/2026			180.74

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
		Vendor **2980 - Commonwealth Edison** Totals				Invoices	2		$205.02
Vendor **3087 - Cook County Collector**									
CY25 DT Surplus	CY2025 Downtown TIF District Surplus	Open		08/21/2026	08/21/2026	08/21/2026			4,524,747.24
CY25-RLC Surplus	CY2025 Rand Lake Cook Surplus	Open		08/21/2026	08/21/2026	08/21/2026			1,000,000.00
		Vendor **3087 - Cook County Collector** Totals				Invoices	2		$5,524,747.24
Vendor **3091 - Cook County Treasurer Electrical & Mechanical Item**									
2026-2	Traffic Signal Maintenance-Quarterly 4/1/26-6/30/26	Open		07/03/2026	08/02/2026	08/20/2026			2,081.52
		Vendor **3091 - Cook County Treasurer Electrical & Mechanical Item** Totals				Invoices	1		$2,081.52
Vendor **2773 - Core & Main LP**									
Z351105	Meters-Year 11 Prorated-IPERL 3/4	Open		07/28/2026	08/27/2026	08/25/2026			178.00
Z467861	Meters-Year 11 Prorated-IPERL 3/4S	Open		07/29/2026	08/28/2026	08/25/2026			869.00
Z478474	Meters-Year 11 Prorated-IPERL 5/8	Open		07/30/2026	08/29/2026	08/25/2026			158.00
Z422870	Meters-OMNI R2 1 1/2 & Brass Oval Set	Open		08/12/2026	09/11/2026	08/25/2026			667.00
Z541130	Meters-IPERL 1 & IPERL 3/4S	Open		08/12/2026	09/11/2026	08/25/2026			6,180.00
Z549932	Round Point Shovel	Open		08/12/2026	09/11/2026	08/25/2026			74.00
		Vendor **2773 - Core & Main LP** Totals				Invoices	6		$8,126.00
Vendor **5406 - DeKind Computer Consultants**									
46221	Outsourced IT resources	Open		09/01/2026	09/22/2026	08/31/2026			23,068.48
		Vendor **5406 - DeKind Computer Consultants** Totals				Invoices	1		$23,068.48
Vendor **5031 - DeVinci Construction, Inc**									
Final Invoice	Sanitary Repair-1042 E. Palatine Rd	Open		08/05/2026	09/04/2026	08/13/2026			19,750.00
		Vendor **5031 - DeVinci Construction, Inc** Totals				Invoices	1		$19,750.00
Vendor **5309 - Digicom Installations, Inc**									
1855	Station 81- Phoenix G2 Station Alerting Equip &	Open		08/14/2026	09/13/2026	08/13/2026			17,604.59
		Vendor **5309 - Digicom Installations, Inc** Totals				Invoices	1		$17,604.59
Vendor **5509 - Efraim Carlson & Son Inc**									
16	Fire Station 82 Addition and Renovations DPW-2453	Open		07/31/2026	08/30/2026	08/20/2026			147,414.60
		Vendor **5509 - Efraim Carlson & Son Inc** Totals				Invoices	1		$147,414.60

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **5398 - EMS Management & Consultants, Inc.**									
EMS-028253	Ambulance Billing Charges - Jul	Open		07/31/2026	09/14/2026	08/18/2026			8,185.80
		Vendor **5398 - EMS Management & Consultants, Inc.** Totals				Invoices	1		$8,185.80
Vendor **2665 - Fleet Safety Supply**									
87619	Parts - Stock	Open		08/12/2026	09/11/2026	08/27/2026			264.68
		Vendor **2665 - Fleet Safety Supply** Totals				Invoices	1		$264.68
Vendor **2195 - FMP**									
162-240766	Parts - Stock	Open		08/17/2026	09/16/2026	08/20/2026			62.64
162-240904	Parts - Stock	Open		08/18/2026	09/17/2026	08/27/2026			23.90
162-241005	Parts - Stock	Open		08/19/2026	09/18/2026	08/27/2026			67.56
		Vendor **2195 - FMP** Totals				Invoices	3		$154.10
Vendor **5073 - FulLife Safety LLC**									
74252	Boots-Palmer, Henry, Portera, LED Flashlight	Open		08/10/2026	09/09/2026	08/25/2026			856.95
		Vendor **5073 - FulLife Safety LLC** Totals				Invoices	1		$856.95
Vendor **3928 - Robert Garcia**									
2026-00000723	clothing reimbursement-Robert	Open		08/26/2026	08/26/2026	08/13/2026			108.22
		Vendor **3928 - Robert Garcia** Totals				Invoices	1		$108.22
Vendor **3400 - Gewalt Hamilton Associates Inc**									
4510.013-1	Fire Station 83 Facility Assessment	Open		08/18/2026	09/17/2026	08/19/2026			1,012.50
		Vendor **3400 - Gewalt Hamilton Associates Inc** Totals				Invoices	1		$1,012.50
Vendor **1667 - Gilio Landscape Contractors**									
10272	grass-749-753 W Palatine 8/12/26	Open		08/14/2026	09/13/2026	08/13/2026			85.00
10273	grass-749-753 W Palatine 8/12/26	Open		08/14/2026	09/13/2026	08/13/2026			85.00
10274	grass-749-753 W Palatine 8/12/26	Open		08/14/2026	09/13/2026	08/13/2026			85.00
10275	grass- 630-636 E Northwest Hwy 8/14/26	Open		08/15/2026	09/04/2026	08/13/2026			85.00
10276	grass- 630-636 E Northwest Hwy 8/14/26	Open		08/15/2026	09/04/2026	08/13/2026			85.00
10277	grass-1199-1203 W Northwest Hwy 8/14/26	Open		08/15/2026	09/04/2026	08/13/2026			85.00
10278	grass-1199-1203 W Northwest Hwy 8/14/26	Open		08/15/2026	09/04/2026	08/13/2026			85.00

