



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 9, 2024

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Dec 12, 2023 7:00 PM

III. PUBLIC HEARING

1. 1444 W. Algonquin Road
 - a. The Petitioner has withdrawn the Special Use and Variation applications and therefore this item is withdrawn from any additional consideration and no further action is required by the Planning and Zoning Commission.
2. 224 W. Kenilworth Avenue
 - a. Special use to permit a second story addition to be set back 7 feet from the interior side lot line, instead of the minimum permitted 10 feet; and
 - b. Special Use to permit an addition to be set back 24 feet from the front lot line, instead of the minimum required 30 feet.
3. 2001 N. Rand Road Unit E
 - a. Special use to permit a medical office (physical therapy clinic) at the subject property.
4. 1379 N Rand Road
 - a. Special Use to permit a day care facility.

IV. COMMUNICATIONS

V. ADJOURNMENT



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PLANNING AND ZONING COMMISSION

MINUTES • DECEMBER 12, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Patrick Noonan	Commissioner	Absent	
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	Present	
Stephen Fedota	Commissioner	Present	
Tim Schubert		Present	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Nov 14, 2023 7:00 PM - **Accepted**

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

Minutes Acceptance: Minutes of Dec 12, 2023 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 721 E. Mill Valley Road - **Recommend To Approve** **SU-000081-2023 - 721 E. Mill Valley Rd**

Notice was published in the Journal & Topics on November 23rd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Variation Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Public Notice**

Mr. Bradshaw outlines the request and specifies that the petitioner is seeking a variation for a driveway extension that surpasses the width approved by the building permit. The driveway, in question, exceeds both the maximum permitted total width and the maximum permitted width within 5 feet of the property line.

Sworn in petitioner: Jodi Hill - 721 E. Mill Valley Rd

Ms. Hill states that she is seeking a variation for her driveway extension, which was finished in September 2021. She applied for and obtained two permits: one for the concrete driveway and a separate permit for the paver project, including a paver walkway and a 2-foot paver ribbon along the length of the driveway. Ms. Hill explains that two years after the construction, she received a notification from the Village indicating that the final inspection for the concrete permit was never completed.

Upon scheduling the final inspection, the inspector found that the driveway width did not comply with the code and was oversized by 13 inches. Additionally, it was determined that the driveway was too close to the property line, measuring at 2 feet instead of the required 5 feet. As a result, Ms. Hill is now seeking a variation to address these issues.

Chairman Wood raises a question regarding whether the driveway was installed according to the approved plans.

Mr. Bradshaw responds, stating that it was not installed according to the approved plans.

Commissioner Cavanaugh inquires if the contractor is ultimately liable for the improperly executed installation.

Mr. Bradshaw explains that the project has been cited and is presently in adjudication. The petitioner is seeking remedy through the variation process and is hopeful for approval to avoid the necessity of tearing apart the driveway.

Chairman Wood asks if the contractor is willing to remedy the situation.

Ms. Hill responds, stating that they are willing to remedy the issue if required, but they would prefer to have the variation approved to avoid further construction.

Chairman Wood asks why pavers were added to the driveway.

Ms. Hill responds, explaining that the pavers were added to accommodate the larger cars they currently drive. She clarifies that they do not drive on the pavers but use them as a step-out area.

Commissioner Fedota questions if the pre-pour framing was inspected prior to the concrete pour.

Mr. Bradshaw clarifies that two permits were required for the project, and the framing pre-pour inspection was completed and passed. However, once the paver ribbon was added, as per the second approved permit, it caused the driveway to no longer meet code requirements.

Chairman Wood asks if there have been any complaints from surrounding neighbors.

Ms. Hill states there have not, and she mentions that one neighbor is present to support the construction.

Mr. Kolososki asks if the impervious surface is affected.

Mr. Bradshaw responds that it is not.

Mr. Bradshaw provides additional information, stating that the constructed expansion exceeds what was approved for the building permit and also surpasses the maximum total driveway width and the maximum driveway width within 5 feet of the property line. However, he notes that the driveway does not encroach on the required 2-foot setback from the adjacent side property line. Furthermore, the existing lot coverage and building coverage are under the maximum permitted by code. All relevant departments have reviewed the situation, and no issues were identified.

Resident - Ryan Carlson - 957 N. Hedgewood Dr.

Mr. Carlson asserts that the homeowner should not be held liable for the miscommunication, as they diligently followed the process and applied for the required permits. He highlights that the permits were approved, and he attributes any discrepancies to disconnects within the Village system. Mr. Carlson emphasizes that despite these challenges, the constructed project looks impressive.

Chairman Wood asks if flooding is an issue.

Mr. Carlson stated they do not have any flooding issues due to this project.

Resident - Gene Hill - 125 E. Russet Way

Mr. Hill expresses the belief that the Village failed to coordinate the permits appropriately and should have checked for other permits pulled for the property. He asserts that the homeowner should not be held liable for what he perceives as the Village's incompetence.

STAFF RECOMMENDATION:

The Petitioner is requesting Variations to permit an already constructed driveway expansion, which exceeds maximum widths permitted by Code. While Staff understands the need for an additional off-street parking space identified by the Petitioner, there are no unique circumstances that would warrant the driveway width to go beyond what is permitted by Code. Furthermore, the excess driveway width within 5 feet of the property line is out of character when compared to the general locality. Therefore, Staff recommends denial of the Variations. If the Planning and Zoning Commission recommends approval, Staff recommends the following condition:

1. The Variations shall substantially conform to the Site Plan submitted by the Petitioner, Jodi Hill, except as such plans may be changed to conform to the Village's Codes and Ordinances.

Commissioner Friedman asks what the next steps would be if this variation request is not approved.

Mr. Bradshaw states it would continue in judication and they would ultimately have to remedy to meet code.

Mr. Bremanis further states that the contractor is licensed and bonded and has stated they would fix at no further expense to the homeowner.

Commissioner Friedman asks if all required inspections were completed.

Commissioner Schubert asks if there are passed inspection reports on file.

Mr. Bradshaw states that there are.

Commissioner Friedman notes that the pavers were started and finished before the concrete was poured due to an overseen delay by the concrete contractor.

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

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

DELIBERATIONS:

Commissioner Cavanaugh states that he understands that the existing condition is ultimately non-conforming. He notes that the neighbors seem to have no issues with the extra-wide driveway and believes that approving the variation request would be the right decision.

Commissioner Friedman agrees, adding that it is not out of character for the neighborhood. He points out that the owner followed the proper steps to obtain the permits, and the Village did not raise the issue until two years after completion.

Commissioner Fedota suggests that if the contractor is willing to change the angle of the cut and correct the issue to bring it into compliance with the code, the ordinance should be enforced to prevent other residents from requesting

similar variations.

Commissioner Cavanaugh argues that the issue was beyond the homeowner's control, and they should not be punished for it.

Commissioner Friedman emphasizes that cutting back the concrete to meet code would leave a noticeable scar on the property.

Chairman Wood notes that the Village has consistently enforced a permitted width of 25'. She acknowledges the uniqueness of the circumstances and leans towards approving the variation, considering that the petitioner had no intent to violate the Village Code requirements, and the proposed fix seems excessive for the area in question.

Commissioner Cavanaugh adds that it has been two years since the installation, and enforcing a drastic measure to conform might not be necessary.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on January 15th, 2024.

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

2. 1 N. Oak Street - **Recommend To Approve**

PFSUB-00002-2023 - 1 N Oak Street

Notice was published in the Journal & Topics on November 23rd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Plat of Subdivision**
5. **Existing Utilities**
6. **Public Notice**

Sworn in petitioner: Jim Holder - Palatine Park District - Superintendent of Parks & Planning - 250 E Wood St.
Gary Altergott - Board Member -St. Paul United Church of Christ - 144 E Palatine Rd.

Ms. Bremanis outlines the request, stating that the petitioner is applying for a Preliminary and Final Subdivision to permit a 2-lot single-family residential subdivision. Additionally, the petitioner is seeking Variations to permit a corner lot width of 61 feet, instead of the minimum required 85 feet, and a Variation to permit a corner lot area of 8,147 square feet, instead of the minimum required 10,000 square feet.

Mr. Holder explains that the Park District is seeking to subdivide the existing property into two lots while maintaining the current R-2 single-family residential zoning without any alterations to the current conditions. Lot 1 would continue to serve as the parking lot for St. Paul's United Church.

Chairman Wood inquires if there is currently a home on the lot.

Mr. Holder confirms that there is a home on the lot, and they plan to leave it in place for now, though there might be considerations for demolition in the future.

Chairman Wood asks if the parking lot will remain for church use.

Mr. Altergott confirms that the parking lot would continue to function for church use.

Chairman Wood questions what requirements the park district would need to fulfill.

Ms. Bremanis explains that the property is zoned R-2, and the park district intends to consolidate the subject lot with the vacant lot directly east, meeting the required lot standards. Any usage would need to adhere to R-2 standards.

Chairman Wood asks if Lot 2 could be used as a parking lot.

Ms. Bremanis states that such use would not be approved under the R-2 zoning.

STAFF RECOMMENDATION:

The subject property currently functions as two separate lots; one of which functions as a church parking lot and the other as a single-family home. Although Lot 2 requires two variations from the current R-2 standards, the Park District ultimately intends to consolidate it with the existing lot to the east. Staff also notes there are several adjacent lots with comparable lot widths and sizes to the subject Lot 2. The three lots along Palatine Road were also improved with single-family homes, with the lot directly to the east also acquired by the Palatine Park District. Therefore, the proposed lots are comparable to the surrounding properties and would continue to function, as they presently exist. The proposed subdivision and variations should not alter the existing conditions of the area. Therefore, Staff recommends approval of the proposal subject to the following conditions.

1. The development shall substantially conform to the plat of subdivision prepared by R.E. Allen and Associates LTD except as such plans may be changed to conform to Village Codes and Ordinances, including any necessary public utility easements identified by the Village Engineer.
2. Recording fees in the amount of \$300 shall be submitted.
3. If Lot 1 and/or Lot 2 are developed in the future, and, if directed by the Village Engineer and pursuant to the Code requirements, the Owner(s) shall submit final engineering plans in a manner acceptable to the Village Engineer.

Commissioner Fedota asks if there would be any fencing requirements.

Ms. Bremanis responds that once it is subdivided, it would have to meet the R-2 requirements, and no fencing would be required.

Commissioner Friedman refers to the Staff Recommendation and asks if this is a temporary application variance, as there is nothing in the conditions or a timeline for new projects. He questions if the variance is permanent and, in theory, can stay forever.

Ms. Bremanis confirms that it is correct; the variance would be permanent. The village does not require them to consolidate.

Commissioner Friedman asks about the village guidelines for land use and if there is any established plan for the creation of open space by the Park District.

Ms. Bremanis states that the comprehensive plan was for residential use.

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

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

DELIBERATIONS:

Commissioner Kolososki states that the Park District's move is a positive one, considering that this area serves as a gateway to the downtown Palatine area and would make for a beautiful park.

Commissioner Friedman agrees, noting that there would be no significant change to the neighborhood.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on January 8th, 2024.

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

3. 1581 N. Quentin Road - **Recommend To Approve**
SU-000078-2023 - 1581 N. Quentin Road

Notice was published in the Journal & Topics on November 23rd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Site Plan**
4. **Floor Plan**
5. **Business Plan**
6. **Plat of Survey**
7. **Public Notice**

Sworn in petitioner: Lauren Schneider - 1581 N. Quentin - Attorney for petitioner

Ms. Schneider states that the petitioner is requesting to open a massage spa specializing in various massage techniques, including deep tissue, Swedish, sports, trigger, stretch, couples, and prenatal massage. The chosen location is deemed ideal due to its proximity to residential areas, and it is anticipated to be a valuable addition to the existing plaza. She further notes that the owners possess over 8 years of experience, are licensed in Illinois, and actively keep up to date with business requirements. The owners commit to adhering to Palatine ordinances and the State of Illinois requirements.

Chairman Wood asks if they have any other locations.

Ms. Schneider states they have one location on Rand Rd in Palatine and another location in Highland Park.

Commissioner Fedota asks if the original location on Rand Rd would remain.

Ms. Schneider states it will remain open as there is a 5-year lease. The owner's plan is to work between all locations based on scheduled appointments.

Commissioner Bettenhausen asks if a receptionist will be assigned to a front desk area.

Ms. Schneider states that position is not necessary as the appointments will always be scheduled. Walk-in appointments are normally not allowed.

Mr. Bradshaw explains that the Rand Rd location was approved by a special use transfer. The new location would be expecting 30 clients per week by appointment, and parking would remain the same - there were no issues noted from other departments.

Chairman Wood asks how long their other locations have been in business.

Ms. Schneider states that the Rand Rd location has been in business for 1 year, and the Highland Park location has been in business for 3 years.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a message therapy business at an existing

shopping center. The Petitioner has experience operating stated licensed massage businesses, one in Palatine and another in Highland Park, and no issues have been reported with their existing locations. With no change to the required parking and as the hours of operation are comparable to the other uses in the shopping center, the proposed use should not cause injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Yanfei Huang, Bali Hai Spa LLC, 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 Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Fedota.

DELIBERATIONS:

Commissioner Cavanaugh states that it would be a good use of the space.

Commissioner Bettenhausen adds that it appears to be a useful business, and the owner has a good reputation with two other locations.

Chairman Wood states that it meets the health, safety, and welfare requirements and will add life to the plaza. It's good to see another business being added.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, January 8, 2024.

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

4. 1502 W. Northwest Highway - **Recommend To Approve**

PFSUB-00003-2023 - 1502 W Northwest Highway

Notice was published in the Journal & Topics on November 23rd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Meadowlark Park - Project Narrative**
4. **Site Plan**
5. **Current Zoning Map - with Legend**
6. **Future Land Use Map - Comprehensive Plan**
7. **Plat of Consolidation**
8. **Plat of Survey**
9. **Public Notice**

Ms. Bremanis provides background and states the Petitioner is applying for a Preliminary and Final Subdivision and Rezoning to consolidate (6) properties and rezone the property to R-1 Single Family Residential for development of a neighborhood park, Meadowlark Park.

Sworn in petitioner: Jim Holder - Palatine Park District - Superintendent of Parks & Planning - 250 E Wood St.

Mr. Holder states that they initiated the process in 2019, during which they applied for and received a grant from the Illinois Department of Natural Resources (IDNR) for \$499,000. The purpose of this grant is to develop the property into a neighborhood park. The proposed amenities include two playgrounds, walking paths, a shelter area, activity spaces, and pedestrian access from North Doe Rd. Mr. Holder clarifies that rezoning to R-1 permits the park use. The development will adhere to Metropolitan Water Reclamation District (MWRD) standards, with an impervious area of improvements is 6.4 acres. He further explains that the detention area will be to just south & west of the pathway toward Rt 14, and the retention area will be captured in the low area and released slowly from there. Zoning for property is incorrect for park use which is why they are asking for the rezoning to develop the park and also applying for the consolidation.

Commissioner Friedman asks if there was any discussion between the park district and the village regarding the old road right of way that is adjoining the parcels along Doe Rd. - property to the south. There is a street easement for an 80' wide street.

Mr. Holder states they would have to half to the south neighbor and they would take it if they offer it out.

Chairman Wood asks if the current building will remain.

Mr. Holder confirms it would remain and they would use for storage.

Commissioner Bettenhausen inquires if lighting will be installed at shelter and walking paths.

Mr. Holder states the shelter and parking lot will have lighting but not the walking paths. Park will be open until dusk.

Ms. Bremanis provides additional information and refers to the Existing and Future land maps and states the property was looked at to be residential. No issues were identified during departmental reviews by Community Services, Engineering or Fire Prevention.

Resident - Janet Zimmerman - 1266 N Doe - Lot #4

Ms. Zimmerman notes the retention area is currently at Lot #5 and to the west is a paved parking lot which looks as it will be grassed over. Is lot 5 still the detention area in the future plan.

Mr. Holder states that the elevation in the area will not change - it's a natural low area and they are not changing.

STAFF RECOMMENDATION:

The Petitioner is requesting to combine the existing six lots into one and rezone the property to R-1 single-family to develop a new community park. The proposed rezoning complies with the Future Land Use Map and recommended zoning designation and is consistent with the zoning of the adjacent residential properties. In addition, the proposed consolidation request will unify the properties under the same ownership and use. Therefore, Staff recommends approval of the Rezoning and Plat of Consolidation subject to the following conditions:

1. The development shall substantially conform to the plat of consolidation prepared by R.E. Allen and Associates LTD except as such plans may be changed to conform to Village Codes and Ordinances;
2. Recording fees in the amount of \$300 shall be submitted;
3. The final plat of subdivision shall be revised in a manner acceptable to the Village Engineer and include any necessary public utility easement areas, identified by the Village Engineer.

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

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

DELIBERATIONS:

Commissioner Kolososki states that having open space and adding a park is

always a welcome addition.

Commissioner Fedota states it will be a good land use and improve the land value. Good application.

Commissioner Schubert states this will be a great use of the land and will open the stables. It will be an inviting area.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on January 8th, 2024.

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

5. 1444 W. Algonquin Road - **Continued****SU-000075-2023 - 1444 W. Algonquin Road**

Notice was published in the Journal & Topics on November 23rd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use & Variation Applications**
2. **Proof of Ownership**
3. **Site Plan**
4. **Floor Plan**
5. **Business Plan**
6. **Sample Menu**
7. **Public Notice**
8. **Letter of Support from Developer**

Mr. Bradshaw provides background and states that the petitioner is proposing to open a new restaurant at the subject property. The restaurant would be focused around billiards, with both league and tournament play. In addition, the business plan indicates that there would also be live entertainment including live music, limited size dance classes, karaoke and book clubs. Requesting a restaurant to operate with a liquor license, to operate with live entertainment an, to permit variation to permit 39 parking spaces instead of the minimum required of 59 and to permit a parking space to be 8'wide and 16'long instead of the minimum required of 9'wide and 19' long.

Sworn in petitioner:

Irene Bahr - 1751 S. Naperville Rd., Wheaton, IL - Attorney for Petitioner

Arturo Ramirez - 1444 W. Algonquin Rd - Petitioner

Christopher Lonergan - 18 Executive Court - Barrington, IL - Managing Partner and Architect at Kioxin

Ms. Bahr states they are requesting the approval of the special use request which will require a liquor license, entertainment license, food license and business license. If approved, they would be applying for all of these licenses. She states they would be compliant and working to protect the health, safety and welfare of the surrounding area.

Mr. Ramirez provides information regarding the intended business and states his vision if for younger adults to learn and play billiards. He provides information on his background and states that his family has been members of the Palatine community. He has never run a business such as this and states his background has been in Science & Technology for the past 40 years. He states that he is looking bring culture to his community with clean, wholesome fun. He provides further information on his background and states he has been a part of a national

league for billiards that will travel to different parts of the country to complete.

Mr. Cavanaugh asks if there is a cross-access agreement for this location.

Mr. Bradshaw states that there is a cross-access agreement between the animal hospital to the west and then to the gas station. You are able to access the businesses off Algonquin and off Roselle Rd.

Mr. Lonergan speaks regarding the parking issue. He states the original intent for this space was for retail or takeout restaurants. He states the Village Code parking is substantially less for those types of businesses vs. a sit-down restaurant. He notes that 31 spaces are approved on the lot, but it doesn't accommodate the sit-down restaurant that they are requesting. He provides detail on the number of spaces per code. He explains the floor plan and intent of the restaurant and believes that 1 parking space per 2.5 seats for their business would be a better way to look at this because it is not a full sit-down restaurant.

Ms. Bahr further states there would be varied uses and explains that special events would be scattered on the calendar and would not be going on at the same time. She also states that the dance classes will not be offered at this time and may considered 6 months down the road.

Commissioner Kolososki asks for clarification on how the parking analysis is determined per the zoning ordinance.

Mr. Bradshaw states it is calculated on the threshold in its entirety - gross square footage of seating, whichever is greater.

Chairman Wood asks what is the normal time frame for a tournament.

Mr. Arturo states it is normally a 4-hour event. He anticipates approximately 48 participants and would mitigate the number of people that would attend which would deter friends and family from attending.

Chairman Wood asks if overflow parking would be available.

Mr. Arturo states there is no overflow parking available.

Commissioner Cavanaugh asks if there an estimate of max occupancy per fire code.

Mr. Bradshaw states there is and it would be determined during the permit process.

Commissioner Cavanaugh wonders how they would turn away potential customers if they exceed the maximum occupancy.

Mr. Arturo states they would not exceed whatever occupancy is assigned to the space.

