



VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

AGENDA • JANUARY 28, 2025

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Jan 14, 2025 7:00 PM

III. PUBLIC HEARING

1. 15 S Rose Street
 - a. Special Use to permit an addition to be set back 28 feet from the rear lot line, instead of the minimum required 40 feet and approximately 6 feet from the side yard to the south instead of the minimum required 11 feet.
2. 1101 S Smith Street
 - a. Special Use to permit an addition to be set back 5 feet from the side yard lot line, instead of the minimum required 15 feet.
3. 783 N Quentin Road - SU Restaurant w Liquor
 - a. Special Use to permit a restaurant with liquor service.
 - b. Variation to permit 81 parking spaces, instead of the minimum required 82 spaces.

IV. COMMUNICATIONS

V. ADJOURNMENT



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PLANNING AND ZONING COMMISSION

MINUTES • JANUARY 14, 2025

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Patrick Noonan	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Absent	
Eric Friedman	Vice Chairperson	Present	
Jan Wood	Chairperson	Present	
Rodney Bettenhausen	Commissioner	Present	
Robert Kolososki	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Absent	
Stephen Fedota	Commissioner	Absent	
Tim Schubert	Commissioner	Present	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Dec 10, 2024 7:00 PM - **Accepted**

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Noonan, Friedman, Wood, Bettenhausen, Kolososki, Schubert
ABSENT:	Roth-Wurster, Cavanaugh, Fedota

Minutes Acceptance: Minutes of Jan 14, 2025 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 518 N Brockway Street - **Recommend To Approve**

VAR-000148-2024 – 518 N Brockway Street

Notice was published in the Journal & Topics on December 26th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- . Application
- . Proof of Ownership
- . Plat of Survey
- . Site Plan
- . Public Notice
- . Subject and Surrounding Property Zoning Map

Staff - Mr. Vyverber provides background:

The Subject Property is zoned R-1 Single Family and is approximately 7,767 square feet. The lot currently consists of a single-family home, with a 2-car detached garage in the rear yard. The existing lot coverage is approximately 47%, which exceeds the underlying maximum R-1 lot coverage of 35% and is legally non-conforming.

The Petitioner is proposing to rezone the Subject Property to R-2 single-family residential. In addition to the requested rezoning, the proposed plans include removing and replacing the existing asphalt and pavers at the rear of the home. The Petitioner also intends to construct a patio using permeable pavers to enhance the property's drainage features, but will increase the overall lot coverage. Therefore, the Petitioner is requesting the Rezoning from R-1 Single Family Residential District to R-2 Single Family Residential District. Variation to permit lot coverage to be 52%, instead of the maximum permitted 45%.

Sworn in petitioner: Graham Pearce – 518 N Brockway, Palatine

Mr. Pearce explains that he would like to repave part of his driveway and add a patio adjacent to it using permeable pavers. Referring to the site plan, he describes the proposed changes and clarifies that the rezoning request is intended to align his property with the surrounding properties. He notes that his property is currently zoned R1, but its size—7,700 square feet—is significantly smaller than the 20,000-square-foot minimum standard for R1 zoning. Rezoning to R2 would bring the property into alignment with the surrounding neighborhood and address current non-compliance issues, such as the house being out of standard for setback requirements in R1.

Additionally, the lot coverage variance under R2 zoning would be more appropriate for the property's size. He emphasizes that the primary reason for

this request is to address drainage issues that are causing problems in his basement. By using permeable pavers, he aims to improve the drainage on the property and mitigate these issues effectively.

Michael Stephanidis (238 S Benton St, Palatine), sworn in as the contractor for the paving project, explains the current drainage issues on the property. He describes the existing horseshoe drainage system, noting that the property drains toward the back of the house, where two window wells are located. The driveway is currently an impervious surface that slopes toward the house, exacerbating water issues. Additionally, the property is enclosed by a fence, leaving no alternative route to divert water effectively. He mentions that a sump pump has been used in the window wells as a temporary solution.

Mr. Stephanidis outlines his plan to install permeable pavers, explaining how this method would mitigate the drainage problem. The installation would allow water to seep into the ground instead of flowing toward the house, alleviating the issue. He also highlights that extending the patio would further aid in diverting water away from the house.

He states that he consulted with the village engineer, George, who initially assumed the property was zoned R2. However, the property is zoned R1, which permits only 35% lot coverage. By rezoning to R2, the homeowner would have a more appropriate lot coverage allowance, aligning with the proposed drainage solution. The engineer agreed that the rezoning and the installation of permeable pavers would be beneficial to address the homeowner's issues effectively.

Commissioner Kolososki inquires whether Mr. Stephanidis has experience installing this type of paver system.

Mr. Stephanidis confirms that he has and provides additional details about the installation process, explaining how the permeable pavers will help mitigate the drainage issues by allowing water to filter through the surface and be absorbed into the ground rather than pooling near the house.

Commissioner Kolososki then asks if the village engineering department requested a grading plan for the project.

Mr. Stephanidis replies that no grading plan was requested by engineering.

Commissioner Kolososki further questions whether alternative solutions for addressing the yard's drainage problems were considered.

Mr. Stephanidis explains that addressing the driveway drainage by running a system to the street would be prohibitively expensive. The proposed method, involving permeable pavers and patio extension, is a cost-effective and practical solution that will resolve the drainage issue efficiently.

Commissioner Schubert asks for details about the proposed pergola.

Mr. Stephanidis explains that the pergola is a prefabricated kit, not part of the drainage plan, and is not located on the patio area.

Commissioner Schubert inquires if the pergola will be enclosed.

Mr. Stephanidis confirms that it will not be enclosed.

Commissioner Schubert questions whether runoff from the pergola's roof could lead to drainage issues near the house.

Mr. Stephanidis responds that the pergola will be installed below grade, with the surrounding pavers forming part of the permeable system to manage water runoff.

Commissioner Schubert asks if the pergola will be a permanent structure.

Mr. Stephanidis confirms that it will be permanent and measures 12x12 feet.

Chairman Wood asks whether the area around the pergola will utilize permeable materials.

Mr. Stephanidis confirms this, noting that the pavers surrounding the pergola will be permeable and that water from the roof will drain into the system.

Chairman Wood asks if the pergola will have concrete piers.

Mr. Stephanidis confirms that it will.

Commissioner Schubert inquires if there will be any raised landscaping along the patio.

Mr. Stephanidis states that no raised landscaping will be added, as they do not want to obstruct water flow. He explains that the water drains naturally from west to east, with a swale between his property and the neighbors'.

Chairman Wood asks if the neighboring property has any drainage issues.

Mr. Stephanidis says he is not aware of any.

Commissioner Friedman asks if the water drainage issues stem from rainfall on the driveway that flows back toward the house.

Mr. Stephanidis confirms that this is the case and reiterates that the proposed permeable paver system is designed to resolve this issue effectively.

Mr. Vyverberg explains that the current R1 zoning designation dates back to when the property was platted in 1966 and annexed into the village in 1972, at which point it was zoned R1. He notes that the lot size is comparable to other properties in the surrounding area.

He states that he is not aware of any other drainage issues in the vicinity and supports the use of permeable pavers as a viable solution for the property's drainage concerns. Furthermore, he believes the request to rezone to R2 is reasonable and appropriate.

Mr. Vyverberg emphasizes that stormwater concerns are not unique to this property and that the village engineer has raised no objections to the proposed plan.

Commissioner Friedman inquires whether there are specific gazebo requirements regarding the separation distance from the residence and whether the proposed placement complies with regulations.

Mr. Vyverberg confirms that the gazebo placement complies with current codes, noting that requirements have been updated, and the structure meets all necessary standards as shown in the plan.

STAFF RECOMMENDATION:

The R-2 rezoning request would bring the Subject Property closer into conformance underlying setbacks and bulk standards. As noted, all of the existing substandard qualities of the Subject Property are legal non-conformities. The R-2 zoning would also align with the surrounding R-2 lots. The Petitioner proposes to increase lot coverage while utilizing permeable pavers to mitigate drainage concerns and address existing issues. Nevertheless, the rezoning to R-

2 diminishes the amount of lot coverage relief necessary and reflects the anticipated type of relief for lot coverage improvements to an existing property. The Village Engineer has reviewed the proposal and does not have any stormwater management concerns in the immediate area.

The rezoning to R-2 would comply with the current minimum lot size requirement for the R-2 district (pre-1958 platting) of 5,400 square feet and represents a typical platted R-2 lot size from both this era and area of the Village. Given the existing conditions and the absence of stormwater management concerns, Staff recommends approval of the Rezoning and Variation, subject to the following condition:

1. The Variation shall substantially conform to the site plan submitted by the Contractor, Michael Stephanidis, Natural Innovations Landscaping, except as such plans may be changed to conform to the Village's Codes and Ordinances.

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

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

DISCUSSION:

Commissioner Schubert: States that rezoning to R2 makes sense as it aligns better with the lot size. Commends the project as a valuable addition to the property, noting that it will help address water drainage issues without causing problems for neighboring properties.

Chairman Wood agrees, observing that the property is currently zoned differently from neighboring lots, which were platted nearly 100 years ago. Notes that the proposed zoning is a practical solution to address setbacks and drainage concerns, and expresses support for the request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on February 3rd, 2025.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Tim Schubert, Commissioner
SECONDER:	Patrick Noonan, Commissioner
AYES:	Noonan, Friedman, Wood, Bettenhausen, Kolososki, Schubert
ABSENT:	Roth-Wurster, Cavanaugh, Fedota

2. 249 E. Palatine Road - **Recommend To Approve**
SU-000135-2024 – 249 E. Palatine Road

Notice was published in the Journal & Topics on December 26, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application
2. Plat of Survey
3. Proposed Renovation Plans
4. Site Plan
5. Real Estate Disclosure
6. Public Notice

Background:

Mr. Vyverberg indicates that the Petitioner is requesting a Special Use and Variation to permit the continued operation of a 2-unit multi-family dwelling at 249 E. Palatine Road. Therefore, the Petitioner is requesting Special Use to permit a non-conforming multi-family (duplex) dwelling (3-units or less) for which legal documentation indicating that the dwelling conforms to the Zoning Ordinance cannot be provided. Variation to permit a non-conforming multi-family (duplex) dwelling that has not been in continuous operation since January 1, 1987. Variation to permit lot coverage to be 80%, instead of the maximum permitted 45%. As an existing condition, the lot coverage is approximately 69%.

The subject property is zoned R-2 Single Family and was part of the Prairie View Addition to Palatine subdivision in 1927. The existing residence was improved as a two-family duplex and detached 2-car garage.

Sworn in petitioner: Bhaskar Malhotra – 40 Shenandoah Circle, South Barrington, IL – Owner

Mr. Malhotra explains that he purchased the home in 2022, noting that it was vacant and in poor condition at the time. Shares that the home was previously used as a duplex, with separate residents on the first and second floors, each having its own kitchen and utility boxes. Clarifies that the basement, accessible only from the first floor, will be used exclusively for storage, as the ceiling height is unsuitable for conversion into living space and would not meet Code.

Commissioner Wood asks whether the property was recently used as a duplex. Mr. Malhotra explains that the home has been vacant for some time and that he does not have information on when it was last used for this purpose.

Commissioner Wood inquires about the presence of two separate entrances. Mr. Malhotra confirms that there are two entrances but notes that they do not meet current code. Adds that his remodeling plans will address this issue and mentions that he has hired an architect for the project.

Chairman Wood asks if the garage at the rear of the lot will be demolished. Mr. Malhotra confirms that the garage will be removed to extend the driveway, providing additional parking spaces and creating room for a turnaround. Explains that this will prevent vehicles from having to back out onto the busy street in front of the house.

Chairman Wood asks staff about the parking requirements for multi-housing duplex units.

Mr. Vyverberg states that the requirement is two spaces per unit, totaling four spaces.

Chairman Wood inquires if the four parking spaces can be provided without increasing the lot coverage.

Mr. Malhotra emphasizes that removing the garage and creating a turnaround is the best solution for safety, as it eliminates the need for vehicles to back onto the busy road.

Commissioner Friedman asks for clarification on the egress or access to 2nd story unit.

Sworn In: David Bus – 109 Ginger Court -Rolling Meadows, IL – Architect for project

Mr. Bus explains that the access to the second-floor unit will be via a rear stairway. The existing side access is non-conforming, and the new rear stairway will meet code requirements. The first-story unit will also have access through this newly constructed stairway at the back of the building.

Chairman Wood asks if there will be any exterior improvements. Mr. Bus confirms there will be, most notably the new stairway, front porch, siding, and windows.

Commissioner Schubert asks if there is one entrance from the rear patio deck. Mr. Bus confirms that is correct, and adds that there are already two electrical meters and panels, two kitchens, and separate entrances existing within the home.

Commissioner Schubert inquires if the tenants will have access to the basement. Mr. Malhotra states that only the first floor will have access to the basement.

Commissioner Schubert wonders if additional bedrooms could be added in the basement.

Mr. Malhotra clarifies that the basement is not conforming for living space and the space would not meet the Code requirements.

Commissioner Bettenhausen asks about the width of the driveway. Mr. Bus states that it will remain 12 feet wide, the same as the existing driveway. He adds there will be a small strip of green space between the driveway and the house, and they are proposing a new curb along the east property line to divert rainwater runoff toward Palatine Road.

Commissioner Bettenhausen comments that the yard is being paved over and the turnaround area seems larger than necessary and asks if it can be reduced in size to reduce lot coverage.

Mr. Bus explains that the civil engineer designed the turnaround to provide the

smallest amount of pavement while allowing adequate space for traffic flow. While more green space could be incorporated, this design is the most effective solution for accommodating four parking spots and the turning radius.

Chairman Wood inquires if the tenants will be responsible for maintaining landscaping.

Mr. Malhotra confirms that he will maintain the landscaping, as the landlord/owner of the property.

Chairman Wood wonders if there are any known drainage issues at the property.

Mr. Malhotra states he is not aware of any drainage issues. He notes the current property is dilapidated, and he plans to bring it up to code.

Commissioner Friedman asks about the stair system and the driveway, if units will have their own bins and where waste management will be stored.

Mr. Malhotra states each unit will have its own garbage cans.

Mr. Bus adds that there is storage space for trash bins and room for air conditioning units

Commissioner Kosoloski notes that the plans show the removal of an exterior tank and asks what it was used for.

Mr. Bus responds that it is a mystery, as the tank is currently filled with water, and he is unsure

Mr. Vyverberg states that in 1997, the Village adopted a Code Amendment and process to recognize legally created duplexes and triplexes, which are located in single-family residentially zoned properties. These are non-conforming multi-family properties of 3-units or less, which provides a special use to reestablishment of the use within a single-family residential district. The home was originally constructed as a duplex. The property to the west is zoned R-3, but the structure is similar circumstance, albeit with a different zoning classification. The petitioner is going through the appropriate process to request the use as a duplex, as was originally constructed and approved. The plans include improving the property's interior and proposed lot coverage of 80%, while higher than typical, would provide the required parking.

Chairman Wood asks if parking can be established, without exceeding the 80% lot coverage.

Mr. Vyverberg states that the civil engineer prepared the plan, which were reviewed by the Village Engineer. The plans could be further refined through the permitting process. The zoning entitlement plans are not in a final form.

Chairman Wood clarifies that the property is currently zoned R-2 for single-family homes. Asks if a new multi-family dwelling is allowed in R-2.

Mr. Vyverberg states that a new multi-family use would require rezoning or a planned development process. The current example is also allowed for existing multi-family structures. He adds that there are existing multi-family homes in the village in zones that typically don't allow that. This home was lawfully built and allowed as a duplex and identified in the 1997 amendment as an existing multi-family use in a single-family residential district.

Chairman Wood asks about the difference between a special use and variation for a non-conforming property. Is it addressing the same issue?

Mr. Vyverberg explains that the request is for a special use, and the variation is because they are unable to demonstrate continuous operation since 1987. He

notes the property was originally approved and constructed as a two-unit structure with two kitchens.

Commissioner Kolososki asks if the basement would require a permit if used as living space, and if parking requirements would change. Mr. Vyverberg states that the basement would not be allowed as living space under the proposed special use, as it is designated for storage and any use would be in violation of the Special Use approval.