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
10279	grass-1199-1203 W Northwest Hwy 8/14/26	Open		08/15/2026	09/04/2026	08/13/2026			85.00
10281	grass- 359 W Glade 8/15/26	Open		08/17/2026	09/06/2026	08/13/2026			235.00
			Vendor **1667 - Gilio Landscape Contractors** Totals			Invoices	9		$915.00
Vendor **3116 - Bryan C Haupt**									
PWTRBH081226	Tool Reimbursement	Open		08/12/2026	09/03/2026	08/31/2026			114.35
			Vendor **3116 - Bryan C Haupt** Totals			Invoices	1		$114.35
Vendor **5734 - Heartland Business Systems LLC**									
904476-H	Virtual Server Environment Solution	Open		08/12/2026	09/11/2026	08/21/2026			154,519.91
			Vendor **5734 - Heartland Business Systems LLC** Totals			Invoices	1		$154,519.91
Vendor **3733 - Honeywell Analytics**									
5272385862	PosiChek Calibration	Open		07/01/2026	08/01/2026	08/13/2026			1,575.00
			Vendor **3733 - Honeywell Analytics** Totals			Invoices	1		$1,575.00
Vendor **1604 - Illinois State Police**									
20260701570	Fingerprinting for Liquor Licensing (1570-Jul)	Open		08/01/2026	09/15/2026	08/30/2026			162.00
20260704348	Background Checks	Open		08/16/2026	09/15/2026	08/17/2026			54.00
			Vendor **1604 - Illinois State Police** Totals			Invoices	2		$216.00
Vendor **4273 - Illinois Workers' Compensation Commission**									
2026-00000694	IL Workers Compensation Rate Adjustment 01/01/26 - 06/30/26	Open		08/18/2026	09/15/2026	08/18/2026			1,309.87
			Vendor **4273 - Illinois Workers' Compensation Commission** Totals			Invoices	1		$1,309.87
Vendor **5768 - Integrated Lakes Management, Inc**									
#INV33894	2026 Pond Management Services	Open		08/14/2026	09/13/2026	08/31/2026			478.77
			Vendor **5768 - Integrated Lakes Management, Inc** Totals			Invoices	1		$478.77
Vendor **4951 - Interstate Batteries of North Chicago**									
23058687	Parts - Stock	Open		08/18/2026	09/17/2026	08/20/2026			209.71
			Vendor **4951 - Interstate Batteries of North Chicago** Totals			Invoices	1		$209.71
Vendor **4165 - J.M.L. Overhead Door Inc**									
4356	Station 82 OHD Repair	Open		08/05/2026	09/04/2026	08/17/2026			1,800.00
			Vendor **4165 - J.M.L. Overhead Door Inc** Totals			Invoices	1		$1,800.00
Vendor **2695 - JG Uniforms Inc**									
161258	New Officer Equipment (Ayala)	Open		04/29/2026	09/07/2026	09/02/2026			459.50

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
161259	New Officer Equipment (Griffin)	Open		04/29/2026	09/07/2026	09/02/2026			459.50
161260	New Officer Equipment (Cocom)	Open		04/29/2026	09/07/2026	09/02/2026			459.50
166677	New Officer Equipment (Meister)	Open		08/12/2026	09/11/2026	09/02/2026			348.20
166678	New Officer Equipment (Mack)	Open		08/12/2026	09/11/2026	09/02/2026			348.20
166679	New Officer Equipment (Breen)	Open		08/12/2026	09/11/2026	09/02/2026			369.90
166680	New Officer Equipment (McGuffin)	Open		08/12/2026	09/11/2026	09/02/2026			330.20
166761	New Officer Academy Uniform (McGuffin)	Open		08/17/2026	09/16/2026	09/02/2026			468.50
166762	New Officer Academy Uniform (Meister)	Open		08/17/2026	09/16/2026	09/02/2026			468.50
166763	New Officer Academy Uniform (Breen)	Open		08/17/2026	09/16/2026	09/02/2026			468.50
166764	New Officer Academy Uniform (Mack)	Open		08/17/2026	09/16/2026	09/02/2026			468.50
			Vendor **2695 - JG Uniforms Inc** Totals			Invoices	11		$4,649.00
Vendor **5821 - Eric M Johnson**									
2026-00000737	Lead Water Service Line Replacement Program Reimbursement	Open		09/02/2026	09/08/2026	08/13/2026			8,957.50
			Vendor **5821 - Eric M Johnson** Totals			Invoices	1		$8,957.50
Vendor **2268 - Journal & Topics Newspapers**									
196949	legal notice 1333 E Virginia	Open		08/05/2026	09/04/2026	08/13/2026			61.88
			Vendor **2268 - Journal & Topics Newspapers** Totals			Invoices	1		$61.88
Vendor **5818 - Kev's Classic Rockin' Revival**									
090262	Street Feast 2026 Performance	Open		08/20/2026	09/01/2026	08/20/2026			500.00
			Vendor **5818 - Kev's Classic Rockin' Revival** Totals			Invoices	1		$500.00
Vendor **5196 - Knapheide Equipment Co - Chicago**									
INV-79-2698407	Upfit (1) 2026 Ford F-550 Chassis Cab-T-579	Open		08/11/2026	09/10/2026	08/20/2026			23,968.02
INV-79-2702228	Upfit (1) 2026 Ford F-550 Chassis Cab-T-578	Open		08/14/2026	09/13/2026	08/20/2026			26,486.00
			Vendor **5196 - Knapheide Equipment Co - Chicago** Totals			Invoices	2		$50,454.02
Vendor **3357 - KONE Inc**									
1159199433	Annual Elevator Testing QEI Fees-200 E. Wood Street	Open		08/19/2026	09/18/2026	08/20/2026			465.30

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor **3357 - KONE Inc** Totals			Invoices	1		$465.30
Vendor **5855 - Nathan Krause**									
26-009	Street Feast 2026 Performance - Sofa Kings	Open		08/26/2026	09/01/2026	08/26/2026			1,000.00
			Vendor **5855 - Nathan Krause** Totals			Invoices	1		$1,000.00
Vendor **2841 - Kustom Signals, Inc.**									
628111	Pro-Laser IV Repair	Open		07/24/2026	08/23/2026	08/30/2026			696.80
			Vendor **2841 - Kustom Signals, Inc.** Totals			Invoices	1		$696.80
Vendor **5137 - Lakeshore Recycling Systems, LLC**									
V938284	Waste Disposal	Open		08/15/2026	09/14/2026	08/24/2026			587.59
			Vendor **5137 - Lakeshore Recycling Systems, LLC** Totals			Invoices	1		$587.59
Vendor **1854 - Leach Enterprises, Inc.**									
02P13817	Parts - T-425	Open		08/04/2026	09/03/2026	08/26/2026			210.00
			Vendor **1854 - Leach Enterprises, Inc.** Totals			Invoices	1		$210.00
Vendor **5843 - Chip Lotrich**									
WK081626	Street Feast 2026 Performance	Open		08/20/2026	09/01/2026	08/20/2026			500.00
			Vendor **5843 - Chip Lotrich** Totals			Invoices	1		$500.00
Vendor **5775 - Louie's Throne**									
I9386	Street Feast 2026 Restroom Rentals	Open		08/20/2026	09/01/2026	08/20/2026			1,025.00
			Vendor **5775 - Louie's Throne** Totals			Invoices	1		$1,025.00
Vendor **5392 - Many Paws Global Rescue, Inc**									
MPGR0726	Stray Holds for July	Open		07/31/2026	08/30/2026	08/30/2026			400.00
			Vendor **5392 - Many Paws Global Rescue, Inc** Totals			Invoices	1		$400.00
Vendor **5066 - Marco Technologies LLC**									
588903567	Copier Maintenance Agreement	Open		08/16/2026	09/09/2026	08/31/2026			1,274.84
			Vendor **5066 - Marco Technologies LLC** Totals			Invoices	1		$1,274.84
Vendor **5857 - Marco Technologies, LLC**									
INV15603329	Copier Maintenance Agreement	Open		08/20/2026	09/04/2026	08/31/2026			279.40
			Vendor **5857 - Marco Technologies, LLC** Totals			Invoices	1		$279.40
Vendor **1709 - Master Hitch**									
2183	Parts - E-473	Open		08/14/2026	09/13/2026	08/26/2026			121.74
			Vendor **1709 - Master Hitch** Totals			Invoices	1		$121.74

