

PLANNING AND ZONING COMMISSION**AGENDA • DECEMBER 12, 2023**

Village Hall - Council Chambers**Regular Meeting****7:00 PM**

I. CALL TO ORDER**II. MEETING MINUTES**

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

III. PUBLIC HEARING

1. 721 E. Mill Valley Road

Variation to permit a residential driveway to be 32 feet wide, instead of the maximum permitted 30 feet; and

Variation to permit a residential driveway to be 30 feet in width within 5 feet of the property line, instead of the maximum permitted 25 feet.

2. 1 N. Oak Street

Preliminary and Final Subdivision to permit a 2-lot single-family residential subdivision.

Variation to permit a corner lot width of 61 feet, instead of the minimum required 85 feet.

Variation to permit a corner lot area to be 8,147 square feet, instead of the minimum required 10,000 square feet.

3. 1581 N. Quentin Road

Special Use to permit a massage therapy business at the subject property.

4. 1502 W. Northwest Highway

Rezoning from Planned Development to R-1 Single Family Residential.

Plat of Consolidation to combine the existing 6 lots into 1 lot.

5. 1444 W. Algonquin Road

Special Use to permit a restaurant to operate with a liquor license; and

Special Use to permit a restaurant to operate with live entertainment; and

Variation to permit a 39 parking spaces, instead of the minimum required 50 parking spaces; and

Variation to permit a parking space to be 8 feet wide and 16 feet long, instead of the minimum required 9 feet wide and 19 feet long.

IV. COMMUNICATIONS**V. ADJOURNMENT**



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

MINUTES • NOVEMBER 14, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Oct 24, 2023 7:00 PM - **Accepted**

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

Minutes Acceptance: Minutes of Nov 14, 2023 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 28 W. Michigan Avenue - **Recommend To Approve**

SU-000077 - 28 W. Michigan Ave.

Notice was published in the Journal & Topics on October 26th, 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. **Deck Plans & Elevations**
6. **Public Notice**

Ms. Bremanis provides background and states the petitioner is proposing to construct a new deck off the rear of the existing home. The proposed deck would be set back approximately 15 feet from rear lot line. The deck height would vary with the grading of the rear yard, ranging from 3.5 to 7 feet above grade. The petitioner is requesting a variation to permit a deck to be 15 feet from the rear lot line instead of the minimum required 25 feet.

Sworn in petitioner: John Slezak - 28 W. Michigan Ave.

Mr. Slezak explains that when he purchased the property, the original building plans included a deck at the back of the home, but it was never constructed. He expresses the intention to add the deck for entertainment and to enhance enjoyment of the backyard, particularly since the home has a second-floor walkout.

Commissioner Kolososki seeks clarification, asking if the deck is intended to be 15 feet to the post.

Mr. Slezak states it would be attached to the house.

Commissioner Kolososki asks if the 15 feet is to the end of the overhang.

Mr. Slezak confirms that is correct.

Chairman Wood seeks information about the adjoining lots in the backyard.

Mr. Slezak states the lots are maintained and believes they would not be built on as there is no access to that area.

Commissioner Bettenhausen asks about access to the deck.

Mr. Slezak states there is only an 8' window and plans on applying for a building permit in the future for a sliding glass door for access to the deck.

Commissioner Kolososki asks about the materials that would be used for the

deck.

Mr. Slezak responds that the deck would be constructed using wolmanized wood.

Ms. Bremanis provides additional info and states the deck is located 15 feet from the side property line instead of the required 25 feet. She states there is heavy sloping in the rear yard and the deck height will vary with the grading of the rear yard. She further states that lot coverage with deck does not exceed the maximum permitted lot coverage or the maximum 10% of the rear yard coverage. Community Services and Engineering departments reviewed and there were no issues identified.

Commissioner Kolososki inquires about the brick patio, asking if it will remain in place.

Mr. Slezak confirms that the brick patio will stay in place.

Commissioner Friedman asks if there are any plans for future development of the rear lots.

Ms. Bremanis responds that currently, there are no plans for future development, but acknowledges that it could be subject to development. She emphasizes that if any development were to proceed, the deck setback would be an existing condition of which they would be aware.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a new deck off the rear of the existing single-family residence. The proposed deck would be set back approximately 15 feet from the rear lot line, which is comparable to zoning relief granted to a couple other properties in the immediate surrounding area. Staff also notes that the existing residence is non-conforming to the rear, which creates a unique circumstance and limits the size of any addition to the rear of the home. Ultimately, the proposal should not alter the character of the locality. Therefore, Staff recommends approval of the requested Variation, subject to the following condition:

1. The Variation shall substantially conform to the Site Plan and Deck Elevation Plan submitted by the Petitioner, John Slezak, except such plans may be changed to conform to the Village Codes and Ordinances.

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

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

DELIBERATIONS:

Commissioner Fedota expresses support for the request, noting that it appears to be a good design.

Commissioner Roth-Wurster acknowledges the unique circumstance of the property backing up to a vista, meeting the standards, and expresses favor for the request.

Chairman Wood also recognizes the unique circumstance that aligns with the standards and expresses support for the request.

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, December 4th, 2023.

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

2. 1 N. Oak Street - **Continued**

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

3. 101 & 103 S. Northwest Highway and 411 E. Glencoe Street - **Recommend To Approve**

FPD-000073-2023 - 101 & 103 S. Northwest Highway and 411 E. Glencoe Street

Notice was published in the Journal & Topics on October 26th, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Plans**
5. **#O-107-16**
6. **#O-62-10**
7. **Public Notice**

Ms. Bremanis provides background on the request and states that the project has been before the commission twice previously and approved but the improvements were not completed within the allotted time frame. The property has since been sold and the new owner is requesting to reinstate the Planned Development following the previous footprint with the exception of changing from a 2-bedroom unit to a 1- bedroom. The petitioner is requesting to allow a mixed-use building with commercial and residential uses.

Sworn in petitioners:

Yi Young Sook - 6701 N Milwaukee Ave - Niles, IL - Owner

Sung Choy - 6701 N Milwaukee Ave - Niles, IL - Owner

Jong Hyun An - 105 S Wick --Arlington Hts, IL - Attorney for Petitioners

Mr. An states that previous owner was approved for the mixed use but did not complete. He provides a site plan to show the current building and explains where the business and living area are located.

Mr. Choy states he would like to have his residence at the location. He expresses that it would be convenient to live and work within the same location.

Chairman Wood comments that the current residential area is not in good condition.

Ms. Bremanis explains that to address this, the property would need to go through a building permit process. She further clarifies that a fire wall would be required between the business and the residence as part of this process.

Chairman Wood asks if the cabinet business is the sole occupant of the building. Ms. Choy confirms that the cabinet business is the only business in the building.

Commissioner Friedman seeks clarification on whether the cabinet business occupies the entire space.

Mr. Choy states that the 101 building consists of both a warehouse and showroom, and their cabinet business occupies the entire space. There are no other businesses at this location.

Commissioner Kolososki seeks clarification on whether the garage drawing includes dimensions and, if so, what those dimensions are.

Mr. Choy responds that he doesn't have the actual dimensions but suggests that the garage may be able to accommodate three cars.

Commissioner Kolososki concludes that garage dimensions would be determined during the permit process.

Commissioner Kolososki asks if there would be a tenant in the residential space.

Mr. Choy states that they, as owners, would be residing at the location. The property would not be rented.

Commissioner Fedota asks if there is a Certificate of Occupancy currently for the property.

Ms. Bremanis responds that there is currently no Certificate of Occupancy for the residential section of the property.

Commissioner Bettenhausen inquires about the adequacy of the existing parking for the business.

Ms. Bremanis explains that all parking is currently within the right of way and clarifies that this is an existing condition that will remain unchanged.

Commissioner Fedota raises questions about the parking requirements for the mixed-use property.

Ms. Bremanis responds, indicating that the residential component would necessitate two parking spots, which would be accommodated within the garage.

Commissioner Fedota further queries whether approval today is contingent upon obtaining a building permit for the residential aspect.

Ms. Bremanis clarifies that approval today would enable them to proceed with obtaining a permit to convert 411 into a residential unit. She emphasizes that the code mandates two interior parking spaces for the residential unit.

Commissioner Friedman asks if the Village Code mandates allocated parking spaces for the commercial portion.

Ms. Bremanis reiterates that all parking for the business is currently situated in the right of way, emphasizing that this is an existing condition.

Commissioner Fedota points out that this location lacks allocated parking per square footage for the business property.

Ms. Bremanis acknowledges this, explaining that it is indeed the case due to the existing condition.

STAFF RECOMMENDATION:

The Petitioner is requesting to reinstate a previously approved Planned Development, which has expired. The proposed plans include a mixed-use building (2 commercial spaces) and one residential. The residential unit is proposed at the east end of the property directly adjacent to residential properties and provides two garage parking spaces. The residential proposal does not conflict with the existing businesses. Therefore, Staff recommends approval with the following conditions:

1. The Planned Development shall substantially conform to the floor plan provided by Sang Inc. Architects except as such plans may be changed to conform to Village Codes and Ordinances.
2. The residential unit may be occupied by the building owner or operator of a commercial tenant space within the building. Any other proposed tenant of the residential unit requires Village Council Review.
3. All future commercial uses of the property shall conform to the B-2 General Business District Standards.

Commissioner Fedota inquires about the Village's ability to ascertain if the residential unit were to be rented and expresses concern about monitoring potential breaches of this condition.

Commissioner Friedman responds, suggesting that it would rely on an honor system, highlighting that the village lacks a mechanism for monitoring such situations.

Ms. Bremanis adds that if the unit were to be rented, it would necessitate returning to the council for approval as a rental property, implying a formal process for seeking approval in such cases.

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

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

DELIBERATIONS:

Commissioner Friedman states making improvements to that end of the property would benefit the surrounding community, considering its current condition. He sees it as an opportunity for the property to integrate better into the neighborhood.

Commissioner Kolososki agrees, stating that it would be a positive use of the property.

Commissioner Roth-Wurster notes that the business/residential situation has previously met standards twice and sees the proposed changes as an improvement.

Chairman Wood adds that the property is currently in a state of disrepair, and making improvements through the building permit process would enhance the overall condition of the property.

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 December 4th, 2023.

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

IV. COMMUNICATIONS

Communications:

Village Council Meeting:

Quentin Rd Planned Development was approved

Tobacco Shop on NW Highway approved

Greeley set back reduction approved

Fence on Laurel was denied.

The next Planned and Zoning Commission meeting is cancelled - The next meeting is scheduled for Tuesday 12/12/23.

V. ADJOURNMENT

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 12/12/23 07:00 PM

STAFF REPORT (ID # 8773)

721 E. Mill Valley Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Jodi Hill

PLAN NUMBER: SU-000081-2023

ADDRESS: 721 E. Mill Valley Road

PROPOSAL:

Variation to permit a residential driveway to be 32 feet wide, instead of the maximum permitted 30 feet; and Variation to permit a residential driveway to be 30 feet in width within 5 feet of the property line, instead of the maximum permitted 25 feet.

<u>LOCATION:</u>	721 E. Mill Valley Road District 6 (Helms)	<u>CURRENT ZONING:</u>	R-2 Single-Family Residential
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SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single-Family Residential
<u>South:</u>	R-2 Single-Family Residential
<u>East:</u>	R-2 Single-Family Residential
<u>West:</u>	R-2 Single-Family Residential

BACKGROUND:

The Petitioner is seeking variations for a driveway extension that, when constructed, exceeded the width approved with the issued building permit. The residential driveway now exceeds the maximum permitted driveway width and the maximum permitted width within 5 feet of the property line. Therefore, the Petitioner is requesting approval of the following:

Variation to permit a residential driveway to be 32 feet wide, instead of the maximum permitted 30 feet; and

Variation to permit a residential driveway to be 30 feet wide within 5 feet of the property line, instead of the maximum permitted 25 feet.

SITE ANALYSIS:

- The Subject Property, zoned R-2 Single-Family, is a corner lot and contains approximately 11,500 square feet.
- The Petitioner had applied for a building permit in September of 2021 (BLDE-004477-2021) for a concrete driveway expansion. The constructed expansion exceeds what was approved for the building permit and also exceeds the maximum total driveway width and the maximum driveway width within 5 feet of the property line.
- The constructed driveway expansion does not encroach on the required 2-foot setback from the adjacent side property line.
- Both the existing lot coverage and building coverage are under the maximum permitted by Code.

DEPARTMENTAL REVIEWS:

Community Services	No unique circumstance identified to exceed the maximum driveway width.
Engineering	No Issues Identified.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

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

STAFF RECOMMENDATION:

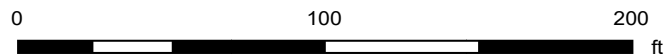
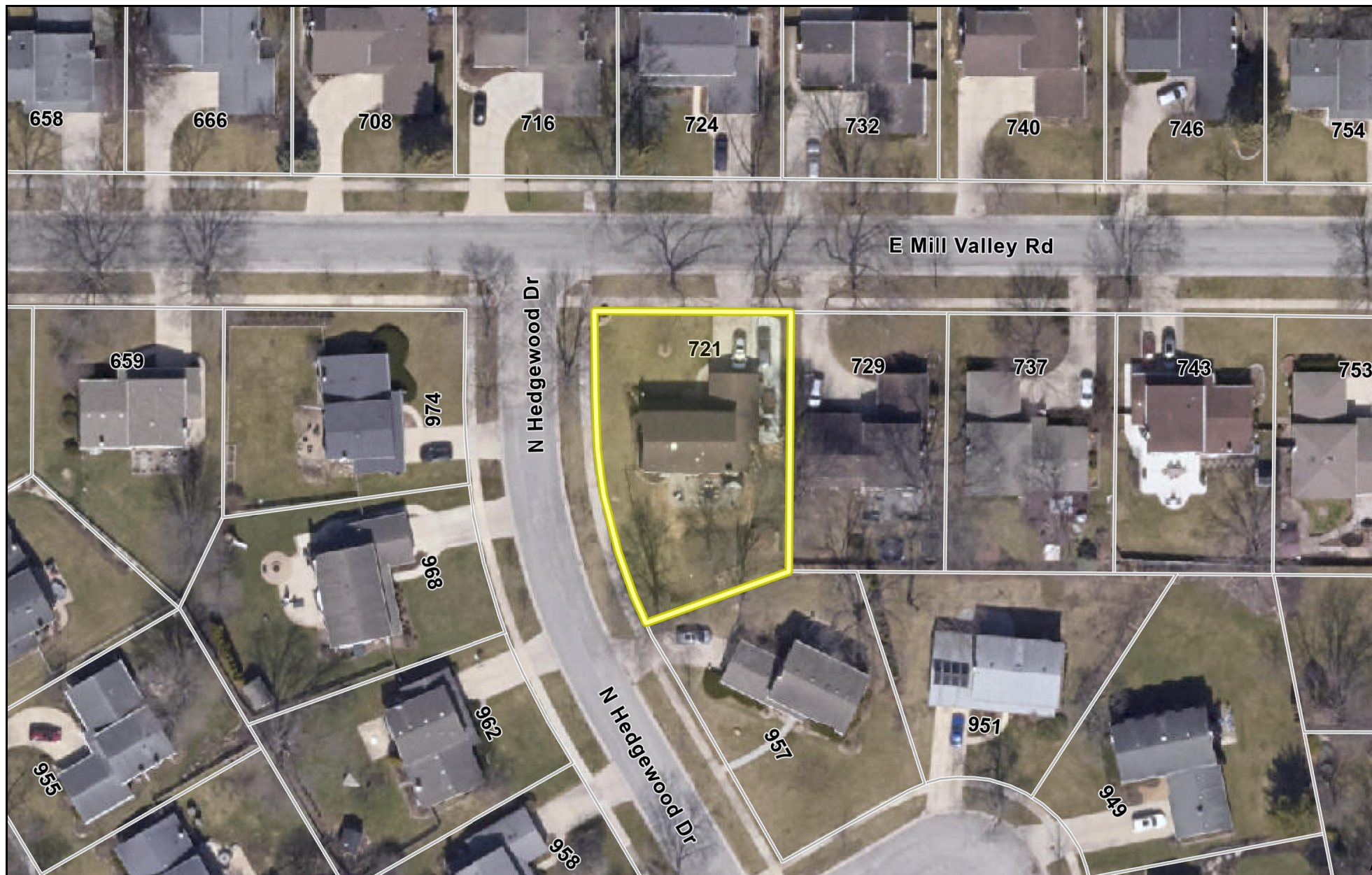
The Petitioner is requesting Variations to permit an already constructed driveway expansion, which exceeds maximum widths permitted by Code. While Staff understands the need for an additional off-street parking space identified by the Petitioner, there are no unique circumstances that would warrant the 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.