Mr. Schubert asks if a storm drain would be required. Mr. Vyverberg states that a drainage plan is part of the requirement and reviews the proposed conditions.

Commissioner Friedman expresses concern about the safety of the remodel, noting that there is only one entrance for each unit. He mentions that the front porch is no longer an entryway and may be confusing for first responders. Mr. Vyverberg assures that Fire Marshal reviewed the plans and the building would have to be sprinklered. Any other matters would be addressed during the permit process, but there were not other specific issues raised during the zoning review.

Sworn In: Phil Yoder - 255 E Palatine Road –

Mr. Yoder states that he appreciates the curb along the driveway, but it doesn't address the existing flooding issue. He indicated that he does not have an issue with the use, but is concerned about stormwater. There is an existing catch basin at the corner of Glenwood Street and Palatine Road, but it doesn't handle the existing drainage. The water has crested the curb multiple times, with waves reaching his stoop, which is 30 feet away from the street. It's not runoff from the property, but rather additional impervious surfacing that has diverted water into the storm system, which he is concerned cannot accommodate it.

Commissioner Schubert asks if the runoff is coming from the parking lot across the street.

Mr. Yoder states that is true and the Park District added mulch, which contributes to the overflow. The Park District also installed a catch basin on the north side of Palatine Road.

Mr. Yoder adds that the ground surrounding the house keeps getting elevated due to the organic matter that continues to blow onto the property. He mentions a manhole in the street, but does not believe that it is intended for drainage.

STAFF RECOMMENDATION:

Mr. Vyverberg indicates that the Subject Property was developed and utilized as a duplex, within the Village for many years. As part of the 1997 text amendment to allow multi-family uses (up to 3 units), to pursue a special use to allow, the Subject Property was listed and identified as being a duplex and known legally non-conforming use. Additionally, as the home was legally established and utilized, as a duplex, the Code allows for a process to maintain the previously allowed use of the property. Also, the properties directly west are both zoned and utilized for multi-family residential uses.

Although the home has been unoccupied, the proposed renovations are not

expanding the underlying density and the required sprinkler system and engineering renovations should improve the existing circumstances. Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

- . The Special Use and Variations shall substantially conform to the architecture plans prepared by Acbo Architects dated 9/11/2024 except as such plans may be changed to conform to the Village's Codes and Ordinances.
 - . A final drainage plan shall be submitted in a manner acceptable to the Village Engineer, in conjunction with the build permit application. As a component of the drainage plan, the hard surface parking area will be required to drain to Palatine Road. The existing storm dry well shall be inspected and must be verified to not be connected to the public sanitary sewer. As part of the building permit submission, verification that the water service from the public water main to the home is not lead or galvanized must be completed. If the home is found to have a lead or galvanized water service it shall be required to replace the water service from the public water main up to the water meter.
 - . If the home does not currently have overhead sanitary sewer, the sanitary sewer in the building shall be converted to overhead sewer. The Sanitary ejector pump shall be inspected/reconstructed to remove any footing drains from connection to the home's sanitary sewer.
4. Any proposed work within Palatine Road ROW, will require an IDOT permit.

Mr. Vyverberg addresses the resident, stating that the village engineer and Petitioner's consultants will be contacted to discuss the concerns. Staff will also consult with Mr. Yoder accordingly.

Commissioner Noonan asks if an additional condition should be added to address the drainage issue.

Mr. Vyverberg states that the existing conditions require that final plan must be approved by the Village Engineer.

Commissioner Bettenhausen inquires whether the width of the parking area can be part of the discussion.

Mr. Vyverberg states that the PZC can amend or add conditions to the request as part of the deliberations and the final site plan and impervious plan must be submitted in a manner acceptable to the Village Engineer.

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

DISCUSSION:

Commissioner Schubert expresses concerns regarding access to the basement area and potential misuse of the space. Also raises concerns about egress and access to the second-floor unit.

Chairman Wood states that she is in favor of the project. She likes the idea of renovating the property and making it a safe home for two families. She appreciates that the owner is local and will be present to maintain the property. Commissioner Kolososki suggests that engineering should explore other solutions for the impervious surfaces. However, he notes that the project will be a nice improvement to the dilapidated home.

Chairman Wood requested that the PZC review the request into (3) separate approvals.

Commissioner Schubert made a motion to approve and Commissioner Kolososki seconded the Special Use to permit a non-conforming (duplex) for which legal documentation indicating that the dwelling conforms to the zoning ordinance cannot be provided. The Planning and Zoning Commission summarized that this request has met the standards and was unanimously approved by a vote of 6-0.

Commissioner Noonan motioned to approve and Commissioner Kolososki seconded the Variation to Permit a non-conforming multi-family (duplex) – dwelling, which has not been in continuous operation, since January 1, 1987. Summarized that this request has met the standards and was unanimously approved by a vote of 6-0

Commissioner Noonan motioned to approve and Commissioner Schubert seconded the Variation to permit the lot with the Lot Coverage to be 80% Summarized that this request has been approved with a vote of 4-2 (Bettenhausen, Wood)

This item will tentatively go to Village Council February 3, 2025

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Tim Schubert, Commissioner
SECONDER:	Robert Kolososki, Commissioner
AYES:	Noonan, Friedman, Wood, Bettenhausen, Kolososki, Schubert
ABSENT:	Roth-Wurster, Cavanaugh, Fedota

3. 1572 N Rand Road - **Recommend To Approve**

SU-000144-2024 – 1572 N. Rand Road

Notice was published in the Journal & Topics on December 26, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- . Application
- . Site Plans
- . Business Plan
- . Real Estate Interest Disclosure Plan
- . Certificate of Publication
- . Business Plan

Background:

The Subject Property (2 separate lots) is zoned B-2 (general business) was annexed in 1996, with a lot area of approximately 0.92 acres. The current use contains a restaurant with a drive-thru and a vacant lot in the rear. The Petitioner is proposing to demolish the existing building and construct a drive-thru only coffee shop - 7 Brew. Therefore, the Petitioner is requesting a Special Use to permit a restaurant, with a drive-thru.

Sworn in petitioner: Chris George – 2650 N Southport Avenue, Chicago, IL

Mr. George, the petitioner, represents Who Brew LLC, the franchisee for 7 Brew Coffee. The request is for a special use permit to allow a restaurant with a drive-thru on a property zoned B-2. He outlines the proposal for a 7 Brew Coffee with double drive-thru lanes, including a 501 SF main building and a 238 SF cooler and dry storage area.

He describes the business model, emphasizing a non-traditional service experience where employees use iPads to take orders directly at car windows. This approach focuses on speed, high energy, and a fun, friendly environment. A sample menu is provided, showcasing a beverage-only concept. The proposed hours of operation are 5:30 AM to 10 PM on weekdays, extending to 11 PM on weekends. The business will employ one full-time employee and 40 part-time employees, with an expected daily volume of 750 orders and 1,100 customers. He discusses the plat of survey and surrounding properties. Plans include installing an 8-foot-high fence along the west side of the property to create a buffer between the commercial site and adjacent multifamily properties. He notes the removal of a non-conforming billboard currently on the property as part of the project.

In presenting the site plan, he discussed the 510 SF main building, the 238 SF cooler and dry storage structure, and the use of existing access drives. The

double drive-thru accommodates 24 stacking spaces, and there are 11 parking spaces. Both exceed code requirements.

Mr. George explains how walk-up customers are accommodated in the drive-thru system. Sliding doors on both sides of the building will direct walk-up customers to a designated service location, with team members assisting, as needed. He also presents renderings and elevations of the building, noting that signage will comply with allowable limits.

Commissioner Schubert asks why the cooler and dry storage is separate from the building.

Mr. George states it is a corporate standard. It was moved outside the building to allow for an additional service station inside the building.

Commissioner Schubert asks if the public is allowed inside the building. Mr. George states there are no seats; the interior is designated as the kitchen area.

Commissioner Schubert inquires about allowing restroom use inside the building. Mr. George states he would need to check with the village, and if required, they would accommodate.

Commissioner Schubert asks where the garbage is located. Mr. George shows the location on the site plan.

Commissioner Schubert requests clarification on the buffer area. Mr. Vyverberg states there would be a landscaping maintenance and screening requirement.

Chairman Wood clarifies the business hours and raises concerns about traffic issues in and out of the business, noting it is a busy area. She asks how this issue will be addressed.

Mr. George states that traffic concerns have been discussed. He explains that the spaces and drive-thru are designed to accommodate the expected number of cars and assures they will work to address any issues if they arise.

Chairman Wood asks about the plans for Parcel 2. Mr. George states it will remain green space. He mentions that engineering has reviewed it and explains that it will be used for volume control requirements. Parcel 2 will remain impervious, and both parcels will meet MWRD stormwater management standards.

Commissioner Bettenhausen requests clarification on the fence installation. Mr. George refers to the plat of survey and identifies the location of the fence installation.

Commissioner Schubert asks if the billboard will be removed, and Commissioner Friedman asks if that includes the monument sign.

Mr. George confirms that the billboard will be removed and will not be replaced.

Commissioner Bettenhausen asks how employee safety will be addressed, particularly under weather conditions.

Mr. George explains that employees will have access to heaters, jackets, and potentially warming huts. Employees will rotate throughout the day, typically working part-time in four-hour shifts.

Mr. Vyverberg further states that the billboard will be removed as part of the recommendation, and he has been working with the petitioner and property owner on this matter. He confirms that the proposal complies with the code in the B-2 district and addresses the queuing impact on Rand Road. Should it become

an issue, the petitioner has committed to resolving it promptly. Mr. Vyverberg mentions that Staff visited the Naperville location and observed effective traffic management of customers, with fluidity in staffing and routing. He also notes that the existing restaurant previously has a drive-thru that was approved, as a component of the use.

Commissioner Bettenhausen asks if the billboard removal includes the post and foundation.

Mr. Vyverberg reviews the condition for billboard removal, which is part of the staff recommendation and indicates that it must be completed in a manner acceptable to the Village, which would include the base.

Commissioner Friedman asks about the cooler structure and dry goods storage, questioning whether these are auxiliary or ancillary structures to the primary building and whether their location on the side of the building is compliant, as such structures are typically at the rear. Mr. Vyverberg confirms that the proposal does not conflict with any village codes or planning and zoning standards, at this stage of review.

Commissioner Schubert comments that the concept is unique and integral to the brand's identity, noting that it has been incorporated into their design standards.

STAFF RECOMMENDATION:

The proposed drive-through use and coffee shop is consistent with both many of the surrounding uses in this area of the Rand Road corridor and the current drive-through restaurant. The proposed site plan meets or exceeds all of the Village's minimum zoning requirements. As an existing circumstance, there is a billboard on the subject property, which dates to annexation from unincorporated Cook County and that the property owner has agreed to remove. Additionally, there is approximately 90 feet of greenspace from the adjacent residential lots to the west. Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the plans prepared by Toth & Associates submitted 11/12/2024, floor plan and elevations prepared by Veritas Architecture and Design dated 8/29/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.
3. The final landscaping plan and shall be submitted in a manner acceptable to the Director of Planning and Zoning.
4. A MWRD permit shall be required or a permit determination letter stating that a MWRD permit is not required. Cash in Lieu of Detention fee, as outlined in Section 8.08 of Appendix B of the Village Code of Ordinances, will be required if the MWRD does not mandate detention.
5. IDOT Permit will be required if any work is within the right of way of Rand Road.
6. As a condition of the Special Use review, the property owner shall effectuate the removal of the existing billboard in the southeast corner of the property, along Rand Road, no later than 12/31/2027 in a manner acceptable to the Village. The removal will include both any necessary permitting and site restoration, also in a

manner acceptable to the Village. Any existing billboard lease rights regarding the billboard shall also not be extended past the 2027 deadline.

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

Commissioner Schubert Made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.

DISCUSSION:

Commissioner Kolososki states that, aside from the anticipated traffic issue, he likes the concept.

Chairman Wood comments that the proposal makes sense for the area, noting the inclusion of many stacking spaces and expressing hope that traffic does not back up. She acknowledges that this is the only potential negative consequence but trusts that the petitioner will work to mitigate it. She concludes that she is comfortable with the request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on February 3, 2025.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Tim Schubert, Commissioner
SECONDER:	Patrick Noonan, Commissioner
AYES:	Noonan, Friedman, Wood, Bettenhausen, Kolososki, Schubert
ABSENT:	Roth-Wurster, Cavanaugh, Fedota

4. 660 N Hicks Road - **Recommend To Approve**

SU-000126-2024 – 660 N Hicks Road

Notice was published in the Journal & Topics on December 26th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- . Application
- . Business Plan
- . Site Plan
- . Public Notice
- . Group Exhibit – Letters of Support

Background:

Mr. Vyverberg indicated that the Subject Property is zoned Planned Development and is part of the Renaissance Subdivision. It follows the B-1 requirements for permitted and special uses. The current uses, within the Subject Building, include a mixture of office, medical, and home interior services.

The Petitioner is proposing to purchase and convert the existing office building to accommodate both the existing Grow Music School and to open a partnering Montessori Academy, within the same building. Per the submitted floor plan, there will be 2 rental units outside of the scope for the Montessori and Music School. Therefore, the Petitioner is requesting a Special Use to permit a Montessori School at the subject property.

Sworn in petitioner: Mallory Miller, Grow Montessori Academy

Ms. Miller explains that she presented another location to the Planning and Zoning Commission in October and has since been searching for a suitable property to accommodate her business. She states that the building is a standalone structure and she plans to utilize the existing space for classrooms and music rooms, while maintaining two rental tenant spaces. She further explains that the Montessori school would initially accommodate 60 students across two classrooms, operating from 8 a.m. to 3 p.m., with the music school running from 3:30 p.m. to 9 p.m. The Montessori school would start with six employees, expanding to nine, while the music school would start with three employees. She highlights the parking lot as a significant advantage, featuring a circular drive and 42 parking spaces that can support the operations, along with a fenced-in playground area.

Chairman Wood asks if the current tenants will remain in the building. Ms. Miller states that the tenants will not stay, except for the two office spaces. She explains that she will assume their leases, and they will remain, until her school grows, at which point the school will take over those spaces and come back to the Village to amend the Special Use.

Commissioner Schubert inquires about additional acoustic sound barriers for the music rooms. Ms. Miller states that the music rooms currently have sound barriers, which will continue to be used, as they specialize in teaching classical piano. She assures that sound will not be an issue.

Chairman Wood requests further clarification regarding the music room.

Commissioner Bettenhausen asks if the circular driveway and parking lot will accommodate the anticipated expansion. Ms. Miller confirms that it will and explains the planned drop-off and pick-up procedures.

Chairman Wood asks where overflow parking will be located during special occasions. Ms. Miller suggests that the library could serve as an option.

Commissioner Schubert asks if the fencing will extend to Hicks. Ms. Miller states that a 4-foot fence will be installed in that area, along with a garden.

Commissioner Friedman asks about any landscaping plans for 1st Bank Drive. Ms. Miller responds that there is no landscaping plan for that area (right-of-way).

Commissioner Bettenhausen asks about the color of the fence. Ms. Miller states that it will be a solid 6-foot dark brown fence.

Mr. Vyverberg states that the building is a standalone structure and the petitioner will have full control over all the units. While the space will not be fully utilized initially, the business plan indicates that it would be, as the business grows. He notes that a special use amendment will be required in the future. Referring to the site plan, he provides additional details on the fencing and mentions that there will be outdoor functionality for the recreation area. He concludes that the parking is appropriate for the proposed use.

Sworn In: Mary Stupin – 429 E Pebble Creek Drive

She indicates that she lives across Hicks Road from the location and is in support of project and look forward to the addition to the area. She is not concerned about any noise from the music.

Sworn In: Andrew Mars – 1151 Paddock Drive.

He states that he has been working with Mallory in finding a property to fit the needs of the school. He believes that this is a good solution for Palatine and her business and supports the request.

STAFF RECOMMENDATION:

The Petitioner proposes to establish a Montessori school, within in the Renaissance Planned Development. While the Planned Development primarily operates as an office park, it does include an existing daycare and exterior outdoor area, south of the Subject Property. The proposed location is situated on the northern edge of the Renaissance Development and features a dedicated parking lot, with an entrance/exit directly off N. Hicks Road. The site includes over 42 available parking spaces, which should minimize traffic impacts, in addition to the school's queueing and start time plans.