Commissioner Friedman asks if seat count includes the activities that are standing such as the billiards.

Mr. Lonergan states that the seat count includes the standing activities.

Commissioner Fedota asks how snow removal will be handled.

Mr. Lonergan states that snow would be removed as the same as it was in the past. Does not imagine an issue with snow management.

Commissioner Fedota observes that any snow taking up a parking spot would limit the parking further.

Mr. Lonergan states the landlord is managing the snow removal.

Commissioner Fedota also notes that the bathrooms per the drawing are noted 2 stall per bathroom - undersized.

Mr. Lonergan states it is consistent with building code occupancy guidelines.

Chairman Wood questions the intent of live entertainment.

Mr. Arturo states they envision a small band. 3-4 member bands and there may be vocals.

Chairman Wood asks how far this business is from residential areas.

Mr. Bradshaw states that any residential area is a distance away and is not a concern of staff.

Mr. Arturo states that events or live entertainment would not be going past midnight.

Commissioner Bettenhausen notes that the floor plan doesn't have an area to accommodate a small band.

Mr. Lonergan states they would move tables or chairs to an office area or a corner to accommodate the event.

Commissioner Schubert asks if there are any plans for outside seating.

Mr. Arturo states there is not.

Mr. Friedman questions the parking and refers to the site plan. He notes that one parking spot - parallel parking on the west side. He talks about the normal dimensions for in and out traffic. He observes that there is a conflict of use and questions the safeness.

Mr. Lonergan states there is an existing curb and uses a minimum width and the drive aisle is 1' wider than required.

Friedman states that main way in and main way out would require 24' of driving space for in and out traffic.

Mr. Lonergan states that there is not 24' there now.

Chairman Wood questions the cross-access agreement and asks if it is a parking cross access agreement.

Commission Wood and Mr. Bradshaw state is only a cross access agreement.

Chairman Wood questions overflow parking and what options are available.

Mr. Lonergan states that there may be potential for rule breakers to park on other property but there is no agreement and it would be at their own risk.

Commissioner Bettenhausen expresses his concern for the parallel parking which he believes could be a hazard or an accident waiting to happen.

Mr. Bradshaw states the parallel parking spots do meet code.

Commissioner Cavanaugh notes that one landlord for this area - what is the total count of parking available.

Would they consider working with the landlord to request additional spots at the gas station area.

Mr. Bradshaw states it would have to be negotiated between the petitioner and the landlord. If they were to negotiate for overflow parking it would have to be reviewed by staff.

Mr. Bradshaw provides further information and states there are drive thru lanes throughout the site and an escape lane. The hours of operation are 10am to 2am and the kitchen would be open from 12pm to 10 pm during her week and until 11pm on the weekends. He states that the business plan indicates a total of 14 employees. The petitioner is proposing to alter the parking layout. He states the snow removal is done in aggregate and is pushed wherever they push for the gas station. Per the petitioner's business plan, various events would be hosted and occur within a staggered schedule to avoid potential parking. All departments reviewed and did not identify issues.

STAFF RECOMMENDATION:

The Petitioner is proposing to build-out the interior of the existing building adjacent to The Pride Gas Station, on the northwest corner of Algonquin Road and Roselle Road. In consultation with Staff, the Petitioner and the contracted architect to develop a site plan that would provide the largest number of parking spaces, while maintaining a functional flow of traffic. The Petitioner has also taken steps to stagger planned events to avoid potential issues that may arise with the limited on-site parking. Nevertheless, the proposed uses require a parking variation of 11 parking spaces and the proposed uses represent a new concept and business model.

Therefore, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval of the Special Uses and Variations, then Staff recommends the following conditions:

1. The Special Uses and Variations shall substantially conform to the Business Plan, Floor Plan, and Site Plan submitted by the Petitioner, Arturo Ramirez, RiRi's Rack & Sports Bar, LLC, except as such plans may be changed to conform to the Village Codes and Ordinances.
2. The final traffic directional signage or pavement markings for one-way drive aisles shall be submitted in a manner acceptable to the Village Engineer.
3. Landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
4. The final signage plan shall be submitted in a manner acceptable to the Village of Palatine and should conform to the B-2 zoning district regulations.

5. The proposed dance classes shall not be permitted to be implemented until after the restaurant has been in operation for a period of 6 months and a corresponding Staff review of their operations has been completed. This review will allow for Staff to determine if the implementation of the dance classes would be accessory to the submitted business plan or require a special use amendment to determine if additional conditions are warranted. If authorized in the future, the dance classes shall only be permitted on the days designated as part of the business plan submitted by the Petitioner.

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

Discussion:

Commissioner Cavanaugh asks if they want to consider a condition for the cross-access agreement.

Chairman Wood states they don't have enough information for that condition to be added.

Mr. Bradshaw states the petitioner would have to further investigate and come back to staff if they had a new resolution.

Commissioner Cavanaugh made a motion to approve subject staff's condition; seconded by Commissioner Schubert.

Motion to approve has been withdrawn

Commissioner Cavanaugh made a motion to continue to 1/9/24 - 2nd by Commissioner Kolososki

DELIBERATIONS:

Commissioner Kolososki states not enough information to approve.

Commissioner Bettenhausen agrees.

Commissioner Fedota states he likes the concept and good use of building but parking issues need to be resolved.

Commissioner Schubert states that the college adjacent to the venue may be an issue as he sees the students looking for a place to collaborate but parking is limited.

Chairman Wood states it would be a great addition to the area but is not comfortable approving until all avenues are explored. Needs a little more development in regards to the parking issue.

Mr. Bradshaw states the petitioner, at this time, would like to continue this matter to the next public hearing on Tuesday, January 9th, 2024.

Chairman Wood summarized that this request has been continued to Tuesday, January 9th, 2024

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Robert Kolososki, Commissioner
AYES:	Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert
ABSENT:	Noonan, Roth-Wurster

IV. COMMUNICATIONS

The deck on Michigan Ave was approved at Village Council

The Final Planned Development at Glencoe & Northwest Highway was approved

The next meeting is planned for 1/9/24

V. ADJOURNMENT

**VILLAGE OF PALATINE
Planning and Zoning Commission**

SCHEDULED 01/09/24 07:00 PM

STAFF REPORT (ID # 8814)

1444 W. Algonquin Road

The Special Use and Variation applications have been withdrawn by the Petitioner from the January 9, 2024 Planning and Zoning Commission agenda.

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/09/24 07:00 PM

STAFF REPORT (ID # 8806)

224 W. Kenilworth Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Brian Gierke

PLAN NUMBER: SU-000082-2023

BACKGROUND:

The Subject Property is zoned R-2 Single Family and is part of the R. Houston, Jr. & Sons Glen-Tyan Manor subdivision. The Subject Property is approximately 10,580 square feet. The lot currently consists of a single-story home, a one-car detached garage, and a small shed in the rear yard.

The Petitioner previously received approval for similar setback relief in 2022, but the special use has since expired (O-51-22). The Petitioner was aware of the expiration deadline, but had taken time to re-evaluate and revise their home addition plans. The one difference with the new plans is that the proposed front porch is to be set back 24 feet, instead of the previously approved 26 feet.

The Petitioner is proposing to construct a front porch addition and a new second story addition to the existing foundation footprint of the residence. The proposed additions will encroach into the required side yard and front yard setbacks. Therefore, the Petitioner is requesting:

- 1. Special use to permit a second story addition to be set back 7 feet from the interior side lot line, instead of the minimum permitted 10 feet; and**
- 2. Special Use to permit an addition to be set back 24 feet from the front lot line, instead of the minimum required 30 feet.**

Surrounding Zoning/Uses:

North:	R-2 Single-Family (Stuart R. Paddock Elementary School)
South:	R-2 Single-Family Residential
East:	R-2 Single-Family Residential
West:	R-2 Single-Family Residential

KEY ISSUES:

- The existing residence on the subject property is existing non-conforming, as the eastern interior side yard setback is 7.8 feet, rather than the minimum required 10 feet. The proposed additions would maintain the 7.8-foot side yard setback.
- The front porch addition would encroach approximately 6 feet into the required 30-foot front yard setback. The proposed additions would not encroach into the rear yard setback, nor any further into the existing non-conforming side yard setback.
- The peak height, with the proposed 2nd story addition, would be approximately 26.75 feet (36 feet is the maximum height, per Code).
- Both building and lot coverage meet Code.
- The residence directly across the street, 225 W. Kenilworth Ave, was granted a Special Use for both side yard setbacks to be 5 feet, instead of the minimum required 10 feet (O-65-23).
- The subject property backs up to Salt Creek and the surrounding Flood Hazard Area. Therefore, the Village Engineering Department would address any flood plain issues that may arise, during the building permit phase. Nevertheless, the Village Engineer did not identify any specific flood hazard issues that would impact the zoning review for the proposed additions.

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

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a new front porch and a second story addition to the existing residence, which will encroach on the required side and front yard setbacks. The Petitioner had previously applied for, and was granted, Special Uses to proceed with a similar project, but said Special Use permit has since expired. The Petitioner is now requesting the same setback relief for the existing non-conforming side yard for the second story addition, and an additional 2 feet encroachment into the required front yard for the new open-style front porch.

Staff has not identified any negative impacts that the proposed additions would have on the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

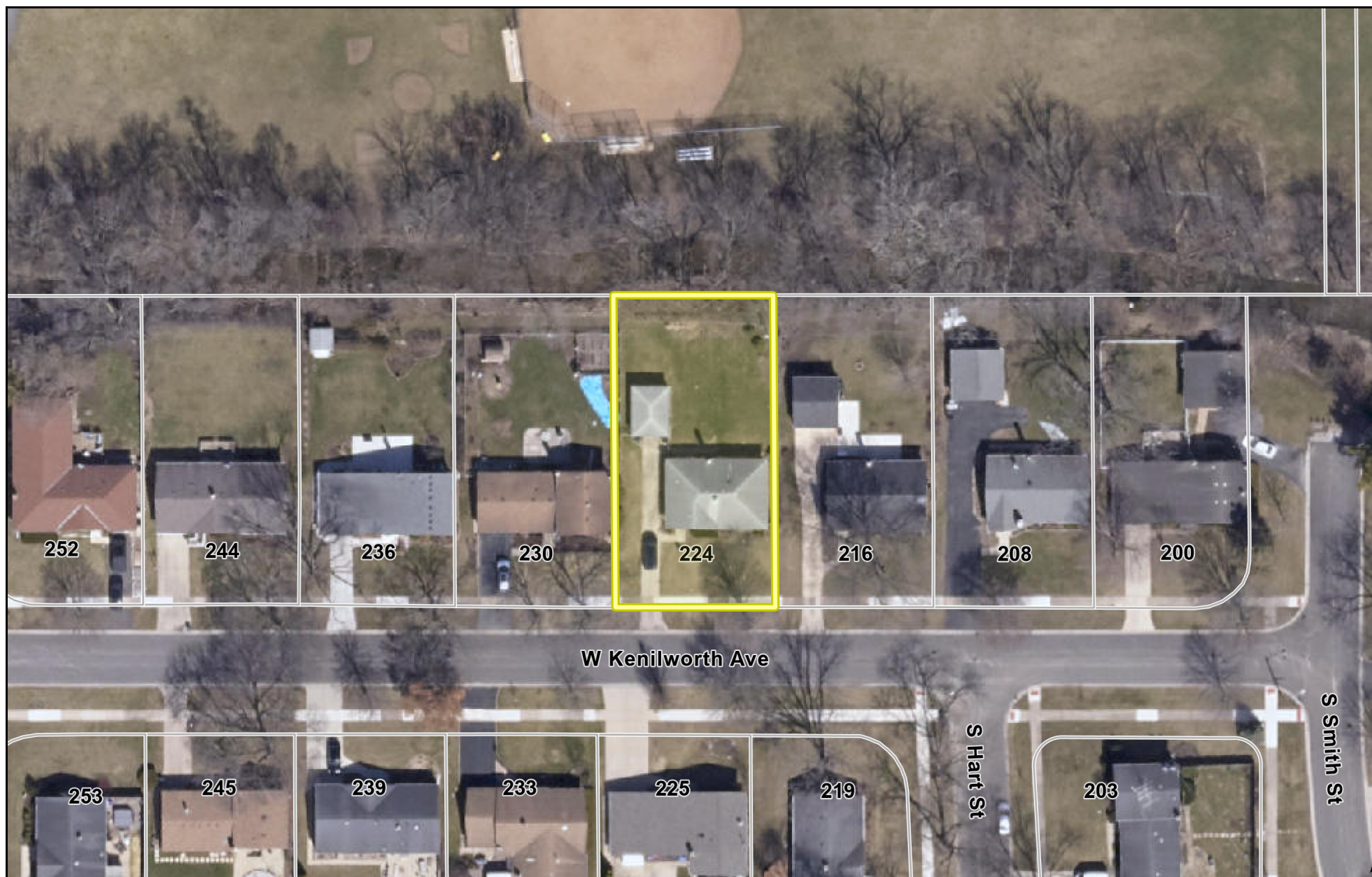
1. The Special Use shall substantially conform to the site plan, floor plan, and

elevation plans submitted by the Petitioner, Brian Gierke, except as such plans may be changed to conform to the Village Codes and Ordinances.

2. If approved, the Village Engineering Department reserves the right to address any flood plain issues during the building permit review process.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Floor Plan
- Elevations
- O-051-22 - Special Use 224 W. Kenilworth Ave (EXPIRED)
- Public Notice



Attachment: Aerial Map (224 W. Kenilworth Ave - SU Addition Setbacks)

0 100 200 ft

Print Date: 11/29/2023

Notes

Cook County Aerial 2022

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

Brian Gierke

Business Name (if applicable)

Subject Property Address

224 W. Kenilworth Avenue

Please provide a description of your proposed request:

When we first purchased this small ranch home 12 years ago, it was just two of us. Our family has since grown to five and we're out of space. We love the location, our neighborhood, and neighbors and so we'd like to expand our home and make this our forever home. The plans include the addition of a second story, a front porch for curb appeal, and a screen porch in the backyard.

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:

Special Use to permit a second story addition to be setback 7 feet from the interior side yard lot line, instead of the minimum required 10 feet pursuant to Section 10. 06 (h) (3). The existing structure was originally built at a setback of 7 feet - we're simply looking to add a second story on the existing building line.

Additionally, we're seeking a special use to permit the addition of a covered porch in the front yard to be setback at roughly 25 feet from the front yard lot line, instead of the minimum required 30 feet pursuant to Section 10. 06 (h) (3).

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

The design will not impact public health, safety, or welfare. In fact, the design is intended to be a net positive on the neighbor. We're investing in the neighborhood by giving an older, outdated home new life. It enables us to stay at this property instead of moving, preserving the strong roots and friendships we've developed with many neighbors over the last 12 years.

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

The renovation will be additive to the surrounding property values. For the most part, it leverages the existing footprint, except for a minor bump out in the backyard and the addition of a covered porch in the front yard - which adds curb appeal to the property and also promotes neighborly bonding. Additionally, the design has no impact on existing vistas in the area and enhances the appearance of the homes and the streets in the area.

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

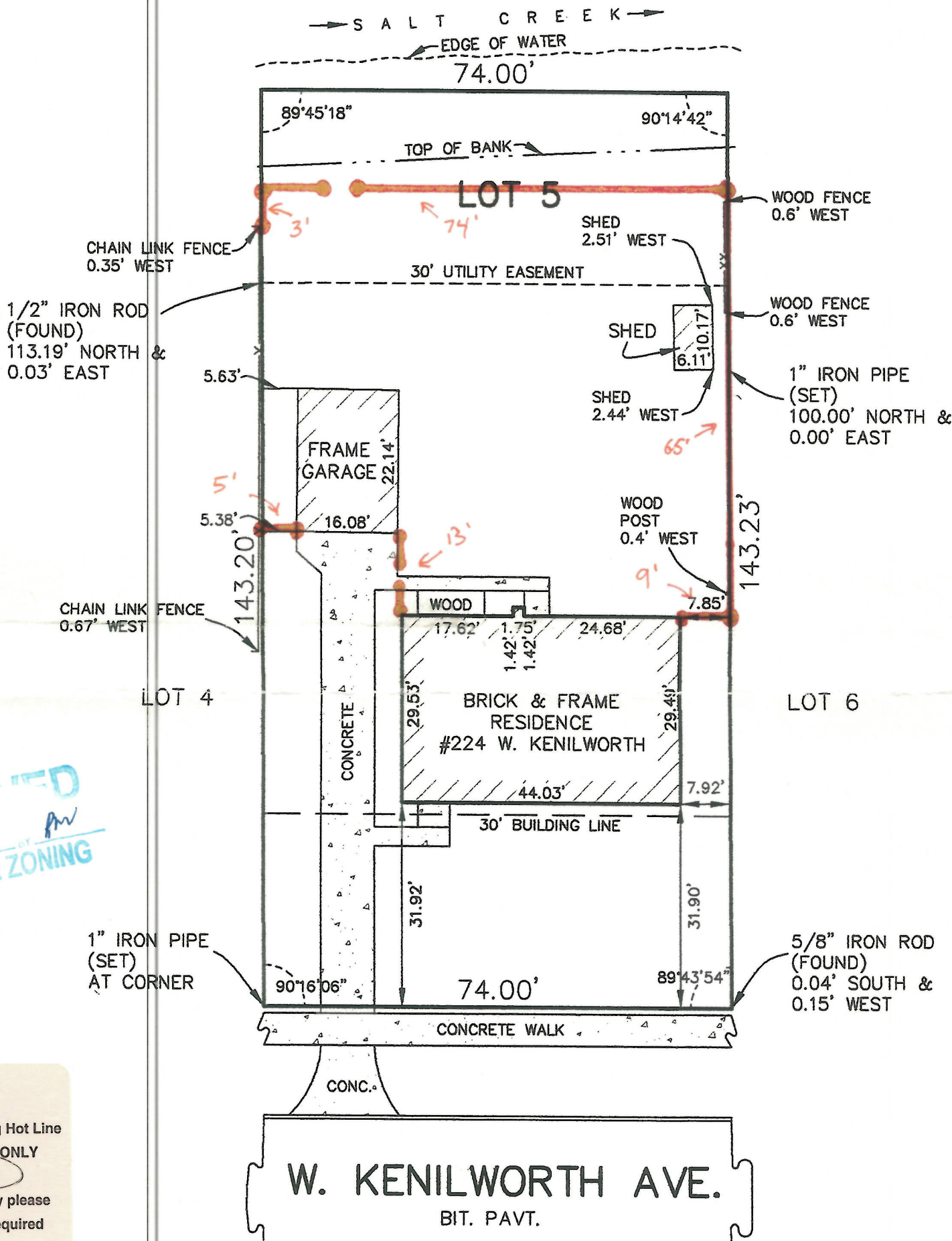
b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

n/a



PLAT OF SURVEY OF

LOT 5 IN BLOCK 1 IN R. HOUSTON JR. AND SONS GLEN-TYAN MANOR A SUBDIVISION OF
PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 SECTION 22, TOWNSHIP 42 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
AREA = 10,598 S.F. / 0.2433 ACRES



APPROVED
5-28-11
PLANNING & ZONING

Call Inspection Scheduling Hot Line
Inspection Scheduling ONLY
(847)776-4745
General Contractors only please
Permit # and address required
24 hr. prior notice

END AND
13.711

ions shown... Angular
own thus: 90°00'00" indicate degrees, minutes and seconds.
N 90°00'00" E indicates measure dimension
/ (N 90°00'00" E) indicates record dimension
d] / [N 90°00'00" E d] indicates deed dimension
s shown hereon, if any, per local or assumed
shown otherwise.
re your points before using same and report
ces immediately.
legal description with deed or title policy and
ancy immediately. Building lines and easements
hereon are as shown on the recorded subdivision plat
dicated.