ATTACHMENTS:

- Aerial Map
- Variation Application
- Plat of Survey
- Site Plan
- Public Notice



Print Date: 11/30/2023

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.

Attachment: Aerial Map (721 E. Mill Valley Rd - VAR Driveway)



VARIATION APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Jodi Hill

Business Name (if applicable)

Subject Property Address

721 E. Mill Valley Rd.

Please provide a description of your proposed request:

Approval to keep the two projects completed in 2021 by different contractors with approved plans by the Village. Final inspection was not completed by the concrete contractor Fortis and now both projects are being included in their inspection which together makes my driveway over 30ft by 13 inches and too wide within 5 feet of the property line, 30ft with only 25ft allowed. The extension is two feet from my property line and the additional width is due to a paver walkway/extension on the interior side of the driveway.

Petitioner Justification

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

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

If relief is not granted, cutting a portion off will affect the concrete extension which proceeds along the side of the home and through the edge of the aluminum fence gate, which was cut to accommodate the concrete, stopping at a curve to the side door.

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

Both projects had plans submitted within a similar timeframe in Sept/Oct 2021 with neither including the other project and were approved. The paver addition had final inspections done and approved while the concrete extension was framed out, but not poured. Delay was due to the owner of Fortis having Covid. No pre-pour or final inspection was requested by their permit coordinator to complete the job.

Attachment: Variation Application (721 E. Mill Valley Rd - VAR Driveway)

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

Not at all, there has not been a single issue since we had the work done. Neighbors compliment us on the aesthetics of our home.

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

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

EXACTA

LAND SURVEYORS, LLC

PROPERTY ADDRESS SURVEY NUMBER 1905 5429

721 E MILL VALLEY ROAD, PALATINE, ILLINOIS 60074



CLIENT ORDER NUMBER: DATE: 05/30/19

BUYER: TODD A. HILL AND JODI A. HILL

SELLER: THE MARJORIE L. JOHNSON TRUST DATED JULY 1, 2007

CERTIFIED TO:

TODD A. HILL AND JODI A. HILL; FIRST AMERICAN TITLE INSURANCE COMPANY, WINTRUST MORTGAGE, ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR

LEGAL DESCRIPTION LOT 190 IN "RESEDA", BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

POINT OF INTEREST NONE VISIBLE

FLOOD INFORMATION

ADDITIONAL INFORMATION

FIELD WORK DATE: 5/29/2019

REVISION DATES: (REV# 5/30/2019)

1905.5429
BOUNDARY SURVEY
COOK COUNTY

LOT 190 IN "RESEDA", BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



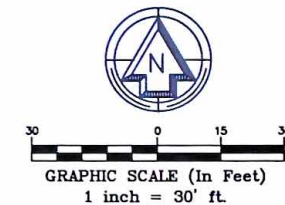
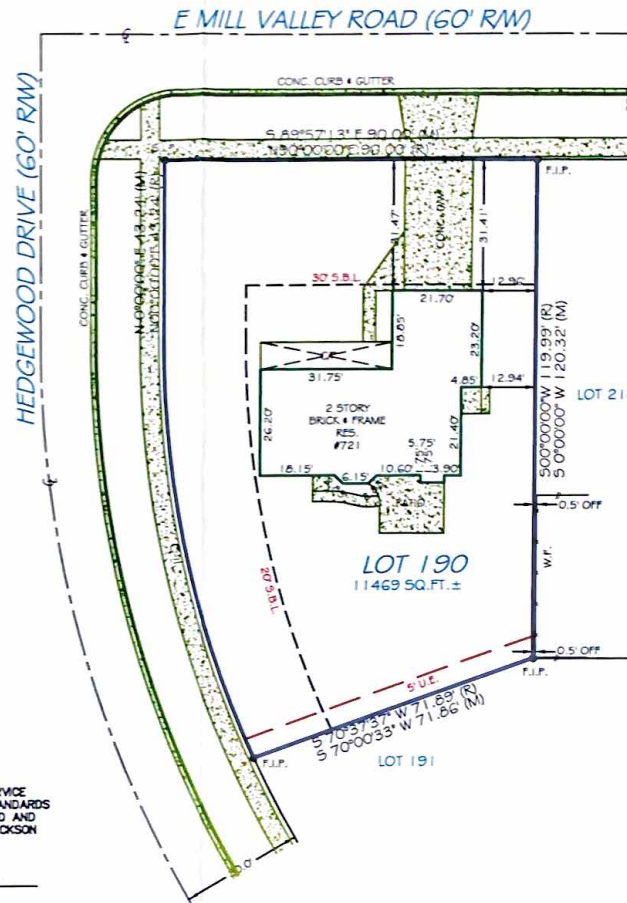
STATE OF ILLINOIS
COUNTY OF GRUNDY } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF MAY, 2019 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

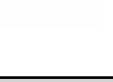
Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2020
PROFESSIONAL DESIGN FIRM 184008059-0008

Use of this Survey other than intended, without Written Verification, will be at the User's Sole Risk and without Liability to the Surveyor. Nothing hereon shall be Constructed to give ANY Rights or Benefits to Anyone than those Certified



SURVEYOR'S LEGEND



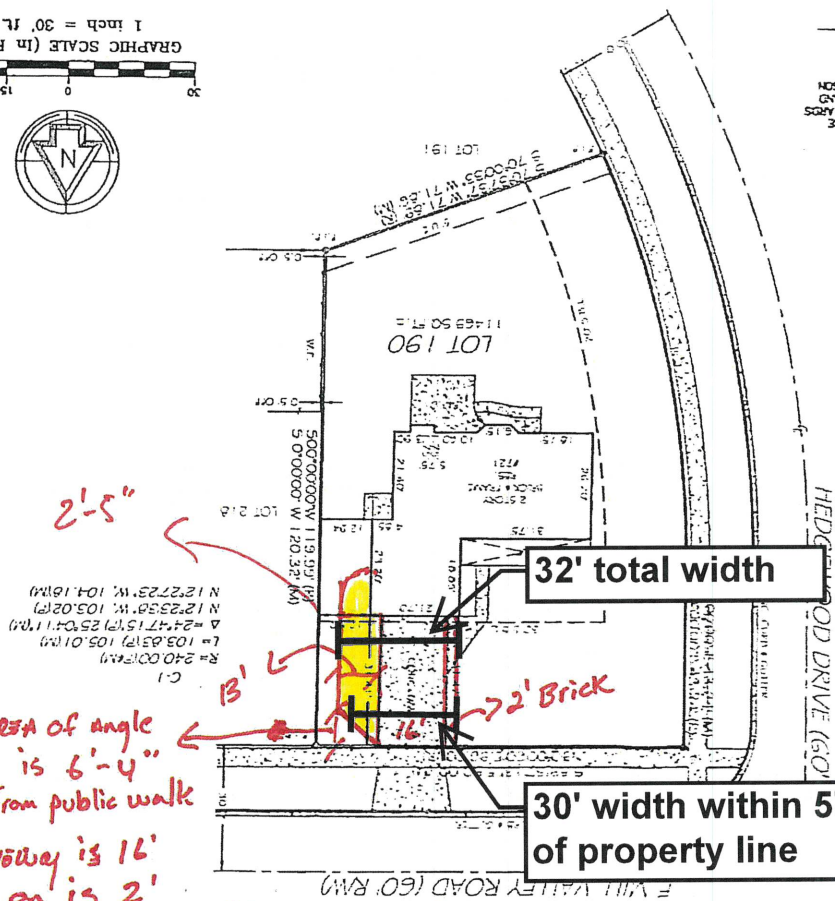
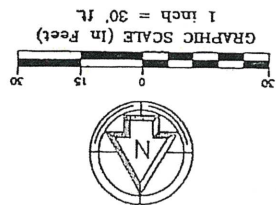
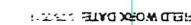
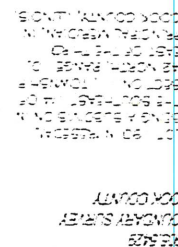
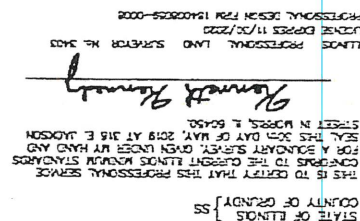
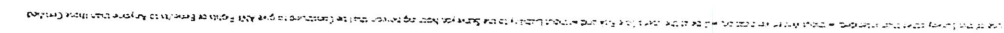
Attachment: Plat of Survey (721 E. Mill Valley Rd - VAR Driveway)

Exacta Proudly Supports
THE CARA PROGRAM

www.ExactaSurveyors.com

EXACTA
LAND SURVEYORS, LLC

LB# 184008059
316 East Jackson Street, Morris, IL 60450
Phone: 773.395.4011



2'-5"

32' total width

**30' width within 5'
of property line**

AREA of angle
is 6'-4"
From public walk

Existing Driveway is 16'
Brick Add on is 2'
Driveway extension is 13' wide and 2.5' off property line

30' width w
of property

30' WALK (60' R/W)

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 721 E. MILL VALLEY 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 23RD day of NOVEMBER, A.D. 2023, and the last publication thereof was made on the 23RD day of NOVEMBER, 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 23RD day of NOVEMBER, A.D., 2023.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of NOVEMBER, A.D., 2023.

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

Attachment: Public Notice (721 E. Mill Valley Rd - VAR Driveway)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 12/12/23 07:00 PM

STAFF REPORT (ID # 8757)

1 N. Oak Street

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis, Planner

PETITIONER: Jim Holder, Palatine Park District

PLAN NUMBER: PFSUB-00002-2023

ADDRESS: 1 N. Oak Street

PROPOSAL:

Preliminary and Final Subdivision to permit a 2-lot single-family residential subdivision.

Variation to permit a corner lot width of 61 feet, instead of the minimum required 85 feet.

Variation to permit a corner lot area to be 8,147 square feet, instead of the minimum required 10,000 square feet.

<u>LOCATION:</u> 1 N. Oak Street District 6 (Helms)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
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SURROUNDING CONDITIONS:

North:	R-2 Single Family Residential (Sanborn Elementary School)
South	R-2 Single Family Residential
East:	R-2 Single Family Residential
West:	R-2 Single Family Residential (St. Paul United Church)

BACKGROUND:

The subject property, approximately 38,078 square feet or .84 acres and consists of an existing parking lot and single-family residence, both of which are currently owned by St. Paul's United Church. The Petitioner, Palatine Park District, is requesting to subdivide the existing property into two lots and maintain the current R-2 single-family residential zoning, without any changes to the current conditions. Therefore, the Petitioner is requesting to:

Preliminary and Final Subdivision to permit a 2-lot single-family residential subdivision.

Variation to permit a corner lot width of 61 feet, instead of the minimum required 85 feet.

Variation to permit a corner lot area to be 8,147 square feet, instead of the minimum required 10,000 square feet.

SITE ANALYSIS:

- The subject property is currently zoned R-2. The Petitioner is proposing to divide the property into two lots and maintain the current improvements and underlying R-2 zoning classification.
- Lot 1 would continue to function as a parking lot associated with St. Paul's United Church and complies with the required R-2 lot requirements.
- Lot 2 will be substandard for lot width and total square footage and require variations therein. The Park District ultimately intends to consolidated the Subject Lot, with the vacant lot directly east, which would meet the required lot standards. The following table summarizes the proposed lot characteristics:

	Lot Size (sq. ft.)	Lot Width (75' required)	Lot Depth (110' required)
Lot 1 (existing parking lot)	29, 931 sq. ft.	165'	181.52'
Lot 2 (existing home)	8, 147 sq. ft. (10,000 sq. ft. required)	61.65' (85' required)	132.42'

- The proposed subdivision does not include any changes to the existing grade or utilities. The Park District will maintain the existing home and occupancy, without any other changes to the property, notwithstanding the ownership.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	No Issues Identified
Environmental Health	N/A

Fire Prevention	N/A
Public Works	N/A
Police	N/A

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

STAFF RECOMMENDATION:

The 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.

ATTACHMENTS:

- Aerial Map

- Application
- Plat of Survey
- Plat of Subdivision
- Existing utilities
- Public Notice



Attachment: Aerial Map (1 N Oak Street - PFSUB and VAR)

0 200 400
ft

Print Date: 10/26/2023

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.



PRELIMINARY & FINAL PLAT OF SUBDIVISION

Department of Planning & Zoning

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

Petitioner Name

James E Holder, Agent

Business Name (if applicable)

PPD and St Paul

Property Owner (if different from petitioner)

St. Paul United Church of Christ

Subject Property Address

1 N Oak Street

Property Interest of Petitioner(s):

Purchaser
Owner, Lessee, Contract Purchaser, etc.

All existing land use(s) on the property are:

Single Family and church parking lot

The proposed use(s) on the property, if this petition is approved is (are):

Same

Current zoning of property: R-2

Size of the property: .87 acres

State the specific action requested:

Attachment: Application (1 N Oak Street - PFSUB and VAR)

Sub divide lot so that the Park District can purchase the section with the house from St. Paul Church.



VARIATION APPLICATION

Department of Planning & Zoning

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

Petitioner Name

James E Holder

Business Name (if applicable)

Palatine Park District

Property Owner (if different from Petitioner)

St. Paul United Church of Christ

Subject Property Address

1 N Oak Street

Please provide a description of your proposed request:

The Park District intends to purchase a section of the Church's parcel as a part of the District's long term master plan to acquire all properties along Palatine Road that abuts up to Community Park. The church intends to sell the proposed subdivide lot to the District but wants to keep ownership of the parking lot for their use. The District is requesting a temporary variation to the Village's lot size requirements to be able to purchase the subdivided property from the church with defined PIN assigned from the county.