The Montessori School and the proposed Music School will operate during different hours, further mitigating any potential traffic concerns on Hicks Road.

Given these considerations, the proposed use is not expected to cause substantial injury to the value of surrounding properties. The outdoor areas would ultimately be components of the Planning and Zoning Commission's review and Village Council's determination. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the Site Plan, Business Plan, and Floor Plan submitted by the Petitioner, Mallory Miller, except as such plans may be change to conform to Village Codes and Ordinances.
2. Any final traffic directional signage or pavement markings for a one-way drive aisle, or pick-up and drop-off locations, shall be submitted in a manner acceptable to the Village Engineer.
3. The final fencing plan and landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

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

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

DISCUSSION:

Commissioner Schubert states that the proposed use and location for the business is excellent. The plan looks good and the driveway and pick-up system are great. He believes there will be no negative impact, praising the business plan, the use of the building, and the safety of the area.

Commissioner Kolososki agrees and supports the plan.

Chairman Wood also agrees, noting that office space is in less demand and alternatives like schools are needed. The growing arts sector is a great fit for the building. While she has concerns regarding the direction of traffic, pavement markings, landscaping, and fencing, she acknowledges these will be submitted to the village for approval. She appreciates the business staying in the area.

Commissioner Friedman recalls issues from the previous request regarding the play area and basketball area but notes that these are not concerns in this request. However, he expresses concern about the busy traffic on 1st Bank Drive and the gate on the proposed fence, which could be opened to retrieve balls or play equipment. He emphasizes the importance of ensuring that activities are offered in a safe manner, with trained staff on hand.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on February 3, 2025.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Robert Kolososki, Commissioner
SECONDER:	Tim Schubert, Commissioner
AYES:	Noonan, Friedman, Wood, Bettenhausen, Kolososki, Schubert
ABSENT:	Roth-Wurster, Cavanaugh, Fedota

IV. COMMUNICATIONS

There will be (3) Items on the Agenda for the 1/28/25 Meeting

The Banquet space on Dundee Rd was not approved by the Village Council

V. ADJOURNMENT

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/28/25 07:00 PM

STAFF REPORT (ID # 9545)

15 S Rose Street

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: DonnaLee Floeter, Agent

PLAN NUMBER: SU-000151-2024

BACKGROUND:

The Subject Property is zoned R-3 multi-Family and is approximately 6,050 square feet. The property was annexed into the Village in 1869 and currently consists of a single-family residence with a patio and detached garage in the rear yard.

The Petitioner is proposing to build an addition that encroaches into the required minimum side yard and rear yard setbacks. Therefore, the Petitioner is requesting the following:

Special Use to permit an addition to be set back 28 feet from the rear lot line, instead of the minimum required 40 feet and approximately 6 feet from the side yard to the south instead of the minimum required 11 feet.

Surrounding Zoning/Uses:

North: R-3 Multi-Family Residential
South: R-3 Multi-Family Residential
East: R-3 Multi-Family Residential
West: R-3 Multi-Family Residential

KEY ISSUES:

- While the property is zoned R-3 Multi-Family Residential, it is occupied by a single-family home and is a permitted use.
- The Petitioner is proposing to demolish the existing detached garage and construct a small addition at approximately 100 square feet and attached single-car garage at approximately 360 square feet. For reference, the existing detached garage maintains a 5.05-foot setback along the south side of the property. The proposed attached garage would increase the side yard setback to 6 feet.

- Based on Staff's review of the Subject Property, the required setbacks are restricting the property to a point where any addition to the primary structure would require zoning relief.
- The home is currently existing nonconforming, as the rear setback is 38 feet, instead of the minimum required 40 feet. The side yard setback is approximately 21 feet, thus any garage addition would encroach into the required side yard and require relief.
- Lot coverage meets code at 49% versus the maximum allowed 50%.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION The Petitioner proposes to construct a home addition to the side and rear of the existing residence. The Subject Property has a non-conforming required rear yard setback and cannot be expanded without zoning relief. Additionally, the existing side yard setback is minimal and incorporating a functional attached garage will also require relief.

No issues were identified by Community Services or Engineering. The proposed addition is not anticipated to cause any substantial injury to the value of surrounding properties. Therefore, Staff recommends approval of the requested Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the DonnaLee Floeter, architect dated 12/03/2024, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. A final drainage plan shall be submitted in a manner acceptable to the Village Engineer, in conjunction with the build permit application. All drainage must exit the property through the front. Directing storm runoff to neighboring properties is strictly prohibited.

ATTACHMENTS:

- Aerial Map
- SU Application

Staff Report (ID # 9545)
Meeting of January 28, 2025

- Plat of Survey
- Site Plan
- Elevations and Floor Plans
- Public Notice



Attachment: Aerial Map (15 S Rose St - SU Setbacks)

0 100 200
ft

Print Date: 1/17/2025

Notes

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



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

Petitioner Name

DonnaLee Floeter

Business Name (if applicable)

Subject Property Address

15 S Rose Street

Please provide a description of your proposed request:

Existing frame one-story single family home with detached garage to have that detached garage removed and a new attached garage and kitchen addition constructed on the south and east sides of the home. Additional interior remodeling is also proposed. Addition will result in a south side yard setback of 6.21' and a rear yard setback of 28.12'

Petitioner Justification

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

That use deemed necessary for the public convenience at that location. Explain:

The new homeowners are planning to add the garage and remodel the home to accommodate an "aging in place" strategy as they move to Palatine from Tennessee be nearer to family members. The current detached garage is in need of replacement and the proposed attached garage will allow the homeowners to enter and leave the home in a safe, secure manner, especially in bad weather.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

The property will be maintained in a safe, code-compliant manner during construction and will be cared for and kept up after the work is complete and the homeowners can enjoy living in their new home.

The use will not cause substantial injury to nearby property values. Explain:

The addition and remodeling will improve the value of the subject property and will enhance the values of neighboring property as it will be kept as a single family home and will be greatly improved in appearance and upkeep by the proposed addition and remodeling.

Attachment: SU Application (15 S Rose St - SU Setbacks)

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

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

no fencing is proposed as part of this request

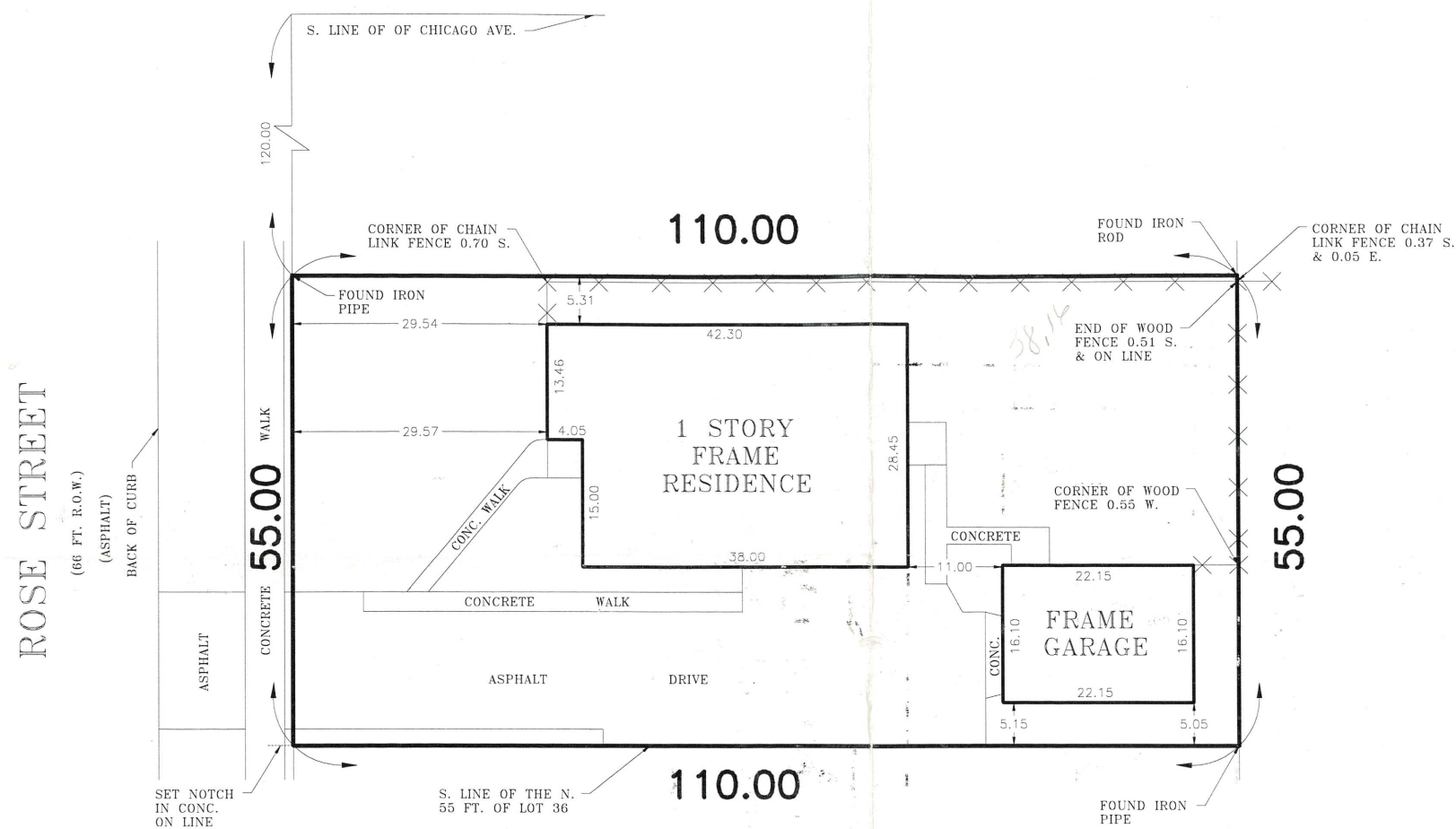
PLAT OF SURVEY

OF THE NORTH 55 FEET OF LOT 36 IN GORSLINE'S ADDITION TO PALATINE, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 15 S. ROSE ST., PALATINE, ILLINOIS



SCALE: 1"=20'



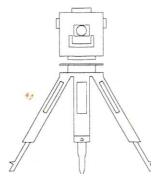
TO: FRANKLIN J. FURLETT
ATTORNEYS NATIONAL TITLE NETWORK

THIS IS TO CERTIFY THAT I, ROBERT W. STASIK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2322 HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT GLEN ELLYN, ILLINOIS, THIS
27TH DAY OF MARCH AD, 1996

ILLINOIS PROFESSIONAL LAND SURVEYOR #2322

A.N.T.N. NO#2288114



PREFERRED SURVEY, INC.

799 W. Roosevelt Road/Building #4, Suite 305/Glen Ellyn, IL 60137

Phone 708-790-5451 / Fax 708-858-6217

Hiebert Residence

15 S. Rose Street

Palatine, IL 60067

SCOPE OF WORK:

Existing property is a one-story frame single-family residence with 3 bedrooms and 1 bath, full unfinished basement, 1-car detached frame garage. Detached garage to be demolished and a new 1-car attached garage constructed in south side yard, kitchen addition constructed in east rear yard. Additional interior remodeling includes existing bath, middle bedroom to become closets and sitting room, reconfigured stairs to basement, former kitchen to become mudroom, laundry closet and half-bath. Exterior work includes new siding and new roofing.

Zoning Requirements per Village Code

Property is located in the R-3 Zoning District
Requirements are:
Front yard setback: 30'
Side yard setback: 6' min., combined 16'
Rear yard setback: 40'
Max. FAR: 50%

Existing Data

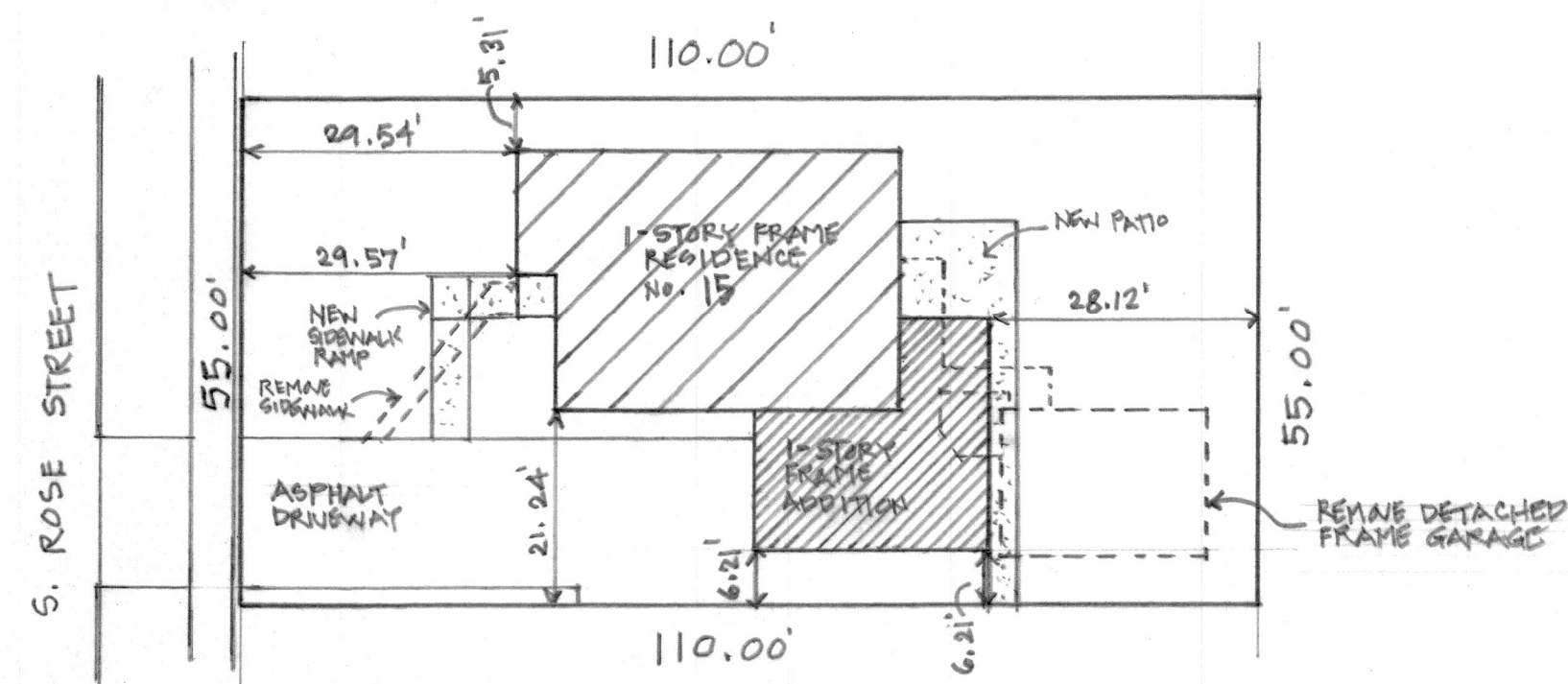
Lot Area: 55' x 110' = 6050 square feet
Front yard setback, West: 29.54'
Side yard setback, North: 5.31'
Side yard setback, South: 21.23'
Combined side yards: 26.54'
Rear yard setback, East: 38.12'
Allowed FAR, 50%: 3025.0 sq ft

Existing lot coverages: House: 1135.61 sq ft
Garage: 356.61 sq ft

Total: 1492.22 sq ft (24.66%)

Proposed Data

Front yard setback, West: 29.54' (no change)
Side yard setback, North: 5.31' (no change)
Side yard setback, South: 6.00' (at new attached garage)
Combined side yards: 11.31'
Rear yard setback, East: 28.12' (at new addition)
Proposed lot coverage: Total: 1595.61 sq ft (26.37%)



SITE PLAN

1" = 20'-0"