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **2756 - Mc Master Carr Supply Co.**									
69372009	Pepper Tree LS Repair	Open		07/31/2026	08/30/2026	08/25/2026			14.30
70425660	Parts - T-459	Open		08/19/2026	09/18/2026	08/26/2026			17.71
70339814	Upfitting-T-578 T-579	Open		08/18/2026	09/17/2026	08/20/2026			156.44
			Vendor **2756 - Mc Master Carr Supply Co.** Totals			Invoices	3		$188.45
Vendor **1796 - McCann Industries Inc**									
P84573	Parts - E-639	Open		08/06/2026	09/05/2026	08/26/2026			263.52
			Vendor **1796 - McCann Industries Inc** Totals			Invoices	1		$263.52
Vendor **1118 - Mid American Water Of Wauconda Inc**									
296171W	8" RW Valve, 8" Megalug Pack, 664-S Valve Box, Valve Box Ext	Open		08/05/2026	09/04/2026	08/25/2026			3,672.43
296243W	Repair Clamps	Open		08/06/2026	09/05/2026	08/25/2026			2,988.67
296476W	Manhole Lids & Adjusting Rings	Open		08/12/2026	09/11/2026	08/25/2026			4,058.97
			Vendor **1118 - Mid American Water Of Wauconda Inc** Totals			Invoices	3		$10,720.07
Vendor **2421 - Mikes Towing/Auto & Truck Repair**									
1076457	Safety Lane - T-565	Open		08/14/2026	09/13/2026	08/26/2026			40.00
			Vendor **2421 - Mikes Towing/Auto & Truck Repair** Totals			Invoices	1		$40.00
Vendor **5430 - Modaxo Traffic Management**									
INV0029204	Monthly Intersection Camera Fee (July)	Open		08/17/2026	09/16/2026	08/30/2026			3,642.38
			Vendor **5430 - Modaxo Traffic Management** Totals			Invoices	1		$3,642.38
Vendor **5118 - Municipal GIS Partners, Inc**									
8997	GIS	Open		08/31/2026	09/21/2026	08/31/2026			16,622.35
			Vendor **5118 - Municipal GIS Partners, Inc** Totals			Invoices	1		$16,622.35
Vendor **5599 - Napa Auto Parts**									
516440	Parts - E-226	Open		08/12/2026	09/11/2026	08/26/2026			136.64
516586	Parts - T-416	Open		08/13/2026	09/12/2026	08/26/2026			106.31
516648	Parts -T-483	Open		08/13/2026	09/12/2026	08/26/2026			13.80
516690	Parts - T-504	Open		08/13/2026	09/12/2026	08/26/2026			55.58
516947	Parts - C-376	Open		08/17/2026	09/16/2026	08/26/2026			94.64
517405	Lubricants & Additives - T-490	Open		08/21/2026	09/20/2026	09/02/2026			296.05
517415	Lubricants & Additives - T-490	Open		08/21/2026	09/20/2026	09/02/2026			296.05
			Vendor **5599 - Napa Auto Parts** Totals			Invoices	7		$999.07
Vendor **5030 - Nelson Fire Protection**									

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
38479	Annual Sprinkler Inspection-595 N. Hicks Rd	Open		08/11/2026	09/10/2026	08/20/2026			965.00
			Vendor **5030 - Nelson Fire Protection** Totals			Invoices	1		$965.00
Vendor **2616 - Nicor Gas**									
51394453685-7/26	Natural Gas-595 N. Hicks Road Police Headquarters	Open		07/31/2026	08/30/2026	08/20/2026			869.71
			Vendor **2616 - Nicor Gas** Totals			Invoices	1		$869.71
Vendor **1413 - Northwest Central Dispatch Syst**									
10008	ImageTrend Fire	Open		07/31/2026	08/30/2026	08/17/2026			1,675.22
			Vendor **1413 - Northwest Central Dispatch Syst** Totals			Invoices	1		$1,675.22
Vendor **3078 - NSACP**									
202649	2026 Administrative Luncheon	Open		05/16/2026	07/16/2026	08/30/2026			125.00
			Vendor **3078 - NSACP** Totals			Invoices	1		$125.00
Vendor **5203 - ODP Business Solutions, LLC**									
44107683	Paper	Open		07/31/2026	08/30/2026	08/18/2026			134.69
			Vendor **5203 - ODP Business Solutions, LLC** Totals			Invoices	1		$134.69
Vendor **1214 - On Time Embroidery Inc.**									
154284	Clothing	Open		07/01/2026	08/01/2026	08/25/2026			47.00
153672	Nameplates	Open		07/23/2026	08/22/2026	08/25/2026			28.00
155353	Clothing	Open		08/17/2026	09/16/2026	08/20/2026			88.00
155541	Clothing	Open		08/17/2026	09/16/2026	08/20/2026			64.00
155887	Clothing	Open		08/17/2026	09/16/2026	08/20/2026			89.00
156843	Clothing	Open		08/17/2026	09/16/2026	08/20/2026			88.00
157209	Clothing	Open		08/17/2026	09/16/2026	08/20/2026			138.00
157721	Clothing	Open		08/17/2026	09/16/2026	08/20/2026			15.00
			Vendor **1214 - On Time Embroidery Inc.** Totals			Invoices	8		$557.00
Vendor **5676 - OPC Pest Services**									
213712	hornet-341 N Schiller	Open		08/12/2026	09/11/2026	08/13/2026			149.00
213962	hornet- 832 N Sanborn	Open		08/19/2026	09/18/2026	08/13/2026			149.00
			Vendor **5676 - OPC Pest Services** Totals			Invoices	2		$298.00
Vendor **1583 - Palatine Park District**									
26-1194	July 2026 Grass Mowing Services Reimbursement	Open		08/12/2026	09/11/2026	08/12/2026			6,037.32
			Vendor **1583 - Palatine Park District** Totals			Invoices	1		$6,037.32
Vendor **1784 - Parent Petroleum**									
1828538	Lubricants & Additives - Stock	Open		07/28/2026	08/27/2026	08/27/2026			2,211.55