Petitioner Justification

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

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

The Park District is purchasing the section of property where the house is located. The Owner wants to continue to own the section of property where the parking lot is located for their use.

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

The owner will not sell the property to the Park District if the lot is not subdivided into two separate parcels.

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

Attachment: Application (1 N Oak Street - PFSUB and VAR)

The District will leave the structure (house) intact and does not have any plans to alter the property soon.

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

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

The Palatine Park District intends to consolidate the proposed subdivided lot with the lot located just to the east (206 E Palatine Road) after the sale of the property is finalized. The combined lots will comply with the Village's lot size requirements. The combined lot will change the front lot line from 61.51 feet to 121.56 feet and will change the lot area from 8,147 square feet to 16,096.97 square feet.

PLAT OF SURVEY

BY

FRED OSWALD

ILLINOIS REGISTERED LAND SURVEYOR

110 So. Northwest Highway

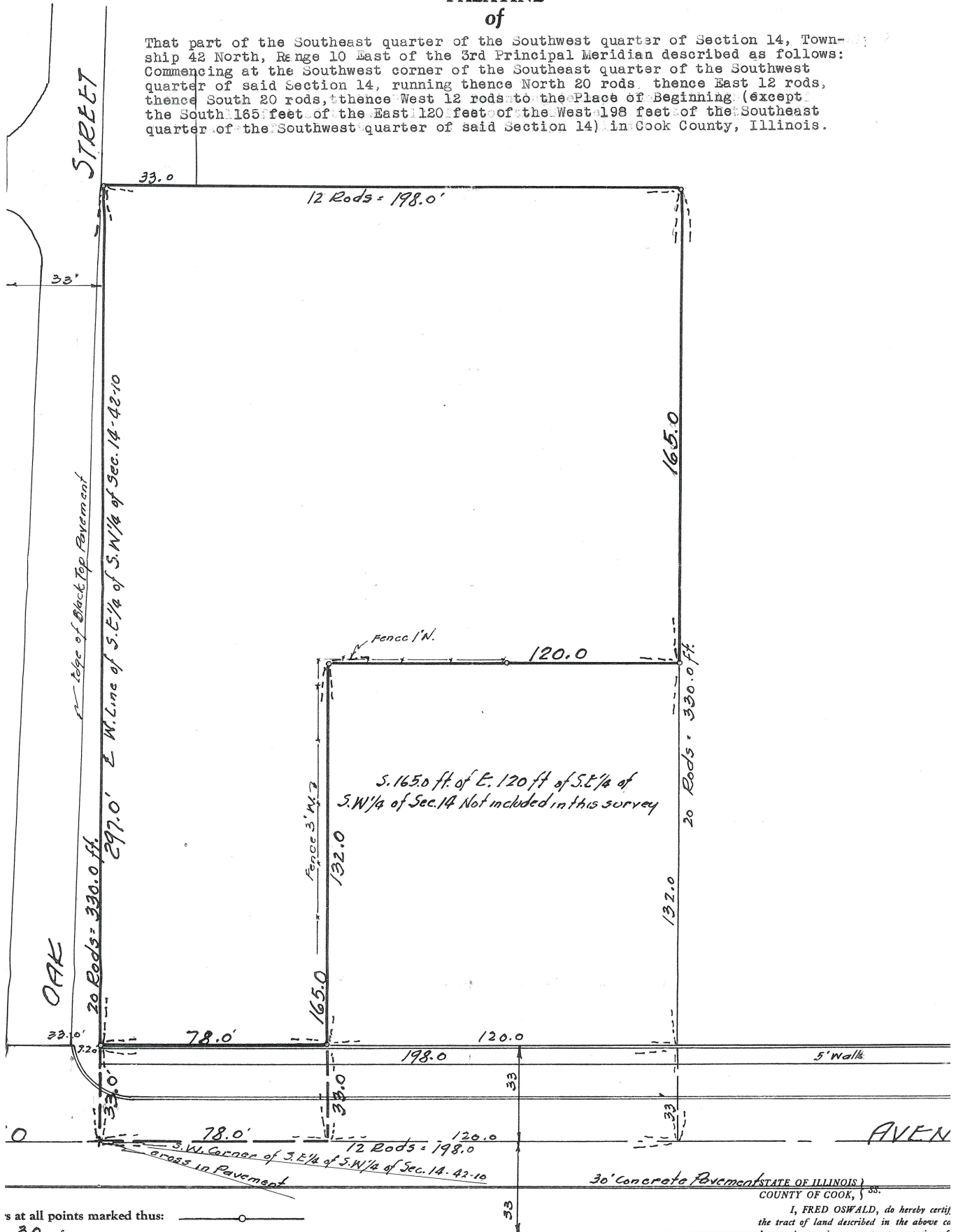
PALATINE

of

That part of the Southeast quarter of the Southwest quarter of Section 14, Township 42 North, Range 10 East of the 3rd Principal Meridian described as follows: Commencing at the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 14, running thence North 20 rods, thence East 12 rods, thence South 20 rods, thence West 12 rods to the Place of Beginning (except the South 165 feet of the East 120 feet of the West 198 feet of the Southeast quarter of the Southwest quarter of said Section 14) in Cook County, Illinois.

COPY

3.2.c



at all points marked thus: —○—

30 feet
48

Page
1. Paul United Church of Palatine

Packet Pg. 31

Attachment: Plat of Survey (1 N Oak Street - PFSUB and VAR)

FINAL PLAT OF 1 NORTH OAK STREET SUBDIVISION BEING

THE PREMISES COMMONLY KNOWN AS:
1 NORTH OAK STREET, PALATINE, IL
PARCEL AREA = 38,078 S.F. GROSS
PIN: 02-14-329-002

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, RUNNING THENCE NORTH 20 RODS; THENCE EAST 12 RODS; THENCE SOUTH 20 RODS; THENCE WEST 12 RODS TO THE PLACE OF BEGINNING (EXCEPT THE SOUTH 165 FEET OF THE EAST 120 FEET OF THE WEST 198 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14) ALSO (EXCEPT WEST 16.5 FEET THEREOF) ALSO (EXCEPT THE SOUTH 33 FEET OF THE EAST 61.5 FEET OF THE WEST 78 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

East Slade Street

Oak Street

LOT 2
8,147 S.F.

LOT 1
29,931 S.F.

DEDICATED BY DOCUMENT 17464094

DEDICATED BY DOCUMENT 17464094

EXCEPTION

EXCEPTION

EXCEPTION

East Palatine Road

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft
File No. 125-23
P12523 SUB.DWG

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S. THIS IS TO CERTIFY THAT _____ ARE THE
PROPERTY OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT THEY HAVE CAUSED
TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN
PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT OF
THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT FOR THE
USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT
THE SAME UNDER THE TITLE HEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D., 2____

OWNER:
ADDRESS:

NOTARY CERTIFICATE

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

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE
STATE AFORESAID, DO HEREBY CERTIFY THAT _____ ARE
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED
TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN
PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT OF
THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT FOR THE
USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____, A.D., 2____

NOTARY PUBLIC: _____
NOTARY PUBLIC MY COMMISSION EXPIRES ON: _____

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, BRYAN J. LEE, ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 3616, DO
HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING
DESCRIBED TRACT OF LAND:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL
MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, RUNNING
THENCE NORTH 20 RODS; THENCE EAST 12 RODS; THENCE SOUTH 20 RODS;
THENCE WEST 12 RODS TO THE PLACE OF BEGINNING (EXCEPT THE SOUTH 165
FEET OF THE EAST 120 FEET OF THE WEST 198 FEET OF THE SOUTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14) ALSO (EXCEPT THE
WEST 16.5 FEET THEREOF) ALSO (EXCEPT THE SOUTH 33 FEET OF EAST 61.5
FEET OF THE WEST 78 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

AS SHOWN ON THE ANNEXED PLAT, WHICH IS TRUE AND CORRECT REPRESENTATION
THEREOF. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
BEARINGS ARE BASED ON TRUE NORTH DETERMINED BY GPS MEASUREMENT, AND
THE AREA OF THE SUBDIVISION IS 0.87 ACRES GROSS. I HAVE MONUMENTED THE
CORNERS OF THE LOTS SHOWN HEREON AND ALL POINTS OF CURVATURE AND
POINTS OF TANGENCY WITH IRON RODS. CONCRETE MONUMENTS SET AT OPPOSITE
CORNERS OF SUBDIVISION.

I FURTHER CERTIFY THAT THE PROPERTY BASED UPON EXAMINATION OF THE
F.E.M.A. MAPS, HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN
HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A "X")
AS PORTRAYED ON FLOOD INSURANCE RATE MAP NO. 17031C0181J.
EFFECTIVE DATE: AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20____

BRYAN J. LEE, ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-24
PROFESSIONAL DESIGN FIRM NO. 184-002732

PLAN COMMISSION

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY,
ILLINOIS, THIS _____ DAY OF _____, 2____.

SIGNED: _____

CHAIRMAN ATTEST: _____ SECRETARY

VILLAGE COUNCIL
APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS,
THIS _____ DAY OF _____, 2____.

SIGNED: _____ MAYOR

ATTEST: _____ VILLAGE CLERK

PLAT SUBMITTED BY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

THE PERSON LISTED IN THE FOLLOWING NOTE IS HEREBY GRANTED
PERMISSION TO RECORD THIS PLAT ON BEHALF OF BRYAN J. LEE,
ILLINOIS PROFESSIONAL LAND SURVEYOR.

BRYAN J. LEE, ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
DATED: _____
MY LICENSE EXPIRES 11-30-24
PROFESSIONAL DESIGN FIRM NO. 184-002732

THIS PLAT SUBMITTED FOR RECORDING BY:

NAME: _____

BUSINESS: _____

ADDRESS: _____

CITY: _____

STATE/ZIP: _____

DATE: _____

VILLAGE ENGINEER

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

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF PALATINE
STANDARDS AND REQUIREMENTS, AND WORKING DRAWINGS AND SPECIFICATIONS FOR
IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE VILLAGE STANDARDS AND
REQUIREMENTS, AND ENGINEERING FEES DUE TO THE VILLAGE OF PALATINE HAS BEEN PAID.
DATED THIS _____ DAY OF _____, A.D., 2____.

SIGNED: _____ VILLAGE ENGINEER

VILLAGE COLLECTOR

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID
CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.
DATED THIS _____ DAY OF _____, A.D., 2____.

BY: _____ VILLAGE COLLECTOR

SURFACE WATER DRAINAGE CERTIFICATE

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

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

OWNER: _____
DATED: _____
ILLINOIS PROFESSIONAL ENGINEER

FIELDWORK COMPLETED: 09-15-2023
CLIENT NAME: Palatine Park District
ADDRESS: 250 E. Wood Street
Palatine, IL 60067

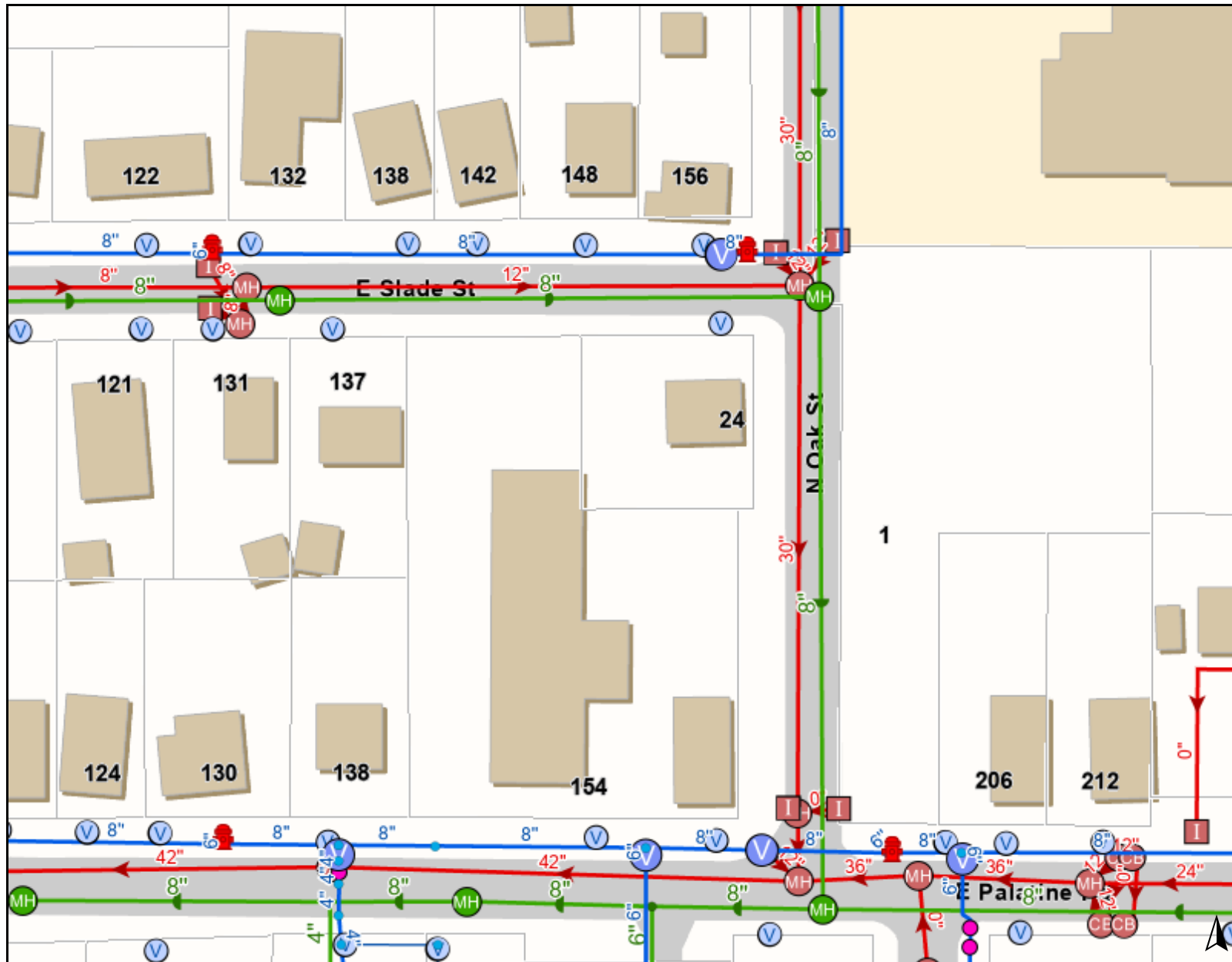
NOTES:

PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded
Subdivision Plat or from a Recorded Document are shown
hereon; check local ordinances before building.

Compare your description and site markings with this plat AT
ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.

PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

**Legend**

Water Utilities

Hydrant



Water Fitting



Water Valve

Open

Water Service Valve

Open

Water Main Break



Water Lateral

Active

Water Main

Active

Sanitary Utilities

Sanitary Manhole



Sanitary Fitting



Sanitary Main

Active

Storm Utilities

Storm Catch Basin



Storm Inlet



Storm Manhole



Storm Main

Active

Notes

0 150 300
ft

Print Date: 11/9/2023

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.