BASED ON PLAT OF SURVEY BY
PREFERRED SURVEY INC
DATED MARCH 27, 1996

DonnaLee M. Floeter
Architect

3306 Hayes Street
Evanston, Illinois 60201
P 847.322.7484 DonnaLeeFloeter@gmail.com

DATE
FOR ZONING
12/31/2024

Garage & kitchen addition, interior remodeling

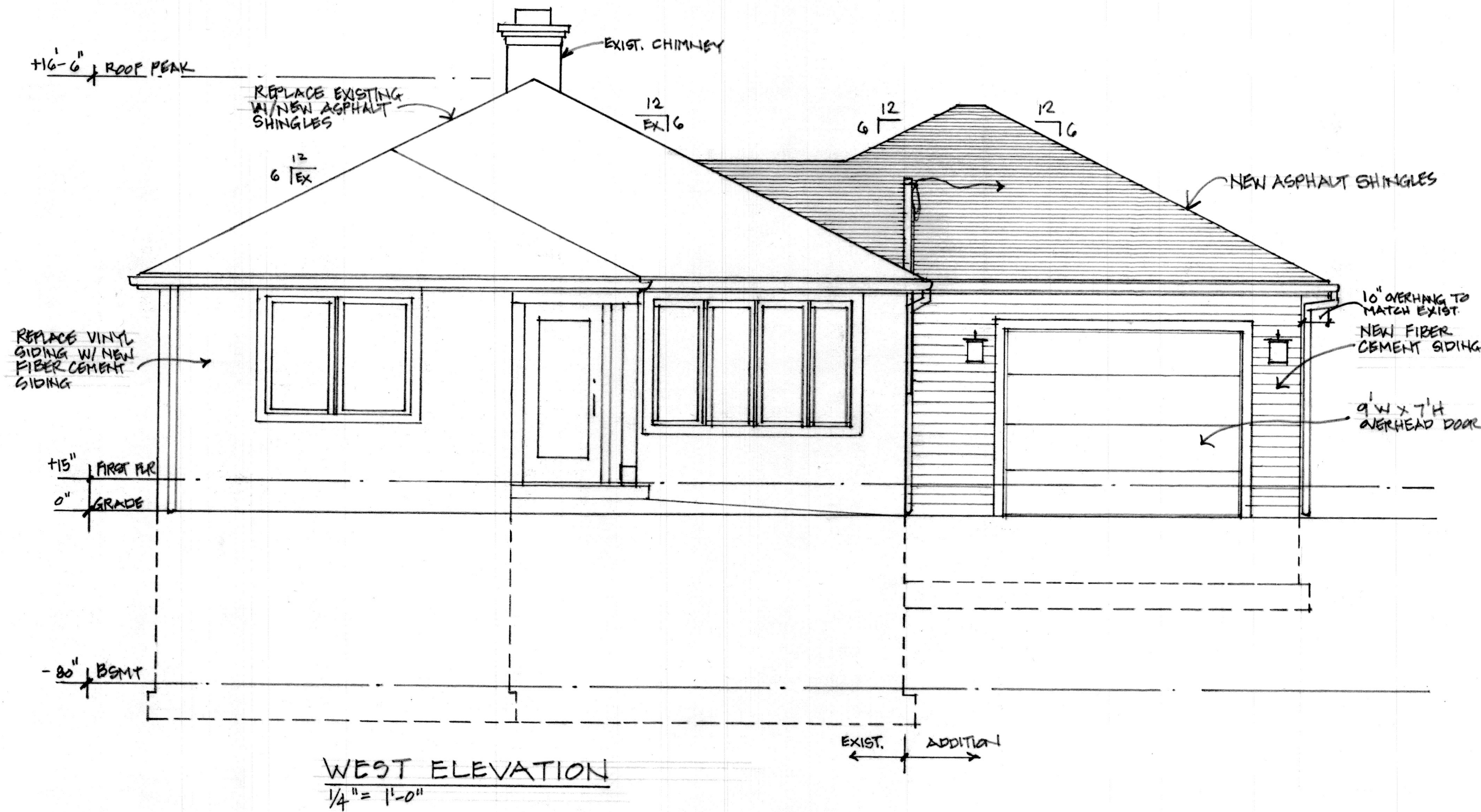
Hiebert Residence

15 S. Rose Street
Palatine, Illinois 60067

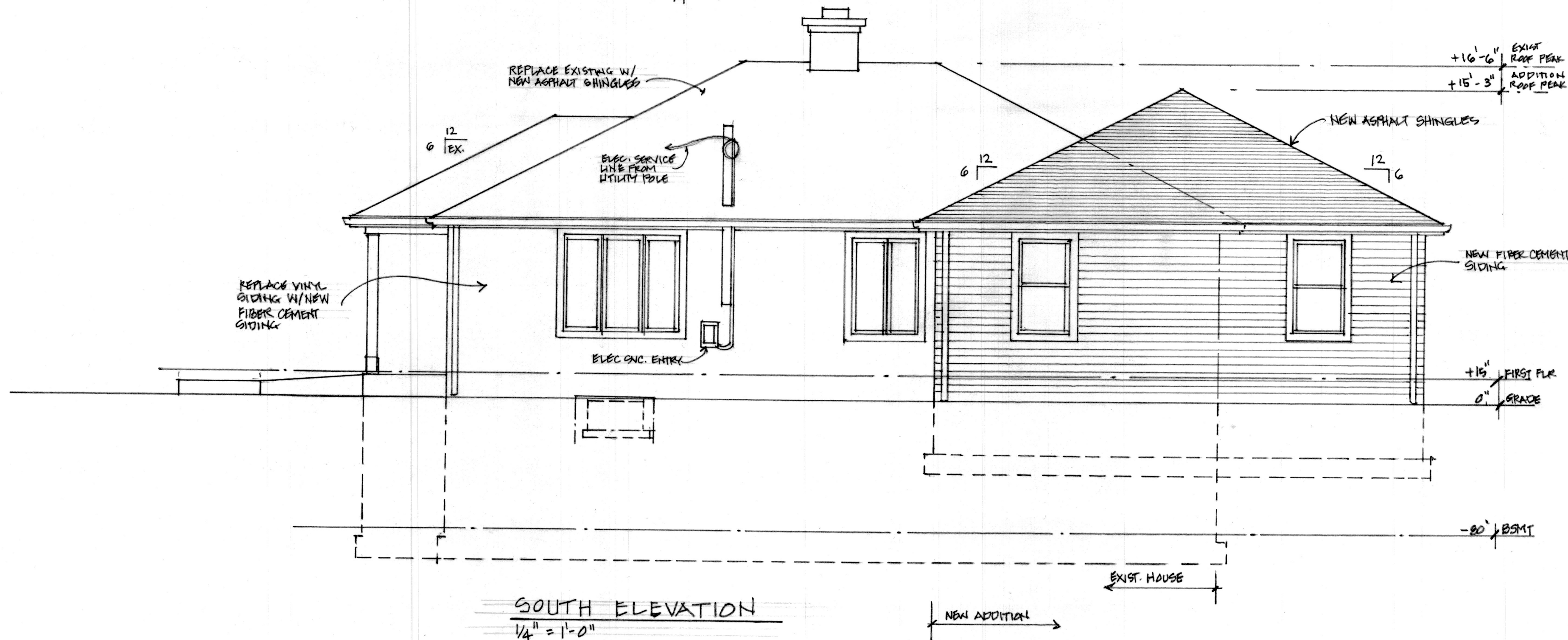
SITE PLAN
NOTES

SHEET

1
OF 6



WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

DonnaLee M. Floeter

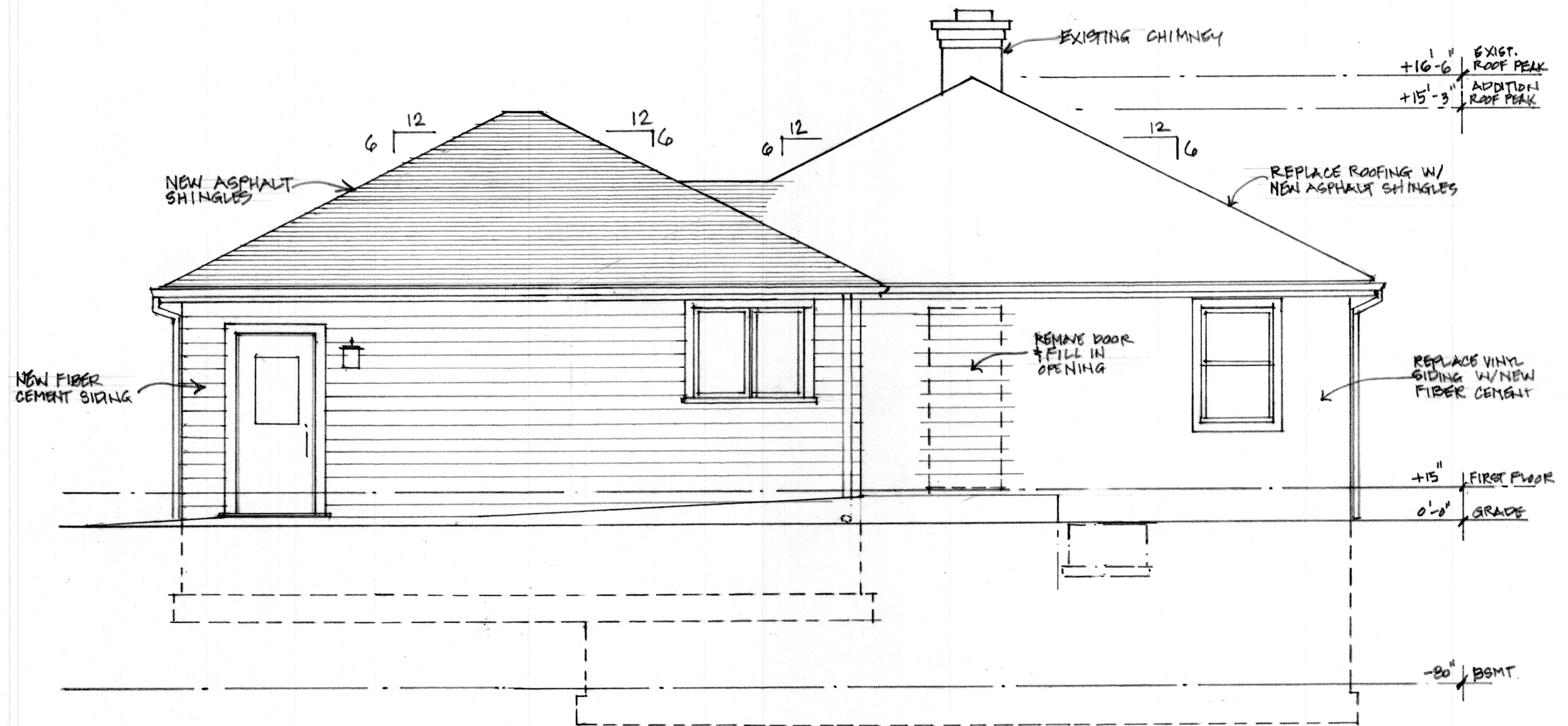
Architect
3306 Hayes Street
Evanston, Illinois 60201
P 847.322.7484 DonnaLeeFloeter@gmail.com

DATE FOR ZONING
12/3/2024

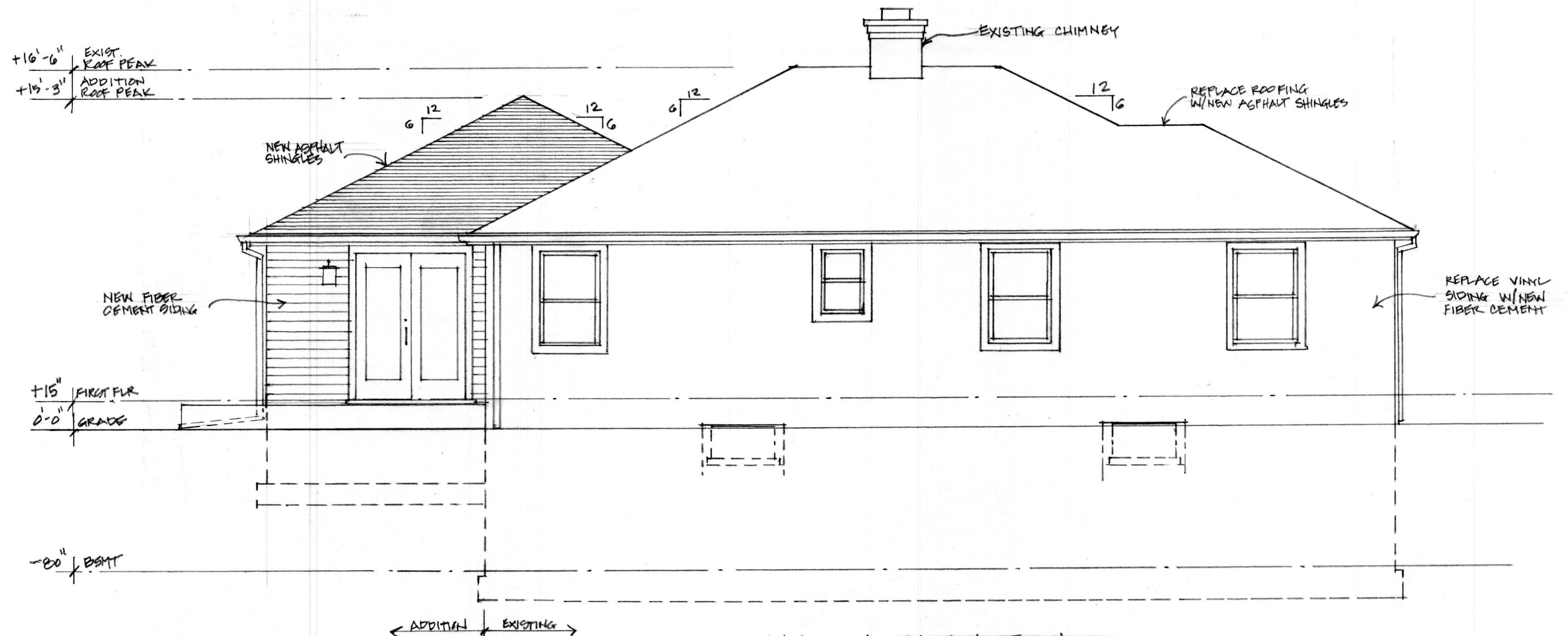
Garage & kitchen addition, interior remodeling
Hiebert Residence
15 S. Rose Street
Palatine, Illinois 60067

WEST ELEVATION
SOUTH ELEVATION

SHEET
5
OF 6



EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

DonnaLee M. Floeter

Architect
3306 Hayes Street
Evanston, Illinois 60201
P 847.322.7484
DonnaLeeFloeter@gmail.com

DATE FOR ZONING
12/3/2024

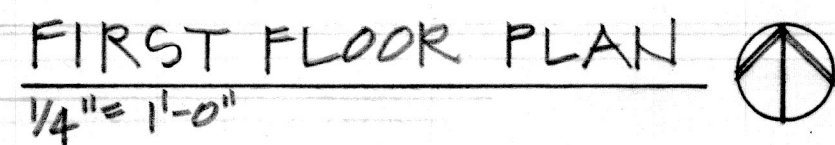
Garage & kitchen addition, interior remodeling