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
		Vendor **1784 - Parent Petroleum** Totals				Invoices	1		$2,211.55
Vendor **5403 - Park Consulting Group, Inc**									
1454	EPL Enhancements and Custom Reports Development - March - August	Open		08/05/2026	09/04/2026	08/13/2026			38,562.50
		Vendor **5403 - Park Consulting Group, Inc** Totals				Invoices	1		$38,562.50
Vendor **4873 - Partners and Paws Veterinary Services**									
3872	Medications for K-9 Jax (Wagner)	Open		08/04/2026	09/03/2026	08/30/2026			195.11
		Vendor **4873 - Partners and Paws Veterinary Services** Totals				Invoices	1		$195.11
Vendor **5581 - Parts Authority LLC**									
450-342910	Parts - Stock	Open		08/19/2026	09/18/2026	08/26/2026			130.34
457-899639	Parts - Stock	Open		08/19/2026	09/18/2026	08/26/2026			275.30
		Vendor **5581 - Parts Authority LLC** Totals				Invoices	2		$405.64
Vendor **5791 - Party Plus Events**									
64667	Street Feast 2026 Tables	Open		08/20/2026	09/01/2026	08/20/2026			450.00
		Vendor **5791 - Party Plus Events** Totals				Invoices	1		$450.00
Vendor **3512 - Petroleum Technologies Equipment**									
188371	Repairs & Maintenance - PT-999, M-999	Open		08/21/2026	09/20/2026	08/26/2026			353.55
		Vendor **3512 - Petroleum Technologies Equipment** Totals				Invoices	1		$353.55
Vendor **2167 - Pomp's Tire Service, Inc.**									
280186739	Parts - Stock	Open		08/07/2026	09/06/2026	08/26/2026			1,926.32
280186817	Credit Memo	Open		08/12/2026	09/06/2026	08/26/2026			(30.00)
		Vendor **2167 - Pomp's Tire Service, Inc.** Totals				Invoices	2		$1,896.32
Vendor **1944 - Quill LLC**									
49925979	office supplies	Open		08/11/2026	09/10/2026	08/13/2026			47.48
		Vendor **1944 - Quill LLC** Totals				Invoices	1		$47.48
Vendor **5267 - Rainbow Glass & Trim Ltd**									
415958	Repairs & Maintenance - T-411	Open		08/06/2026	09/05/2026	08/26/2026			640.00
		Vendor **5267 - Rainbow Glass & Trim Ltd** Totals				Invoices	1		$640.00
Vendor **5548 - Ray Chevrolet, Inc**									
FFSXRF-2	New Vehicle Title & Plates - T-559	Open		08/20/2026	09/04/2026	08/20/2026			351.00

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
FFSXRG-2	New Vehicle Title & Plates - T-560	Open		08/20/2026	09/04/2026	08/20/2026			351.00
FFSXRH-2	New Vehicle Title & Plates - T-561	Open		08/20/2026	09/04/2026	08/20/2026			351.00
			Vendor **5548 - Ray Chevrolet, Inc** Totals			Invoices	3		$1,053.00
Vendor **5266 - Red Oak Tree Services Inc**									
INV0820	Tree Removal-Behind 520 W. Bridge View Ct.	Open		08/20/2026	09/19/2026	08/24/2026			5,000.00
			Vendor **5266 - Red Oak Tree Services Inc** Totals			Invoices	1		$5,000.00
Vendor **5852 - Redbeard Shooting Solutions**									
000028	Pistol Mastery Course Fee x4	Open		08/21/2026	08/21/2026	08/30/2026			900.00
			Vendor **5852 - Redbeard Shooting Solutions** Totals			Invoices	1		$900.00
Vendor **1375 - Romeoville Fire Academy**									
2026-522	Passenger Vehicle Rescue-Goetsch	Open		08/06/2026	09/05/2026	08/17/2026			1,000.00
			Vendor **1375 - Romeoville Fire Academy** Totals			Invoices	1		$1,000.00
Vendor **3026 - George S Ruppert**									
2026-00000720	APWA PWX 2026 Conference Meal Per Diem	Open		08/24/2026	09/02/2026	08/24/2026			280.00
			Vendor **3026 - George S Ruppert** Totals			Invoices	1		$280.00
Vendor **5322 - SAE Group**									
6736	Squad Upfitting w/Rear Storage Compartment	Open		08/11/2026	09/10/2026	08/30/2026			1,162.08
6737	Squad Upfitting w/Rear Storage Compartment	Open		08/11/2026	09/10/2026	08/30/2026			1,162.08
6753	Squad Upfitting w/Rear Storage Compartment	Open		08/21/2026	09/20/2026	08/30/2026			1,095.17
			Vendor **5322 - SAE Group** Totals			Invoices	3		$3,419.33
Vendor **3260 - SB Friedman Development Advisors, LLC**									
7.142.25	Tif Designation 2025-6 june 6-july 31	Open		08/14/2026	09/13/2026	08/13/2026			9,047.50
			Vendor **3260 - SB Friedman Development Advisors, LLC** Totals			Invoices	1		$9,047.50
Vendor **5811 - James E Schmidt**									
2026-00000732	Lead Water Service Line Replacement Program Reimbursement	Open		08/21/2026	09/02/2026	08/13/2026			9,825.43
			Vendor **5811 - James E Schmidt** Totals			Invoices	1		$9,825.43
Vendor **5799 - Lawrence Schroth**									

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
2026-00000692	Lead Water Service Line Replacement Program Reimbursement	Open		08/13/2026	09/01/2026	08/13/2026			11,548.00
			Vendor **5799 - Lawrence Schroth** Totals			Invoices	1		$11,548.00
Vendor **1609 - Sherwin-Williams**									
80634117230826	Glass Beads for Pavement Striping	Open		08/18/2026	09/17/2026	08/24/2026			101.08
			Vendor **1609 - Sherwin-Williams** Totals			Invoices	1		$101.08
Vendor **5058 - Snap-on Credit, LLC**									
134725247-0826	Scanner Software Subscription - August 2026	Open		08/10/2026	09/09/2026	08/20/2026			100.82
			Vendor **5058 - Snap-on Credit, LLC** Totals			Invoices	1		$100.82
Vendor **3207 - Spaceco, Inc**									
106186	Engineering Services-Kasuba Lift Station Inflow Review	Open		08/11/2026	09/10/2026	08/20/2026			11,000.00
			Vendor **3207 - Spaceco, Inc** Totals			Invoices	1		$11,000.00
Vendor **1422 - Spunky Dunkers**									
2026-00000734	Prisoner Meals	Open		07/15/2026	09/07/2026	08/30/2026			127.60
2026-00000735	Prisoner Meals (07/17/26 - 08/21/26)	Open		08/21/2026	09/07/2026	08/30/2026			141.42
			Vendor **1422 - Spunky Dunkers** Totals			Invoices	2		$269.02
Vendor **2463 - Standard Industrial & Automotive Equipment Inc**									
61607	Grease Pump - Fleet Garage	Open		08/06/2026	09/05/2026	08/26/2026			2,285.00
			Vendor **2463 - Standard Industrial & Automotive Equipment Inc** Totals			Invoices	1		$2,285.00
Vendor **1804 - Staples**									
7010925265	Office Supplies	Open		08/18/2026	09/17/2026	08/17/2026			386.23
			Vendor **1804 - Staples** Totals			Invoices	1		$386.23
Vendor **5082 - State Graphics**									
122891	business cards lori	Open		08/21/2026	09/20/2026	08/13/2026			56.13
			Vendor **5082 - State Graphics** Totals			Invoices	1		$56.13
Vendor **2564 - State Treasurer-IL Dept of Transportation**									
68583	Quarterly Traffic Signal Maintenance-4/1/26-6/30/26	Open		08/17/2026	09/16/2026	08/20/2026			16,055.88
			Vendor **2564 - State Treasurer-IL Dept of Transportation** Totals			Invoices	1		$16,055.88
Vendor **5655 - Sunburst Sportswear**									
133460	T-Shirts for National Night Out	Open		07/31/2026	08/30/2026	08/30/2026			587.25