Attachment: Existing utilities (1 N Oak Street - PFSUB and VAR)

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 1 N OAK ST.
☒ ☐ ☐ ☐
 County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 23RD day of NOVEMBER, A.D. 2023, and the last publication thereof was made on the 23RD day of NOVEMBER, 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 23RD day of NOVEMBER, A.D., 2023.

By Todd Wenzel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of NOVEMBER, A.D., 2023.

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

Attachment: Public Notice (1 N Oak Street - PFSUB and VAR)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 12/12/23 07:00 PM

STAFF REPORT (ID # 8754)

1581 N. Quentin Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Yanfei Huang, Bali Hai Spa LLC / Lauren Schneider (agent)

PLAN NUMBER: SU-000078-2023

ADDRESS: 1581 N. Quentin Road

PROPOSAL:
Special Use to permit a massage therapy business at the subject property.

<u>LOCATION:</u> 1581 N. Quentin Road District 1 (Millar)	<u>CURRENT ZONING:</u> Planned Development (Ellen Plaza)
---	--

SURROUNDING CONDITIONS:

<u>North:</u>	P - Planned Development (Insignia Homes - Residential Townhomes)
<u>South:</u>	Cook County (Jelly Café)
<u>East:</u>	R-1 Single-Family Residential
<u>West:</u>	Deer Grove Forest Preserve

BACKGROUND:

The Petitioner is proposing to open a new massage therapy business, Bali Hai Spa, at the subject property. Therefore, the Petitioner is requesting:

Special Use to permit a massage therapy business at the subject property.

SITE ANALYSIS:

- The Subject Property, zoned Planned Development, is located within Ellen Plaza, at the northeast corner of Dundee Road and Quentin Road. The Subject Tenant Space was previously occupied by STE Accounting & Tax Firm.
- The Petitioner is seeking approval of a Special Use to permit a massage business, Bali Hai Spa, at the Subject Property.
- Per the submitted business plan, there would be two massage therapists operating the business, both are licensed by the State of Illinois. The Petitioner has also indicated that

they currently operate two other massage spa locations Illinois:

- Aloha Nui Spa - 1855 Deerfield Rd., Suite K., Highland Park, IL 60035
- Lomi Lomi Spa - 1709 N. Rand Rd., Suite 100, Palatine, IL 60074

*please note that the Special Use for Lomi Lomi Spa was approved through a Special Use transfer from the previous owner of this location (O-082-22)

- Featured types of therapeutic massages include the following: Deep Tissue, Swedish Massage, Sports Massage, Trigger Point Massage, Stretch Massage, Couples Massage, and Prenatal Massage.
- Per the submitted business plan, the proposed hours of operation will be Monday - Sunday: 10 AM - 9 PM.
- The Petitioner indicated in their business plan that the spa would expect approximately 30 clients per week.
- The parking requirement for the property would remain the same.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified.
Engineering	N/A
Environmental Health	N/A
Fire Prevention	No Issues Identified.
Public Works	N/A
Police	No Issues Identified.

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 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.

ATTACHMENTS:

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



Attachment: Aerial Map (1581 N. Quentin Road - SU Massage)

0 200 400
ft

Print Date: 10/25/2023

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

Yanfei Huang

Business Name (if applicable)

Bali Hai Spa

Subject Property Address

1581 N. Quentin Road

Please provide a description of your proposed request:

The Petitioners wish to open Bali Hai Spa to be located at 1581 N. Quentin Rd. in Palatine. Bali Hai Spa day is owned and operated by experienced day spa owners who successfully operate other locals. Bali Hai Spa will focus on providing high-quality, full-service massage therapy to all ages of individuals in the surrounding suburban community. The massage treatments offered use different kinds of physical contact such as stroking, kneading, warming, rolling, and pressing of the skin and muscles to revive and heal the body.

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:

Permitting Bali Hai Spa to offer massage therapy services to the community close to peoples' homes and work is beneficial for their health and well-being. It is well proven that therapeutic massage improves mental health by relaxing and easing stress and treats a wide range of physical health problems.

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

The massage therapists of Bali Hai Spa have the necessary qualifications, education, training, and experience to promote the highest standards of professional massage care. The massage therapists keep up to date with all continuing education requirements in order to provide the newest massage modalities to patrons and to ensure all ethical concerns in the massage business industry are addressed appropriately. The location on Quentin Rd. will provide locker spaces for each patron, toilet facilities with handwashing basins and hand sanitizing stations. All towels and robes will be clean and sanitized on site with the use of Phenolic Disinfectants and each private massage room will have hooks for patrons' robes and adequate lighting for safety. Any additional requirements and specifications from the Village will be strictly complied with at all times.

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

Massage therapy enhances health. Physicians and other healthcare providers are increasingly recommending massage therapy to their patients as a supplement to traditional health care. Surrounding property values will not be devalued by having therapeutic massage available to area residents, hotel guests, and workers. To the contrary, the massage spa will compliment and benefit the surrounding properties and business (nail salon, hair salon especially) by bringing more beneficial traffic to the area by patrons looking to add healthy and productive care to their daily lives.

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

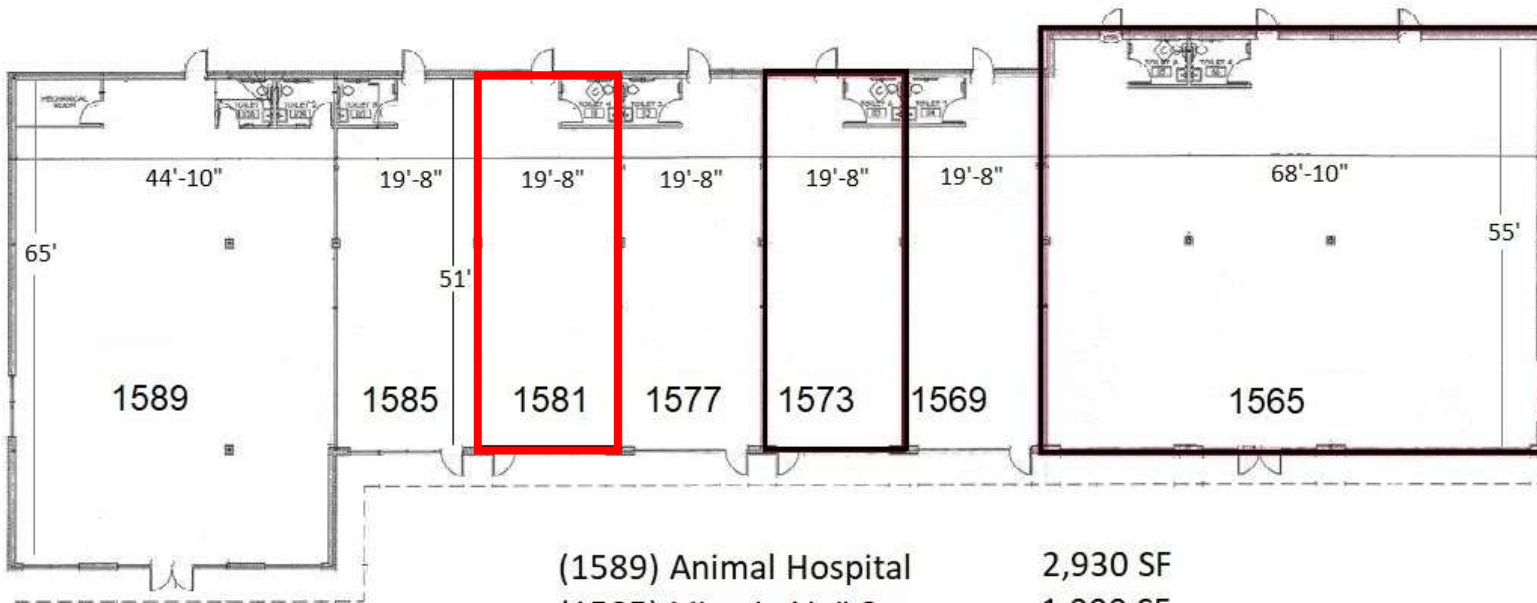
With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

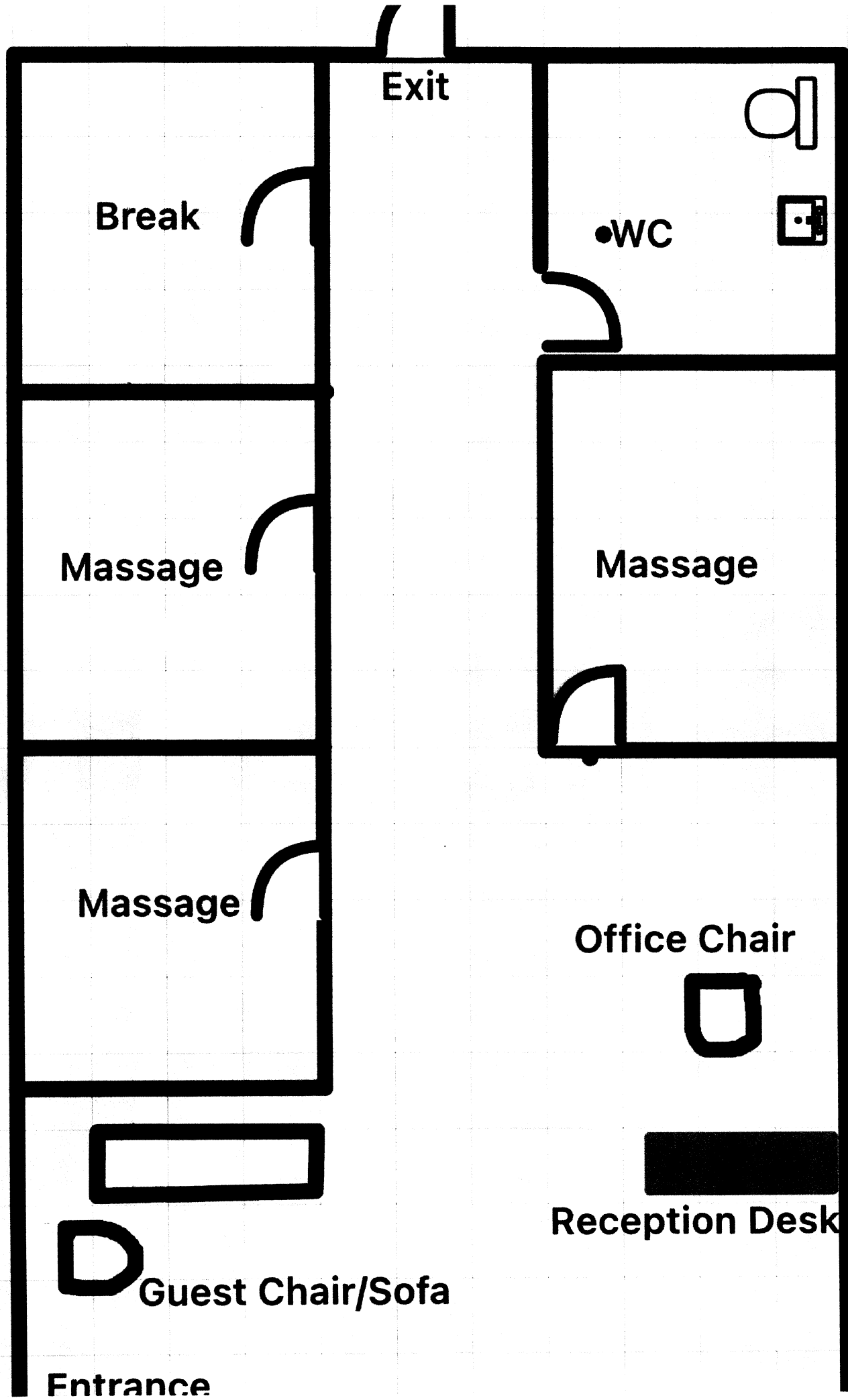
- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

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

N/A

Site Plan**1565-1589 N. Quentin Rd.****Palatine, IL 60074**

(1589) Animal Hospital	2,930 SF
(1585) Miracle Nail Spa	1,000 SF
(1581) Vacant	1,000 SF
(1577) Yarwood Hair Salon	1,000 SF
(1573) Blissberry	1,000 SF
(1569) Allstate Insurance	1,000 SF
(1565) Inverness Wine/Spirits	3,850 SF



5'

BALI HAI SPA LLC

BUSINESS PLAN

Business Overview

Bali Hai Spa LLC, d/b/a Bali Hai Spa, to be located at 1581 N. Quentin Rd., Palatine, IL 60074, is a day spa focused on providing high-quality, full-service massage therapy by expertly trained and experienced massage therapists, to all aged individuals in the surrounding suburban community. The massage treatments offered use different kinds of physical contact such as stroking, kneading, warming, rolling, and pressing of the skin and muscles to revive and heal the body.

Services

Bali Hai Spa will provide expert therapeutic massage services to improve mental health by relaxing and easing stress and to treat a wide range of physical health problems which focus on soothing muscle pain, easing stiffness, and improving range of motion.

Massage works in various ways:

- It relaxes and refreshes tired or knotted muscles
- It increases blood circulation
- It stimulates deep circulation, both of blood and lymph which helps your body to heal, and generally work more efficiently
- It encourages your body to produce endorphins - the natural chemicals in your body that make you feel happy

Some of the featured types of therapeutic massages we offer include:

- Deep Tissue
- Swedish Massage
- Sports Massage
- Trigger Point Massage
- Stretch Massage
- Couples Massage
- Prenatal Massage

Management

Bali Hai Spa LLC is owned and operated by Xiuqing (Mary) Lin and Yanfei (Jessica) Huang, who are both Illinois licensed massage therapists providing massage therapy, each with more than eight (8) years' experience. Currently, the owners operate two other successful massage spa locations in Illinois.

Employees

Initially, Bali Hai Spa will be operated by the two Managers, who are experienced and licensed massage therapists.

Hours of Operation

Bali Hai Spa will be open seven (7) days a week from 10:00am-9:00pm.

Estimated Number of Clients

Bali Hai Spa is estimated initially to treat thirty (30) clients per week.

Spa Design

Bali Hai Spa will utilize the current floor plan of the approximate 1,000 square foot premises located at 1581 N. Quentin Rd., Palatine, IL 60074 and does not intend to make any material changes to the premises. Please see the current floor plan attached as "Exhibit A").

Sale of Products

Bali Hai Spa is a service business and will not be selling products to clients.

Pricing Strategy

Bali Hai Spa's pricing will be moderate so clients feel they receive great value when patronizing the spa. Each client can expect to receive quality therapeutic massages and personalized attention during and after their visit.

We look forward to serving the Palatine and surrounding area communities.