Hiebert Residence
15 S. Rose Street
Palatine, Illinois 60067

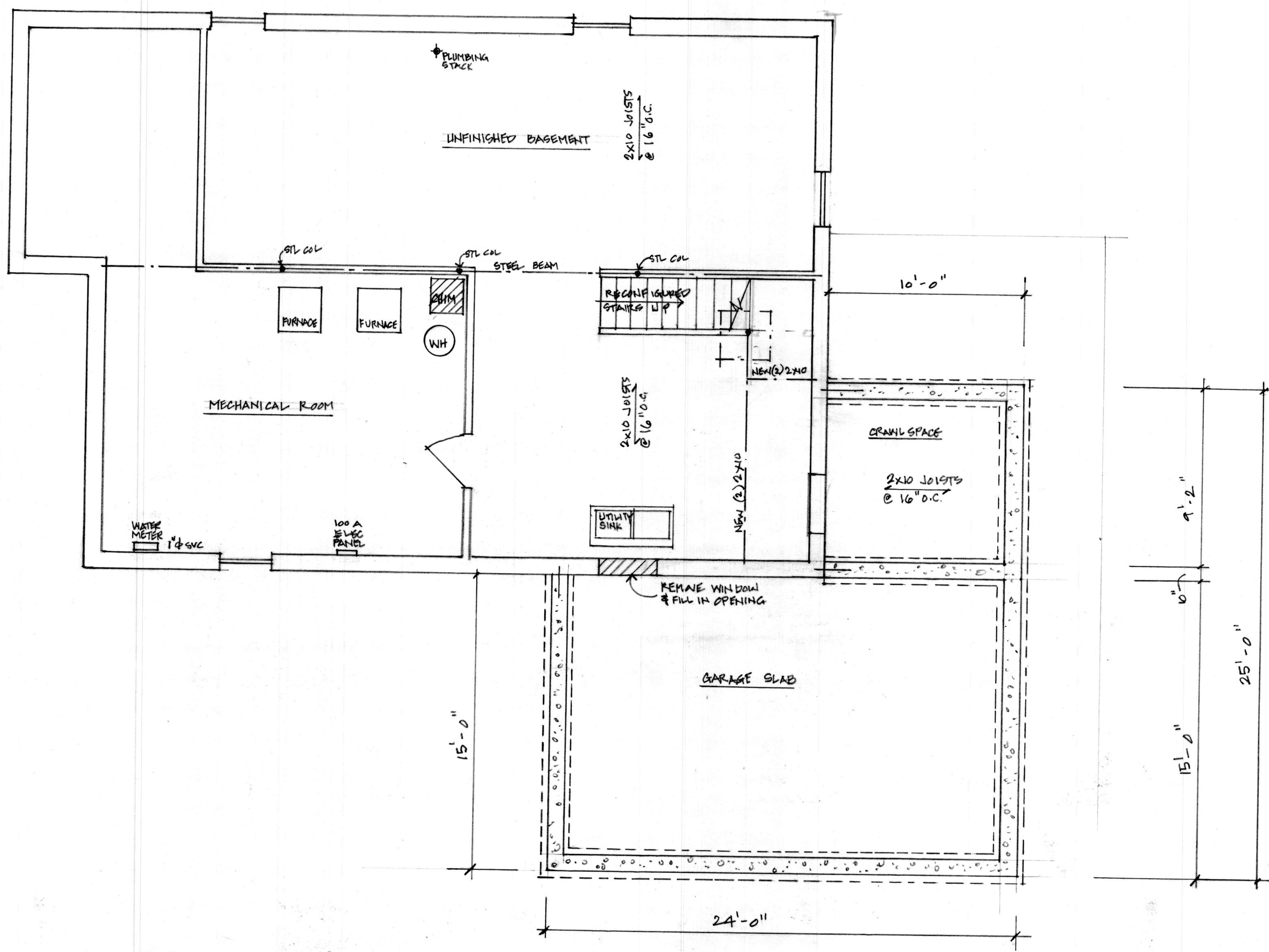
EAST ELEVATION
NORTH ELEVATION

SHEET

6
OF 6



SHEET 2 OF 6



BASEMENT / FOUNDATION PLAN 
1/4" = 1'-0"

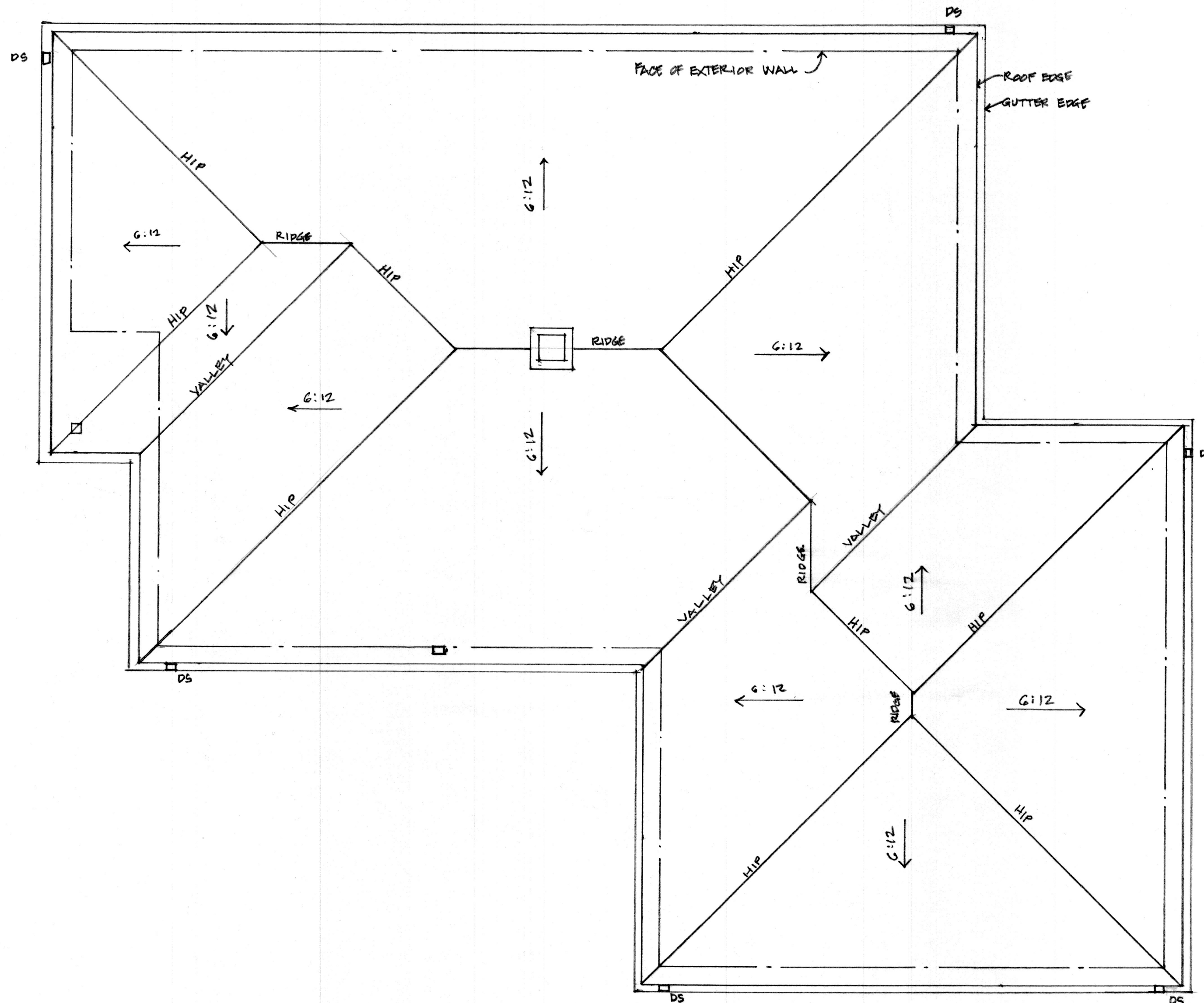
DonnaLee M. Floeter
Architect
3306 Hayes Street
Evanston, Illinois 60201
P 847.322.7484
DonnaLeeFloeter@gmail.com

DATE
FOR ZONING
12/3/2024

Garage & kitchen addition, interior remodeling
Hiebert Residence
15 S. Rose Street
Palatine, Illinois 60067

BSMT/FOUND. PLAN

SHEET
3
OF 6



ROOF PLAN
1/4" = 1'-0"



DonnaLee M. Floeter
Architect
3306 Hayes Street
Evanston, Illinois 60201
P 847.322.7484 DonnaLeeFloeter@gmail.com

DATE
FOR ZONING
12/3/2024

Garage & kitchen addition, interior remodeling
Hiebert Residence
15 S. Rose Street
Palatine, Illinois 60067

ROOF PLAN

SHEET

4
OF 6

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 15 S. ROSE ST.



County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 9TH day of JANUARY, A.D. 20²⁵, and the last publication thereof was made on the 9TH day of JANUARY, A.D. 20²⁵.

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

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



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 9TH day of JANUARY, A.D., 20²⁵.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 9TH day of JANUARY, A.D., 20²⁵.

My commission expires the 15TH day of JULY, A.D., 20²⁵.

Attachment: Public Notice (15 S Rose St - SU Setbacks)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/28/25 07:00 PM

STAFF REPORT (ID # 9531)

1101 S Smith Street

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Ken Ligon

PLAN NUMBER: SU-000147-2024

BACKGROUND:

The Subject Property, zoned R-1 Single-Family Residential and is approximately 22,000 square feet (0.5 acres). It was annexed into the Village in 1990 and the attached garage was built in 2021 and met the minimum setback (15 feet) from the side lot line.

The Petitioner subsequently constructed an addition, without a permit, on the south side of the garage, which now encroaches into the required minimum 15-foot side yard setback. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit an addition to be set back 5 feet from the side yard lot line, instead of the minimum required 15 feet.

SURROUNDING ZONING AND USES:

North: R-1 Single-Family Residential
South: R-1 Single-Family Residential
East: R-1 Single-Family Residential
West: R-1 Single-Family Residential

KEY ISSUES:

- The addition was constructed without a permit and does not comply with the minimum required 15-foot side yard setback. The addition is set back 5.97 feet, falling short of the 15-foot minimum requirement.
- The addition is approximately 133 square feet with a maximum height of 9.25 feet.
- The Petitioner stated it will be used for storage, however because it is attached to the primary structure, the Code requires the minimum setback an addition to the principal structure vs. a shed (detached structure). Additionally, detached structures are also required to provide a 10-foot setback from the principal structure and a

minimum 5-foot setback from the side and rear lot lines.

- Both building and lot coverage are below the required 25% building and 35% lot coverage at 11% and 25%.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

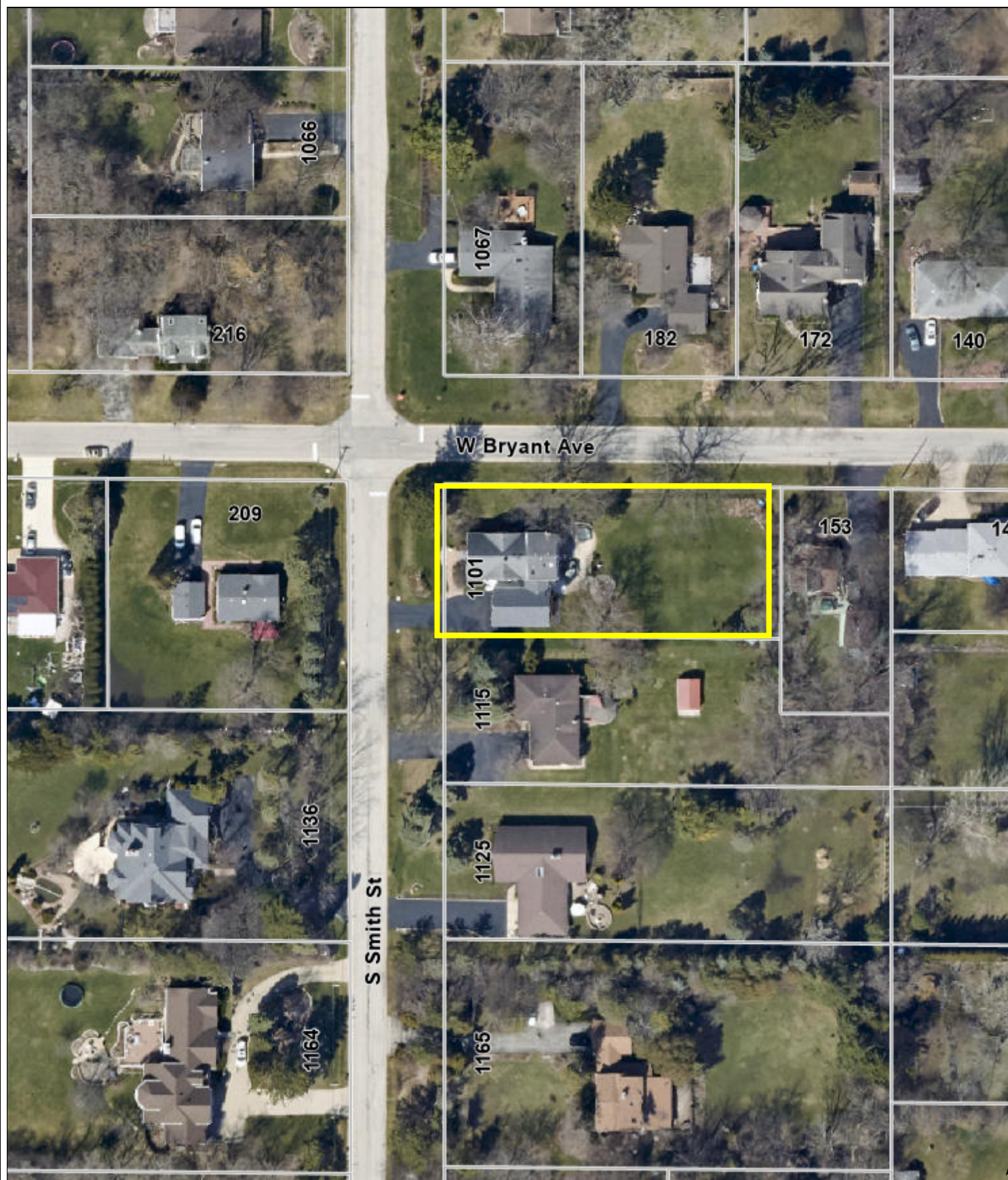
The Petitioner constructed an addition to the existing attached garage, without obtaining the required building permit. The addition encroaches over 9 feet into the required side yard setback. The property, however, could accommodate a detached shed of the same size elsewhere in the rear yard and comply with all of the zoning requirements.

Therefore, Staff recommends denial of the proposed Special use. If the Planning and Zoning Commission recommends approval, Staff recommends the following condition:

1. The Special Use shall substantially conform to the site plan submitted by the petitioner dated 12/06/2024 and elevation submitted by the Petitioner except as such plans may be changed to conform to Village Codes and Ordinances.
2. A building permit will be required to ensure that the completed addition complies with applicable codes.

ATTACHMENTS:

- Aerial Map
- SU Application
- Plat of Survey-Site Plan
- Elevation
- Letter of Support
- Public Notice



Attachment: Aerial Map (1101 S Smith Street - SU setback)

0 100 200
ft

Print Date: 11/18/2024

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.



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Ken Ligon

Business Name (if applicable)

Subject Property Address

1101 S Smith Street

Please provide a description of your proposed request:

Attached shed to garage for storage.

Petitioner Justification

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

That use deemed necessary for the public convenience at that location. Explain:

Not for public use

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

Yes, and it is not for public use

The use will not cause substantial injury to nearby property values. Explain:

It will only enhance the property values because we are using it to store our outdoor furniture so it will not have to be under an unsightly tarp through the winter months as our backyard is located on the corner and it is visible from the street.

Attachment: SU Application (1101 S Smith Street - SU setback)

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

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

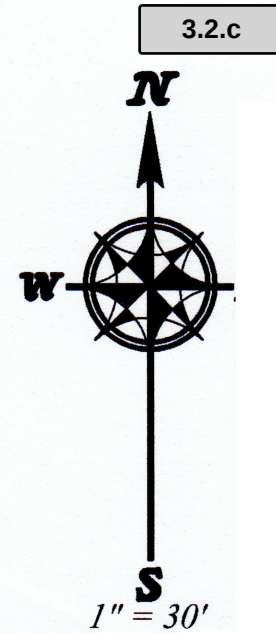
No fence around the shed. We only have a fence on the north side of the house facing the street.



MURRY AND MOODY, LTD.