**FINISHED
SIDE OF
FENCE
SHALL
FACE OUT**

Number: 11-1180
Made For: Mark Knulty

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

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby
certify that I have surveyed the above described property, and that the ab
plat is a correct representation of said survey and that this professional s
conforms to the current Illinois minimum standards for a boundary survey.
Date of completion of field work: September 22, 2011
Palatine, Illinois: September 23, 2011

Illinois Professional Land Surveyor - Barbara C. Murry 03-003529
License Renewal date: November 30, 2012

Project Number: 11-1180
Field Book: 49L-62
Drawing File: 11118000.DWG

Attachment: Plat of Survey (224 W. Kenilworth Ave - SU Addition Setbacks)

ZONING INFORMATION:

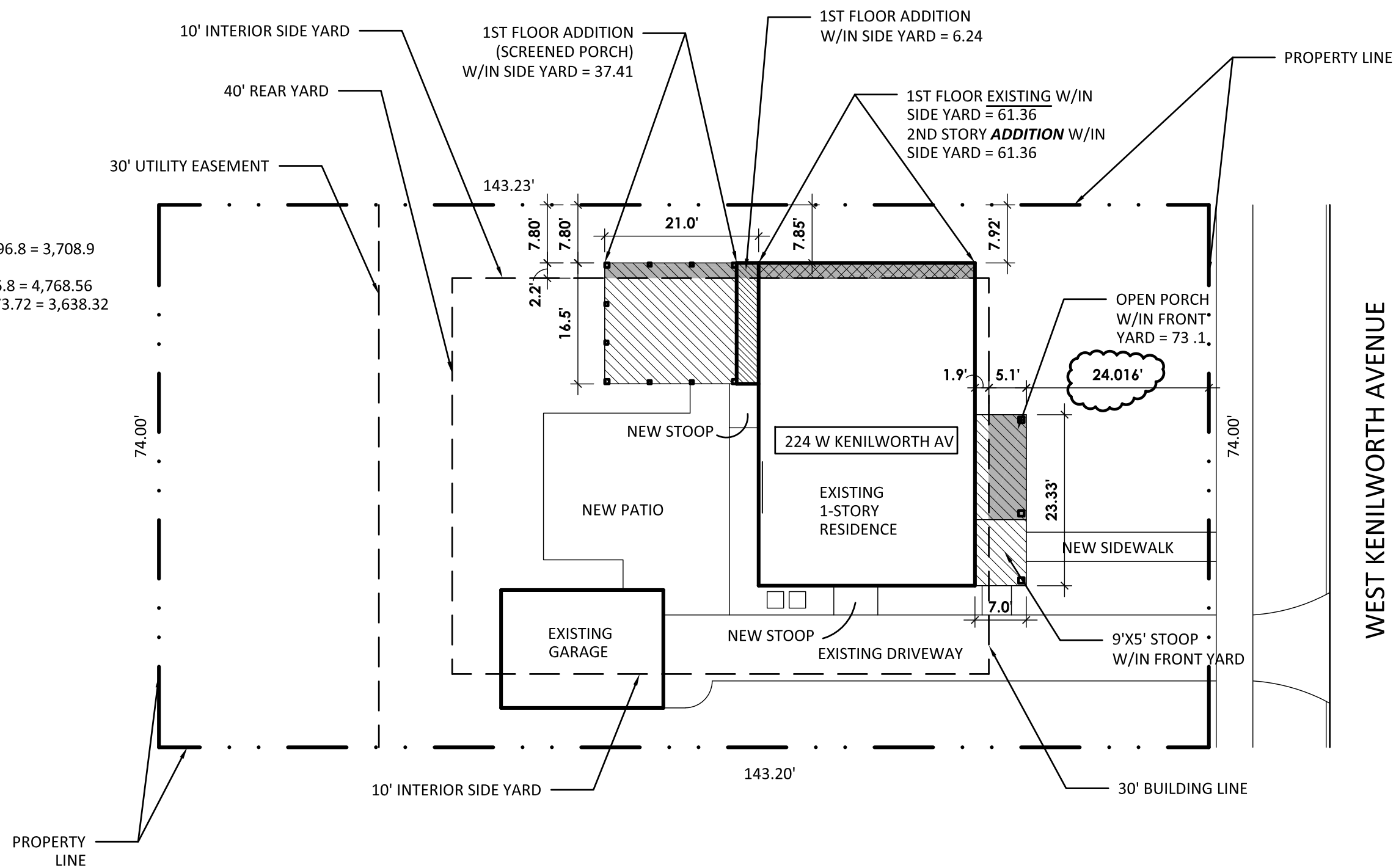
ZONING DISTRICT R-2

MAX. BLDG COV'G: 0.35 X 10,596.8 = 3,708.9

PROPOSED: 2,164.6

MAX. LOT COV'G: 0.45 X 10,596.8 = 4,768.56

PROPOSED: 2,164.6+1,473.72 = 3,638.32



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

BRIAN AND CAITLIN GIERKE
224 W. KENILWORTH AVE, PALATINE, IL 60067



KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

A0.1

12.06.23
11.17.23
10.27.23
10.25.23

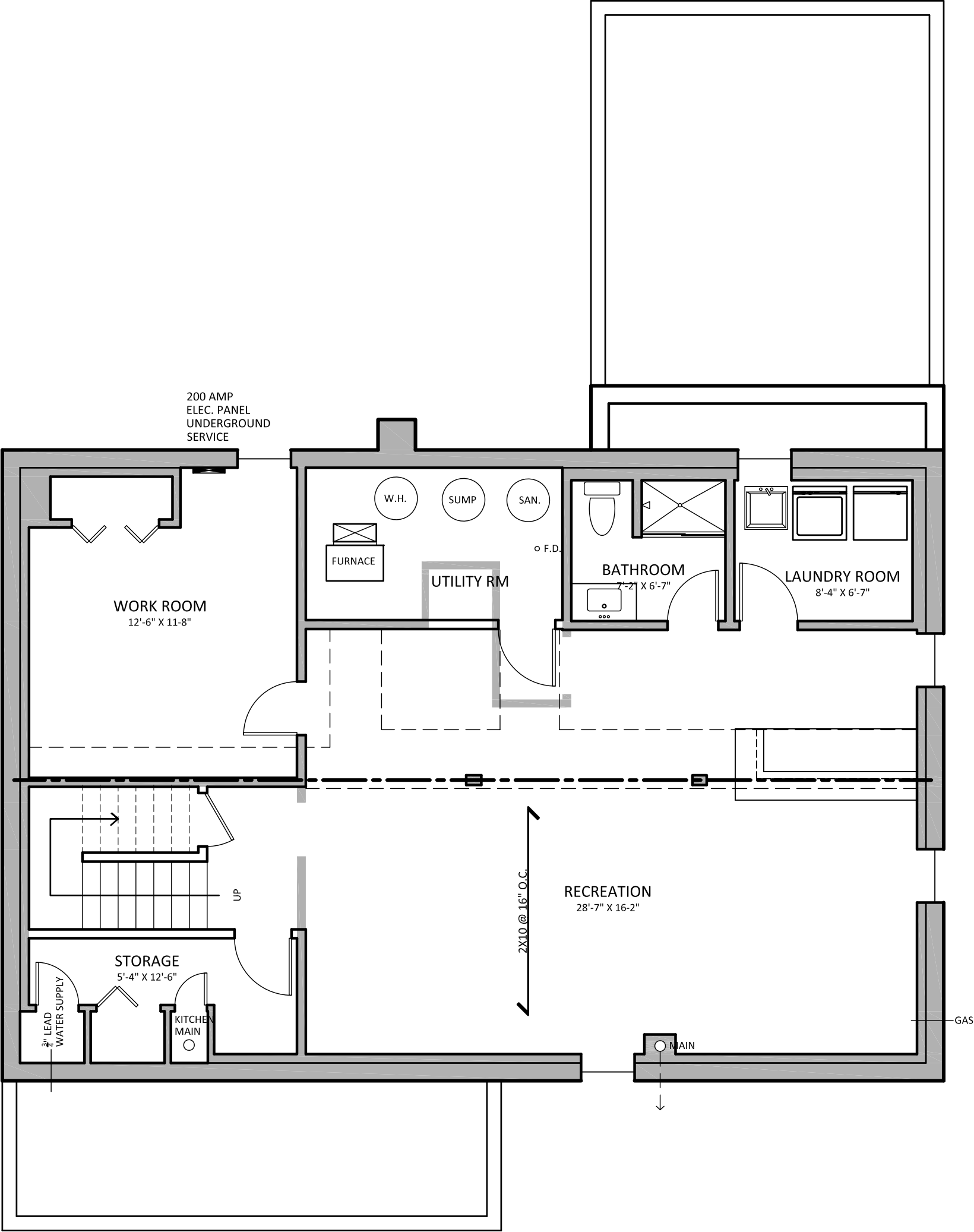
Attachment: Site Plan (224 W. Kenilworth Ave - SU Addition Setbacks)



© KINGSLEY + CINNOLA ARCHITECTS

1
3/16" = 1'-0"

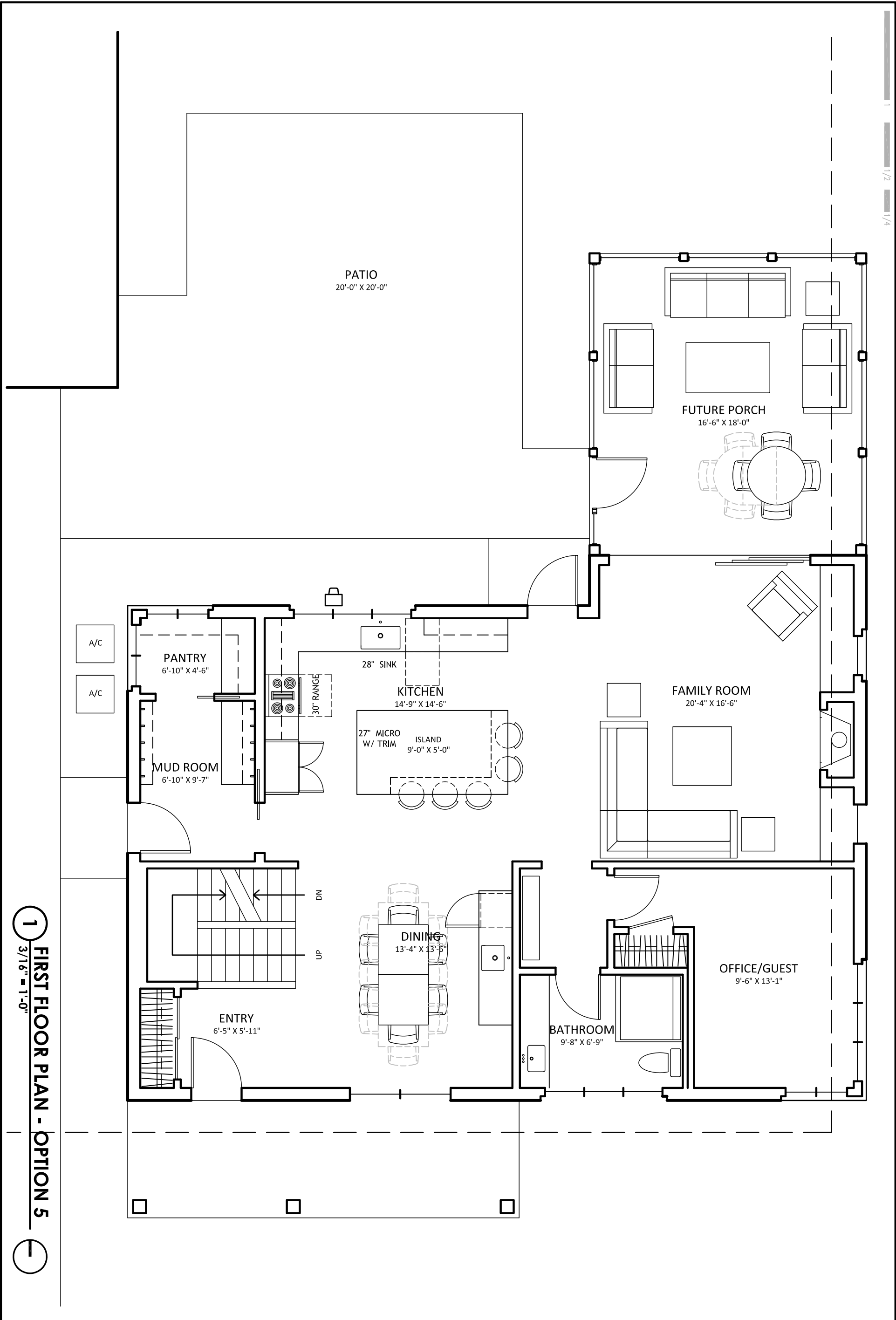
BASEMENT PLAN - OPTION 2



BRIAN AND CAITLIN GIERKE
224 W. KENILWORTH AVE, PALATINE, IL 60067



KINGSLEY + GINNODO ARCHITECTS	
33 N HICKORY AV, ARLINGTON HTS, IL 60004	
	A1.2
10.27.23	
10.25.23	
10.12.23	



Attachment: Floor Plan (224 W. Kenilworth Ave - SU Addition Setbacks)

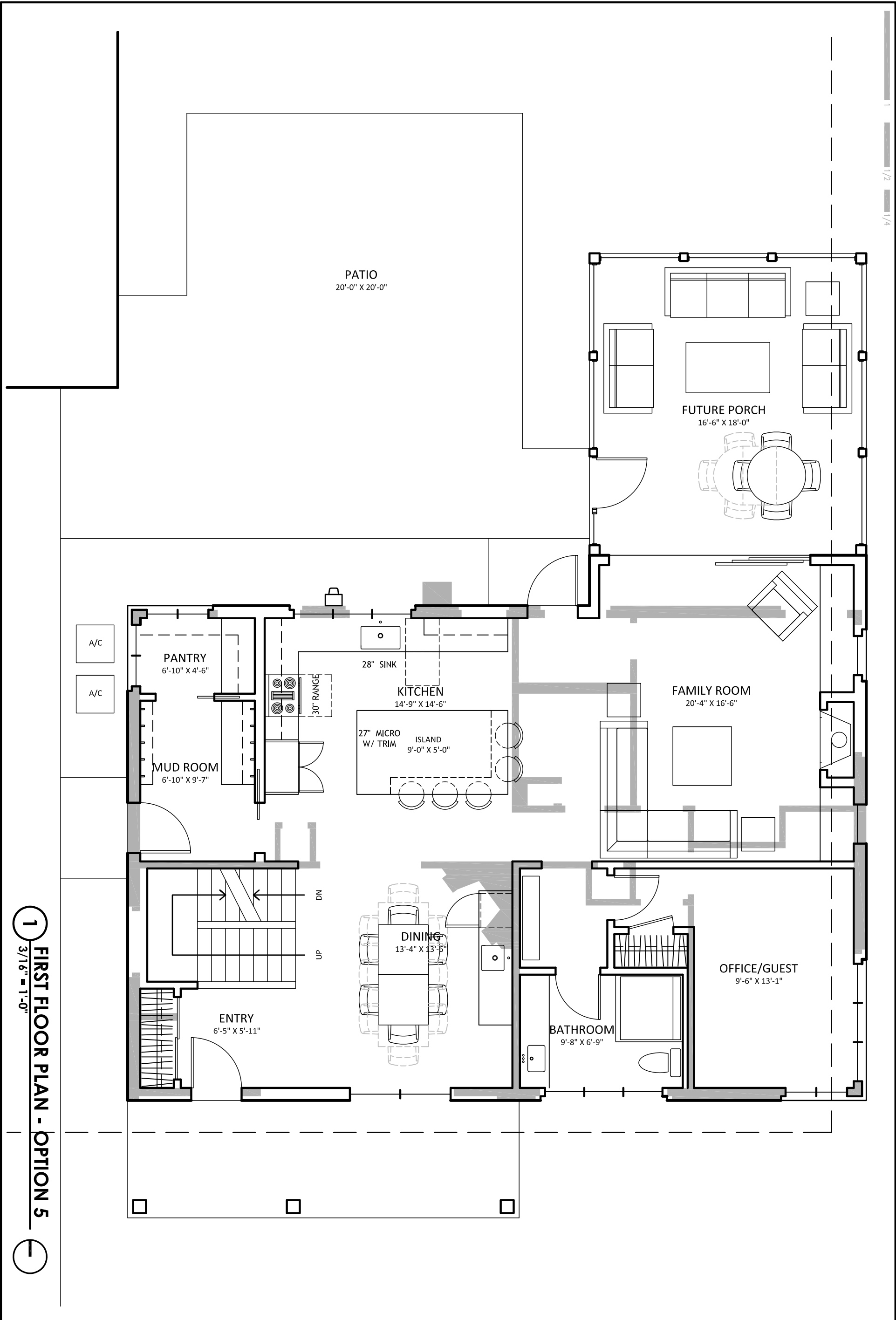
BRIAN AND CAITLIN GIERKE
224 W. KENILWORTH AVE, PALATINE, IL 60067



KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV., ARLINGTON HTS., IL 60004

	A2.5
10.27.23	
10.25.23	

© KINGSLEY + GINNODO ARCHITECTS



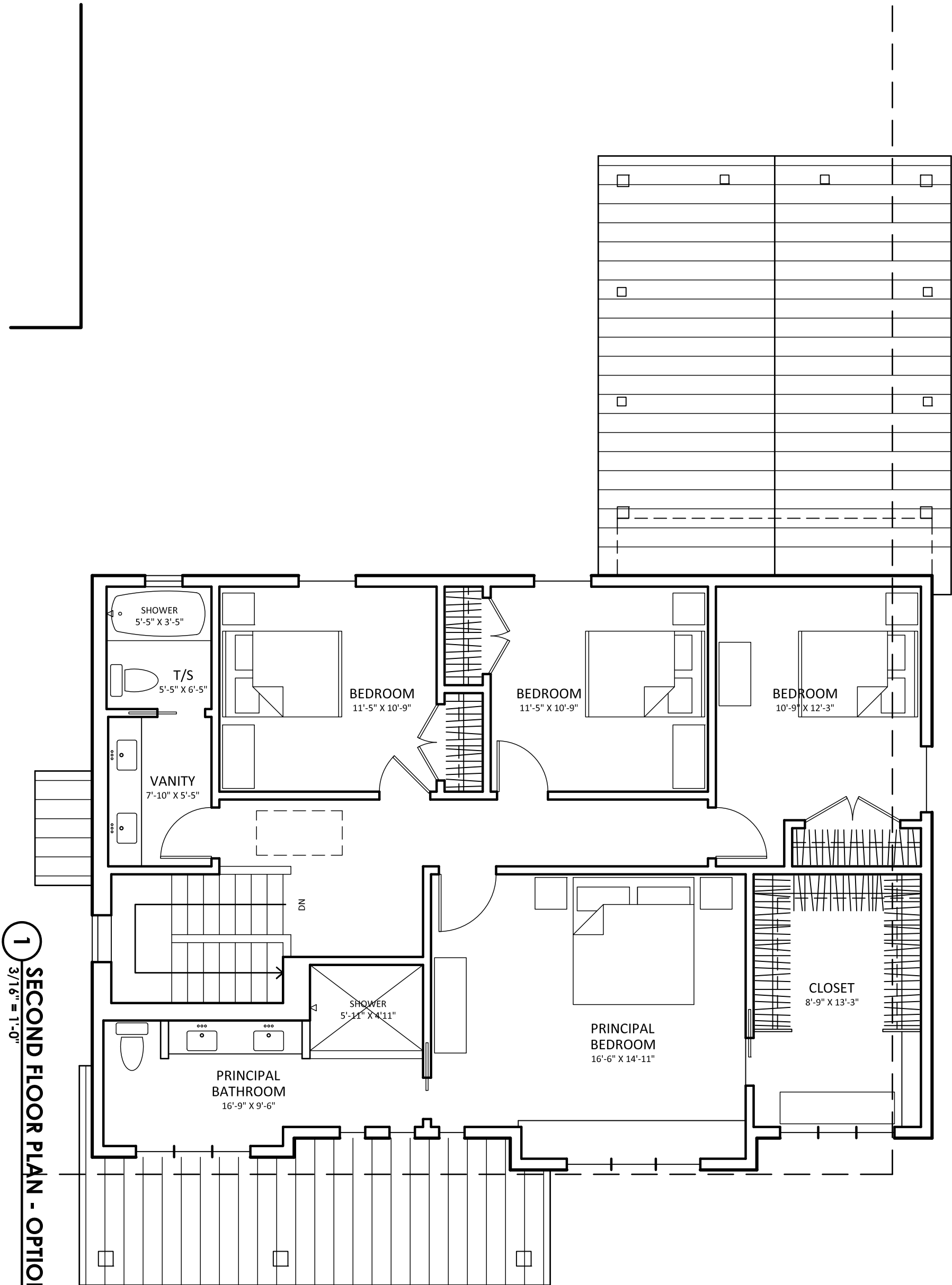
Attachment: Floor Plan (224 W. Kenilworth Ave - SU Addition Setbacks)

BRIAN AND CAITLIN GIERKE
224 W. KENILWORTH AVE, PALATINE, IL 60067



KINGSLEY + GINNODO ARCHITECTS	
33 N HICKORY AV, ARLINGTON HTS, IL 60004	
	A2.5
10.27.23	
10.25.23	
10.12.23	

© KINGSLEY + GINNODO ARCHITECTS



BRIAN AND CAITLIN GIERKE
224 W. KENILWORTH AVE, PALATINE, IL 60067



KINGSLEY + GINNODO ARCHITECTS	
33 N HICKORY AV, ARLINGTON HTS, IL 60004	
	A3.3
10.27.23	
10.25.23	
10.12.23	

© KINGSLEY + GINNODO ARCHITECTS

1 1/2 1/4



1 SOUTH ELEVATION - OPTION 3b
3/16" = 1'-0"

BRIAN AND CAITLIN GIERKE
224 W. KENILWORTH AVE, PALATINE, IL 60067



KINGSLEY + GINNODO ARCHITECTS
333 N HICKORY AV. ARLINGTON HTS. IL 60004
12.06.23
10.25.23
10.12.23
A5.3b
KINGSLEY + GINNODO ARCHITECTS

Attachment: Elevations (224 W. Kenilworth Ave - SU Addition Setbacks)

1 1/2 1/4



1 WEST ELEVATION - OPTION 2
3/16" = 1'-0"

BRIAN AND CAITLIN GIERKE
224 W. KENILWORTH AVE, PALATINE, IL 60067



KINGSLEY + GINNODO ARCHITECTS
333 N HICKORY AV. ARLINGTON HTS. IL 60004

A6.2	
10.27.23	10.25.23

Attachment: Elevations (224 W. Kenilworth Ave - SU Addition Setbacks)

1 1/2 1/4



1 NORTH ELEVATION - OPTION 2
3/16" = 1'-0"

BRIAN AND CAITLIN GIERKE

224 W. KENILWORTH AVE, PALATINE, IL 60067



KINGSLEY + GINNODO ARCHITECTS

33 N HICKORY AV. ARLINGTON HTS. IL 60004

A7.2

10.27.23
10.25.23

KINGSLEY + GINNODO ARCHITECTS

Attachment: Elevations (224 W. Kenilworth Ave - SU Addition Setbacks)

ORDINANCE NO. O-51-22

**AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT A
FENCE IN THE SIDE YARD ABUTTING A STREET AT
224 W. KENILWORTH AVE**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On June 6, 2022**

ORDINANCE NO. 0-51-22

**AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT
A FENCE IN THE SIDE YARD ABUTTING A STREET AT
224 W. KENILWORTH AVENUE**

WHEREAS, pursuant to a petition and public hearing on May 10, 2022, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings, relative to a request for a Special Use to permit a second story addition to be setback 7 feet from the interior side yard lot line, instead of the minimum required 10 feet pursuant to Section 10.06 (h) (3); and to permit a home addition to be setback 26 feet from the front yard lot line, instead of the minimum required 30 feet pursuant to Section 10.05 (h) (1) of the Village of Palatine Zoning Ordinance, on the following legally described property:

**LOT 5 IN BLOCK 1 IN R. HOUSTON JR. AND SONS GLEN-TYAN MANOR A
SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF
SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

commonly known as 224 W. Kenilworth Avenue (02-22-212-024-0000).