Xiuqing (Mary) Lin

Manager, Bali Hai Spa LLC
Illinois Licensed Massage Therapist

Yanfei (Jessica) Huang

Manager, Bali Hai Spa LLC
Illinois Licensed Massage Therapist

LEGEND

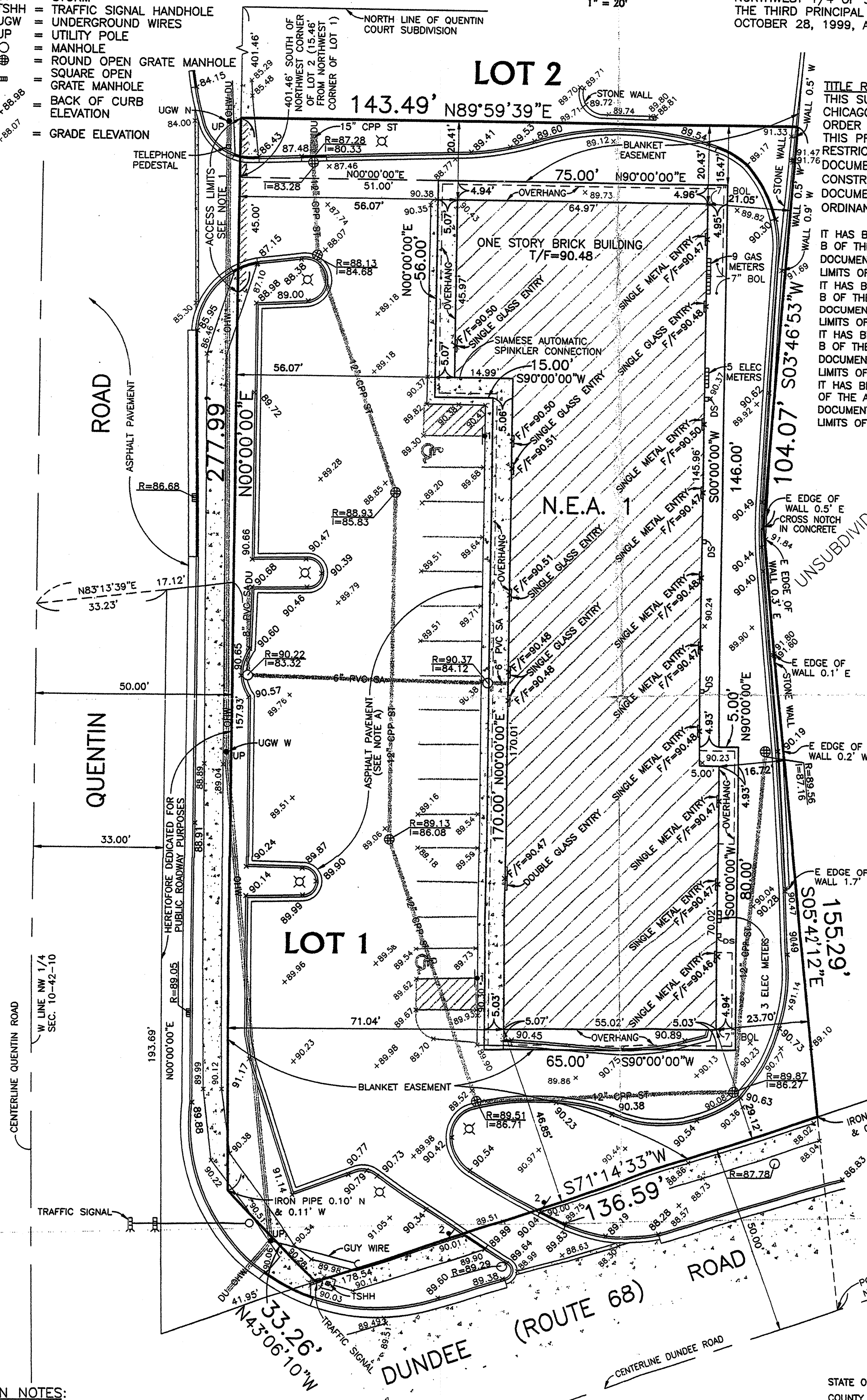
- BOL = BOLLARD
- CPP = CORRUGATED PLASTIC PIPE
- DS = DOWNSPOUT
- DU = DESTINATION UNKNOWN
- ELEC = ELECTRIC
- F/F = FINISHED FLOOR
- I = INVERT
- NEA = NON EASEMENT AREA
- OHV = OVERHEAD WIRES
- PVC = POLYVINYL CHLORIDE PIPE
- R = RIM
- SA = SANITARY
- ST = STORM
- TSHH = TRAFFIC SIGNAL HANDHOLE
- UGW = UNDERGROUND WIRES
- UP = UTILITY POLE
- = MANHOLE
- ⊗ = ROUND OPEN GRATE MANHOLE
- ⊕ = SQUARE OPEN GRATE MANHOLE
- ⊖ = BACK OF CURB ELEVATION
- = = GRADE ELEVATION

- ⊗ = LIGHT ON 5" METAL POST WITH 18" CONCRETE BASE
- 1- = SIGN WITH SIGN NOTE NUMBER
- == = B6-12 CURB
- == = DEPRESSED CURB
- == = B6-24 CURB
- = CONCRETE

TFW SURVEYING & MAPPING
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
847-548-6600 FAX 548-6699

PLAT OF SURVEY
OF

LOT 1 IN QUENTIN COURT SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1999, AS DOCUMENT NO. 09016248, IN COOK COUNTY, ILLINOIS.



TITLE REPORT NOTES:
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 1410 007876012 D2 EFFECTIVE DATE: JULY 10, 2000 THIS PROJECT MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN:
DOCUMENT #95526000, RECORDED AUGUST 9, 1995 (TEMPORARY CONSTRUCTION PERMIT)
DOCUMENT #99719935, RECORDED JULY 28, 1999 (VILLAGE ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT)

IT HAS BEEN DETERMINED THAT EXCEPTION #21 (N) AS LISTED WITHIN SCHEDULE B OF THE AFOREMENTIONED TITLE COMMITMENT, MORE SPECIFICALLY DESCRIBED AS DOCUMENT #18205047, RECORDED JULY 3, 1961, DOES NOT FALL WITHIN THE LIMITS OF THIS SURVEY, (FALLS WITHIN RIGHT OF WAY).
IT HAS BEEN DETERMINED THAT EXCEPTION #19 (O) AS LISTED WITHIN SCHEDULE B OF THE AFOREMENTIONED TITLE COMMITMENT, MORE SPECIFICALLY DESCRIBED AS DOCUMENT #17538100, RECORDED MAY 14, 1959, DOES NOT FALL WITHIN THE LIMITS OF THIS SURVEY, (FALLS WITHIN RIGHT OF WAY).
IT HAS BEEN DETERMINED THAT EXCEPTION #22 (H) AS LISTED WITHIN SCHEDULE B OF THE AFOREMENTIONED TITLE COMMITMENT, MORE SPECIFICALLY DESCRIBED AS DOCUMENT #17538102, RECORDED MAY 14, 1958, DOES NOT FALL WITHIN THE LIMITS OF THIS SURVEY, (FALLS WITHIN RIGHT OF WAY).
IT HAS BEEN DETERMINED THAT EXCEPTION #23 (I) AS LISTED WITHIN SCHEDULE B OF THE AFOREMENTIONED TITLE COMMITMENT, MORE SPECIFICALLY DESCRIBED AS DOCUMENT #18205048, RECORDED JULY 3, 1961, DOES NOT FALL WITHIN THE LIMITS OF THIS SURVEY, (FALLS WITHIN RIGHT OF WAY).

NOTE SHOWN ON PLAT OF SUBDIVISION RECORDED OCTOBER 28, 1999 AS DOCUMENT 09016248:
THERE SHALL BE ONE (1) RESTRICTIVE (RIGHT-IN ONLY) ACCESS TO IL. 68 (DUNDEE ROAD) TO SERVE LOT 1. THERE SHALL BE NO DIRECT ACCESS TO DUNDEE ROAD FROM ANY NEA OR FROM LOT 2.

NOTE 1:
VEHICULAR ACCESS TO QUENTIN ROAD FROM LOT 1 (NON-RESIDENTIAL) IS RESTRICTED TO THE AREA SHOWN HEREON PER PLAT OF SUBDIVISION RECORDED OCTOBER 28, 1999 AS DOCUMENT 09016248.

FLOOD NOTE:
A REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NUMBER 170054 0035 B EFFECTIVE DATE: APRIL 15, 1981, INDICATES THAT THE PROPERTY SHOWN HEREON FALLS ENTIRELY WITHIN FLOOD ZONE "C" - AREA OF MINIMAL FLOODING.

NOTE:
MONUMENTATION IS SHOWN PER TFW SURVEYING AND MAPPING, INC., ORDER #980320 DATED MAY 22, 1998, AND MAY HAVE BEEN DISTURBED OR REMOVED DURING CONSTRUCTION.

BENCHMARK:
3" BRONZE DISK PLACE IN CONCRETE STAMPED VILLAGE OF ARLINGTON HEIGHTS BENCHMARK, NORTHWEST CORNER NICHOLS ROAD AND KENNICOTT AVENUE. ELEVATION = 723.21 (NAVD 1988)

NOTE:
ADD 600.00 TO ALL ELEVATIONS AS SHOWN HEREON TO ACHIEVE NAVD 1988 DATUM.

NOTE SHOWN ON PLAT OF SUBDIVISION RECORDED OCTOBER 28, 1999 AS DOCUMENT 09016248:
NO LEFT TURNS FROM QUENTIN ROAD DURING PEAK TRAFFIC HOURS FOR COMMERCIAL ACCESS.

NOTE SHOWN ON PLAT OF SUBDIVISION RECORDED OCTOBER 28, 1999 AS DOCUMENT 09016248:
COOK COUNTY HIGHWAY DEPARTMENT RESERVES THE RIGHT TO RESTRICT QUENTIN ROAD ACCESS TO THE COMMERCIAL SITE IN THE FUTURE DUE TO SRA ROADWAY WIDENING REQUIREMENTS.

NOTE A:
DOES NOT APPEAR TO HAVE FINAL LIFT OF ASPHALT IN PLACE.

SIGN NOTES:
1. HANDICAPPED PARKING SIGN
2. SIGN POST WITH NO SIGN

DATE: MAY 14, 2001
ORDER NO: 010569
PROJ. NO: 476
FOR: INSIGNIA HOMES, L.L.C.
PROJ. NAME: FOREST GLENN
Copyright © TFW Surveying & Mapping, Inc., 2001.
All rights reserved.

NOTE:
ALL PARKING STRIPING IS SOLID YELLOW.

NOTE:
SUBTRACT 0.45' FROM ALL BACK OF CURB ELEVATIONS TO ACHIEVE FLOW LINE ELEVATIONS.



STATE OF ILLINOIS }
COUNTY OF LAKE } SS

I, THOMAS F. WASILEWSKI, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 14th DAY OF MAY, 2001.

Thomas F. Wasilewski
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515

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 1581 N. QUENTIN RD.



County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 23RD day of NOVEMBER, A.D. 2023, and the last publication thereof was made on the 23RD day of NOVEMBER, 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 23RD day of NOVEMBER, A.D., 2023.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of NOVEMBER, A.D., 2023.

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

Attachment: Public Notice (1581 N. Quentin Road - SU Massage)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 12/12/23 07:00 PM

STAFF REPORT (ID # 8755)

1502 W. Northwest Highway

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Jim Holder, Palatine Park District

PLAN NUMBER: PFSUB-00003-2023

ADDRESS: 1502 W. Northwest Highway

PROPOSAL:
Rezoning from Planned Development to R-1 Single Family Residential.

Plat of Consolidation to consolidate the existing 6 lots into 1 lot.

<u>LOCATION:</u> 1502 W Northwest Highway District 1 (Millar)	<u>CURRENT ZONING:</u> Planned Development
--	---

SURROUNDING CONDITIONS:

<u>North:</u>	Outside of Village Boundaries (Deer Grove Forest Preserve - Cook County)
<u>South:</u>	Outside of Village Boundaries (Union Pacific Railroad)
<u>East:</u>	R-1 Single Family Residential
<u>West:</u>	R-1 Single Family Residential (Palatine Stables - Palatine Park District)

BACKGROUND:

The Petitioner is requesting a rezoning of the subject property from Planned Development to R-1 Single Family Residential and consolidate the existing 6 lots into 1 lot. Therefore, the Petitioner is requesting:

Rezoning from Planned Development to R-1 Single Family Residential.

Plat of Consolidation to permit the consolidation of the existing 6 existing lots into 1 lot.

SITE ANALYSIS:

- The Subject Property was annexed into the Village in 1990 and rezoned to Planned Development to incorporate the existing Camelot Care Center and Institution school

into the Village. That use existed until 2005, when the school ceased its operations. There were several multi-family concept petitions submitted to the Village, none of which were approved. The Palatine Park District acquired the property in 2012 with a plan to develop a new community park (Meadowlark Park). The Petitioner is proposing to rezone properties from Planned Development to R-1 and consolidate the six existing lots.

- The proposed park improvements include the reconstruction of the existing parking lot, walking paths throughout the site, a shelter area, 2 playgrounds, activity areas, and pedestrian access from N. Doe Road.
- In 2019, the Park District held community meetings to both introduce the park concepts for this property and engage the public in the planning process. The zoning ordinance identifies public parks and public playgrounds, including customary park activities and functions, as permitted uses in all of the residential districts. Therefore, with the proposed rezoning to R-1 single-family residential, the underlying park use is permitted.
- The Comprehensive Plan's Future Land Use map identifies the Subject Property as appropriate for single-family residential zoning and open space (3 lots along Doe Road). Also, the proposed zoning aligns with the existing R-1 zoning for the properties directly east along Doe Road in Deer Grove Subdivision.
- The proposed parking lot is setback approximately 40 feet, which meets the required setback for the parking lot and is outside the required front yard. The landscaping plan address the required overstory trees. In addition to being a permitted use, the proposed improvements comply with all of the bulk standards and lot building coverages within the R-1 district requirements.
- The existing approximately 3,600 square foot building will remain on the property, which the Park District intends to initially use for storage.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	No Issues Identified
Environmental Health	N/A
Fire Prevention	No Issues Identified
Public Works	N/A
Police	N/A

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.

ATTACHMENTS:

- Aerial Map
- Application
- Meadowlark Park - Project Narrative
- Site Plan
- Current Zoning Map - with Legend
- Future Land Use Map - Comprehensive Plan
- Plat of Consolidation
- Plat of Survey
- Public Notice



Attachment: Aerial Map (1502 W Northwest Hwy - PFSUB Rezone Park District)

0 200 400
ft

Print Date: 10/31/2023

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.



REZONING

Department of Planning & Zoning

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

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline

Date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Palatine Park District

2. Authorized Agent of Petitioner (if different):
 Name: James Holder
 Address: 250 E Wood Street, Palatine IL, 60067
 Telephone No. 847-705-5131 Business No. _____
 Relationship to Petitioner: Authorized Agent

3. Property Interest of Petitioner(s): Owner
 Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed:
1502 W Northwest Hwy, Palatine, IL 60067

5. This petition is for: (check one)
☒ Rezoning of currently incorporated property (within Village limits)
☐ Rezoning of currently unincorporated property, in conjunction with annexation

6. All existing land use(s) on the property are: Open Space

7. The proposed use(s) on the property, if this petition is approved is (are): Recreational use

8. Current zoning of property: _____ Size of the Property: 11.6 acres

9. Proposed new zoning classification: R1

PETITIONER JUSTIFICATION:

The Petitioner is required to present specific evidence, not opinions, to justify the proposed rezoning. Please respond to the following questions, attaching a separate sheet if necessary:

10. Describe why the subject property cannot be reasonably developed in accordance with the existing zoning classification.