Land Surveyors

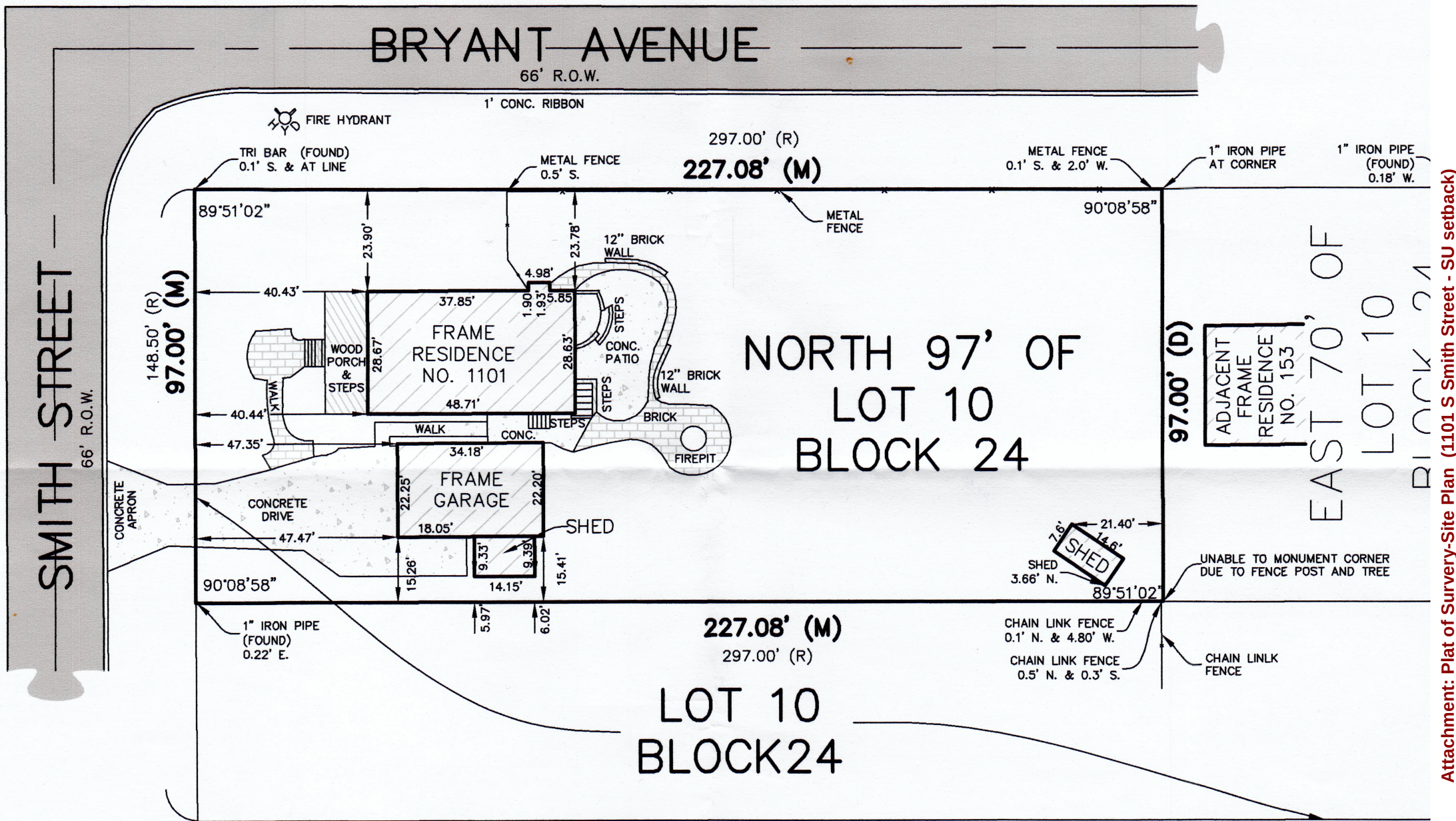
Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960



PLAT OF SURVEY OF

THE NORTH 97 FEET OF LOT 10 (EXCEPT THE EAST 70 FEET THEREOF) IN BLOCK 24
IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 3, BEING A
SUBDIVISION OF PARTS OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 10
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 22,027 ± S.F. / 0.506 ACRES



Attachment: Plat of Survey-Site Plan (1101 S Smith Street - SU setback)

END AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular dimensions shown thus: 90°00'00" indicate degrees, minutes and seconds.

[N 90°00'00" E indicates measure dimension / bearing.
[/ (N 90°00'00" E) indicates record dimension / bearing.
d] / [N 90°00'00" E d] indicates deed dimension / bearing.

Dimensions shown hereon, if any, per local or assumed data, shown otherwise.

Verify your points before using same and report any discrepancies immediately.

Legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat indicated.

Project Number: 24-1304

Prepared For: Ken Ligon

STATE OF ILLINOIS } S.S. COUNTY OF COOK }

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: December 05, 2024

Palatine, Illinois: December 06, 2024

Illinois Professional Land Surveyor - Barbara C. Murry 035-003529
License Renewal date: November 30, 2024

Project Number: 24130400

Field Book: 166M-76-77

Drawing File: 24130400.dwg



9' 5" WIDE FROM GARAGE
14' 2" FROM FRONT TO BACK

DOOR 6' WIDE + 81 1/2" HEIGHT

9' 3" TALL ON THE GARAGE SIDE
8' 0" TALL ON THE YARD SIDE

7' 0" FROM THE PROPERTY LINE Approximately 5.97 feet per survey

3 CONCRETE PIERS - 12" DIAMETER + 46" DEEP

Lyn Bremanis

Subject: FW: 1101 South Smith Street - Flie NO. SU-000147-2024

From:

Sent: Wednesday, November 13, 2024 1:02 PM

To: 'bvyverberg@palatine.il.us' <bvyverberg@palatine.il.us>; 'lbermanis@palatine.il.us' <lbermanis@palatine.il.us>

Subject: 1101 South Smith Street - Flie NO. SU-000147-2024

TO:

Lyn Bremanis and Ban Vyverberg @ the Village of Palatine

FROM:

Jeff Schrader of 1125 South Smith Street, Palatine, IL 60067

DATE:

11/13/2024

RE:

Planning and Zoning Commission, November 26, 2024, 7:00pm.

Special Use to permit an addition to be set back 7 feet from the side yard lot line, instead of the minimum required 15 feet.

I received a NOTICE OF PUBLIC HEARING for the above address, for the above Special Use; thank you for sending out the yellow post card.

I may not be able to make the above meeting, but wished for you and the Planning and Zoning Commission to know, that as a home owner and occupant on South Smith Street, I am in favor of granting the special use. The Petitioner is a long time Village resident, and has taken great pride in his residence and landscaping at 1101 S. Smith Street; the Village should be proud of the continual renovations and upkeep at this address. The 135 sq ft addition is not noticeable to me.

Thank you for allowing me to voice my opinion on this matter.

Could you please let me know that you received this email and that will you include my comment in your file?

Sincerely,

Jeff Schrader

1125 South Smith Street
Palatine, IL. 60067

Attachment: Letter of Support (1101 S Smith Street - SU setback)

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 1101 S. SMITH ST.

 County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 9TH day of JANUARY, A.D. 2025, and the last publication thereof was made on the 9TH day of JANUARY, A.D. 2025.

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

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



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 9TH day of JANUARY, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 9TH day of JANUARY, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.

Attachment: Public Notice (1101 S Smith Street - SU setback)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/28/25 07:00 PM

STAFF REPORT (ID # 9488)

783 N Quentin Road - SU Restaurant w Liquor

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Gus Tselos

PLAN NUMBER: SU-000149-2024

BACKGROUND:

The Subject Property, zoned B-1 Shopping Center District, is located within the North Quentin Plaza shopping center. The proposed restaurant will occupy the space previously occupied by Oak Alley (which has been vacant since 2022). The other tenants in the building include Mira's Dance Studio, Shear Candy Salon, Palatine Township Republican Organization, Mirk Group, and ProHealth Drugs. The Petitioner is proposing to open a restaurant, with liquor service. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a restaurant with liquor service.

Variation to permit 81 parking spaces instead of the required 82 spaces.

KEY ISSUES:

- The proposed business will occupy approximately 3,378 sq. ft. of retail space within North Quentin Plaza shopping center.
- Per the submitted business plan, the shop will have 5-7 staff members and the hours of operation will be:
 - Monday - Thursday: 4 PM – 12 AM.
 - Friday & Saturday: 11 AM – 2 AM
 - Sunday: 11 AM – 12 AM
- The floorplan indicates 64 seats total. Based on the 1/100 square foot parking requirement, 34 parking spaces are required. Note: the previous Oak Alley had 84 seats, with the proposed seating being a 24% reduction from the previous use of the Subject Tenant Space.
- There are 81 existing parking spaces for the shopping center. For the proposed

use and existing tenant composition, 82 parking spaces are required for this shopping center; therefore, a Variation is required.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

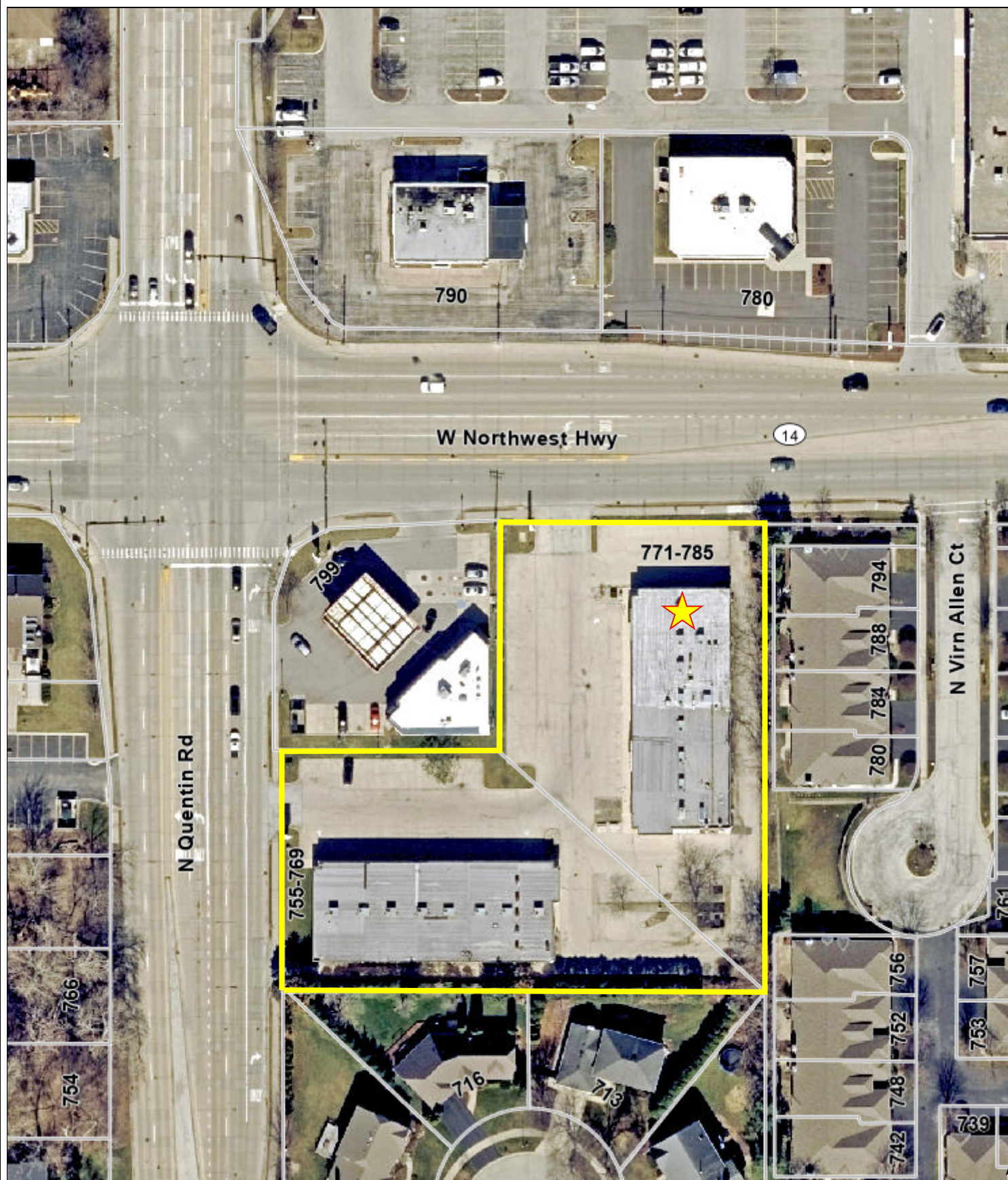
STAFF RECOMMENDATION:

The Petitioner proposes opening a new restaurant, with liquor service, in an existing tenant space, which also previously had a restaurant and liquor service and operated similarly. The requested parking variation requires relief for one parking space. Given the non-conflicting peak hours of operation for the other tenants in the shopping center, Staff believes that the proposed parking variation is manageable. Additionally, the total number of proposed seats for the restaurant is a reduced from the prior use. Therefore, Staff recommends approval of the requested Special Use and Variation, subject to the following condition:

1. The Special Use and Variation shall substantially conform to the floor plan dated 9/6/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- FloorPlan
- Business Plan
- Public Notice



0 100 200
ft

Print Date: 1/17/2025

Notes

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



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Gus Tselos

Business Name (if applicable)

Subject Property Address

783 N Quentin Road

Please provide a description of your proposed request:

We are looking to create a family friendly "Pizza sports bar". We will create great bar food and specialize in pizza and draft beer. We are looking to be part of the community and become a staple in the Palatine area.

Petitioner Justification

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

That use deemed necessary for the public convenience at that location. Explain:

We plan to do everything by the book, no shortcuts. We will oblige by the health department guidelines when it comes to the safety of the public. We will train all our employees to follow these guidelines as well. We will take it very seriously when it comes to the food preparations and the cleanliness of the establishment.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

I believe having a successful establishment in the area could only help increase property values. We don't plan to be a nuisance to the community and we would be open to any feedback from the community.

The use will not cause substantial injury to nearby property values. Explain:

We plan on updating the outside sign of the establishment to feel more modern.

Attachment: Application (783 N Quentin Road - SU Restaurant w Liquor)

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

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

N/A



VARIATION APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Konstantinos Tselos

Business Name (if applicable)

783 N Quentin LLC

Subject Property Address

783 N Quentin Rd, Palatine, IL 60067

Please provide a description of your proposed request:

I would like to open a restaurant in the previous Oak Alley Saloon Space.

Petitioner Justification

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

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

I need the variation in order to open the restaurant

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

This location was previous a restaurant (oak alley saloon)

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

If the variation is granted it will not alter the character of the locality. 82 spaces required and there are only 81 provided.

Attachment: Application (783 N Quentin Road - SU Restaurant w Liquor)

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

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

I own the property, and would not do anything to hurt my other tenants or affect their business in a negative way.

PLAT OF SURVEY

MARCHESE SURVEYING, INC.

RESIDENTIAL - COMMERCIAL SURVEYS

1281-G Humbrecht Circle
Bartlett, Illinois 60103

Phone: (630) 830-1570
Fax: (630) 830-1844

PROPERTY DESCRIPTION

LOTS 1 AND 2 IN THE NORTHWEST QUENTIN CENTER, A RESUBDIVISION OF LOT 1 IN NIKA'S SUBDIVISION OF PART OF THE NORTH 933.50 FEET OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1986 AS DOCUMENT NUMBER 86509323, IN COOK COUNTY, ILLINOIS.

AS KNOWN AS: 755 TO 785 QUENTIN ROAD IN PALATINE, ILLINOIS.

PERMANENT INDEX NUMBER FOR LOT 1 = 02-15-100-016
PERMANENT INDEX NUMBER FOR LOT 2 = 02-15-100-017

AREA OF LOT 1 = 38,219.65 SQUARE FEET OR 0.8774 ACRES MORE OR LESS.
AREA OF LOT 2 = 35,349.15 SQUARE FEET OR 0.8115 ACRES MORE OR LESS.
TOTAL AREA = 73,568.80 SQUARE FEET OR 1.6889 ACRES MORE OR LESS.

SURVEY HAS NOT BEEN BROUGHT UP TO THE CURRENT 2013 ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

A PRELIMINARY TITLE POLICY REPORT WAS NOT FURNISHED TO MARCHESE SURVEYING INC. FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE THERE MAY BE ADDITIONAL EASEMENTS AND OR SERVITUDE'S EFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS PLAT OF SURVEY.

SCALE: ONE INCH = TWENTY FEET

ORDER NO: 13-1330

ORDERED BY: MR. JESS E. FORREST
ATTORNEY AT LAW

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE.