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor **5655 - Sunburst Sportswear** Totals			Invoices	1		$587.25
Vendor **4966 - T-Mobile**									
L2607270098	Cellular Phone Tracking/Tower Dump (26-001838)	Open		07/20/2026	08/19/2026	08/30/2026			50.00
			Vendor **4966 - T-Mobile** Totals			Invoices	1		$50.00
Vendor **2491 - Terminix-Anderson**									
100833055	Bait Stations-CSF	Open		08/21/2026	09/20/2026	08/25/2026			150.00
			Vendor **2491 - Terminix-Anderson** Totals			Invoices	1		$150.00
Vendor **5845 - Terra HD LLC**									
HRDRPW05102026	Hydrant Meter Deposit Refund	Open		08/10/2026	09/03/2026	08/19/2026			879.94
			Vendor **5845 - Terra HD LLC** Totals			Invoices	1		$879.94
Vendor **1844 - Third Millennium Associates Inc**									
34847	UB Bill Processing - August 2026	Open		08/13/2026	09/12/2026	08/24/2026			2,949.58
			Vendor **1844 - Third Millennium Associates Inc** Totals			Invoices	1		$2,949.58
Vendor **1199 - Thompson Elevator Inspection Service Inc**									
26-1621	new construction 1400 e Dundee	Open		08/18/2026	09/17/2026	08/13/2026			75.00
			Vendor **1199 - Thompson Elevator Inspection Service Inc** Totals			Invoices	1		$75.00
Vendor **2593 - TKB Associates Inc**									
16081	EnerGov Project Change Order	Open		07/06/2026	08/17/2026	08/13/2026			2,750.00
			Vendor **2593 - TKB Associates Inc** Totals			Invoices	1		$2,750.00
Vendor **4553 - Total Parking Solutions, LLC**									
109639	Service Call-Replace Modem	Open		08/18/2026	09/17/2026	08/20/2026			894.00
			Vendor **4553 - Total Parking Solutions, LLC** Totals			Invoices	1		$894.00
Vendor **4058 - TransUnion Risk and Alternative Data Solutions Inc**									
71751-202607-1	Online Investigative Search Engine (07/01/26 - 07/31/26)	Open		08/01/2026	09/15/2026	08/30/2026			246.85
			Vendor **4058 - TransUnion Risk and Alternative Data Solutions Inc** Totals			Invoices	1		$246.85
Vendor **3187 - ULINE**									
212244496	Station 85- Desks	Open		08/20/2026	09/19/2026	08/31/2026			2,292.00
			Vendor **3187 - ULINE** Totals			Invoices	1		$2,292.00
Vendor **3601 - United States Alliance Fire Protection, Inc**									

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
1046-F180240	Sprinkler Repair-Fire Station 81	Open		08/10/2026	09/09/2026	08/20/2026			1,300.00
		Vendor **3601 - United States Alliance Fire Protection, Inc** Totals				Invoices	1		$1,300.00
Vendor **4342 - US Fire & Safety Equipment Co**									
532372	Annual Maintenance of All Fire Extinguishers	Open		08/17/2026	09/16/2026	08/20/2026			652.86
		Vendor **4342 - US Fire & Safety Equipment Co** Totals				Invoices	1		$652.86
Vendor **5281 - USA Blue Book**									
INV01127356	Pressure Transmitter	Open		08/10/2026	09/09/2026	08/25/2026			618.80
INV01127421	50' Suspended Float Switch & Discharge Hose	Open		08/10/2026	09/09/2026	08/25/2026			352.96
INV01127741	PVC Discharge Hose	Open		08/10/2026	09/09/2026	08/25/2026			85.95
		Vendor **5281 - USA Blue Book** Totals				Invoices	3		$1,057.71
Vendor **3709 - Verizon Wireless**									
6150966238	Cellular Usage	Open		08/12/2026	09/04/2026	08/19/2026			8,160.86
		Vendor **3709 - Verizon Wireless** Totals				Invoices	1		$8,160.86
Vendor **4824 - Vestis First Aid**									
ORD4-017040	First Aid Cabinet Supplies	Open		08/20/2026	09/19/2026	08/30/2026			100.72
		Vendor **4824 - Vestis First Aid** Totals				Invoices	1		$100.72
Vendor **3209 - Warehouse Direct**									
6198249-0	Bleach, Roll Towel, Tissue, Liners	Open		08/11/2026	09/10/2026	08/20/2026			910.31
		Vendor **3209 - Warehouse Direct** Totals				Invoices	1		$910.31
Vendor **5847 - Warren Johnson Architects, Inc**									
1-0285	Project 26021	Open		08/12/2026	09/08/2026	08/13/2026			2,100.00
		Vendor **5847 - Warren Johnson Architects, Inc** Totals				Invoices	1		$2,100.00
Vendor **3901 - Wold Architects and Engineers Inc**									
11235	Combined Service Facility Remodel Design Services Extension	Open		03/31/2026	08/30/2026	08/20/2026			5,800.00
		Vendor **3901 - Wold Architects and Engineers Inc** Totals				Invoices	1		$5,800.00
Vendor **5645 - Kyle J Wulf**									
PWTRKW082126	Tool Reimbursement	Open		08/21/2026	09/03/2026	08/31/2026			243.21
		Vendor **5645 - Kyle J Wulf** Totals				Invoices	1		$243.21
Vendor **3300 - Zeigler Chrysler Dodge Jeep, LLC**									
614238	Parts - C-377	Open		08/18/2026	09/17/2026	08/26/2026			146.62
614239	Parts - C-376	Open		08/18/2026	09/17/2026	08/26/2026			17.89

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
		Vendor **3300 - Zeigler Chrysler Dodge Jeep, LLC** Totals				Invoices	2		$164.51
Vendor **2 Libras LLC**									
2026-00000693	refund outdoor cafe permit 2 Libras	Open		08/14/2026	08/14/2026	08/14/2026			100.00
		Vendor **2 Libras LLC** Totals				Invoices	1		$100.00
Vendor **Ana D'Ordaz Valencia**									
2026-00000736	Ticket #T0417-000022 was Paid Twice	Open		08/14/2026	09/07/2026	09/02/2026			500.00
		Vendor **Ana D'Ordaz Valencia** Totals				Invoices	1		$500.00
Vendor **Melissa Ohnsted**									
2026-00000722	Sign Refund 317 W Northwest Hwy	Open		08/25/2026	08/25/2026	08/25/2026			125.00
		Vendor **Melissa Ohnsted** Totals				Invoices	1		$125.00
Vendor **Jigar Patel**									
2026-00000717	Sign Refund 25 W Michigan Ave	Open		08/20/2026	08/20/2026	08/20/2026			125.00
		Vendor **Jigar Patel** Totals				Invoices	1		$125.00
Vendor **Greg Rose**									
2026-00000727	reduction public improvement bond 1150 W Wilson St	Open		08/27/2026	08/27/2026	08/27/2026			8,310.60
		Vendor **Greg Rose** Totals				Invoices	1		$8,310.60
Vendor **Besa Sadiku**									
2026-00000731	50/50 Sidewalk Replacement Program Reimbursement	Open		08/27/2026	09/02/2026	08/20/2026			382.95
		Vendor **Besa Sadiku** Totals				Invoices	1		$382.95
Vendor **Ray Winkelmann**									
2026-00000721	duplicate permit 1030 W Skylark	Open		08/24/2026	08/24/2026	08/24/2026			77.00
		Vendor **Ray Winkelmann** Totals				Invoices	1		$77.00
		Grand Totals				Invoices	227		$6,470,676.12