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

SECTION 1: Special Use to permit a second story addition to be setback 7 feet from the interior side yard lot line, instead of the minimum required 10 feet pursuant

Attachment: O-051-22 - Special Use 224 W. Kenilworth Ave (EXPIRED) (224 W. Kenilworth Ave - SU Addition Setbacks)

to Section 10.06 (h) (3); and to permit a home addition to be setback 26 feet from the front yard lot line, instead of the minimum required 30 feet pursuant to Section 10.05 (h) (1) of the Village of Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the site plan and elevation plan submitted by the Petitioner's agent, Mark Swanson, except as said plans may be changed to conform to the Village Code of Ordinances.
2. Grad elevations, around the structure, shall be submitted in a matter acceptable to the Village Engineer.

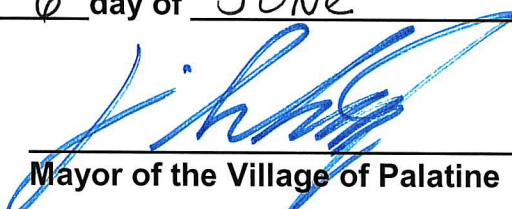
SECTION 2: That a copy of the public notice be attached hereto and form a part of this ordinance.

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

PASSED: This 6 day of JUNE, 2022

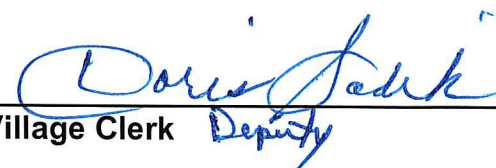
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 6 day of JUNE, 2022



Mayor of the Village of Palatine

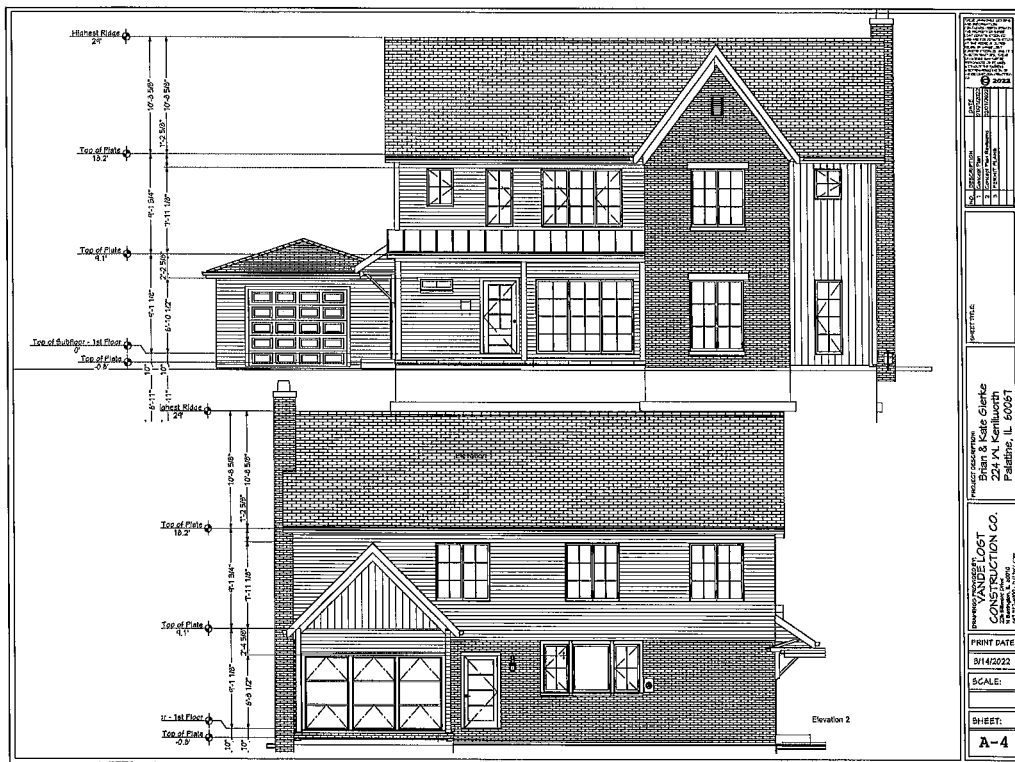
ATTESTED and FILED in the office of the Village Clerk this
6 day of JUNE, 2022



Village Clerk Deputy

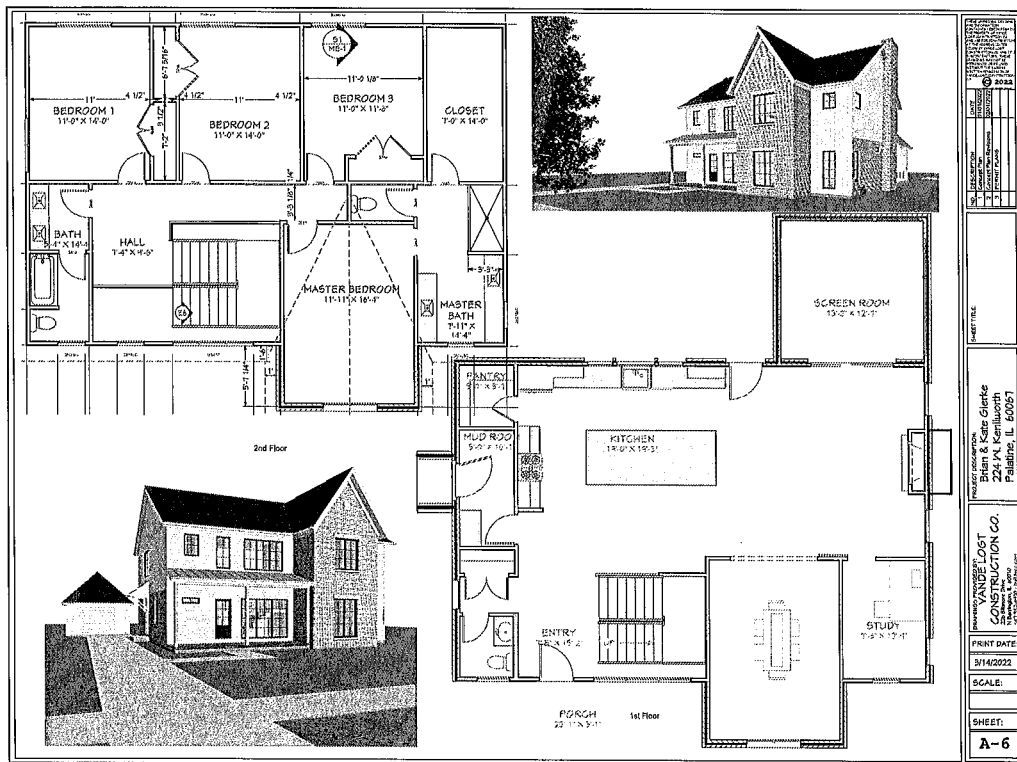


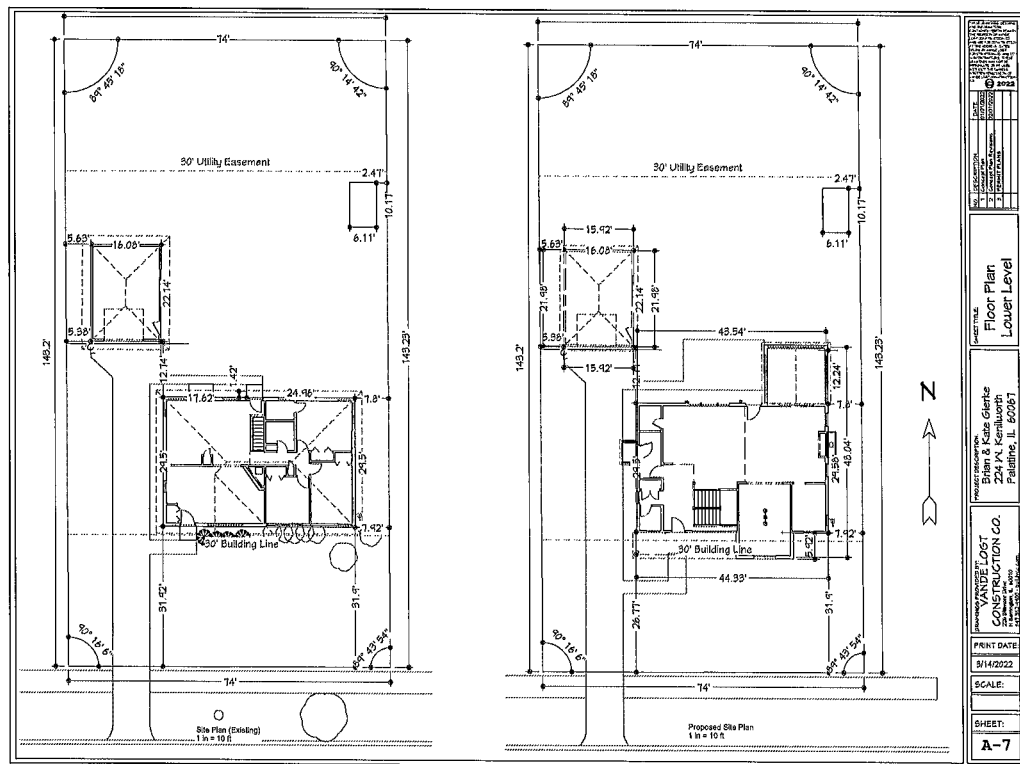


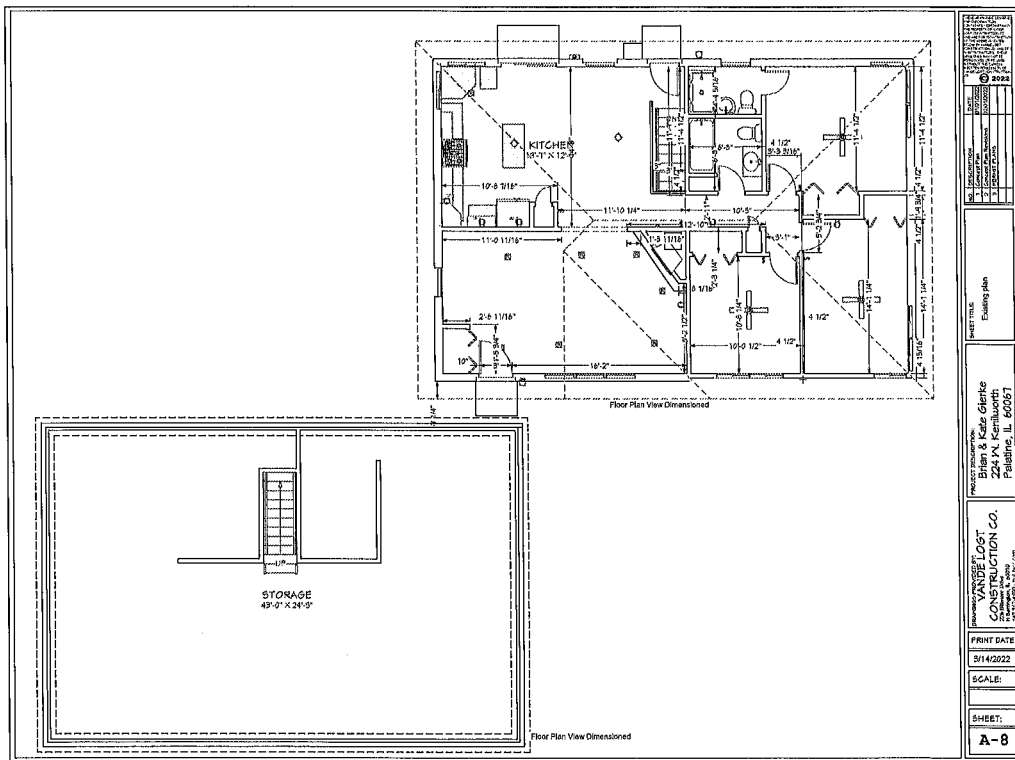


Attachment: O-051-22 - Special Use 224 W. Kenilworth Ave (EXPIRED) (224 W. Kenilworth Ave - SU Addition Setbacks)



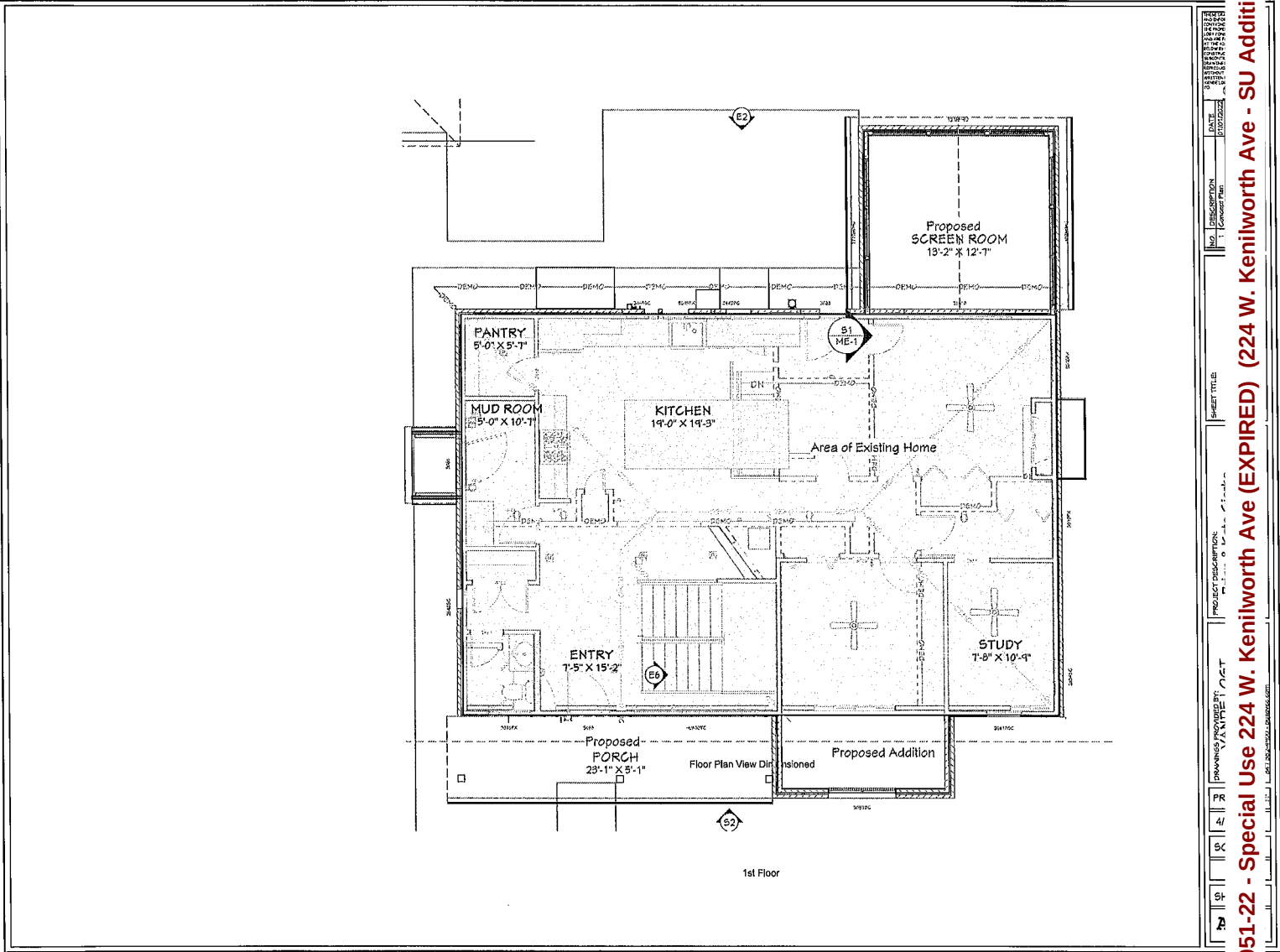












NO.	DESCRIPTION	DATE
1	Consent Plan	01/01/2022

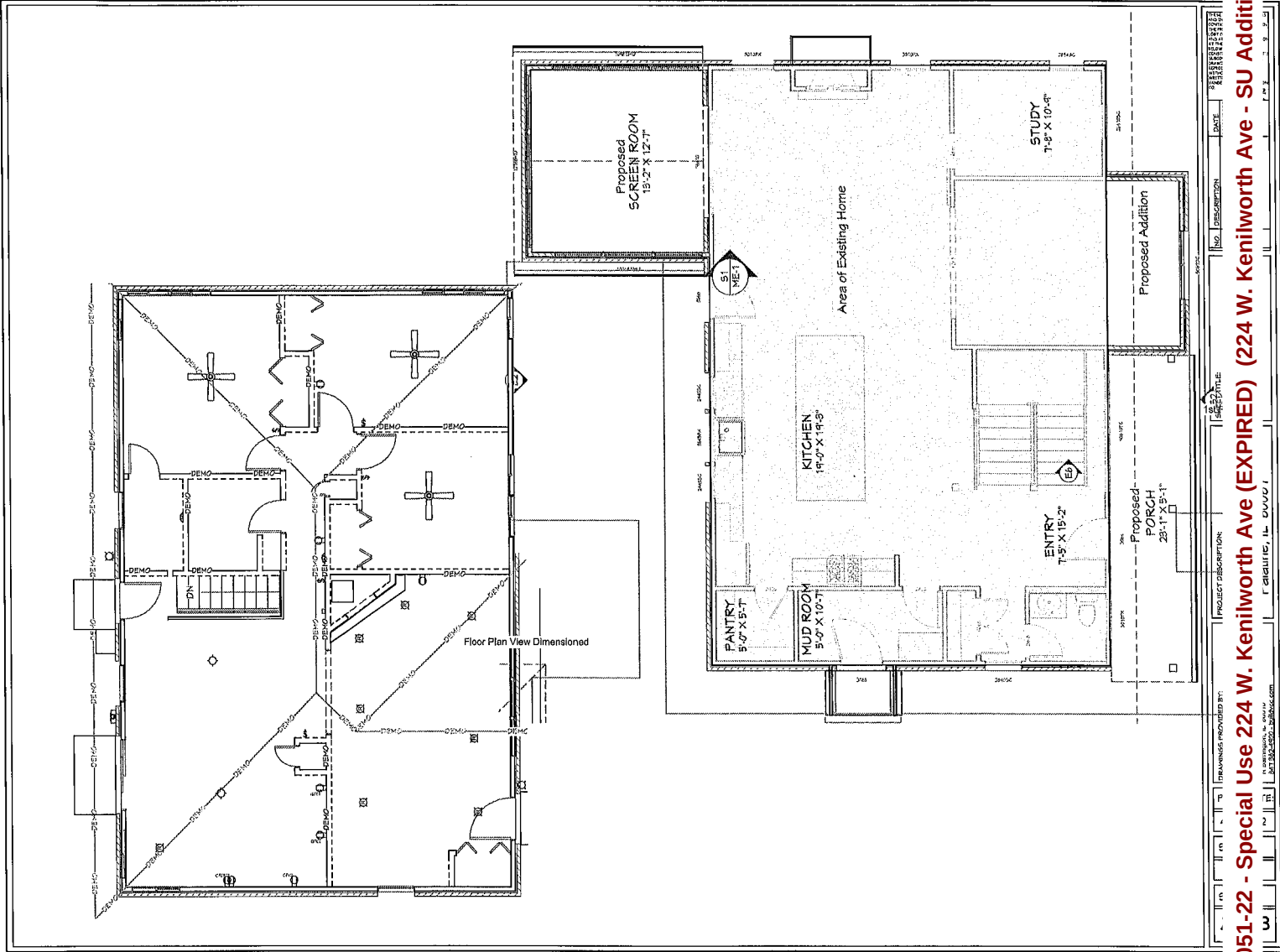
PROJECT DESCRIPTION	SHEET TITLE
PROPOSED ADDITION TO EXISTING HOME	FLOOR PLAN

PROPOSED ADDITION TO EXISTING HOME	FLOOR PLAN
------------------------------------	------------



Cross Section 2
Cross Section 1

[illegible]





NO. 1 DESCRIPTION: 1. General Plan
DATE: 07/01/2022
PROJECT DESCRIPTION: 224 W. Kenilworth Ave (EXPIRED)
DESIGNED BY: VANITHE
CHECKED BY: R
APPROVED BY: R
SCALE: 1/8" = 1'-0"

Attachment: O-051-22 - Special Use 224 W. Kenilworth Ave (EXPIRED) (224 W. Kenilworth Ave - SU Addition Setbacks)

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 224 W. KENILWORTH AVE.