STATE OF ILLINOIS

COUNTY OF DUPAGE

I, ROCCO J. MARCHESE, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DATED AT BARTLETT, MAY 29, 2001

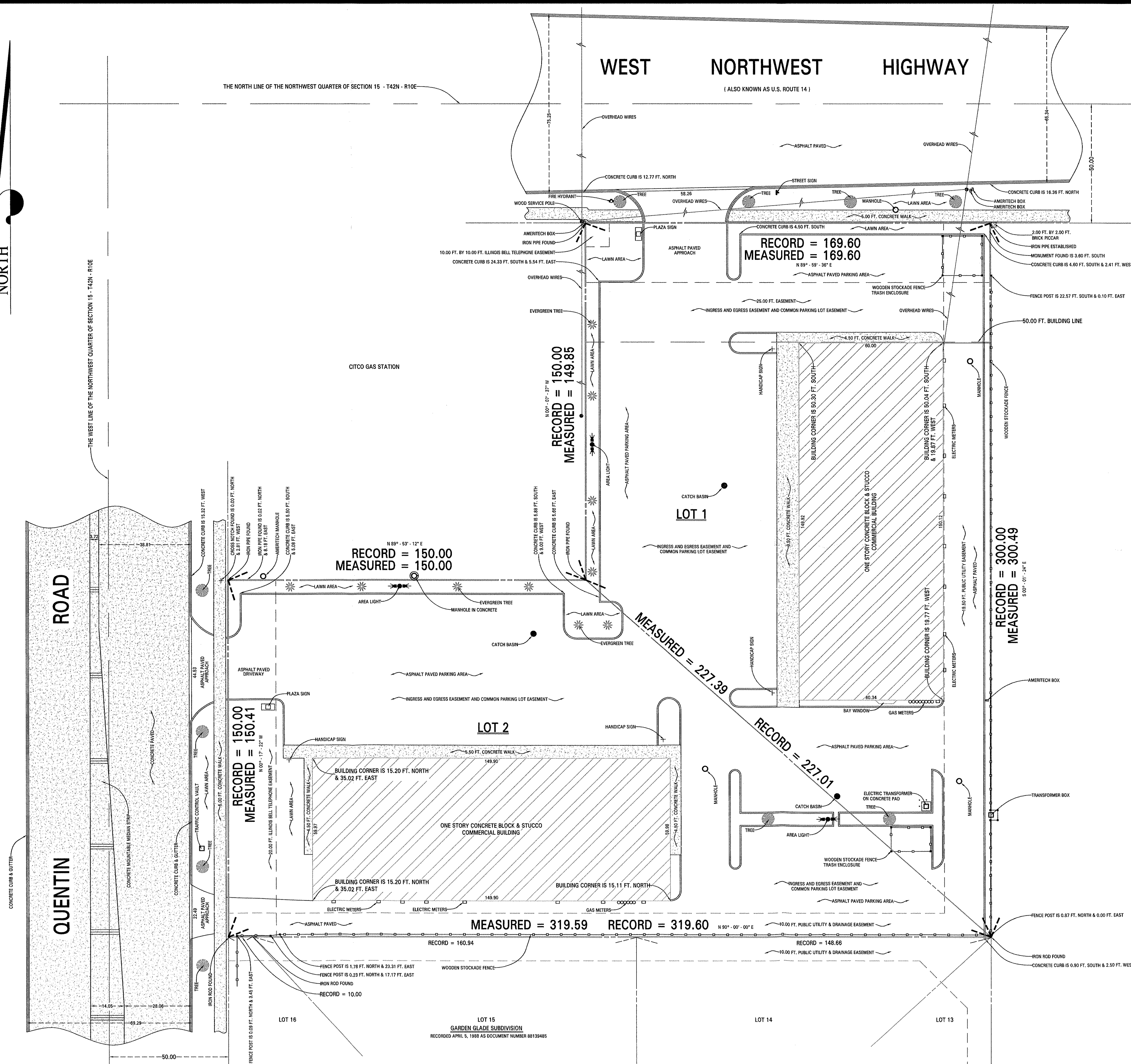


NOT VALID UNLESS SEAL IS IN RED INK.

ANY REPRODUCTION OF THIS PLAT IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT FROM MARCHESE SURVEYING, INC.

DRAWN BY: R.J.M.
CHECK BY: R.J.M.

NORTH



CODE CLASSIFICATION

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
2018 ILLINOIS ACCESSIBILITY CODE
& PALATINE AMENDMENTS

OCCUPANCY/USE GROUP: B

CONSTRUCTION TYPE: III-A

SQUARE FOOTAGE: 3,378 SF

WIRING LEGEND
14/2 FPL NAC WIRING
16/2 FPL SLC WIRING
18/4 FPL FAAP & ACCESSORY WIRING

FIRE ALARM CABLE SHALL BE THE FOLLOWING TYPES PER NFPA 70 & NFPA 72 REQUIREMENTS:
FPL - GENERAL USE, POWER-LIMITED FIRE ALARM CABLE.
FPLR - POWER-LIMITED FIRE ALARM RISER CABLE RATED FOR USE IN VERTICLE RUNS FROM FLOOR TO FLOOR
HAVING FIRE RESISTANT CHARACTERISTICS CAPABLE OF PREVENTING FIRES FROM FLOOR TO FLOOR

ALL FIRE ALARM CABLE SHALL BE INSTALLED PER NFPA 70 REQUIREMENTS.
ALL FIRE ALARM CABLE SHALL BE MONITORED FOR INTEGRITY IN ACCORDANCE WITH NFPA 70 & 72 REQUIREMENTS.

SEQUENCE OF OPERATION						
DEVICE	ALARM	TROUBLE	SUPERVISORY	TRANSMIT SIGNAL TO MONITORING STATION	ACTIVATE NOTIFICATION APPLIANCES	ACTIVATE OUTSIDE NOTIFICATION APPLIANCE
SMOKE/HEAT/DUCT DETECTOR	X			X	X	X
MANUAL FIRE ALARM BOX	X			X	X	X
SPRINKLER	X			X	X	X
SPRINKLER VALVE			X	X		
AC POWER FAIL		X		X		
DC POWER FAIL		X		X		

NOTE: CHECK WITH LOCAL JURISDICTION PRIOR TO FIRE ALARM PROGRAMMING

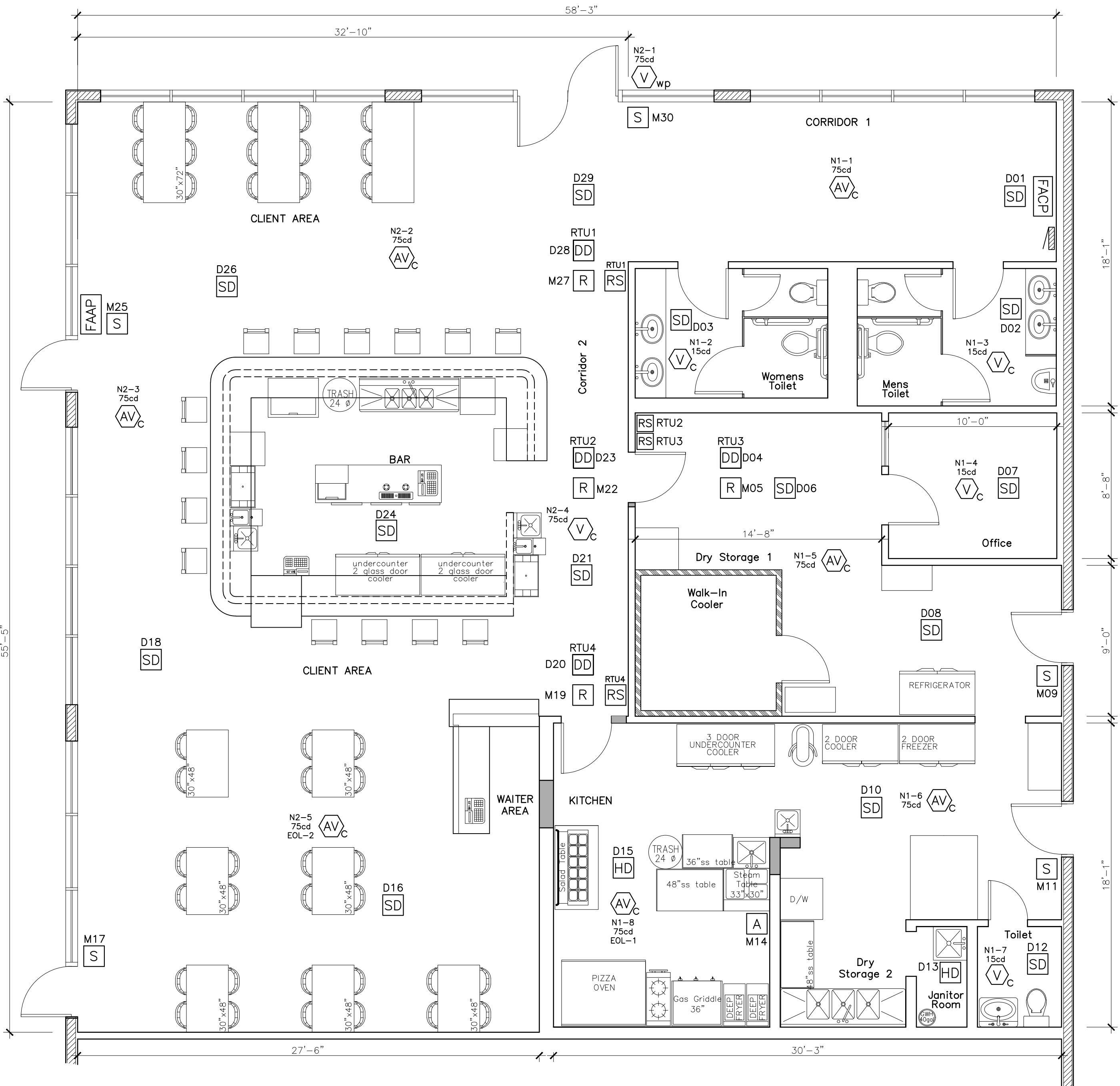
GENERAL FIRE ALARM NOTES

1. THE FIRE ALARM PLAN TO BE INSTALLED/MODIFIED IN ACCORDANCE WITH AHJ APPLICABLE CODES AS REQUIRED.
2. THE CONTRACTOR SHALL UTILIZE NEW ADDRESSABLE FIRE ALARM PANEL WITH NOTIFICATION FOR A NON-SPRINKLED LANDLORD & TENANT SPACE.
3. IN THE EVENT OF A CODE CONFLICT, THE MOST RESTRICTIVE CODE OR STANDARD SHALL BE OBSERVED.
4. FOLLOWING THE FIRE ALARM SYSTEM INSTALLATION, A 100% FIRE ALARM SYSTEM TEST SHALL BE CONDUCTED BY THE ALARM CONTRACTOR.
5. MONITORING WILL BE NEW RADIO TRANSMISSION FOR TENANT SPACE & PER AHJ REQUIREMENTS. SEE NOTE BELOW.

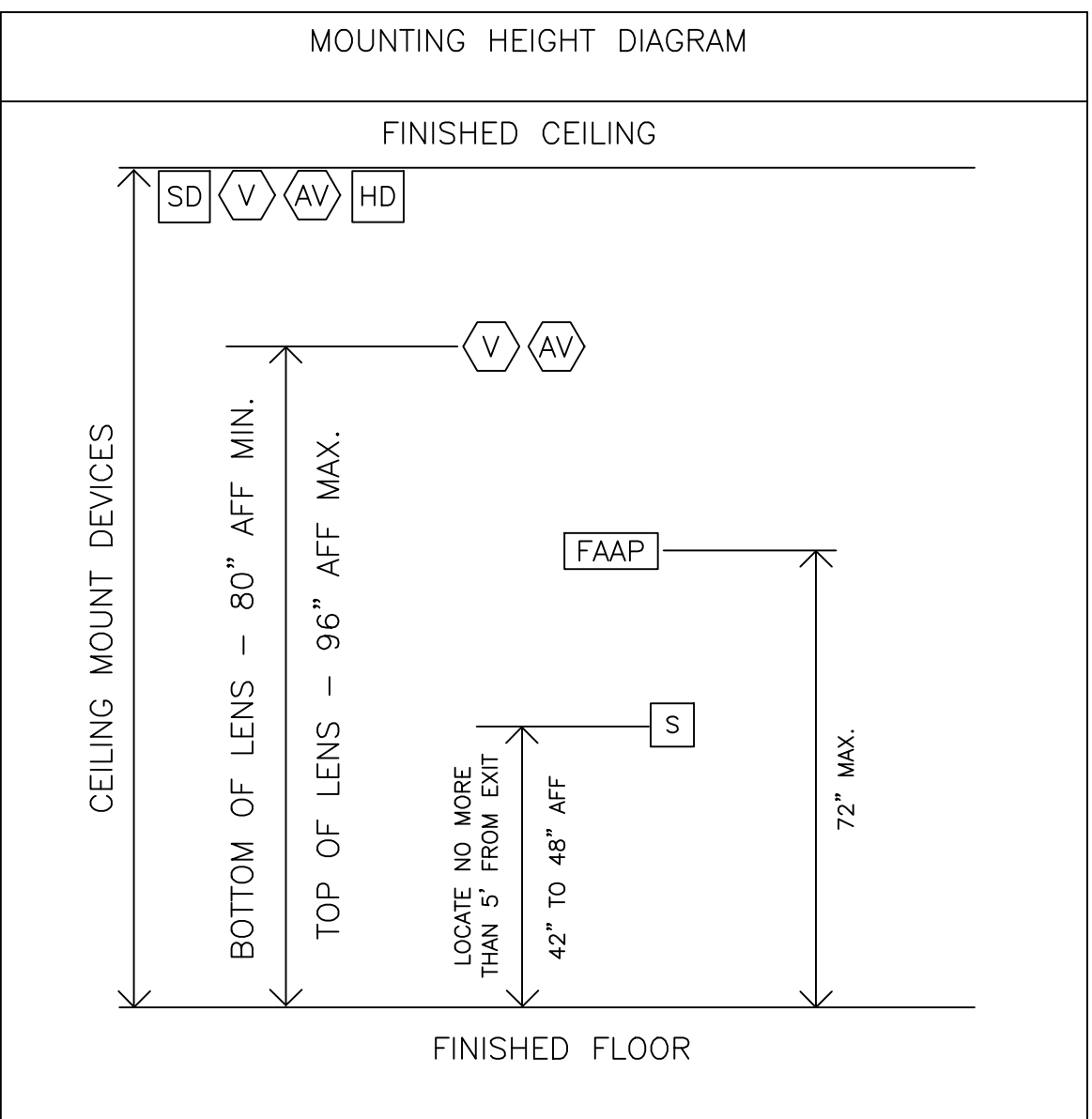
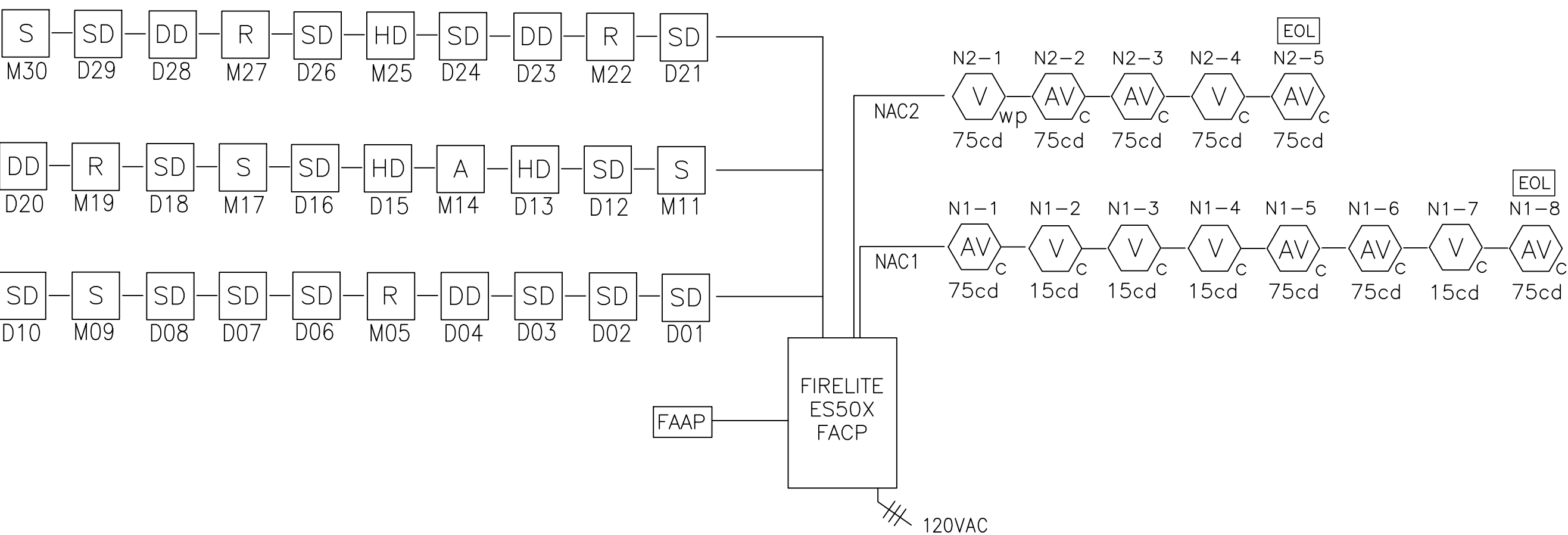
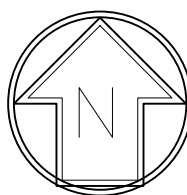
Required fire alarm systems shall transmit trouble, supervisory and fire signals directly to the Palatine Fire Department remote receiving station by a wireless transmitter in accordance with NFPA 72, only equipment certified and approved by the remote receiving station, and/or its' designated proprietor may be installed.