Warrant #17 EFT #1

Payment Date Range 08/11/26 - 08/11/26
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **2048 - Quadient Finance USA, Inc**									
BH3820327170	Village Wide Postage for Postage Machine	Paid by EFT #18500		08/11/2026	08/11/2026	08/11/2026		08/11/2026	3,356.00
		Vendor **2048 - Quadient Finance USA, Inc** Totals				Invoices	1		$3,356.00
				Grand Totals		Invoices	1		$3,356.00

VILLAGE OF PALATINE

Warrant #17 EFT #2

Payment Date Range 09/10/26 - 09/10/26
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **1462 - Allied Benefit Systems, Inc.**									
0000563821	2026 September-Allied Benefit Systems-July monthly HRA/FSA Count	Paid by EFT #18537		08/21/2026	09/10/2026	09/10/2026		09/10/2026	591.50
		Vendor **1462 - Allied Benefit Systems, Inc.** Totals				Invoices	1		$591.50
				Grand Totals		Invoices	1		$591.50

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 08/17/2026

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	08/17/2026	270910	Utility Management Refund	DITTBURNER , BRIAN		6.69

Account Type	Account Number	Transaction Date	Transaction Type
Residential - Single Family	407580001-003	08/07/2026	Refund

AP Accounts Payable ZBA Totals: Transactions: 1 $6.69

Checks: 1 $6.69

Consider an Ordinance Amending Planned Development Ordinances #O-54-01 and #O-146-02, as Amended, for the Property Located at 180-190 N. Smith Street

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 office building, 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:

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.

KEY ISSUES:

- Durty Nellie's has operated in the Village for many years and its current building was constructed in 2003. Big Grove operates six other restaurants/taprooms in Iowa, Nebraska, and Kansas. Big Grove Brewery is also the 62nd largest brewery in the United States and distributes its beer to seven Midwestern states. The proposed Palatine location will include a restaurant, taproom, full-service bar, and a small onsite brewery. It will also include a branded Big Grove storefront area selling merchandise, including tee-shirts, hats, and packaged beer (in conjunction with their 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.
- The proposed interior floor plan 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 floor plan will include offices, storage, and restrooms for the business. There is also a proposed family restroom adjacent to the dining area on the first floor.
- The second floor would utilize the existing bar area and include 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 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 Durty Nellie's.

- Big Grove's main entrance would be moved to the north and generally align with the existing Durty Nellie's band room entrance to 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.
- The tables below identify Big Grove's proposed interior and exterior seating plans:

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.
- With the exterior patio area improvements, the existing parking lot and patio will also be reconfigured with the final parking lot consisting 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 of the retail uses, which will also be available for Big Grove customers. Additionally, there are 1,244 parking spaces available in the parking deck for night and weekend use. Two hundred spaces in the deck are allotted for Metra's use, which are available on a first come, first served basis after 2 PM. 350 spaces in the deck are allotted to the Gateway office building and tenants.
- There is an existing Easement and Operating Agreement (EOA) between the Village, Hamilton Partners (owner of the Gateway Center office building), and Durty 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 revised EOA will also provide allowances for customer and employee parking within the parking deck.
- 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 approval includes six signs and 643 square feet of area. Big Grove is proposing five attached signs totaling 561 square feet. Additionally, Big Grove's sign plans also include wall murals at all of their locations. Five wall murals are proposed totaling approximately 2,788 square feet. The murals typically depict landscape/design 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 in the proposed murals, their inclusion provides more of an accent and scale to the building and surrounding property conditions.

- Staff also recognizes the Subject Property's unique location 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 and Big Grove's proposed operation as a restaurant, bar, and brewery contains very similar functional elements already in operation at the site.
- Staff believes that the proposed floor plan 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 surrounding properties. The sign plan modifications will reduce the number and square footage of the existing signage on the building.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Public Hearing: Planning & Zoning Commission (PZC) meeting on August 25, 2026

Residents testifying: 3 - Questions about the existing operations and live music components; support for the proposed use and parking sufficiency.

Vote: The PZC voted unanimously to approve the Amendment to Planned Development Ordinances #O-54-01 and #O-146-02, as amended for the property located at 180-190 N. Smith Street and a Special Use for a restaurant/bar, with brewery, an expanded ground level outdoor patio, with dining, seating, and activity areas, and new exterior signage at 180 N. Smith Street and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance amending the Planned Development Ordinances for the property located at 180-190 N. Smith Street.

ATTACHMENTS:
None

Consider an Ordinance Granting a Special Use for a Restaurant/Bar, with Brewery, an Expanded Outdoor Patio Area, and New Exterior Signage at 180 N. Smith Street

BACKGROUND:
As stated in the previous agenda item, 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:

> **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:

- A staff statement is not included for this item, as it is directly linked to the preceding agenda item. The analysis and information provided in the prior item apply here as well.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Public Hearing: Planning & Zoning Commission (PZC) meeting on August 25, 2026

Residents testifying: 3 - Questions about the existing operations and live music components; support for the proposed use and parking sufficiency.

Vote: The PZC voted unanimously to approve the Amendment to Planned Development Ordinances #O-54-01 and #O-146-02, as amended for the property located at 180-190 N. Smith Street and a Special Use for a restaurant/bar, with brewery, an expanded ground level outdoor patio, with dining, seating, and activity areas, and new exterior signage at 180 N. Smith Street and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use for the property located at 180 N. Smith Street.

ATTACHMENTS:
None

Consider an Ordinance Authorizing the Village Manager to Execute a Redevelopment Agreement Between the Village of Palatine and BGB Palatine Real Estate, LLC for the property at 180-190 N. Smith Street

BACKGROUND:
The Subject Property, containing approximately 1.0 acre, is located at 180-190 N. Smith Street and contains an existing 1 and 2-story commercial building and related improvements. The Developer, BGB Palatine Real Estate, LLC, is proposing to acquire the Subject Property and complete a variety of improvements to the existing building and property. To help facilitate the proposed improvements, the Petitioner is requesting approval of the following:

An ordinance authorizing the Village Manager to execute a Redevelopment Agreement with BGB Palatine Real Estate, LLC for the property located at 180-190 N. Smith Street.

KEY ISSUES:
The Petitioner is looking to facilitate a variety of improvements to the existing building, outdoor areas, and related facilities within the Subject Property. The planned improvements include a complete reconfiguration and remodel of the first floor of the existing Durty Nellie's interior space, a variety of exterior facade/building modifications, the creation of a larger ground level outdoor patio area, and other related site improvements. The Petitioner is seeking approval of the proposed Redevelopment Agreement prior to their pending acquisition of the property.

Restaurant/Developer Obligations:

- The restaurant/developer shall complete the proposed improvements to the building/property and be open and operating by no later than December 31, 2027. These improvements include, but are not limited to, façade and entrance renovations, reconfiguration of the first floor of the building, expansion of the ground level outdoor patio area, and other site improvements.