County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 21ST day of DECEMBER, A.D. 2023, and the last publication thereof was made on the 21ST day of DECEMBER, A.D. 2023.

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 21ST day of DECEMBER, A.D., 2023.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 21ST day of DECEMBER, A.D., 2023.

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

Attachment: Public Notice (224 W. Kenilworth Ave - SU Addition Setbacks)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/09/24 07:00 PM

STAFF REPORT (ID # 8805)

2001 N. Rand Road Unit E

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Zach Mayfield, Body In Gear LLC

PLAN NUMBER: SU-000083-2023

BACKGROUND:

The Subject Property is zoned P, Planned Development, and was included in the City Limits Harley Davidson Planned Development in 2007 (O-179-07). The Planned Development states that all uses within the shopping center shall conform to the B-2 district regulations. The subject tenant space is located within the Windy City Center shopping plaza, which was initially developed in unincorporated Cook County and annexed into Palatine in 1992. The subject tenant space was previously occupied by Rand Chiropractic Center.

The Petitioner is proposing to open a new physical therapy clinic, Body In Gear Wellness, at the subject property. The business plan indicates they will offer "...unique treatment for specific pain and conditions...". Therefore, the Petitioner is requesting:

- 1. Special use to permit a medical office (physical therapy clinic) at the subject property.**

Surrounding Zoning/Uses:

North:	Planned Development (City Limits Harley Davidson)
South:	Planned Development (Volkswagen of Palatine)
East:	Planned Development (Multi-Family Residential - Rand Grove Village)
West:	Planned Development (Firestone Complete Auto Care)

KEY ISSUES:

- As the subject tenant space with the shopping center was most recently occupied by Rand Chiropractic Center. Therefore, the Petitioner does not plan to make any alterations to the existing floor plan.
- There would be 3 therapists working for the business, all of which are licensed in the State of Illinois. The Petitioner has worked as part of other establishments, but has not

operated his own business.

- Body In Gear provides unique treatment for specific pain and conditions. Treatments are to include soft tissue manipulation, trigger point therapy, deep tissue massage, myofascial release, cupping, and passive stretching.
- Per the submitted business plan, the hours of operation would be by appointment only during the following times: Monday 12 PM - 9 PM, Thursday 4 PM - 9 PM, Friday 8 AM - 3 PM, Saturday 3 PM - 8 PM, and Sunday 8 AM - 3 PM.
- The submitted business plan indicates that the wellness business expects 50+ clients per month.
- The parking requirement for the property does not increase for the proposed use.

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

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new physical therapy clinic at the subject property. The Petitioner is a licensed therapist and is taking over a tenant space that was previously occupied by a similar medical office use. Ultimately, the proposed use should not cause injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Zach Mayfield, Body In Gear LLC, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Floor Plan
- Business Plan
- Public Notice



Attachment: Aerial Map (2001 N. Rand Road - SU Medical Office (Physical Therapy))

0 300 600
ft

Print Date: 12/8/2023

Notes

Cook County Aerial 2022

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

Zach Mayfield

Business Name (if applicable)

Body in Gear

Subject Property Address

2001 N. Rand Road Unit E

Please provide a description of your proposed request:

This business license deems the necessity of a massage therapy and wellness clinic that provides therapy to the greater Palatine and surrounding areas within 15 miles. No floor plan changes are necessary for 2001 rand rd Unit E.

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:

Individuals with chronic pain find necessity in our treatments to help treat their pain. Our location also has handicap door access as well as handicap equipment access (table that lowers to 19in).

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

This space is designed with the patient's health and welfare in mind. There is also no dissemination of health records as everything is stored on a safe portal for protection.

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

As Body in Gear is a for profit business with a substantial number of clients and patients that also is responsible financially for the space, nearby properties would not be affected by our dwelling.

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:

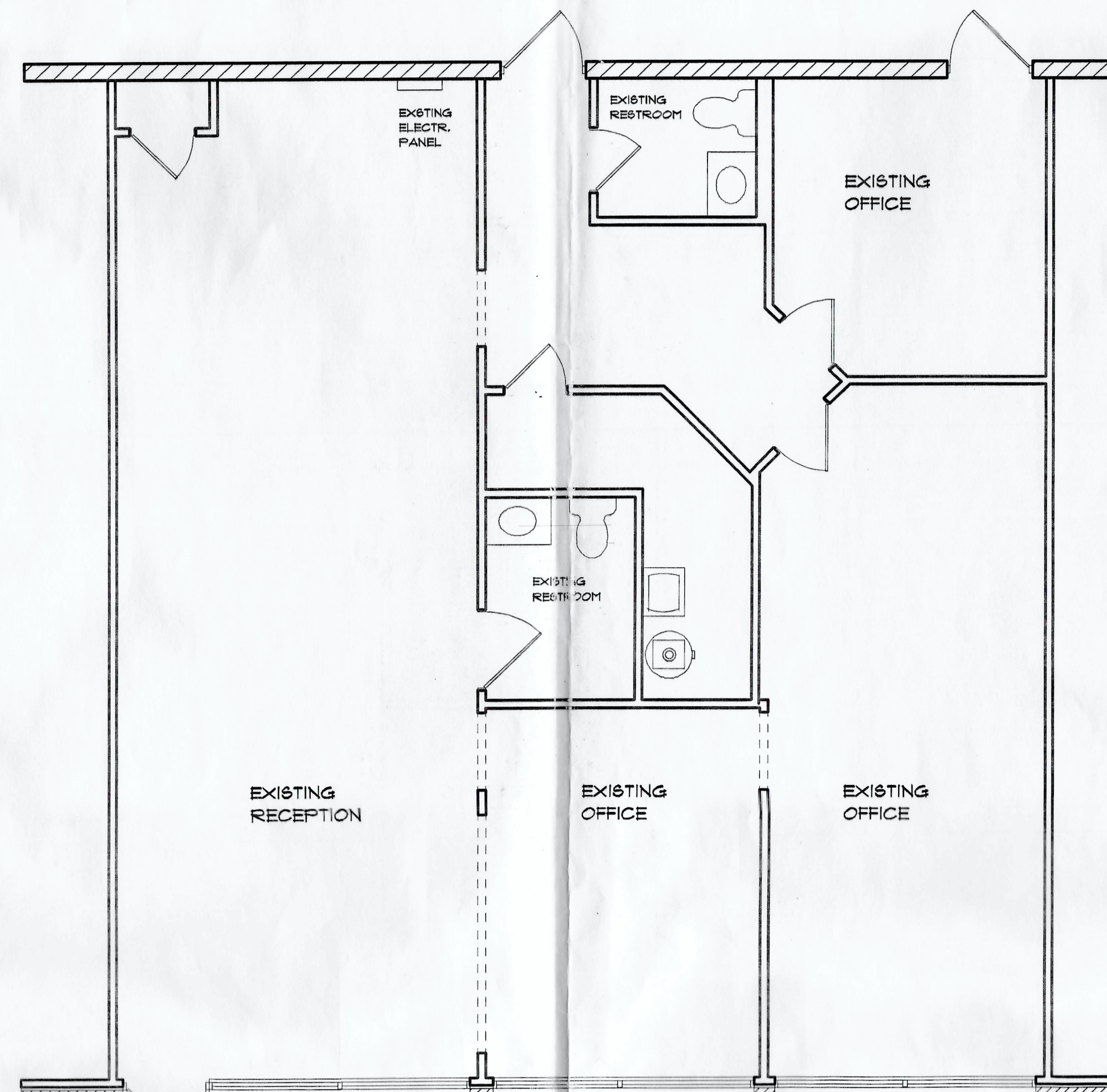
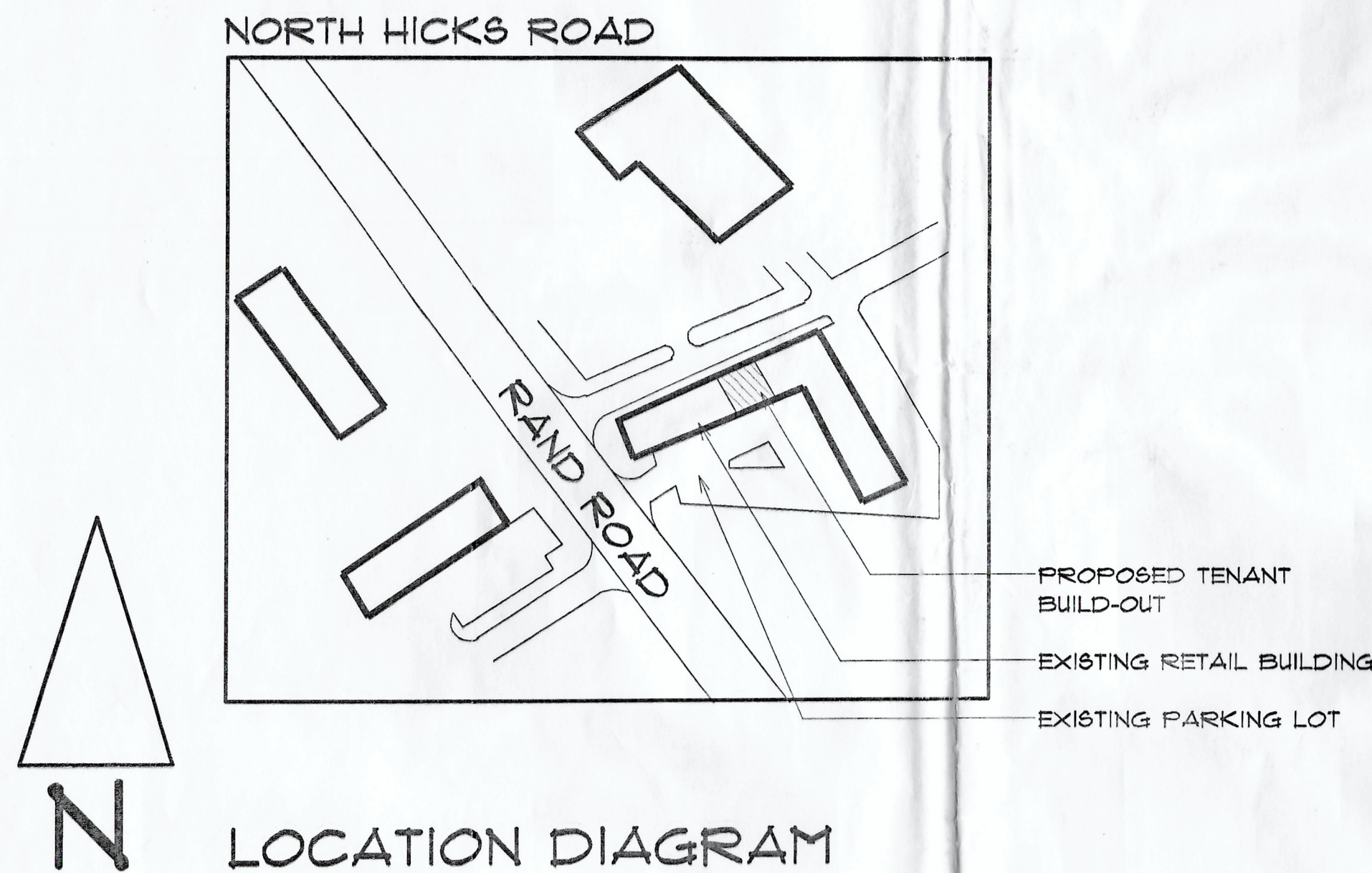
a. Will meet the following aesthetic criteria:

- 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





EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"

SPECIFICATIONS

DIVISION 1 GENERAL REQUIREMENTS

1. PRIOR TO THE BID AND START OF ANY WORK THE CONTRACTOR(S) SHALL VERIFY ALL GRADES, LINES, LEVELS, EXISTING CONDITIONS AND DIMENSIONS INDICATED ON THE DRAWINGS. ANY DISCREPANCY MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY BEFORE COMMENCING WITH ANY WORK.
2. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF ALL APPLICABLE NATIONAL AND/OR MUNICIPAL BUILDING CODES AND ORDINANCES. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL REQUIRED PERMITS AND UTILITY SERVICE CHARGES.
3. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF ANY EXCAVATION.
4. SUB CONTRACTORS SHALL LEAVE SITE NEAT & FREE OF DEBRIS AT THE END OF EACH WORK DAY.
5. PLANS AND SPECIFICATIONS: IT IS THE INTENT OF THE PLANS AND SPECIFICATIONS TO PROVIDE FOR A COMPLETE INSTALLATION. EVERYTHING NECESSARY FOR THE COMPLETION AND SUCCESSFUL OPERATION OF THE WORK, WHETHER OR NOT HEREIN EXPRESSLY SPECIFIED OR INDICATED, SHALL BE FURNISHED AND INSTALLED AS IF SO SPECIFIED OR INDICATED. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
6. THE DRAWINGS ARE DIAGNOSTIC ONLY AND NOT INTENDED TO SHOW EXACT LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTORS SHALL VERIFY ALL EXISTING FIELD CONDITIONS, DIMENSIONS, AND LENGTHS PRIOR TO THE START OF ANY WORK AND SHALL ADJUST THEIR EQUIPMENT AND RACEWAY LOCATIONS TO AVOID CONFLICTS WITH OTHER CONSTRUCTION OR EQUIPMENT.
7. ALL SUB CONTRACTORS ARE RESPONSIBLE FOR THE COORDINATION OF THEIR WORK WITH ALL OTHER AFFECTED TRADES.
8. NO CONSTRUCTION ADMINISTRATION IS PROVIDED BY THE ARCHITECT.
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10. STAIRWAYS SHALL COMPLY WITH THE LATEST MUNICIPAL CODE.
11. GENERAL CONTRACTOR SHALL SUPPLY DUMPSTER AND SANITARY FACILITY FOR JOB PERSONNEL AT ALL TIMES.
12. GENERAL CONTRACTOR IS TO MAINTAIN AND CLEAN STREETS IMMEDIATELY THROUGHOUT CONSTRUCTION.
13. TREE PRESERVATION FENCE IS TO BE MAINTAINED PER APPROVED SITE PLAN AT ALL TIMES.
14. DO NOT START WORK IF THE SUB-SURFACES ARE DEFECTIVE. THE COMMENCEMENT OF SUB-CONTRACTOR'S WORK SHALL CONSTITUTE ACCEPTANCE OF SUB-SURFACE.
15. EACH SUB-CONTRACTOR SHALL OBTAIN AND PROVIDE NECESSARY BONDS, PERMITS AND INSPECTIONS AS REQUIRED BY THE MUNICIPALITY, COUNTY, STATE OR OTHER AGENCIES HAVING JURISDICTION.
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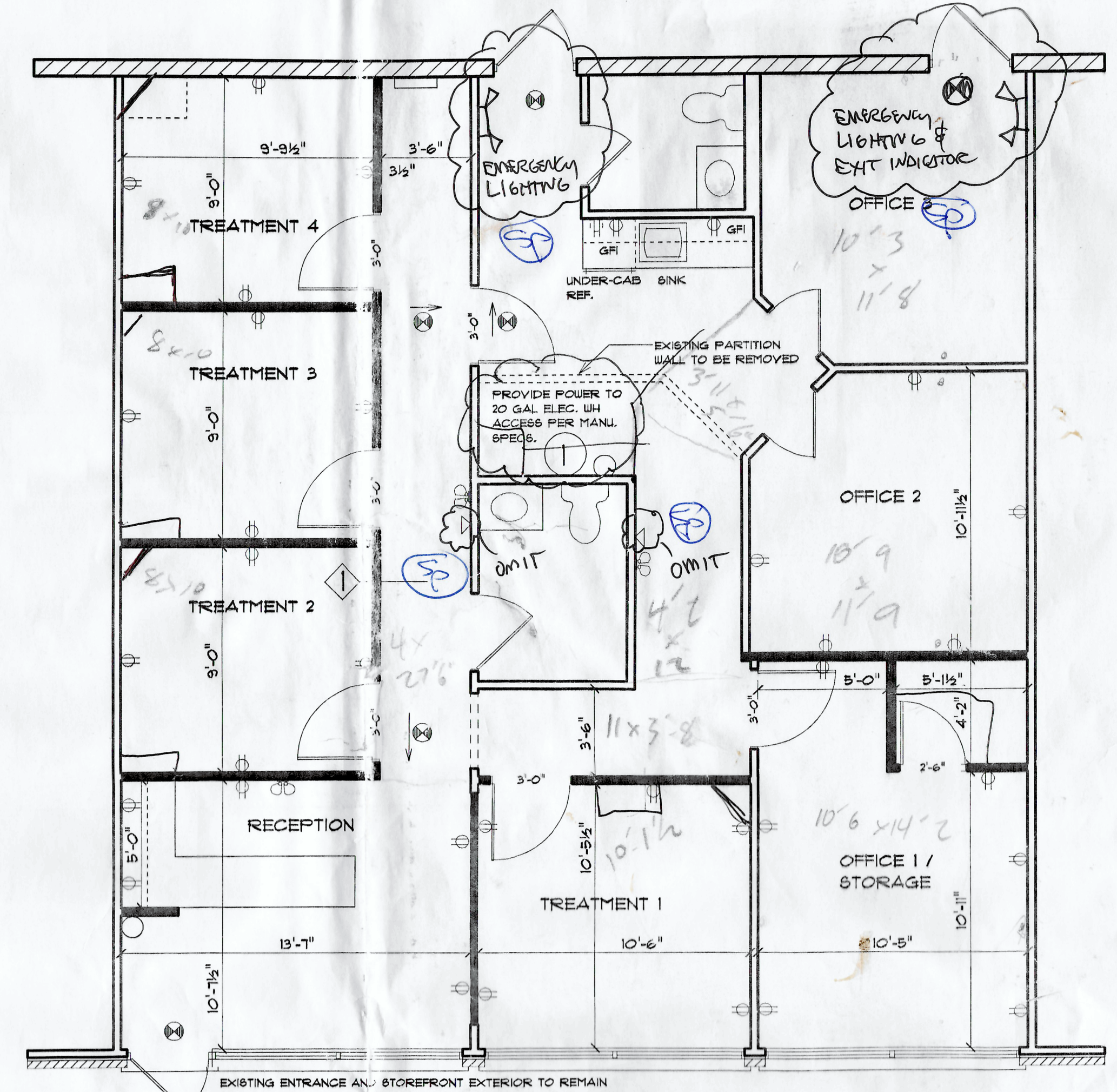
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PROPOSED TENANT BUILD-OUT FLOOR PLAN
AND POWER PLAN
SCALE 1/4" = 1'-0"

- EXISTING EXTERIOR BLOCK WALL TO REMAIN
- EXISTING PARTITION WALL TO REMAIN
- PROPOSED STEEL STUD CONSTRUCTION @ 16" O.C.
- 8' HEIGHT NON-BEARING PARTITION TYP.