The purpose of this rezoning request is to develop the property into a neighborhood park.

Please see attached plans for development details.

11. Is the proposed zoning classification similar to or harmonious with the existing zoning of surrounding properties? Explain.

The change will match surrounding properties to the East.

12. Does the proposed zoning classification conflict with the Village's Comprehensive Plan? Explain.

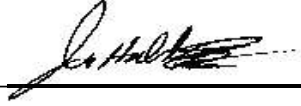
N/A

13. Will any of the uses permitted under the proposed zoning classification have an injurious effect on the value and/or the use and enjoyment of surrounding properties?

No. The development should increase their property value by adding a neighborhood park that is in close proximity from their homes.

14. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Signature: _____



Date: _____

10/26/2023



PRELIMINARY & FINAL PLAT OF SUBDIVISION

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

Petitioner Name

James E Holder, Agent

Business Name (if applicable)

Palatine Park District

Property Owner (if different from petitioner)

Palatine Park District

Subject Property Address

1502 W Northwest Highway

Property Interest of Petitioner(s):

Owner

Owner, Lessee, Contract Purchaser, etc.

All existing land use(s) on the property are:

Unimproved

The proposed use(s) on the property, if this petition is approved is (are):

Park District Neighborhood Park

Current zoning of property: Planned Development

Size of the property: 11.6 acres

State the specific action requested:

Attachment: Application (1502 W Northwest Hwy - PFSUB Rezone Park District)

To rezone from Planned Development to R-1 and consolidate 6 existing lots into one.



Narrative Statement

Date: September 30, 2022
 To: Palatine Park District (PPD)
 By: Hitchcock Design Group (HDG)

RE: Meadowlark Park Phase One OSLAD Application – Project Narrative

A. Objectives and Need for Assistance

Present a clear and concise description of the project. State its primary objectives and explain the need for assistance. Any relevant data based on planning studies should be included or footnoted. If development includes rehabilitation of existing facilities, indicate the age of each. Meadowlark Park is an approximately 11.78-acres undeveloped park that is owned and maintained by the Palatine Park District. The park is located adjacent to the Palatine Stables (also owned and maintained by the Park District). The park consists of two large existing parking lots, an existing building primarily used for storage, mulch pathways, split rail wood fencing, large groves of mature trees, and vast areas of open green space. A park master plan was developed in 2019/2020, so now the Park District is seeking funding for Phase One improvements to add a variety of improvements to the park. This will increase park use and offer a balance of active and passive use recreation amenities to this underserved portion of the district, as identified in the most recent comprehensive master plan.

B. Results / Benefits Expected

Explain the results/benefits to be derived (how the public will benefit). Indicate who will use the facility and how it will be used. The "service area" (neighborhood or community) most directly served by the project should be discussed in terms of social/economic make-up; population density; and whether the area is newly emergent or established. If the project is located in an area having more than 50% minority population this should be specifically noted and documented by census data. (Minorities are defined as non-whites and persons of Hispanic origin.

The new park will primarily serve the existing residential neighborhoods to the east and provide recreational offerings as residents will benefit from closer access to outdoor greenspace for this underserved part of the community. Phase One improvements will consist of: a neighborhood-size playground, picnic shelter for large groups, adventure/obstacle course, a looped pathway system with ADA access to all park improvements, baggo toss games near the picnic shelter, native plantings with educational signage, and various landscape improvements to highlight and compliment the new park features.

C. Approach

Outline the plan of action for accomplishing the proposed project and how it will be financed.

For acquisition projects, prepare an acquisition schedule for each parcel included in the project area. Also, provide a future development schedule for the site once it is acquired.

22 E. Chicago Avenue
 Suite 200A
 Naperville, Illinois 60540
 630.961.1787

hitchcockdesigngroup.com



Not applicable – submitting for development project.

For development projects, identify any factors that might accelerate or delay construction. Describe any extraordinary community involvement by listing all organizations and key individuals that will work on the project along with a short description about the nature of their effort or contribution.

Back in 2019, the Park District publicly advertised and held various community engagement events when developing the park master plan, to inform residents and key stakeholder groups of the proposed park improvements and to gather feedback. These events helped guide the completion of the master plan in early-2020. The Park District plans to complete construction documents and permitting in 2023, competitively bid in early-2024, and complete construction later in 2024.

D. Geographic Location

Provide a brief description of the geographic location of the project (do not use legal description). Also, provide a map to indicate this location and the area it will serve. If applicable, plot competing facilities on the same map.

Meadowlark Park is bordered by Dundee Road with a large forest preserve across the street to the north, single-family residential homes to the east (along Doe Road), Northwest Highway and the Union Pacific Northwest Metra line across the street to the south, and the existing Palatine Stables property to the west. Please also see the location map with directions included in the “Attachment A-2: Location Map” section of the application.

E. Previous Assistance

Indicate any previous project assistance from LWCF, OSLA/OSLAD or other state/federal grants that affect this project. List project number(s), project title(s) and grant amount(s). If no previous assistance has been received, enter: No Previous Assistance.

No Previous Assistance.

F. Combination Projects

If the property being donated is not the site described in the application, but another location, provide information on how the donated site will be developed in the future. All property acquired through donation must be maintained as public open space in perpetuity.

Not Applicable.



22 East Chicago Avenue
Suite 200A
Naperville, IL 60540
T 630.961.1787
hitchcock**design**group.com

Meadowlark Park Final Design Phase One

1502 W Northwest Highway, Palatine, Illinois, 60067

Palatine Park District

250 East Wood Street, Palatine, Illinois, 60067

70% Design Development September 22, 2023

Project Team

Landscape Architect Sheets: L-series
Hitchcock Design Group
22 East Chicago Avenue, Suite 200A
Naperville, Illinois 60540
T 630.961.1787

License Number: 157.000000

Expiration Date: 08.31.202X

Civil Engineer Sheets C-series
Eriksson Engineering
145 Commerce Drive, Suite A
Grayslake, Illinois 60030
T 847.223.4804

License Number: _____

Expiration Date: _____

Electrical Engineer Sheets E-series
Nova Engineering
2338 South Cline Avenue
Schererville, Indiana 46375
T 219.865.3352

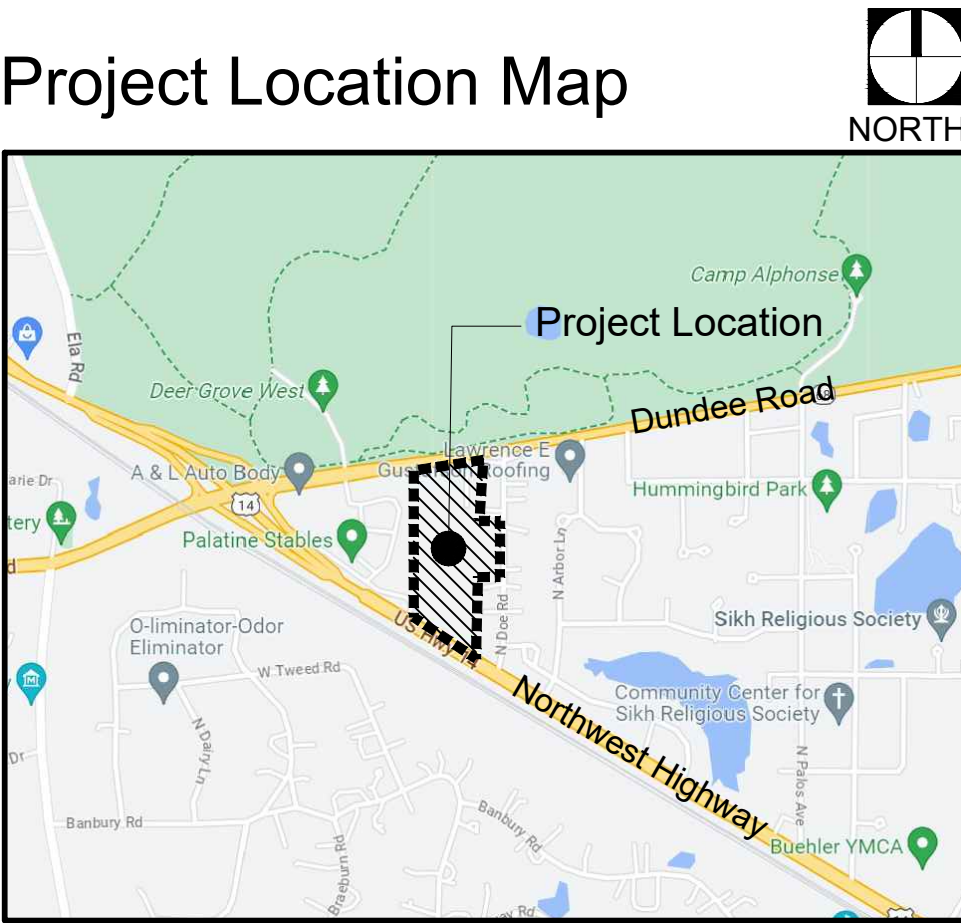
License Number: _____

Expiration Date: _____

General Notes

1. Basemap information obtained from plans prepared by Gewalt Hamilton Associates, Inc. received September 2, 2023.
2. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
3. Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.
4. Refer to specifications for additional conditions, standards and notes.
5. The plans and specifications are intended to be completed entirely by the contractor. Unless clearly identified as "By Owner," all work contained within is the responsibility of the general contractor.

Project Location Map



It's smart.

It's free.

**Call before
you dig.**

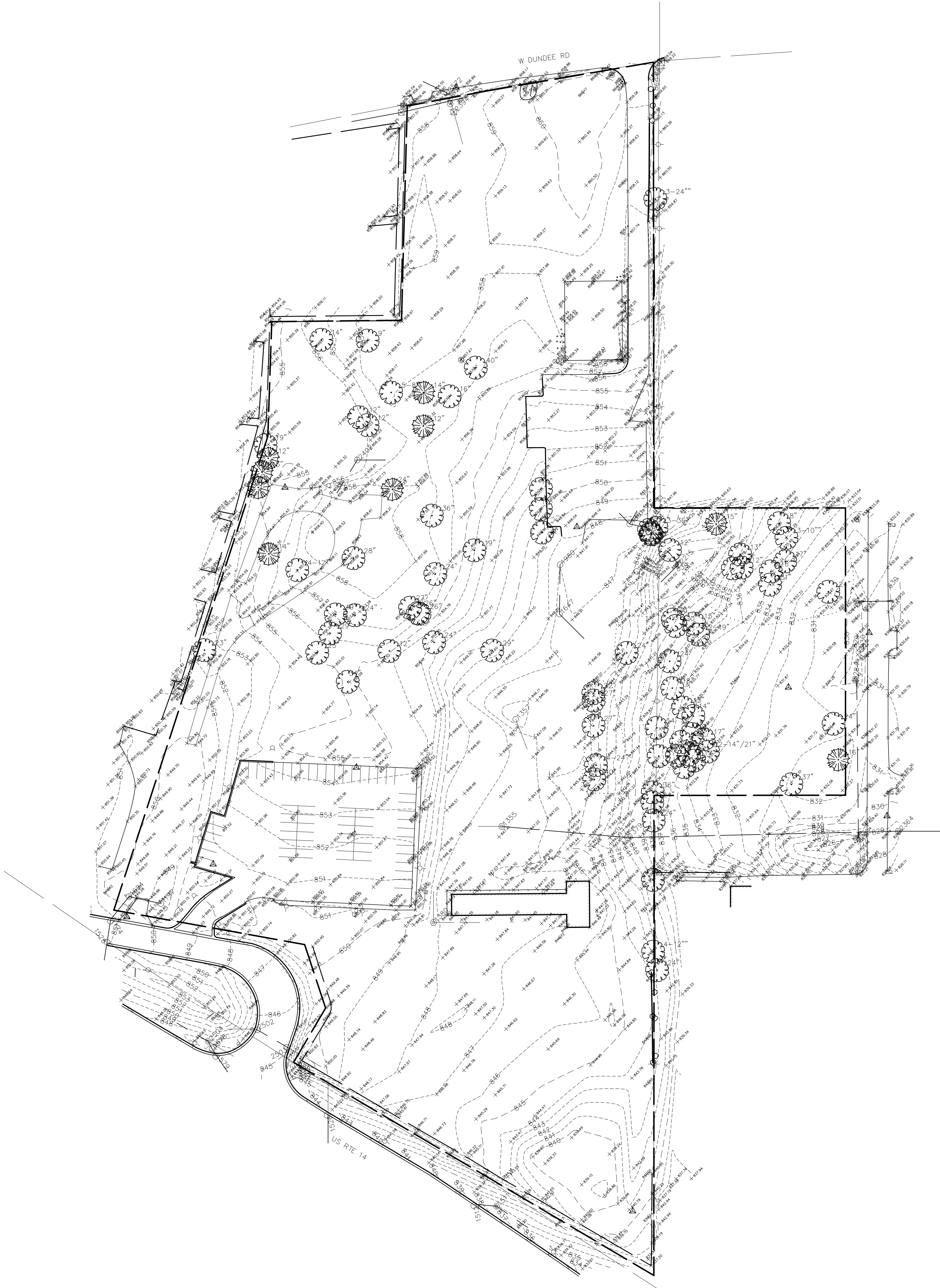
It's the law.