Village Obligations:

- The Village shall provide a maximum total of $1,750,000 in TIF assistance for the reimbursement of TIF eligible expenses (including land acquisition and remodeling costs), as specifically outlined in the Redevelopment Agreement, related to the proposed building and site improvements.
- The Village shall contribute up to an additional $100,000 towards the TIF eligible expenses related to the relocation of the right-in/right-out entrance within the Smith Street right-of-way.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of the ordinance.

ACTION REQUIRED:
Motion to approve the ordinance authorizing the Village Manager to execute a redevelopment agreement between the Village of Palatine and BGB Palatine Real Estate, LLC for the property at 180-190 N. Smith Street, subject to review and approval by the Village Attorney.

ATTACHMENTS:
None

Consider an Ordinance Granting a Final Planned Development and a Resolution Granting Preliminary and Final Subdivision to Permit the Development of a Single-Family Residential Lot at 25 W. Michigan Avenue

BACKGROUND:
The Subject Property, approximately 13,700 square feet, is an existing tax-divided parcel and contains a detached garage and driveway. Historically, this parcel was owned and associated with the property directly south at 724 S. Plum Grove Road. The Subject Property was previously approved in 2016 and 2020 for the same single-lot subdivision and planned development. Those approvals were not completed by the previous property owner and subsequently expired.

The Petitioner recently acquired the property and is now requesting to reestablish the Planned Development and single-lot subdivision approval to construct one new single-family residence. Therefore, the Petitioner is requesting the approval of the following:

1. **Final Planned Development to allow for the development of 1 new single-family home at 25 W. Michigan Avenue; and,**
2. **Preliminary and Final Plat of Subdivision to permit a 1-lot single-family residential subdivision.**

KEY ISSUES:

- The existing residential lots to the north, east, and west are all zoned R-2 Single-Family Residential and are comparably sized to the subject lot with similar legally non-conforming lot depths (98.7 vs. 110 required) and rear yard setbacks.
- The proposed architectural plan shows a combination of brick and siding, with a proposed 3-car garage for the new single-family home.
- The Subject Property is within the Michigan Avenue/Plum Grove Road Sub-Area Plan boundaries, which identifies that rear yard setback and lot depth reductions may be appropriate for some of the lots in this area. The proposed lot depth is directly comparable to the surrounding properties and the 34-foot rear yard setback is also consistent with the previously approved plan and the existing rear yard setbacks of the neighboring properties.
- Building coverage is 25.14% and lot coverage is 37.67%, which are below the required R-2 standards.
- The Village recently installed a sidewalk along the frontage of the Subject Lot. The proposed Planned Development conditions require the Petitioner to pay a cash-in-lieu of sidewalk fee to the Village in conjunction with the building permit fees for the new home.
- Parkway trees shall be planted along the Michigan Avenue frontage, in

conjunction with the development of the new lot.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Public Hearing: Planning & Zoning Commission (PZC) meeting on August 11, 2026.

Residents testifying: None.

Vote: The PZC voted unanimously to approve the Final Planned Development and Subdivision and Staff concurs.

ACTION REQUIRED:
A motion to approve an Ordinance Granting a Final Planned Development and a Resolution Granting Preliminary and Final Subdivision to Permit the Development of a Single-Family Residential Lot at 25 W. Michigan Avenue.

ATTACHMENTS:
None

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Medical Office at 231 N. Northwest Highway

BACKGROUND:
The existing Special Use for a medical office was originally approved in 2018. First Light Eye Care, PLLC, is now seeking to transfer the existing Special Use Permit for the property located at 231 N. Northwest Highway from its current use as a medical (chiropractor) office to a proposed medical (optometrist) office. Therefore, the Petitioner is requesting approval of the following:

A Special Use Transfer of Ordinance #O-07-18 to permit the continued operation of the Medical Office at 231 N. Northwest Highway.

KEY ISSUES:

- The Subject Property is zoned B-2 General Business District. The existing Special Use for the Medical (Chiropractor) Office was initially approved in 2018. The Petitioner is proposing to change from a chiropractic office to an optometrist office, but maintaining the same floorplan and number of exam rooms.
- The proposed hours of operation are:
    - Monday, Tuesday & Friday 9 AM – 5 PM.
    - Thursday 9 AM – 7 PM.
    - Saturday 9 AM – 2 PM.
- The previous hours of operation were 9 AM – 7 PM Monday through Friday.
- Any additional changes to the floor plan or business operations would require additional Village review.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Staff recommends approval of the Special Use Transfer at 231 N. Northwest Highway.

ACTION REQUIRED:
A motion to approve the Special Use Transfer of Ordinance #O-07-18 to First Light Eye Care, PLLC, to permit the continued operation of the Medical Office at 231 N. Northwest Highway.

ATTACHMENTS:
None

Consider an Ordinance Increasing Class N (Microbrewery) Liquor Licenses by One for Big Grove Brewery to be Located at 180 N. Smith Street

BACKGROUND:
On this evening's agenda is a request for a Planned Use Amendment and Special Use for 180 N. Smith Street, currently known as Durty Nellie's. The petitioner, Big Grove Palatine, LLC, has a contract to purchase the Durty Nellie's and wishes to apply for a Class N (Microbrewery) liquor license. The Class N liquor license will be held for the location until the anticipated opening in 2027. The proposed hours of operation are Sunday - Thursday 11 AM to 10 PM and Friday - Saturday 11 AM to 11 PM. The permitted hours for a class N liquor license are Sunday - Wednesday 6 AM to 1 AM and Thursday - Saturday 6 AM to 2 AM.

KEY ISSUES:

- Increase the number of Class N (Microbrewery) liquor licenses by one for a total of two.
- Issuance of the liquor license will be subject to compliance with all Village ordinances and issuance of a temporary or final certificate of occupancy.

BUDGET IMPACT:
The annual fee for a Class N license is $4,180.

RECOMMENDATION:
Action is at the discretion of the Council.

ACTION REQUIRED:
Action is at the discretion of the Council.

ATTACHMENTS:
None

Consider a Motion to Award a Contract for the 2026 Drainage Improvements Project

BACKGROUND:
As part of the annual budget, funding is identified for spot drainage improvements at various locations throughout the Village. The program is designed to address smaller, localized areas that experience flooding or drainage issues. As in years past, this project has been combined with the small diameter drainage program to solicit additional bidders and encompass economies of scale.

KEY ISSUES:

- On Tuesday, September 1, 2026, five bids were received, ranging from a high of $585,847 to a low of $283,483.
- The low responsive and responsible bidder was DeVinci Construction, Inc. of Naperville, Illinois in the amount of $283,483.
- The drainage projects include improvements at: Clyde Avenue, Eric Drive, North Court, North Palos; the intersection of Greeley Street & Johson Street, and utility structure adjustments for the 2027 in-house paving program.
- The Engineer's estimate was $319,082.

BUDGET IMPACT:
Sewer funding is available in the 2026 Sewer Fund Capital Improvement Program to accommodate this work.