FIRE ALARM SYMBOL LIST

SYMBOLS	QTY	DESCRIPTION
FACP	1	FIRE ALARM CONTROL PANEL
FAAP	1	FIRE ALARM ANNUNCIATOR PANEL
EOL	2	END OF LINE -- NAC CIRCUIT
NAC	0	NAC POWER SUPPLY
V _C	5	VISUAL CEILING
AV	0	AUDIO/VISUAL WALL
AV _C	7	AUDIO/VISUAL CEILING
V	0	VISUAL WALL
V _{wp}	1	VISUAL WEATHERPROOF
SD	14	SYSTEM SMOKE DETECTOR
S	5	MANUAL PULL STATION
DD	4	DUCT SMOKE DETECTOR
HD	2	SYSTEM HEAT DETECTOR
RS	4	REMOTE TEST SWITCH
FS	0	FLOW SWITCH
R	4	RELAY MODULE
A	1	ANSUL CONNECTION



FIRE ALARM PLAN
SCALE: 1/4"=1'-0"



RESTAURANT/TAVERN
783 N. QUENTIN RD.
PALATINE, IL 60067

INTERIOR REMODEL FOR:

No. Date: Issued:

9/9/2024
9/9/2024

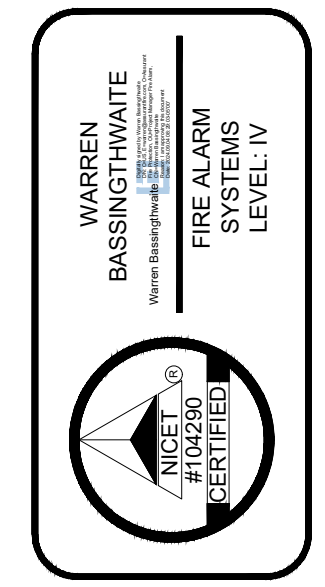
Drawn:

Date:

9/23/24

SHEET:

FA-1



Fire & Security Services, Inc.
403 Raintree Drive, Oswego, IL 60543
Tel. 847.833.7201, Fax 830.554.1798
Robert Alesia
ralesia@fssalarms.com
LICENSE #124.001554

FSSI

783 N. QUENTIN LLC d/b/a Quentin Tap Business Plan

1. Executive Summary

- **Business Name:** Quentin Tap
- **Location:** 783 N Quentin Rd, Palatine, IL 60067
- **Business Type:** Family Friendly Sports Bar and Grill
- **Ownership Structure:** Limited Liability Company with two members
Konstantinos Tselos & George Tselos
- **License Requested:** Class D Liquor License

2. Mission Statement

To create a family-friendly sports bar and grill that offers a fun atmosphere, delicious food, and a welcoming space for the Palatine community to gather.

3. Business Description

Quentin Tap will be a sports bar and grill focused on providing high-quality pizza, a variety of appetizers, and a selection of beverages, including liquor, beer and wine. Our establishment will prioritize a family-friendly environment while also catering to sports enthusiasts, ensuring that every guest feels welcome and valued.

4. Objectives

- Establish Quentin Tap as the go-to spot for families and sports fans in Palatine.
- Build strong community relationships through events, sponsorships, and partnerships.
- Achieve a break-even point within the first year of operations.
- Maintain a customer satisfaction rate of over 90%.

5. Market Analysis

• Industry Overview

The restaurant industry, particularly sports bars and grills, has seen consistent growth over the years. Consumers are increasingly looking for dining options that provide a mix of entertainment and quality food. The demand for family-friendly establishments with diverse offerings is on the rise.

• Target Market

- Families: Parents with children looking for a casual dining experience.
- Sports Fans: Local residents interested in watching games and enjoying a lively atmosphere.
- Young Adults: Individuals seeking a fun night out with friends.

• Competitive Analysis

- Direct Competitors: Other sports bars and casual dining establishments in Palatine.
- Indirect Competitors: Fast food restaurants and family-friendly dining chains.

Quentin Tap will differentiate itself through a commitment to quality food, exceptional customer service, and a family-oriented environment.

6. Operations Plan

- **Proposed Hours**
 - Monday – Thursday: 4pm – 12am
 - Friday & Saturday: 11am – 2am
 - Sunday: 11am – 12am
- **Menu**
 - Core Offerings: A variety of pizzas, appetizers (wings, nachos, etc.), salads, and desserts.
 - Beverages: A selection of local and popular beer, wine, and non-alcoholic drinks.
 - Specials: Weekly specials to attract different demographics (e.g., "Family Night," "Trivia Thursdays").
- **Staff**
 - Manager (to be rotated between Konstantinos Tselos & George Tselos)
 - Kitchen Staff (Prep Cooks, Line Cooks, Expeditors, Dishwashers)
 - Front-of-House Staff (Servers, Bartenders, Hosts, Bussers)

7. Conclusion

- Quentin Tap aims to fill a niche in the Palatine dining scene by offering a unique combination of quality food, a family-friendly atmosphere, and a passion for sports. With a well-defined target market, effective marketing strategies, and a solid operational plan, we are confident in the success of Quentin Tap and our ability to serve the community effectively.

Ownership Experience

Konstantinos Tselos

He is a seasoned restaurateur with over 40 years of extensive experience in the food and beverage industry. Throughout his career, he has successfully opened and operated seven restaurants at various times, each distinguished by his commitment to quality, and exceptional service. His deep understanding of restaurants operations, especially in the kitchen has equipped him with the skills necessary to succeed.

George Tselos

He is an experienced restaurateur with a robust background in both restaurant management and bar operations. Currently, George owns two successful establishments in Mount Prospect: Emerson's Ale House, which he has successfully managed for the past ten years and Lady Dahlia Mexican Kitchen, which he opened a year and a half ago. His deep knowledge of the bar industry combined with his passion for creating memorable dining experiences, has allowed him to cultivate a loyal customer base and a reputation for excellence.

APPETIZERS

WINGS 8 | 14 | 12 | 18 | 20 | 29

Tossed in Your Choice of: Buffalo, Honey Sriracha, Honey Mustard, Valentina Lime, Memphis Dry Rub, BBQ, Sweet Teriyaki, Kung Pao, Hot Honey

EASY STREET BOARD 16

Hummus, Spinach Dip, Crudité's, Herbed Pita

POPCORN CHICKEN 13

Crispy Bite-Sized, All-White Meat Chicken Poppers. Served with Sriracha Ranch.

PEPPERONI ROLLS 13

Our Pizza Dough Rolled Up with Pepperoni & Mozzarella. Served with Marinara.

LOADED TACO-STYLE TATER TOTS 14

Tater Tots, Seasoned Ground Beef, Cheesy Béchamel, Shredded Lettuce, Pico de Gallo & Sour Cream

CHEESE CURDS 13.50

Breaded Chunks of Wisconsin Cheddar Cheese. Crispy Golden Outside, Warm Goopy Inside! Served with Ranch Dressing.

BUFFALO CHICKEN ROLLS 13.50

Grilled Buffalo Chicken, Monterey Jack Cheese, Bleu Cheese Wrapped in a Crispy Egg Roll.

CHIC'N NUGGETS 13

Plant-Based Chicken Nuggets. Served with Your Choice of Dipping Sauce.

KUNG PAO CAULIFLOWER 12.50

Sweet & Spicy Breaded Cauliflower.

V-VEGETARIAN

V-VEGAN

QUENTIN TAP

BUILD YOUR OWN PIZZA

First: CHOOSE YOUR CRUST AND SIZE

THIN	12"	14"	16"	18"
CHEESE	\$15.00	\$17.25	\$20.25	\$23.00
EACH TOPPING	\$2.25	\$2.55	\$2.95	\$3.50
VIOLIFE NON-DAIRY CHEESE	\$2.75	\$3.50	\$4.00	\$4.75
EACH PREMIUM TOPPING	\$3.30	\$4.00	\$4.55	\$5.00
GLUTEN-FREE CRUST V	\$4.00			
DOUBLE DOUGH -	\$2.00			

PAN	10"	14"
CHEESE	\$17.25	\$23.50
VIOLIFE NON-DAIRY CHEESE	\$2.50	\$3.50
EACH TOPPING	\$2.00	\$2.55
EACH PREMIUM TOPPING	\$2.75	\$4.00

NO EGGS OR DAIRY USED IN DOUGH

Then: TOP IT OFF WITH THE GOOD STUFF

TOPPINGS

SAUSAGE, PEPPERONI, ONION, MUSHROOM, SPINACH, GREEN PEPPERS, GIARDINIERA, BLACK OLIVES, FRESH BASIL, GREEN OLIVES, FRESH TOMATO, JALAPEÑO, PINEAPPLE, PEPPERONCINI, FRESH GARLIC, BANANA PEPPERS, HOT HONEY

PREMIUM TOPPINGS

GROUND BEEF, BACON, SHREDDED CHICKEN, HAM, RONI CUPS, POPCORN CHICKEN, SHREDDED BEEF, ANCHOVIES, ROASTED RED PEPPERS, VEGAN SAUSAGE, VEGAN PEPPERONI

SIDE OF RANCH - \$1.00

Sandwiches

SERVED WITH YOUR CHOICE OF:
SIDE SALAD, FRIES, TATER TOTS, POTATO CHIPS,
HOUSEMADE BROCCOLI CRUNCH SALAD, OR MAC N' CHEESE (\$3).

CLASSIC DINER CHEESEBURGER* 13.50

Two Thin All-Beef Patties, American Cheese, Grilled Onion, Pickles, Dijon Mayo, on a Buttery Bun. Make it an Impossible Meat-Free Burger for \$3

GARLIC BREAD FRENCH DIP 17

Shaved Prime Rib, Provolone, Au Jus.

CHEESY BEEF 14.50

Shredded Beef & Cheesy Béchamel. Served on a Soft Italian Roll. Add Giardiniera for \$1

CRISPY CHICKEN SANDWICH 15

Double-Breaded Chicken Breast Tossed in Your Choice of Wing Sauce, Shredded Lettuce & Tomato. Served on a Toasted Buttery Bun. Make it a Meatless Gardein Chick'n Patty for \$2

ITALIAN GRINDER 14

Pepperoni, Salami, Provolone Cheese, Iceberg Lettuce, Tomato, Red Onion, Banana Pepper, Red Wine Vinegar & Mayo. Add Giardiniera for \$1

THE CLUB 14

Black Pepper Turkey, Bacon, Smoked Gouda, Lettuce, Tomato, Dijon Mayo.

GRILLED CHICKEN SANDWICH 15

Served on a Soft Pretzel Roll with Lettuce, Tomato, Bacon, Avocado, Provolone Cheese & Dijon Mayo.

MEMPHIS WRAP V 14

Fried Cauliflower Tossed in Memphis Dry Rub. Stuffed with Romaine, Tomato, Avocado & Ranch.

DUE TO INCREASED COST OF OPERATIONS A 3.99 SURCHARGE WILL BE ADDED TO ALL CREDIT & DEBIT TRANSACTIONS. THIS FEE MAY BE REMOVED FROM YOUR CHECK UPON REQUEST. AN 18% GRATUITY CHARGE WILL BE ADDED FOR PARTIES OF 6 OR MORE. 4 SPLIT CHECKS PER TABLE

SALADS

Dressing: Housemade Ranch, Bleu Cheese, Caesar, Balsamic, Honey Mustard. Make Any Salad a Wrap!

SOUTHWEST SALAD V 13

Romaine-Iceberg Mix, Shredded Cheese, Roasted Corn Salsa, Black Beans & Crispy Tortilla Strips. Tossed in Fiesta Ranch. Add Chicken for \$4

CAESAR SALAD V 13

Crisp Romaine, House Made Croutons & Shaved Parmesan. Tossed in Classic Caesar Dressing. Add Chicken for \$4

CHICAGO CHOPPED SALAD 13

Romaine-Iceberg Mix, Cabbage, Tomato, Bacon, Scallions, Bleu Cheese Crumbles, Pasta, Honey Mustard. Add Chicken for \$4

DEVON AVE 16

Mixed Greens, Pulled Chicken, Tomatoes, Craisins, Avocado, Corn, Roasted Red Peppers, Green Onion, Goat Cheese, Citrus Vinaigrette.

SPECIALTY PIZZAS

BBQ Chicken

Grilled Chicken, BBQ Sauce, Onion, Cilantro

Hot Hawaiian

Ham, Pineapple, Jalapeño

Mac n' Cheese V

Elbow Pasta, Cheddar Cheese, Mozzarella Cheese

Shredded Beef

Shredded Beef, Giardiniera, Onion

Veggie V

Mushrooms, Onion, Green Peppers

BLT

Bacon, Shredded Lettuce, Tomato

Taco

Seasoned Ground Beef, Shredded Lettuce, Cheddar Cheese, Pico de Gallo, Black Olives, Crushed Tortilla Chips

Vegan Chicago Style V

Vegan Mozzarella, Vegan Parmesan, Vegan Sausage, Green Peppers

12"	14"	16"	18"
\$21.25	\$26.00	\$28.75	\$32.00

SIDES

FRIES \$4 • TATER TOTS \$4
HOUSEMADE POTATO CHIPS \$4
MAC N' CHEESE \$5 • SIDE SALAD \$4
BROCCOLI CRUNCH SALAD* \$4
*CONTAINS NUTS

DESSERTS

COOKIE MONSTER 10

Hot, Goopy Chocolate Chip Cookies Topped with Old Fashioned Vanilla Ice Cream, Chocolate Sauce & Whipped Cream

*THE CHICAGO DEPARTMENT OF PUBLIC HEALTH ADVISES THAT CONSUMPTION OF RAW OR UNDERCOOKED FOODS OF ANIMAL ORIGIN, SUCH AS BEEF, EGGS, FISH, LAMB, PORK, POULTRY OR SHELLFISH, MAY RESULT IN AN INCREASED RISK OF FOODBORNE ILLNESS. INDIVIDUALS WITH CERTAIN UNDERLYING HEALTH CONDITIONS MAY BE AT HIGHER RISK AND SHOULD CONSULT THEIR PHYSICIAN OR PUBLIC HEALTH OFFICIAL FOR FURTHER

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 783 N. QUENTIN RD.



County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 9TH day of JANUARY, A.D. 20 25, and the last publication thereof was made on the 9TH day of JANUARY, A.D. 20 25.

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

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



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 9TH day of JANUARY, A.D., 20 25.

By Todd Wassell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 9TH day of JANUARY, A.D., 20 25.

My commission expires the 15TH day of JULY, A.D., 20 25.

Attachment: Public Notice (783 N Quentin Road - SU Restaurant w Liquor)