800.892.0123

Sheet Index

L-Series	
L1.0	Existing Conditions Plan
L2.0	Site Preparation and Removals Plan
L3.0	Layout and Materials Plan - Overall
L3.1	Layout and Materials Plan - South
L3.2	Layout and Materials Plan - East
L3.3	Layout and Materials Plan - North
L4.0	Planting Plan
L5.0	Details
L5.1	Details
L5.2	Details
L5.3	Details
L5.4	Details
C-Series	
C0.0	Civil Cover Sheet
C0.1	Existing Conditions Plan
C1.0	Site Utility Plan
C2.0	Site Grading and Paving Plan
C3.0	Site Soil Erosion and Sediment Control Plan
C4.0	Site Work Details
C4.1	Site Work Details

J:\Projects\Alpha\Palatine Park District\Meadowlark Park Phase One Final Design\06 Drawings and Production\01 HDG CAD\00 Current\L1.0 Existing Conditions Plan.dwg



LEGEND	
	AIR CONDITIONER
	BOLLARD/POST
	BUFFALO BOX
	BUSH/SHRUB
	BUSH LINE/BRUSH LINE
	CATCH BASIN
	CLEANOUT
	CONTOUR
	CONTROL POINT
	CONTROL VALVE
	CROSS/NOTCH
	DISK
	DITCH/SWALE
	DOWNSPOUT
	DRAIN
	ELECTRIC BOX
	ELECTRIC LINE
	ELECTRIC MANHOLE
	ELECTRIC METER
	FENCE
	FIBER OPTIC LINE
	FIBER OPTIC MANHOLE
	FIRE HYDRANT
	FLAG POLE
	FLARED END SECTION
	GAS LINE
	GAS MANHOLE
	GAS METER
	GAS VALVE
	GREASE TRAP
	GROUND LIGHT FIXTURE
	GUARDRAIL
	GUY WIRE
	HANDHOLE
	HANDHOLE (HEAVY DUTY)
	INLET
	IRON PIPE
	IRON ROD
	LIGHT POLE
	MAG NAIL/P.K. NAIL
	MAILBOX
	OVERHEAD ELECTRIC LINE
	POWER POLE
	ROCK
	RIP RAP
	R.O.W MARKER
	SANITARY FORCEMAIN LINE
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	SIGN
	SOIL BORING
	SPOT ELEVATION
	SPRINKLER HEAD
	STORM SEWER LINE
	STORM SEWER MANHOLE
	TELEPHONE LINE
	TELEPHONE MANHOLE
	TELEPHONE BOX/PEDESTAL
	TELEVISION LINE
	TELEVISION MANHOLE
	TELEVISION BOX/PEDESTAL
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL CONTROL BOX
	TREE--CONFEROUS (SIZE/TAG#)
	TREE--DECIDUOUS (SIZE/TAG#)
	TREE STUMP
	VALVE BOX
	VALVE VAULT
	VRAD BOX
	WATER FOUNTAIN
	WATER AUXILLARY VALVE
	WATERLINE EDGE
	WATERMAIN LINE
	WATER METER
	WATER METER PIT
	WELL HEAD
	WETLAND
	WETLAND FLAG

3.4.d

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**Palatine
Park District**
250 East Wood Street,
Palatine, Illinois, 60067

PROJECT
**Meadowlark Park
Final Design
Phase One**
1502 W Northwest Highway,
Palatine,
Illinois, 60067
CONSULTANTS
Civil Engineer
Eriksson Engineering Associates
Grayslake, Illinois 60030
T 847.223.4804
Electrical Engineer
Nova Engineering PC
Schererville, Indiana 46375
T 219.865.3352

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No	Date	Issue

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SHEET TITLE
Existing Conditions Plan

SCALE IN FEET
1" = 60'

NORTH

SHEET NUMBER
L1.0

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Civil Engineer
Eriksson Engineering Associates
Grayslake, Illinois 60030
T 847.223.4804

Electrical Engineer
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Schererville, Indiana 46375
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Attachment: Site Plan (1502 W Northwest Hwy - PFSUB Rezone Park District)

SITE PREPARATION AND REMOVALS NOTES

1. Contractor shall install construction fence at the limits of construction prior to beginning work. Maintain and adjust construction fencing as needed during progress of construction. Staging and construction access shall be approved by Owner.
2. Contractor shall install tree protection fencing as shown on the plans prior to beginning work. Maintain and adjust tree protection fencing as needed during progress of construction. Storage of materials, vehicular access, and all other construction activities are strictly prohibited within the limits of the tree protection fencing.
3. Plans indicate general location and limits of removals. Contractor shall perform removals only as necessary for construction of proposed improvements. No additional payments will be made for removals or restoration not required to construct the improvements as drawn and specified. Refer to Layout Plan for more specific information regarding proposed improvements and verify conditions in the field prior to performing removals.
4. Sawcut and remove concrete paving to nearest joint where indicated. All saw cuts required for removal items to be included in the unit cost of that particular pay item.
5. Tree stumps shall be ground to a minimum depth of 18" below existing grade or as required to properly perform the work.
6. Remove and dispose of turf where planting beds are designated. Refer to Planting Plan for limits of proposed landscape improvements.
7. Where turf or plantings are proposed in existing paved areas, remove all base material.
8. Remove all utilities designated for removal to extent required for improvements, unless otherwise noted. Cap ends of any remaining underground conduit and piping, and pull all electrical wire out at source.
9. Items indicated for Removal shall include complete removal of above grade item and below grade appurtenances (foundations, urban fill, wiring, piping, etc.) including disposal off-site following applicable codes and ordinances, unless otherwise shown on the plans.
10. Items indicated as Remove and Salvage shall include careful protection, removal, and storage of items. For reinstall items, Contractor shall store during construction. All other Salvage items shall be delivered to location as indicated by owner unless otherwise shown on the plans.
11. Contractor to protect all existing utilities and all other site features not designated for removal. Contractor is responsible for replacing/repairing any existing utilities or other site features damaged during construction to the original condition at no cost to the Owner.
12. Contractor responsible for maintaining existing utility services (electrical, sanitary, storm) during construction unless otherwise indicated in the Contract Documents.
13. Contractor shall coordinate all work so public sidewalk remains open throughout construction.
14. Refer to civil and electrical plans for additional utility adjustments and removals.
15. Refer to specifications for additional conditions, standards and notes.

SITE PREPARATION AND REMOVALS LEGEND

- Remove and dispose concrete paving and gravel base. Remove subgrade material as needed.
- Remove and dispose asphalt paving and gravel base. Remove subgrade material as needed.
- Tree Protection Fence
- Item to be removed
- Concrete curb and gutter to be removed
- Construction Fence

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REVISIONS

No	Date	Issue

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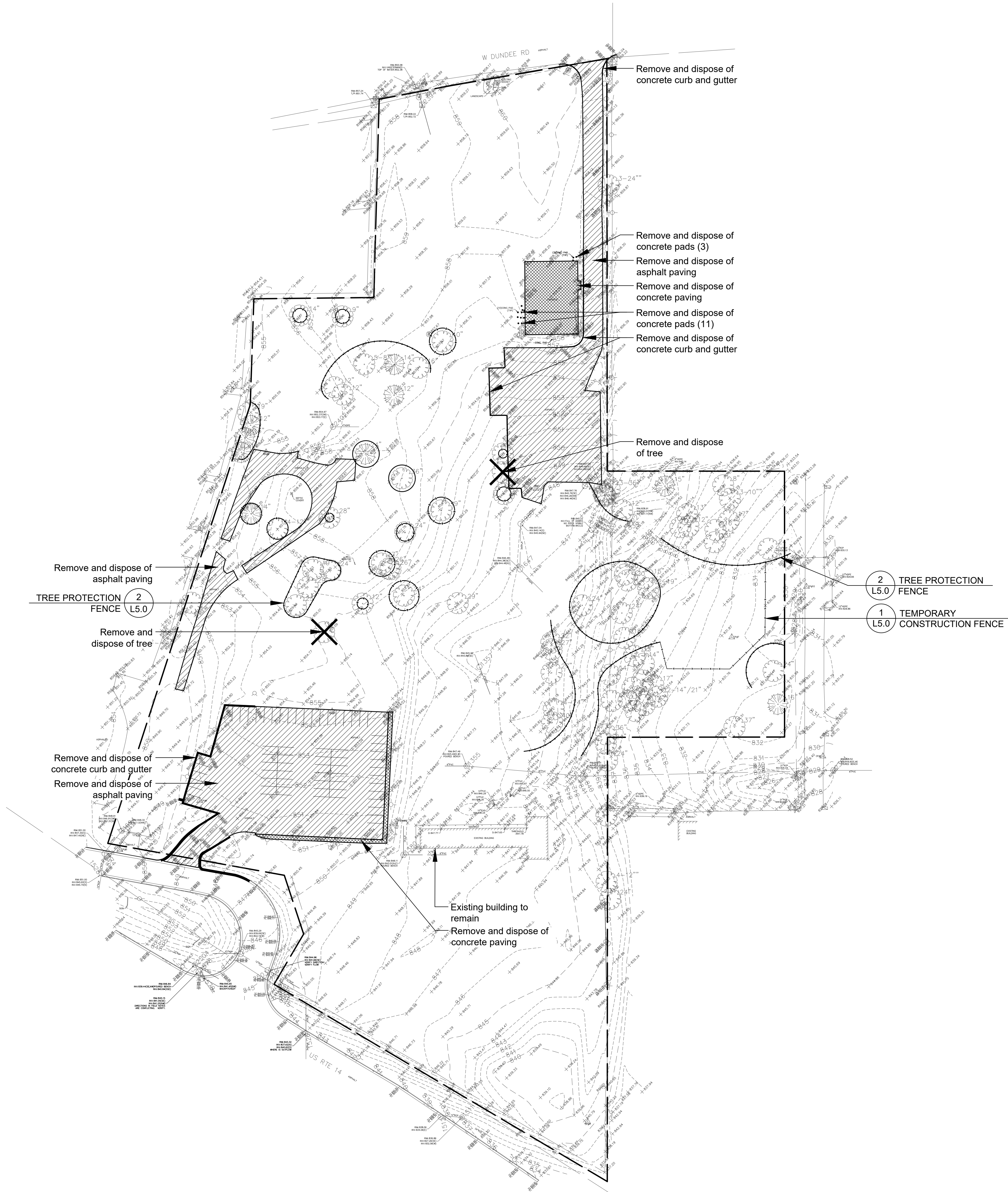
SHEET TITLE
Site Preparation And
Removals Plan

SCALE IN FEET
1" = 60'
0' 30' 60' 180'

NORTH

SHEET NUMBER
L2.0

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Naperville, IL 60540
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CONSULTANTS
Civil Engineer
Eriksson Engineering Associates
Grayslake, Illinois 60030
T 847.223.4804

Electrical Engineer
Nova Engineering PC
Schererville, Indiana 46375
T 219.865.3352

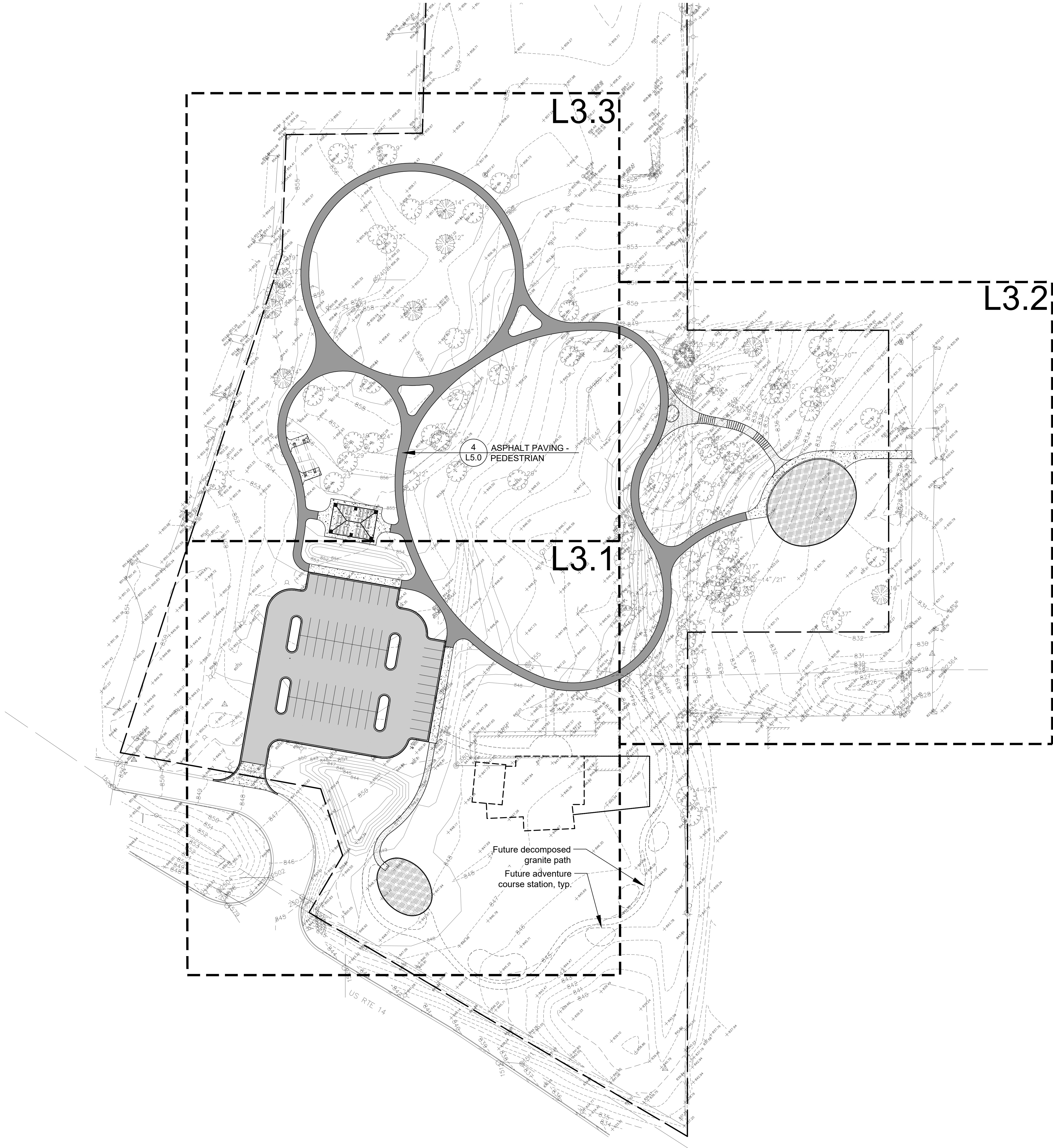
Attachment: Site Plan (1502 W Northwest Hwy - PFSUB Rezone Park District)

LAYOUT NOTES

1. Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
2. Contractor responsible to coordinate work in order to obtain approval of all layout by Owners Representative prior to construction. No additional payment will be made to correct work if constructed incorrectly without pre-approval by Owners Representative.
3. Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
4. Place stakes at edges of sport courts, fields, limits of playground, shelter, and every 25 feet on center along centerline of all pathways for review by the Owner's Representative prior to earthwork operations.
5. All walls are dimensioned to Face of Wall unless otherwise noted.
6. All dimensions from roadway are from Back of Curb unless otherwise noted.
7. All curves and radii to be smooth and not segmented.
8. Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
9. Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for this work.
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11. Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
12. Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
13. Contractor will maintain use zone requirements within soft surfacing; no use zone will overlap or be tangent unless noted. Adjust playground barrier curb and/or adjacent paving as needed to accommodate play equipment fall zones.
14. Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
15. Layout of soft surface shall be verified in field by landscape architect.
16. Refer to specifications for additional conditions, standards and notes.