RECOMMENDATION:
Staff recommends that the contract for the 2026 Drainage Improvements Project be awarded to DeVinci Construction, Incorporated in the amount of $283,483.

ACTION REQUIRED:
Motion to award a contract for the 2026 Drainage Improvements Project to DeVinci Construction, Incorporated in the amount of $283,483.

ATTACHMENTS:
None

Consider a Resolution Approving a Security Deposit Reduction and Commencement of the One-Year Maintenance Period for the Nessie's Grove Subdivision

BACKGROUND:
On July 15, 2024, the Village accepted a public improvements' security deposit in the amount of $129,900 to ensure the completion of the required public improvements for the Nessie's Grove Subdivision. The developer has completed all required public improvements, which were inspected and approved by the Village's Engineer. Therefore, the Petitioner is seeking approval of the following:

Authorization for a reduction of the public improvements' security deposit and commencement of the one-year maintenance period.

KEY ISSUES:

- The Petitioner has completed the public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for Nessie's Grove Subdivision. The Village Engineer has inspected and accepted the public improvements.
- The Petitioner has requested a letter of credit reduction of $124,300, as all the required public improvements are complete, and the one-year maintenance period may now commence. The required and determined one-year maintenance amount is $5,600.

BUDGET IMPACT:
N/A

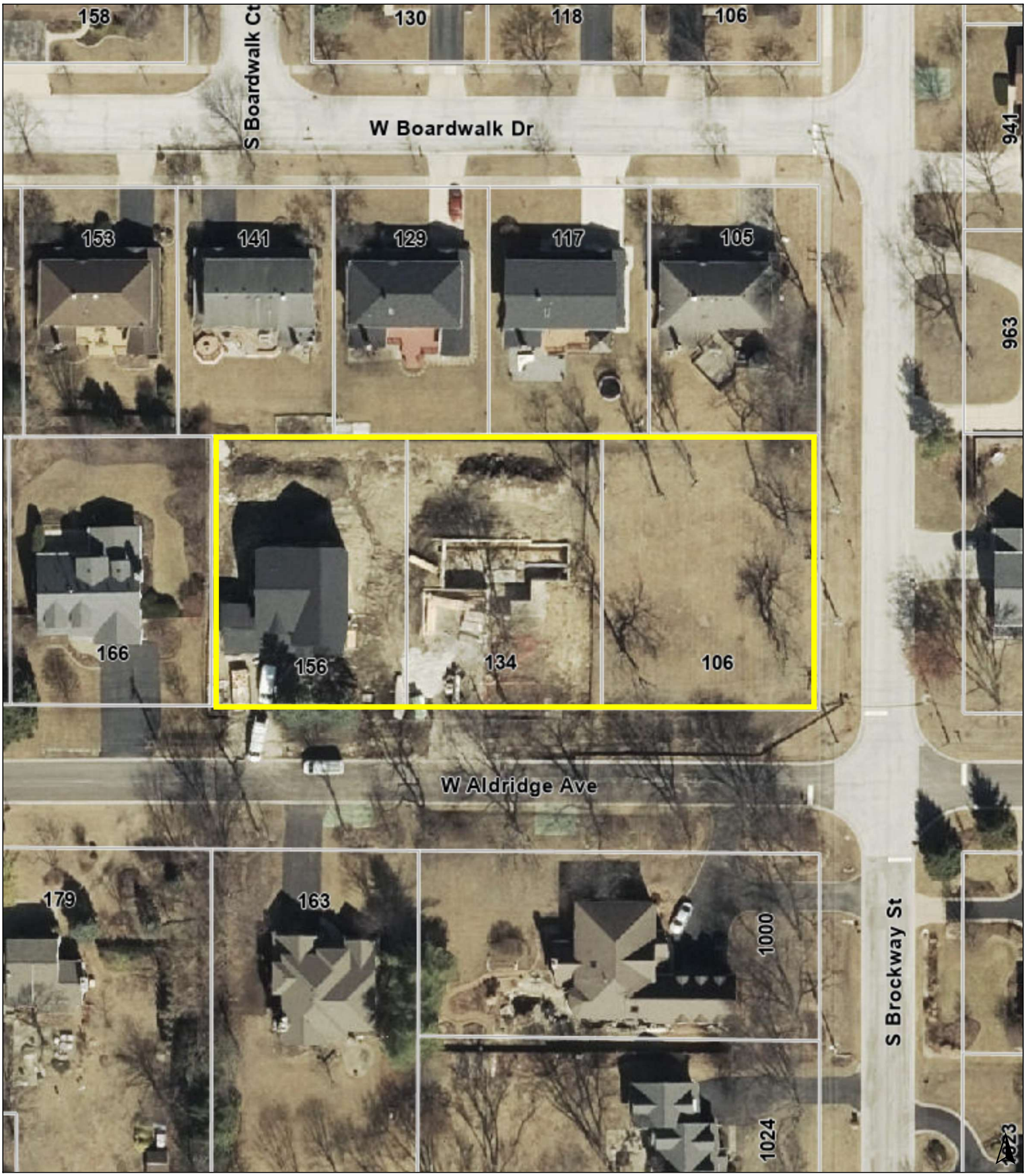
RECOMMENDATION:
Staff recommends the release of the requested public improvements' security deposit amount and the commencement of the one-year maintenance period.

ACTION REQUIRED:
A motion to approve a resolution granting a reduction of the security deposit and commencement of the one-year maintenance period for Nessie's Grove Subdivision.

ATTACHMENTS:
1. Aerial Map
2. RES - Security Deposit Reduction

GISConsortium

Nessie's Grove Subdivision



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Print Date: 7/20/2026

Notes

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

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A REDUCTION OF SECURITY FOR NESSIE'S GROVE SUBDIVISION, PURSUANT TO THE VILLAGE OF PALATINE MUNICIPAL CODE, APPENDIX B, SUBDIVISIONS, SECTION 9.02

WHEREAS, on the 15th day of July 2024, The Stonefield Group, Inc. for good and valuable consideration agreed to install certain public improvements in the Nessie's Grove Subdivision; and

WHEREAS, pursuant to Section 9.02 of Appendix B of the Palatine Municipal Code, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the installation of such public improvements; and

WHEREAS, in the matter of the Nessie's Grove Subdivision, located at 158 W. Aldridge Avenue, a Security Deposit in the amount of $129,900 was deposited with the Village of Palatine on the 15th day of July 2024 to ensure the completion of the project improvements; and

WHEREAS, The Stonefield Group, Inc. has completed the required public improvements, which were inspected and accepted by the Village Engineer and has therefore applied for a reduction of the letter of credit in the amount of $124,300; and

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found these improvements to have been satisfactorily completed and the one-year maintenance period may now commence.

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

SECTION 1: Approval pursuant to the Palatine Municipal Code, Appendix B Section 9.02 be and is hereby granted for the public improvements having a value of $124,300 and the letter of credit is hereby reduced to $5,600 and the required one-year maintenance period may now commence.

PASSED: This _____ day of_____, 2026.

AYES:_____ NAYS:_____ABSENT:_____PASS:_____

_____
Mayor

ATTESTED and FILED in the Office of the Village Clerk this _____ day of _____, 2026.

_____
Village Clerk