FLOORING TO BE COMMERCIAL CARPET THROUGHOUT - VERIFY STYLE WITH OWNER
VINYL TILE IN BATHROOMS ONLY

PROVIDE KEYS FOR FIRE DEPT. KNOX BOX ACCESS TO ALL
AREAS IF DOORS ARE NOT KEYS TO A MASTER SYSTEM.

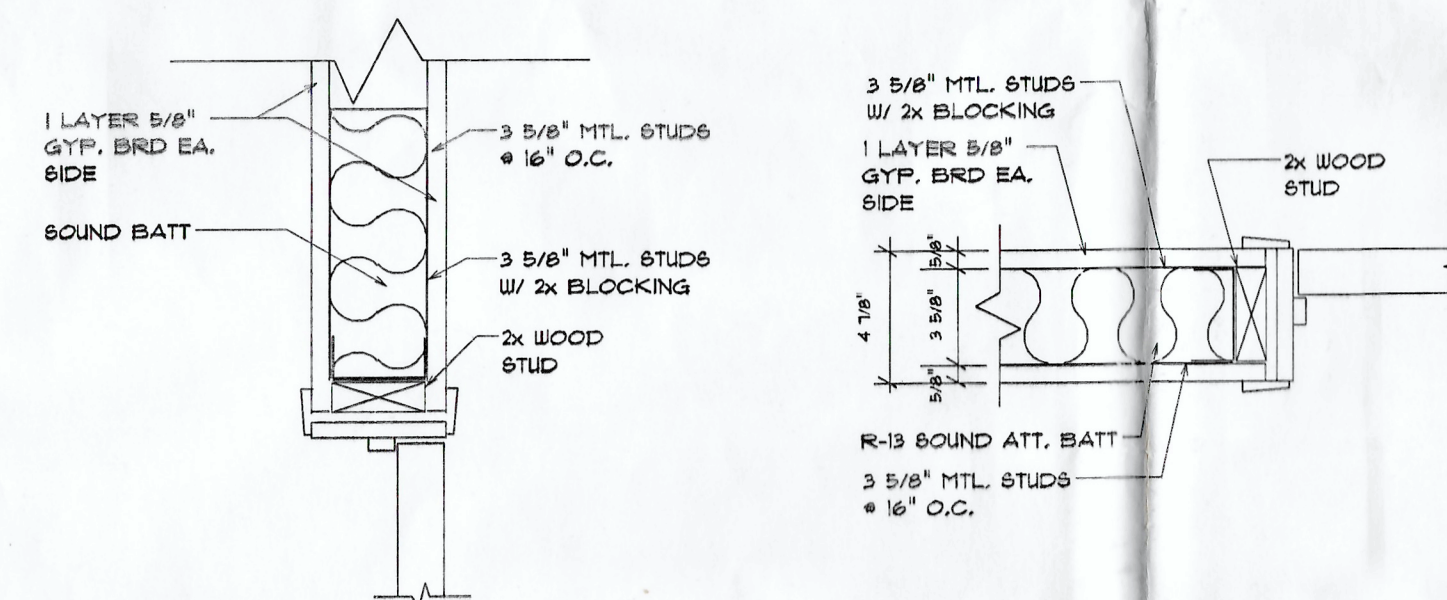
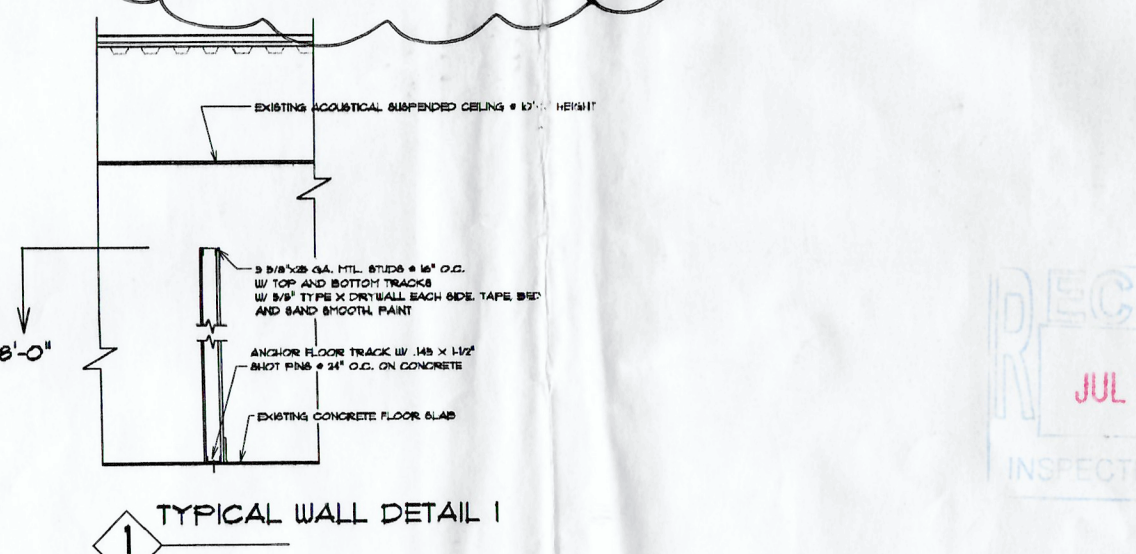
- FIRE SYSTEM VISUAL INDICATOR
- FIRE EXTINGUISHER PER NFPA 10
- EMERGENCY EXIT INDICATOR WITH BATTERY BACKUP
- EMERGENCY LIGHTING WITH BATTERY BACKUP

ALL INTERIOR FINISHES SHALL HAVE CLASS 1 FLOOR RATING
INDICATED AND SUBMITTED TO FIRE DEPARTMENT BY OWNER.

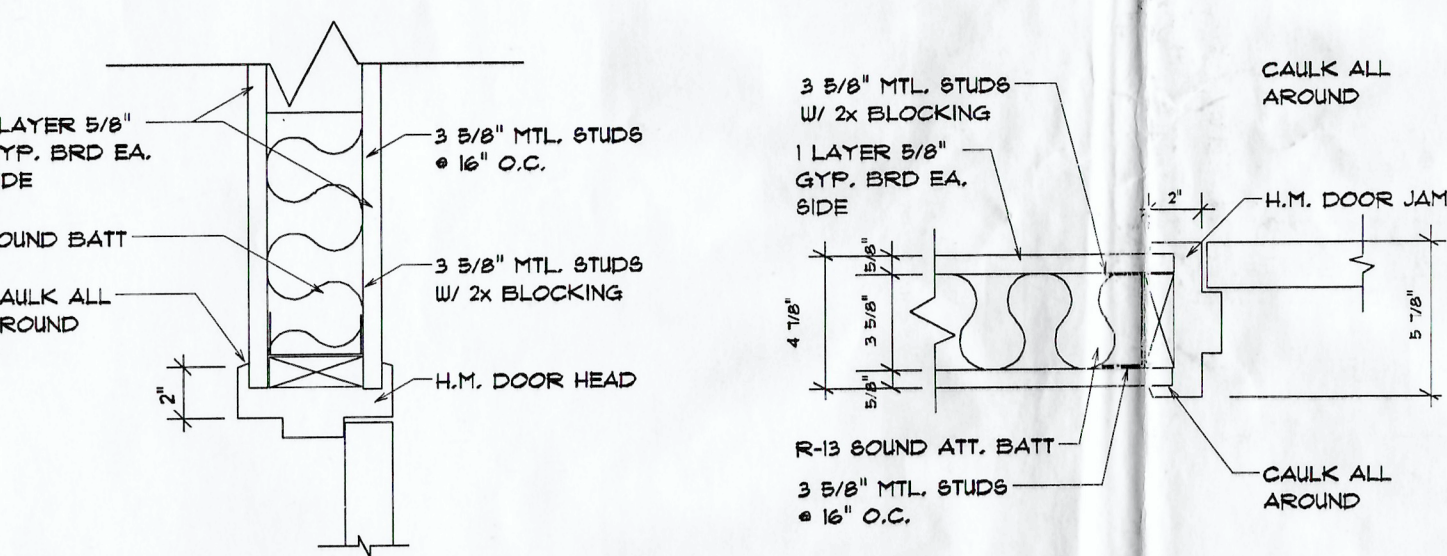
INSTALL BUSHINGS FOR LOW VOLTAGE WIRING SYSTEM PER ORD. NO. 2003-16
LOW VOLTAGE SECTION 125 FIRE ALARM SECTION 160 COMMUNICATION SECTION 800

SIGN CIRCUITS MUST HAVE A GREEN GROUNDING CONDUCTOR INSTALLED PER UL 48 & 2161
THE MINIMUM SIZE CONDUCTOR FOR COMMERCIAL BRANCH CIRCUIT WIRING MUST BE #12 AWG
INSTALL A GREEN GROUNDING CONDUCTOR IN ALL FLEX

- 20 GAL. ELECTRIC WATER HEATER
- PROVIDE MANUFACTURER'S CUT SHEET
- AND MANUALS
- PROVIDE VACUUM RELIEF FOR WATER HEATER
- AS REQUIRED PER CODE
- PROVIDE COMMERCIAL GRADE F.P. TANK FOR WATER HEATER PER MANU. SPEC. W/ R.F.Z.



WOOD DOOR JAMBS & HEAD DETAILS
SCALE: NTS



HM. DOOR JAMBS & HEAD DETAILS
SCALE: NTS

NOTE: THE FOLLOWING CODES SHALL BE IN EFFECT
WITH VILLAGE OF PALATINE AMENDMENTS

International Building Code, 2009 Edition (with amendments)

International Mechanical Code, 2009 Edition (with amendments).
International Fuel Gas Code, 2009 Edition (with amendments).
International Energy Conservation Code, 2012 Edition
State of Illinois Amendments
International Fire Code, 2009 Edition (with amendments).
Life Safety Code, NFPA 101, 2000 Edition
National Electrical Code, 2011 Edition (with amendments).
Illinois Plumbing Code, 2004 (with Amendments).
Illinois Accessibility Code, Latest Edition

Body in Gear Wellness

Identity - Body in Gear wellness provides unique treatment solution for specific pain and conditions respectively (chiropractic, massage, PT)

Our Solution - Discovering the root cause of patient's pain condition, deconstructing that pain and movement pattern causing pain and creating custom treatment plan to eliminate condition

Competition - The wellness industry is a pretty large and encompassing one. Being that we are a multidisciplinary clinic, there aren't many business like Body in Gear Wellness. Main competition in the national sector is The Joint, Hand in Stone, Elements, etc.

Marketing - Body in Gear Wellness will communicate with customers via email newsletters, targeted Facebook and Google ads, social media and in small town events (fairs, markets, trade shows, etc.)

Team and Key Roles - Body in Gear Wellness is owned and operated by Zach Mayfield MT. His team of massage therapists consist of himself, Darius Manny and Luke Kobler. Chiropractic care team is yet to be determined but Body in Gear Wellness has plans to implement chiropractors for this role

Problem - Prospective patients are looking for unique all encompassing care that will completely alleviate pain and conditions and not just a cookie cutter experience that has them feeling unfulfilled.

Target Market - Our target audience is an individual that has chronic pain and disfunction and that has also tried multiple modalities to no avail.

Revenue Stream - Body in Gear Wellness will sell services directly to consumer via any payment and/or insurance bill.

Expenses - Expenses include: Marketing efforts, Space rental, Supplies (sheets, oil, etc), supplement and item inventory

Milestones - As business grows, Body in Gear Wellness will start to expand more into different territories and open locations in select towns. We plan to employ multiple practitioners in different modalities and make a complete practice.

		At this current point in time, Body in Gear Wellness sees 50+ patients per month. We offer medical soft tissue manipulation, trigger point therapy, deep tissue massage, myofascial release, cupping and passive stretching.					
		Hours of Operation Monday through Sunday, by appointment only.					

Alex Bradshaw

From: Zach Mayfield <bodyingear@gmail.com>
Sent: Tuesday, January 2, 2024 9:15 AM
To: Alex Bradshaw
Subject: Re: SU-000083-2023 - 2001 N Rand Rd

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

Yes open M 12-9, TH 4-9, FR 8-3, SAT 3-8, SUN 8-3

On Tue, Jan 2, 2024 at 9:02 AM Alex Bradshaw <ABradshaw@palatine.il.us> wrote:

Hi Zach –

I hope you had a good Holiday. I wanted to touch base as a reminder that the scheduled public hearing for your case is next Tuesday evening (1/9) at 7 PM.

There was also one additional question that had come up as we are preparing for the public hearing. Can you please provide the anticipated hours of operation? I understand that the business will be open by appointment only Monday – Sunday, but will there be a time frame each day that appointments may be scheduled? (e.g. 8 AM – 7 PM)

Thank you,

Alex Bradshaw | Planner

Planning & Zoning Department

[200 E. Wood Street](#) | Palatine, IL 60067

T: 847-359-9056 | abradshaw@palatine.il.us

From: Zach Mayfield <bodyingear@gmail.com>
Sent: Tuesday, December 19, 2023 11:09 AM
To: Annette Schwab <ASchwab@palatine.il.us>

Attachment: Business Plan (2001 N. Rand Road - SU Medical Office (Physical Therapy))

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 2001 N. RAND RD.



County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 21ST day of DECEMBER, A.D. 2023, and the last publication thereof was made on the 21ST day of DECEMBER, A.D. 2023.

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 21ST day of DECEMBER, A.D., 2023.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 21ST day of DECEMBER, A.D., 2023.

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

Attachment: Public Notice (2001 N. Rand Road - SU Medical Office (Physical Therapy))

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/09/24 07:00 PM

STAFF REPORT (ID # 8804)

1379 N Rand Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Kimberly Bianchini, Advance Preschool

PLAN NUMBER: SU-000079-2023

BACKGROUND:

The Park Place Shopping Center and is zoned Planned Development and follows the B-1, B-2 and Cook County C-4 zoning uses and standards. Additional businesses in this section of the shopping center include Subway, Bright Dental, Goodwill, U-Haul Self Storage, and more. In addition, there are several vacant tenant spots.

The proposed day care would occupy several tenant spaces, which total approximately 7,756 square feet. The associated parking lot currently has 1124 provided parking spaces with 765 spaces required by the current tenants, leaving an excess of 359 spaces.

The Petitioner is requesting to open a new location for a Preschool/Daycare Facility in the Park Place shopping center. Therefore, the Petitioner is requesting a:

1. Special Use to permit a day care facility.

Surrounding Conditions:

North:	Planned Development - Commercial
South:	Planned Development - Commercial
East:	Planned Development - Multi-Family Residential
West:	Planned Development - Commercial

KEY ISSUES:

- The proposed preschool/daycare facility would accommodate children from infant to school age children. Advance Preschool presently operates several other daycare uses in the area (Hoffman Estates and Streamwood) and began

operating in 1999. For the Palatine location, there will be a total of 7 classrooms, a room for screening and an indoor play area.

- Infant class (6 weeks to 14 months): Maximum 12 kids, 4 Staff
- Infant/Young Toddler class (15 months to 23 months): Maximum 9 kids, 2 Staff
- Toddler class (2 to 3 years old): Maximum 12 kids, 3 Staff
- Two-year-old class: Maximum 15 kids, 3 Staff
- Preschool class (3 to 4 years old): Maximum 20 kids, 2 Staff
- Kindergarten class (4 to 5 years old): Maximum 20 kids, 2 Staff
- Before and After School program for elementary age children: Maximum 20 kids, 2 Staff
- The hours of operation will be:
 - 6:30 AM - 6 PM, with occasional scheduled evening and weekend events.
- The Petitioner has indicated they will comply with all DCFS licensing requirements.
- All food will be delivered and served by a licensed food service professional.
- The floor plan indicates an indoor play area at approximately 1,040 square feet and supports natural lighting. The proposed architectural plans indicate that numerous skylights will be added to the existing tenant space to accommodate this. The Petitioner indicates that the proposed indoor playground complies with the DCFS requirements and is an acceptable solution.
- Based upon the Petitioner's business plan, this location is strategic and would fulfill a need for this type of use which would not only meet day care needs, but would also assist in preparing children for elementary education
- The Petitioner has indicated there will be 6 spaces designated parking spaces with a 15-minute time restriction for drop-off and pickup and with the addition of a cross walk to link the parking area to the front entrance. This would be further reviewed during the building permit process, if the proposed Special Use is approved.

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 proposed day care would be the Petitioner's 3rd preschool facility and the application and business plan indicate that it would be compatible with the neighboring businesses, and would occupy a currently vacant tenant space. There are also other examples in the area of daycare uses, located with commercial centers, in addition, as there is excess parking, within the shopping center, Staff does not have a concern with the parking for the proposed use. By providing the interior playground area, the proposed use would eliminate any exterior traffic or delivery conflicts, while still providing the necessary activity areas for the children. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan, and Floor Plan submitted by the Petitioner, Kimberly Bianchini, Advance Preschool, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Special Use is granted to Advance Preschool to permitted their operation at this location. Any future changes in the proposed operator shall require the review and approval of the Village Council.
3. Prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy, the Petitioners shall provide the Department of Planning and Zoning, with a copy of the appropriate current DCFS license for the operation of a daycare at the Subject Property.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Floor Plan
- Sample Interior Playground Equipment
- Business Plan
- Public Notice



Attachment: Aerial Map (1379 N Rand Road - SU Daycare)

0 450 900
ft

Print Date: 12/14/2023

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

Kimberly Bianchini

Business Name (if applicable)

Advanced Preschool

Subject Property Address

1379 N Rand Road

Please provide a description of your proposed request:

The Lessee would like to implement an Early Childhood Learning Center/ Childcare facility within the Park Place Mall. After several demographic studies and the creation of an educational collaboration, it has been determined that the City of Palatine, specifically the area surrounding the Park Place Mall, is considered a childcare desert. As defined by the state, a childcare desert is an area in which less than 50% of children ages birth-5 have access to services. In the Palatine area, those figures are even more startling. Based on Illinois Action for Children and the Birth to Five Coalition, Palatine is serving only 13% of the birth to three population and 42% of the 3-5 population. Therefore, Advance Preschool Inc. would like to close that gap by providing high quality early childhood services. Advance Preschool has been providing this model in the Hoffman Estates area for over twenty five years. The Lessee will bring this experience and collaborative model to serve the families and improve access to the entire community.

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:

A demographic study conducted by Illinois Action for Children and Birth to Five has deemed this area particularly depleted for early education and care. As noted on the study attached, only 13% of infants and 42% of 3-5 year old children are receiving high quality care. Although concerning, this data is limited and may not show the true need as many families in this area are multi-living (more than one family living in a residence), homeless or non-citizens. This study has identified the Park Place Mall as the ideal location to service these families as it is centrally located, close to transportation and linked with other service providers. This is especially important for those who do not have transportation, 38% according to the same study.

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

Attachment: Special Use Application (1379 N Rand Road - SU Daycare)

This use will not in any way inhibit or interfere with the public health, safety or welfare. Integrating an early learning center into the mall will increase positive consumer traffic. As in Hoffman Estates, our facility has increased business for the surrounding tenants. As we currently serve over 200 children, families are consistently visiting connecting stores and restaurants due to the convenience and proximity. As our traditional business hours are extremely early and limited in high traffic times, we do not interfere with parking or overall congestion of the parking area. Advance has created a parking and drop off plan for review, please see the attached narrative. Additionally, Advance has been recognized by state and federal officials for high quality care. This has brought high profile visitors and events to the community. Finally, this location is ideal due to the collaborative efforts that Advance has already secured. As our program provides wholistic services to the community, we have formed multiple partnerships to provide resources and supports to encourage healthy family structures.

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

This use will not cause injury to property values. Advance Preschool has a history of increasing the frequency and quality of consumers to the campus. Because the model for Palatine will be the same, projections include increased clientele for all tenants.

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

ORIGINAL LEGAL DESCRIPTION

[illegible]

"WE GET CORNERS OTHER PEOPLE CUT!"

LAND SURVEYING, 3D MAPPING AND CONSTRUCTION STAKING

SIGHT ON SOLUTIONS, INC.

7221 RIDGEVIEW DRIVE,
MCHEENY, ILLINOIS 60050

TEL: 815.578.9847
FAX: 815.578.9847
www.sightonsolutions.com

PLAT OF SURVEY
ALATINE PARK PLACE
PALATINE, ILLINOIS

P
SHEET 1 OF 1
SC 1-1050

Packet Pg. 74

AREA TABLE

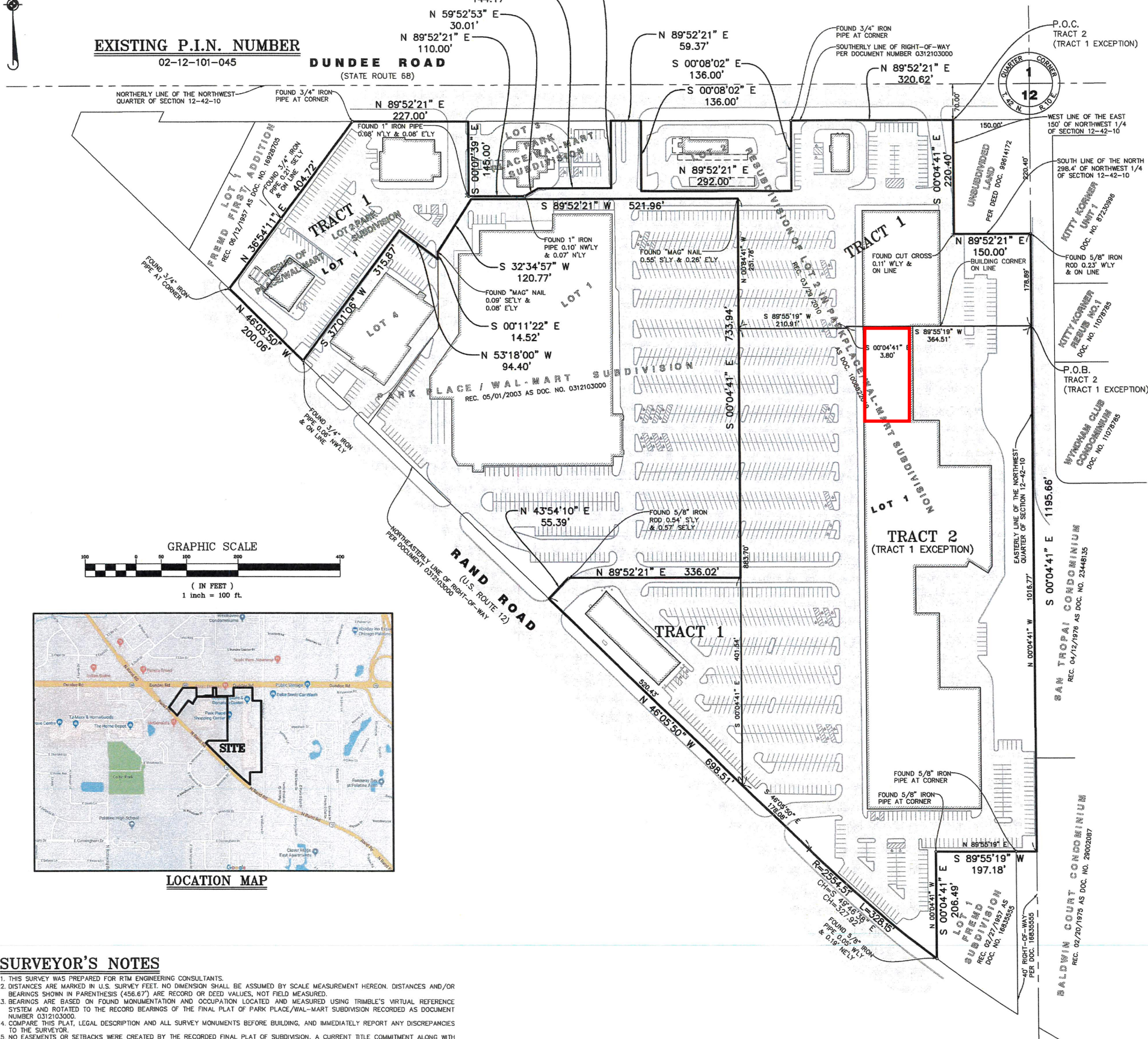
TRACT 1 LAND AREA =	392,400.82 SQUARE FEET	(9.008 ACRES), MORE OR LESS
TRACT 2 LAND AREA =	601,896.48 SQUARE FEET	(13.818 ACRES), MORE OR LESS
TOTAL LAND AREA =	994,297.30 SQUARE FEET	(22.826 ACRES), MORE OR LESS

EXISTING P.I.N. NUMBER

02-12-101-045

DUNDEE ROAD

(STATE ROUTE 68)



NEW LEGAL DESCRIPTIONS

TRACT 1

LOT 1 IN THE RESUBDIVISION OF LOT 2 IN PARK PLACE/WAL-MART SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 2010 AS DOCUMENT NUMBER 1008822049, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHEASTLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE DUNDEE ROAD (STATE ROUTE 68) RIGHT-OF-WAY AT THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE EAST 150 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, A DISTANCE OF 178.98 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, ALONG A COMMON LINE THEREOF TO THE CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THE NORTH 290.4 FEET AND EAST 150 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 21 SECONDS EAST, ALONG A COMMON LINE THEREOF TO A DISTANCE OF 3.80 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, ALONG A COMMON LINE THEREOF TO THE EASTERNLY LINE OF SAID LOT 1, A DISTANCE OF 178.98 FEET, TO THE POINT OF BEGINNING. THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, PERPENDICULAR TO THE POINT OF BEGINNING, A DISTANCE OF 178.98 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED CURVE, 3.80 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED CURVE, 20.91 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG A COMMON LINE OF RECORDS, TO THE CORNER OF SAID SECTION 0321030000, SAID LINE BEING A COMMON LINE WITH LOT 1 IN SAID RESUBDIVISION; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID COMMON LINE AND IT'S SOUTHERLY EXTENSION, 883.70 FEET, TO A SOUTHWESTERLY LINE OF LOT 1 IN SAID RESUBDIVISION; SAID LINE, 883.70 FEET, BEING THE NORTHEASTLY CORNER OF SAID LOT 1 IN SAID RESUBDIVISION; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE, 178.98 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 328.15 FEET, ALONG A CURVE, TANGENT TO THE LAST DESCRIBED CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,354.51 FEET, TO A SOUTHEASTERLY CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF FREMONT SUBDIVISION RECORDED AS DOCUMENT NUMBER 16835555; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG A COMMON LINE THEREOF, 178.98 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG A COMMON LINE THEREOF, 178.98 FEET, TO A SOUTHEASTERLY CORNER OF LOT 1 IN SAID RESUBDIVISION; SAID CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS WEST, ALONG SAID EASTERLY LINE, 1016.7 FEET, TO THE POINT OF BEGINNING.

TRACT 2

THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOT 2 IN PARK PLACE/WAL-MART SUBDIVISION, BEING SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 2010 AS DOCUMENT NUMBER 1008822049, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHEASTLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE DUNDEE ROAD (STATE ROUTE 68) RIGHT-OF-WAY AT THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE EAST 150 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 220.40 FEET TO THE CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THE NORTH 290.4 FEET, SAID EAST 150 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 21 SECONDS EAST, ALONG A COMMON LINE BETWEEN SAID NORTHWEST QUARTER AND SAID LOT 1, A DISTANCE OF 178.89 FEET, TO THE POINT OF BEGINNING OF RECONSIDERATION; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS EAST, ALONG SAID EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, PERPENDICULAR TO SAID EASTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 178.89 FEET, TO THE POINT OF BEGINNING OF RECONSIDERATION; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, PERPENDICULAR TO SAID EASTERLY LINE, A DISTANCE OF 3.80 FEET; THENCE SOUTH 08 DEGREES 53 MINUTES 19 SECONDS WEST, PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 10.10 FEET TO THE POINT OF BEGINNING OF RECONSIDERATION; THENCE SOUTH 89 DEGREES 52 MINUTES 21 SECONDS EAST, ALONG SAID LINE BEING A COMMON LINE WITH LOT 1 IN SAID RESUBDIVISION; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID COMMON LINE AND ITS SOUTHERLY EXTENSION, 883.70 FEET, TO A SOUTHWESTERLY LINE OF LOT 1 IN SAID RESUBDIVISION, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 178.89 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 32.815 FEET, ALONG A CURVE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,554.51 FEET, A CHORD BEARING SOUTH 19 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 32.815 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF PRESENT SUBDIVISION RECORDED AS DOCUMENT NUMBER 16835555; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 178.89 FEET, TO THE POINT OF BEGINNING OF RECONSIDERATION; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID EASTERLY LINE, 107.6 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST, ALONG SAID EASTERLY LINE, 107.6 FEET,

LEGEND

	= POINT OF BEGINNING
	= POINT OF COMMENCEMENT
	= PAINTED STRIPING, CURBING & DRIVE LANES
	= PARKING ISLAND
	= PAVEMENT
	= BUILDING LIMITS

SURVEYOR'S NOTES

- [illegible]

SURVEYOR SIGNATURE AND SEAL

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE SIGNED: DECEMBER 29, 2017

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003520
 LICENSE EXPIRES NOVEMBER 30, 2018
 DESIGN FIRM REGISTRATION NO. 184.005510
 LICENSE EXPIRES APRIL 30, 2019
 DATE OF FIELD SURVEY: NOVEMBER 28, 2017



ADVANCE PRESCHOOL

ADVANCED PRESCHOOL

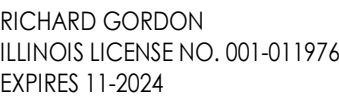
333 PETERSON ROAD SUITE F
LIBERTYVILLE, IL 60048

847.918.1172



INTERWORK NAME PHONE
PROJECT CONTACT: EMAIL@INTERWORKARCHITECTS.COM

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL CODES AND ORDINANCES OF



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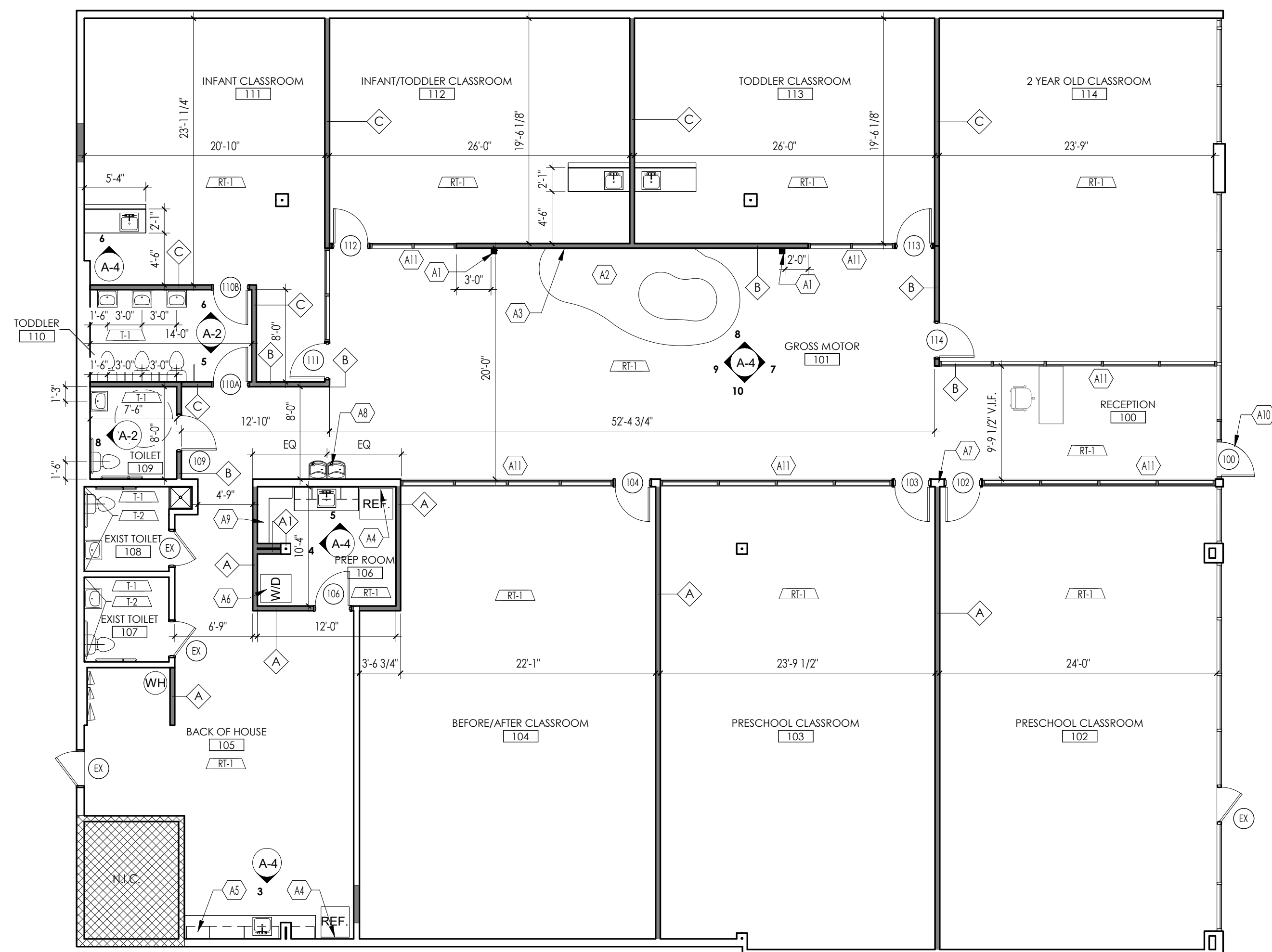
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No.	Description	Date

PROJECT No: **2245.000.000**

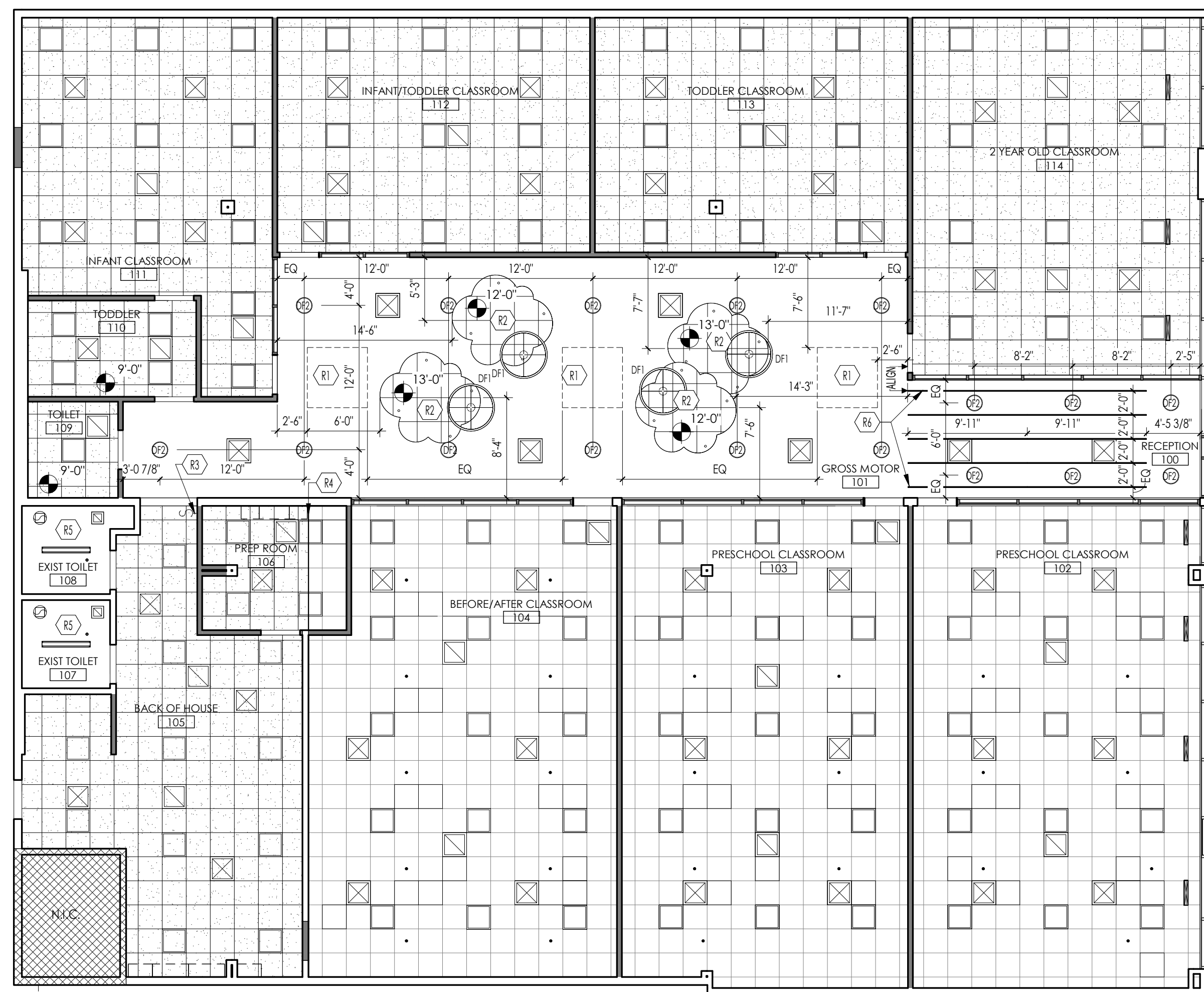
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SHEET No:

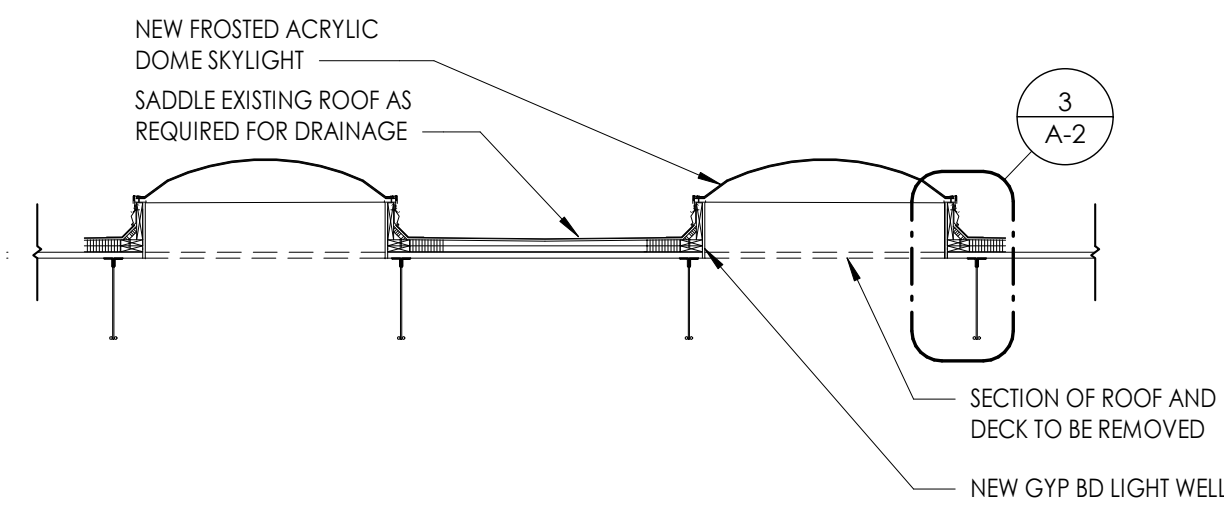
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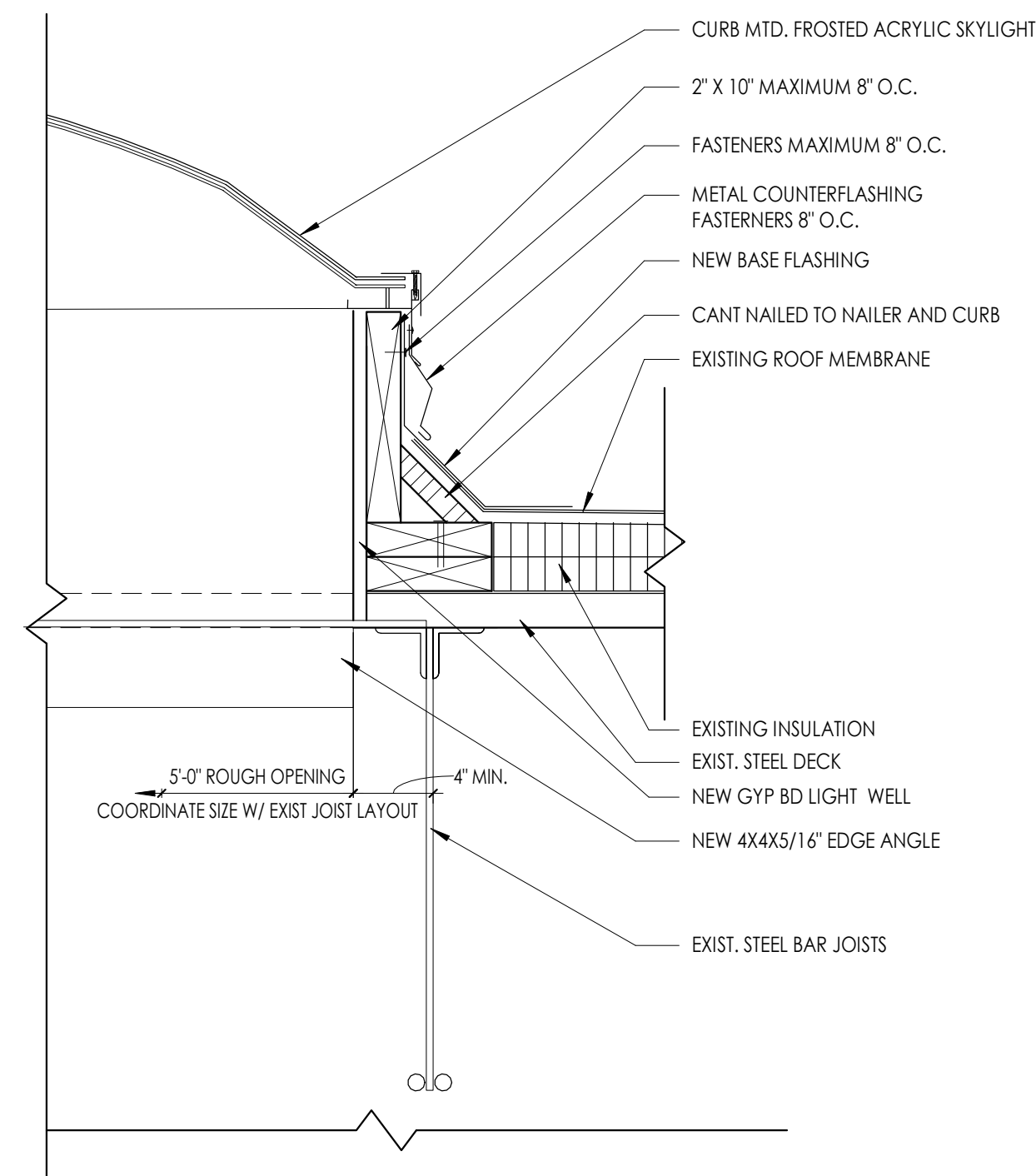
1 CONSTRUCTION PLAN



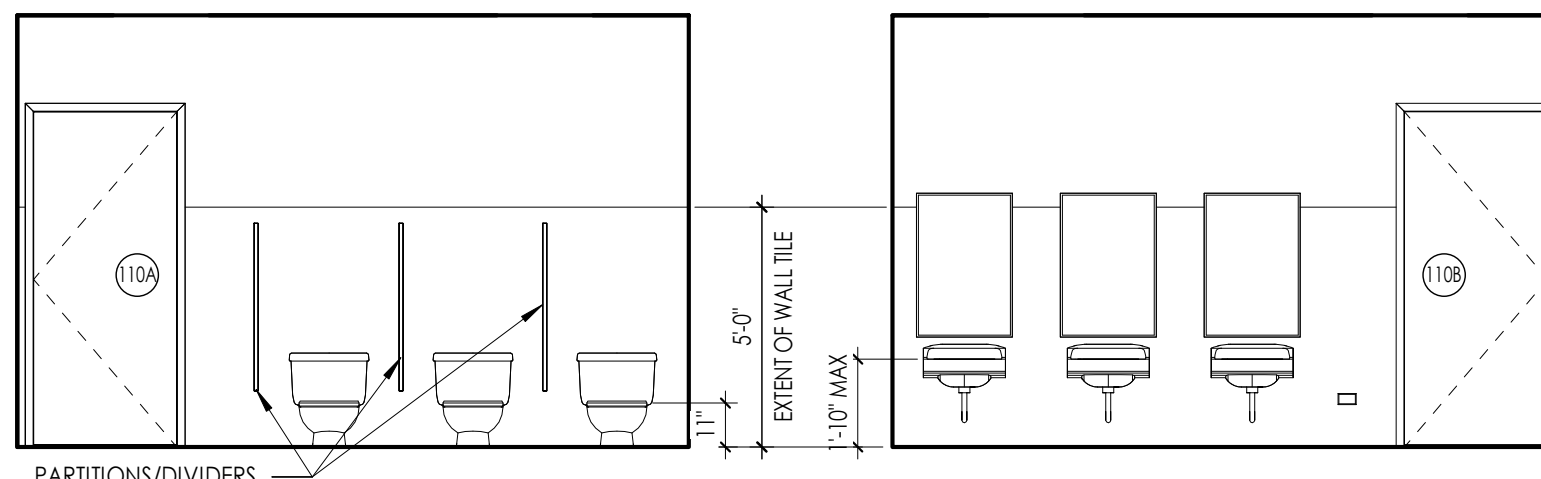
4 REFLECTED CEILING PLAN



2 SKYLIGHT SECTION

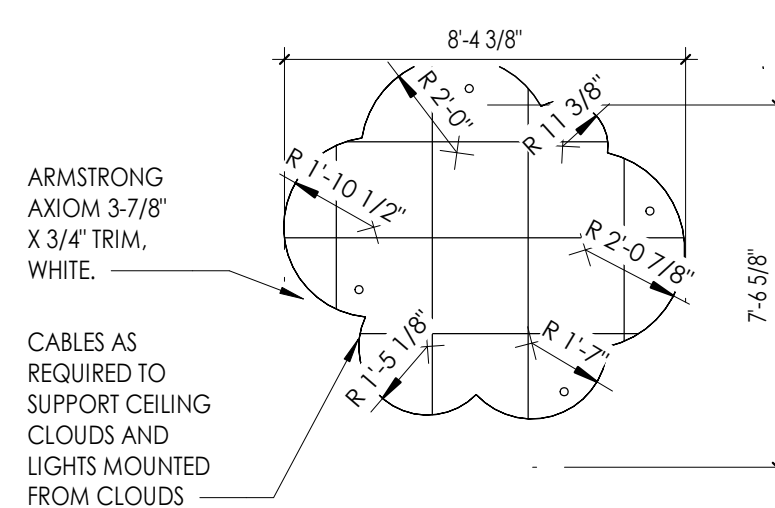


3 SKYLIGHT DETAIL

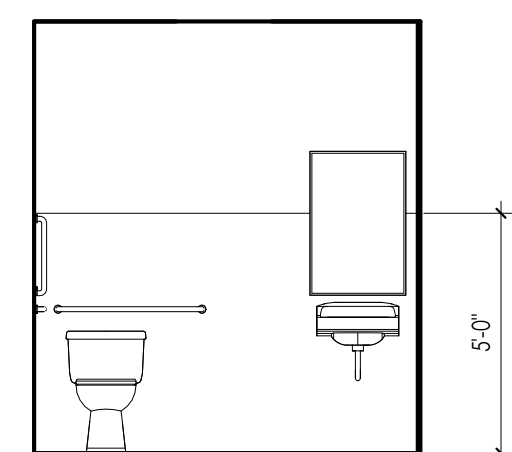


5 TODDLER 112 - NORTH
1/4" = 1'-0"

6 TODDLER 112 - SOUTH
1/4" = 1'-0"



7 TYPICAL CLOUD PLAN



8 TOILET 111 - EAST
1/4" = 1'-0"

GENERAL NOTES-CONSTRUCTION PLAN

1. PREPARE FLOOR LEVEL AND SMOOTH TO RECEIVE NEW FINISHES AS NOTED.
2. FURNITURE AND EQUIPMENT SHOULD BE COORDINATION ONLY. REFER TO OWNER'S FURNITURE AND EQUIPMENT VENDORS' DRAWINGS FOR ADDITIONAL INFORMATION.
3. FIRE-TREATED WOOD BLOCKING AT ALL WALL MONITOR LOCATIONS.
4. ALL NEW ABOVE-COUNTER OUTLETS ON A COUNTER WITH A SINK OR OTHER WATER SOURCE SHALL BE SET.
5. UNLESS NOTED OTHERWISE, ALL MEP/PF DEVICES LOCATED NEAR EACH OTHER ON THE WALL SHALL BE VERTICALLY ALIGNED.
6. UNLESS NOTED OTHERWISE, PROVIDE A 1" RADIUS EDGE ON ALL EXPOSED COUNTERTOP CORNERS. BE THEY PLASTIC LAMINATE OR ENGINEERED STONE.

KEYED NOTES - CONSTRUCTION PLAN

A1	FAUX TREE
A2	CUSTOM PLAY MOUND BY FOREVER LAWN. GRASS COLOR TO BE CUSTOM TO MATCH BAFFLES.
A3	THIS WALL TO HAVE MURAL PAINTED AT A LATER DATE. PROVIDE LEVEL 5 FINISH.
A4	NEW REFRIGERATOR. PROVIDE DEDICATED POWER AND WATER LINE.
A5	PROVIDE DEDICATED OUTLET FOR MICROWAVE.
A6	PROVIDE DEDICATED POWER AND WATER LINE FOR WASHER/DRYER.
A7	GYP BD TO BE APPLIED THIS SIDE OF WALL.
A8	ADA COMPLIANT DRINKING FOUNTAIN WITH BOTTLE FILLER. SEE PLUMBING DWGS FOR SPEC. PROVIDE DEDICATED POWER AND WATERLINE/WASTE.
A9	12" DEEP MELAMINE SHELVES WITH ADJUSTABLE STANDARDS.
A10	MODIFY EXISTING STOREFRONT GLAZING AND FRAMING FOR NEW ALUMINUM AND GLASS STOREFRONT DOOR TO MATCH EXISTING.
A11	ALUMINUM FRAMED TEMPERED WINDOWS.

CONSTRUCTION PLAN LEGEND

	WALL / DOOR TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NEW PARTITION
	PARTITION TYPE: SEE DETAILS.
	NEW OR RELOCATED DOOR & FRAME WITH DOOR TAG
	EXISTING DOOR & FRAME TO REMAIN. CURRENT LOCATION
	CONSTRUCTION PLAN KEYNOTES
	30"x48" MINIMUM CLEAR FLOOR SPACE
	5'-0" TURNING RADIUS
XX-1	FINISH TAG
<u>MAT-1</u> <u>MAT-2</u>	FLOOR FINISH TRANSITION
	FIRE EXTINGUISHER CABINET

GENERAL NOTES-RCP

1. LIGHT FIXTURES AND MECHANICAL ELEMENTS ARE GRAPHICALLY DISPLAYED FOR COORDINATION. SEE ENGINEERING DRAWINGS FOR ALL LIGHT FIXTURE SPECIFICATIONS AND DIMENSIONS.
2. ALL FIRE PROTECTION SHOWN (I.E. SPRINKLER HEADS) ARE SURVEYED EXISTING CONDITIONS. SEE ENGINEERING DRAWINGS FOR NEW MEP COMPONENTS.
3. UNLESS NOTED OTHERWISE, ACOUSTICAL CEILING TILE IS EXISTING TO REMAIN. REPLACE ALL TILES THAT ARE DIRTY/DAMAGED TO MATCH EXISTING.
4. UNLESS NOTED OTHERWISE, SUSPENDED CEILING GRATE IS EXISTING TO REMAIN.
5. PATCH AND REPAIR. ALL EXISTING CEILING TO REMAIN AS AFFECTED BY CONSTRUCTION.
6. CEILING HEIGHT IS 12'-0" U.N.O.

KEYED NOTES - REFLECTED CEILING PLAN

R1	5' X 5' SKYLIGHT, LOCATIONS TO BE COORDINATED WITH EXISTING JOISTS.
R2	FLOATING CEILING "CLOUD". EDGE TRIM PIECE TO BE ARMSTRONG AXIOM 3/7"8" X 3/4" TRIM, WHITE.
R3	OPEN AREA LIGHTS OVERRIDE SWITCH
R4	NEW GRID, ALN WITH EXISTING GRID
R5	EXISTING GYP BD CEILING TO BE REPAIRED AS NECESSARY AND PAINTED.
R6	12" TALL BAFFLES, MANUF TO BE TURF. COLOR TO BE 12 GRASSHOPPER

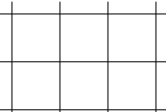
REFLECTED CEILING PLAN LEGEND

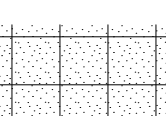
 2X2 LIGHT FIXTURE

 OCL REV PENDANT RV1PIEU48MMWMP

 DFI

 DF2

 EXISTING GRID AND ACOUSTICAL TILES

 NEW GRID AND ACOUSTICAL TILES TO MATCH EXISTING

 2X2 SUPPLY DIFFUSER

 2X2 RETURN DIFFUSER

 SPRINKLER HEADS, LOCATIONS TO BE DETERMINED BY SPRINKLER CONTRACTOR. HEAD TO BE CENTERED IN TILE.

 BUILDING STANDARD BATTERY POWERED EXIT SIGN, ARROW INDICATES DIRECTION.

 BUILDING STANDARD WALL MOUNTED EMERGENCY LIGHT WITH BATTERY BACK-UP.

 EXHAUST FAN

 SINGLE POLE SWITCH

 THREE WAY SWITCH

 SWITCH - MOTION SENSOR

LIGHTING REPRESENTATIVE: JERRY DEROUSSE JDEROUSSE@KSALIGHTING.COM

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PROJECT TYPE

**ADVANCE
PRESCHOOL**

1377 NORTH RAND ROAD
PALATINE, IL 60169

INTERWORK NAME PHONE
PROJECT CONTACT: EMAIL@INTERWORKARCHITECTS.COM

Sample Playground Equipment



Sample Playground Equipment



Advance Early Learning Center

Business Overview

Advance Early Learning Center is a new, locally established early learning center located in Palatine Illinois. The facility's mission is to support the community by providing high quality, affordable early education and care. Additionally, Advance Early Learning Center will offer a variety of educational opportunities including infant, toddler, preschool and after-school programs. Advance will provide a loving, safe environment in which a child will feel safe and supported. Advance will foster student's well-being by promoting foundational skills that are necessary for school success. These skills will enable them to have successful cognitive, behavioral, mental and emotional readiness. Advance Early Learning Center's teaching staff will be highly-qualified, early education teachers and support personnel. Training and education will be provided by the facility to ensure that best practices are followed.

Advance Early Learning center will provide seven spacious learning areas, an indoor play area with natural lighting, ample meeting area and appropriate restroom facilities. Advance will have independent entry and exit systems. The facility will also have secure-access codes to ensure that only verified parents and visitors are allowed onsite.

Advance Early Learning Center's curriculum is developed with the latest innovative learning methods and techniques so that each child will receive proper foundational skills taught in a positive manner while providing a fun and enriching learning environment.

Product Offering

The following are the services to be offered:

- Infant class (6 weeks to 14 months) Maximum 12, 4 adults
- Infant/Young Toddler class (15 months to 23 months)Maximum 9, 2 adults
- Toddler class (2 to 3 years old)Maximum 12, 3 adults
- Two year old class. Maximum 15, 3 adults
- Preschool class (3 to 4 years old) Maximum 20, 2 adults
- Kindergarten class (4 to 5 years old)Maximum 20, 2 adults
- Before and After School program for elementary age children.Maximum 20, 2 adults

Customer Focus

In combination with Illinois Action for Children and the office of the Governor, a demographic study was conducted to determine need. Because of this study, Advance Early Learning Center will focus primarily on the surrounding community as the demographic study has identified this area as a “childcare

desert”. A childcare desert is one in which less than 25% of infants and toddlers and less than 50% of preschool age children are served. Advance will partner with local agencies to provide resources to families in need of childcare. Advance will offer a program specifically designed to encourage parents to return to school or work. This program will provide three months of education and childcare, at no cost, while parents are actively searching for either work or school. Following this three month period, Advance will then transition parents who are working or participating in school to full time enrollment. This transition will significantly decrease the amount of families in the Palatine area that are unable to find high quality early education. Additionally, Advance will target nearby businesses so that working parents will have access to affordable education and care. Finally, Advance will target nearby elementary schools to partner with parents in need of before and after school care.

Management Team

Advance Early Learning Centers are family owned and have been in operation for over twenty five years.

Advance provides high quality education and care in both the Hoffman Estates and Streamwood areas, serving over three hundred children daily. Advance has won “Gold” recognition which is the highest quality of care provided in the State of Illinois. Additionally, Advance has partnerships with local community and state agencies to provide services such as therapy, referrals, food, clothing and other family needs. Finally, Advance has won multiple grants that have benefitted the families in our care. Advance has selected long standing Directors, Monae Joyner and Jamie Mejia to lead the team at the Palatine location.

Advance Early Learning Center is an exciting opportunity that provides safe and secure child care to the Palatine area. Through a combination of well-priced services, outstanding customer service, and a well-seasoned management team, Advance Early Learning Center will quickly gain market share and a reputation as a premier child care provider.

Mission

Advance Early Learning Center aims to offer safe and secure education and child care at all times. Advance will ensure that all families receive the services that they need to ensure self sustainability in the future. Advance hopes to partner with the school district to ensure learning outcomes are met and the kindergarten readiness average is increased. The facility will partner with the state to ensure that there is consistency in early education and that only the highest standards are met. Close personal attention to each child is essential to providing a quality experience for all children; therefore, adequate personnel will be hired to ensure each child has the proper supervision while in our care. The communities at Advance Early Learning Center are rooted in the deeply intimate connections made by parents and our staff. In order to

ensure this, the Advance mission is to support each and every family on their journey to success.

Success Factors

Advance Early Learning Center is primed for success by offering the following competitive advantages:

- Friendly, warm, and safe environment for children.
- Partnerships with support agencies
- Success in grant writing and alternate funding.
- Years of operational experience.
- All teachers are certified, trained, and experienced.
- Menu that is developed with the highest regard for nutritional value.

Services

Advance Early Learning Center offers child care services for ages from 6 weeks infants to 6 years old. Hours of operation are from 6:30 A.M. to 6:00 P.M., Monday through Friday. Advance Early Learning Center will maintain an indoor playground that will support natural lighting.

Our facility will provide breakfast, two snack-times, and lunch. Our facility will utilize catering from Garabaldi's Restaurant, located in Arlington Heights. This has worked effectively within our Hoffman Estate and Streamwood locations. Special menus are planned to ensure high quality, nutritious meals. Menus will be posted monthly for parent review.

Advance will use the ample parking lot to ensure that parents legally park their vehicle and escort their children into the building. Similarly, parents will be required to legally park their vehicle and pick up their child from the assigned classroom. Advance will allot six designated slots with a 15 minute time restriction to ensure efficiency at drop off and pick up. There are peak hours both in AM and PM, however, neither are expected to reach the number of total spaces provided. Advance will ensure that a permanent, painted crosswalk is installed to link the parking area to the front entrance. Because children leave and come at various times throughout the day, there is never an overbearing need for the full use of all parking spaces.

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 1379 N. RAND RD.



County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 21ST day of DECEMBER, A.D. 2023, and the last publication thereof was made on the 21ST day of DECEMBER, A.D. 2023.

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

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- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
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- ☐ 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 21ST day of DECEMBER, A.D., 2023.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
 State of Illinois

Subscribed and sworn to before me this 21ST day of DECEMBER, A.D., 2023.

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

Attachment: Public Notice (1379 N Rand Road - SU Daycare)