LAYOUT LEGEND

- Expansion Joint
- Asphalt Paving - Pedestrian
- Asphalt Paving - Vehicular
- Concrete Paving
- Playground Surfacing - Engineered Wood Fiber
- Decomposed Granite Paving



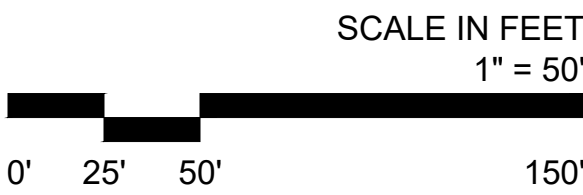
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September 22, 2023
REVISIONS

No	Date	Issue

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SHEET TITLE
**Layout And Materials
Plan - Overall**



L3.0

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Palatine, Illinois, 60067

PROJECT
**Meadowlark Park
Final Design
Phase One**

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Palatine,
Illinois, 60067
CONSULTANTS
Civil Engineer
Eriksson Engineering Associates
Grayslake, Illinois 60030
T 847.223.4804

Electrical Engineer
Nova Engineering PC
Schererville, Indiana 46375
T 219.865.3352

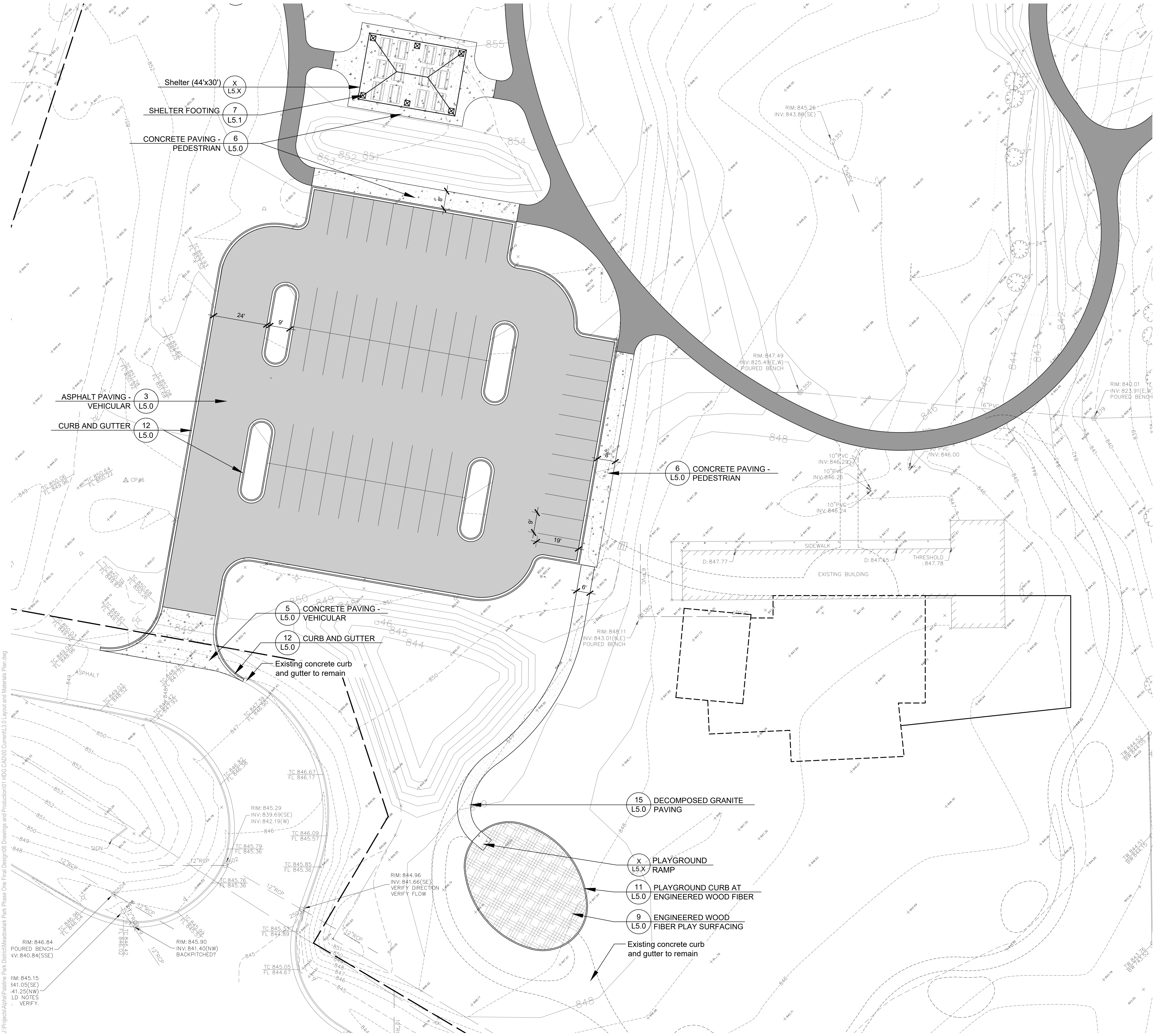
Attachment: Site Plan (1502 W Northwest Hwy - PFSUB) Rezone Park District

LAYOUT NOTES

- Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
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LAYOUT LEGEND

- Expansion Joint
- Asphalt Paving - Pedestrian
- Asphalt Paving - Vehicular
- Concrete Paving
- Decomposed Granite Paving



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REVISIONS

No	Date	Issue

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SHEET TITLE
**Layout And Materials
Plan - South**

SCALE IN FEET
1" = 20'

0' 10' 20' 60'

NORTH

SHEET NUMBER

L3.1

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PREPARED FOR
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Palatine, Illinois, 60067

PROJECT
**Meadowlark Park
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Phase One**
1502 W Northwest Highway,
Palatine,
Illinois, 60067
CONSULTANTS
Civil Engineer
Eriksson Engineering Associates
Grayslake, Illinois 60030
T 847.223.4804
Electrical Engineer
Nova Engineering PC
Schererville, Indiana 46375
T 219.865.3352

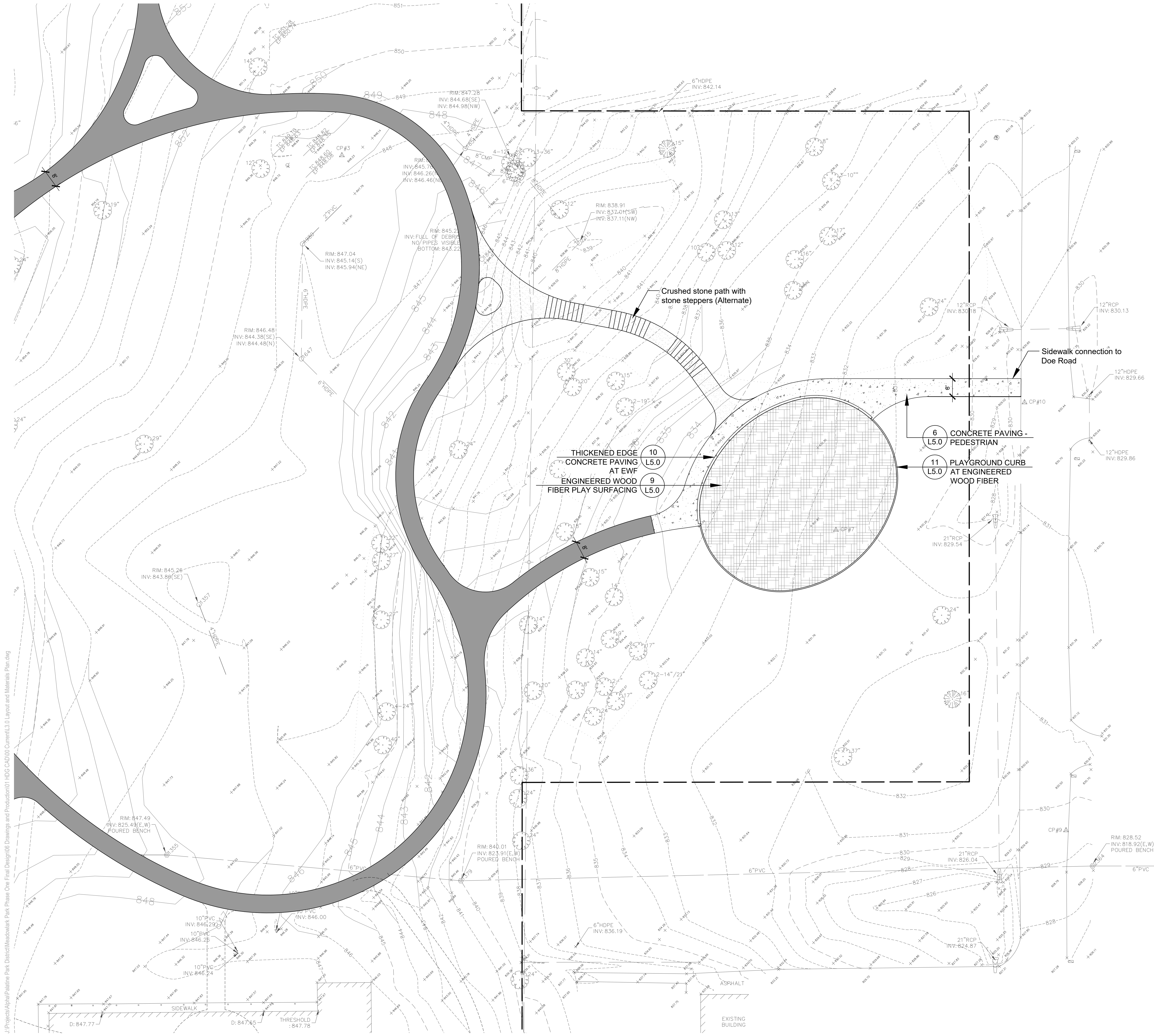
Attachment: Site Plan (1502 W Northwest Hwy - PFSUB Rezone Park District)

LAYOUT NOTES

- Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
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- Refer to specifications for additional conditions, standards and notes.

LAYOUT LEGEND

- Expansion Joint
- Asphalt Paving - Pedestrian
- Concrete Paving
- Playground Surfacing - Engineered Wood Fiber



J:\Projects\Alpha\Palatine Park District\Meadowlark Park Phase One Final Design\06 Drawings and Production\01 HDG CAD\00 Current\L3.0 Layout and Materials Plan.dwg

70% Design Development
September 22, 2023
REVISIONS

No	Date	Issue

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SHEET TITLE
**Layout And Materials
Plan - East**

SCALE IN FEET
1" = 20'
0' 10' 20' 60'

NORTH

SHEET NUMBER

L3.2
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250 East Wood Street,
Palatine, Illinois, 60067

PROJECT
**Meadowlark Park
Final Design
Phase One**

1502 W Northwest Highway,
Palatine,
Illinois, 60067
CONSULTANTS
Civil Engineer
Eriksson Engineering Associates
Grayslake, Illinois 60030
T 847.223.4804

Electrical Engineer
Nova Engineering PC
Schererville, Indiana 46375
T 219.865.3352

LAYOUT NOTES

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- Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
- Layout of soft surface shall be verified in field by landscape architect.
- Refer to specifications for additional conditions, standards and notes.

LAYOUT LEGEND

- Expansion Joint
- Asphalt Paving - Pedestrian
- Concrete Paving



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September 22, 2023
REVISIONS

No	Date	Issue

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SHEET TITLE
**Layout And Materials
Plan - North**

SCALE IN FEET
1" = 20'

0' 10' 20' 60'

NORTH

SHEET NUMBER

L3.3

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Palatine,
Illinois, 60067

CONSULTANTS
Civil Engineer
Eriksson Engineering Associates
Grayslake, Illinois 60030
T 847.223.4804

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Nova Engineering PC
Schererville, Indiana 46375
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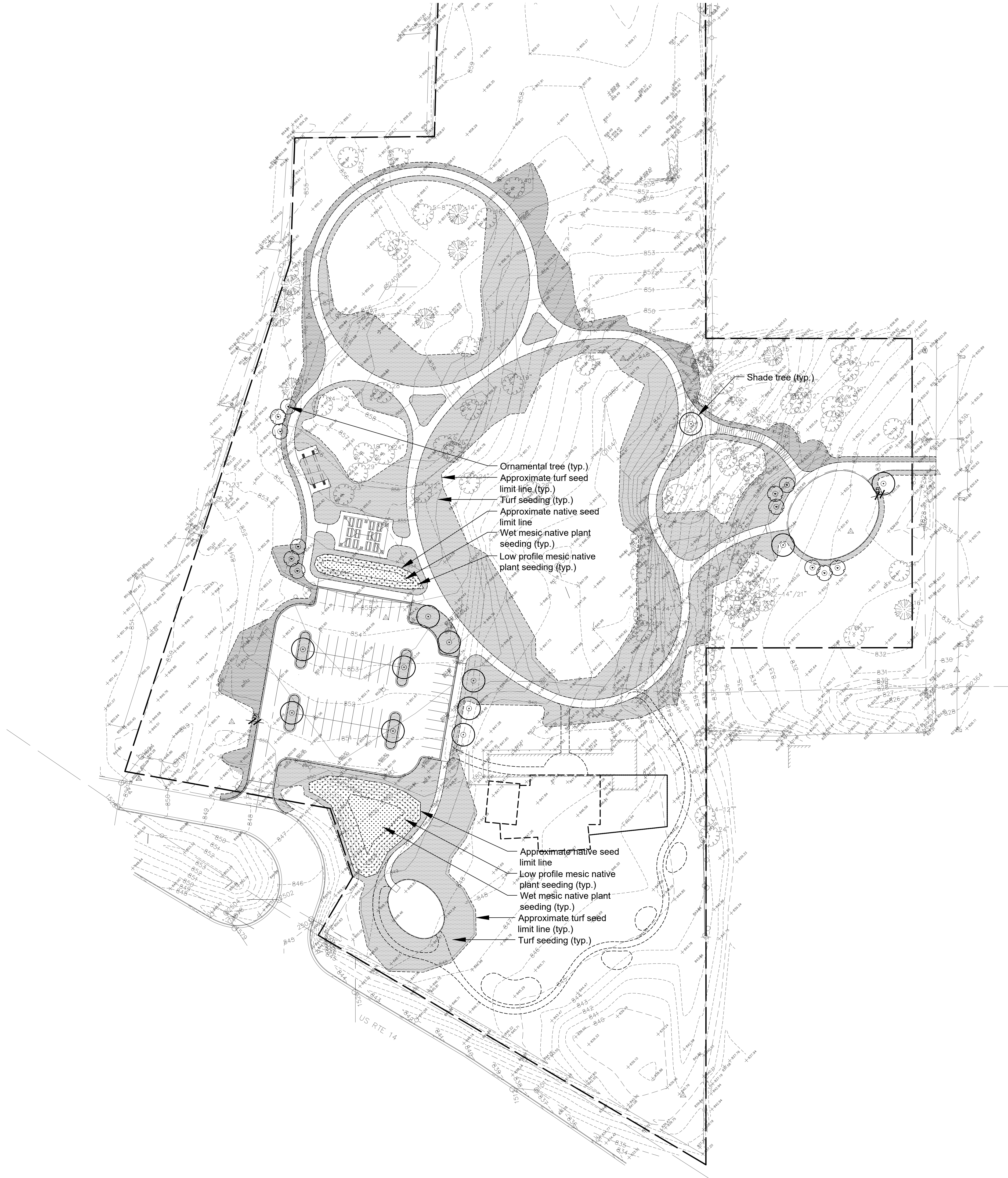
Attachment: Site Plan (1502 W Northwest Hwy - PFSUB Rezone Park District)

PLANTING NOTES

- Seed/Sod limit line is approximate. Seed/Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
- Contractor responsible for erosion control in all seeded/sodded areas.
- Tree mulch rings in turf areas are 5 foot diameter, typical. Contractor shall provide a mulch ring around all existing trees within the limit of work. Remove all existing grass from area to be mulched and provide a typical v-trench edge.
- Bedlines are to be spade cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
- Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions exist.
- FOR LUMP SUM CONTRACTS, Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
- FOR UNIT PRICE CONTRACTS, Payments will be made based on actual quantities installed as measured in place by the Owners Representative.
- Refer to specifications for additional conditions, standards and notes.

PLANTING LEGEND

- Shade Tree, typical.
See detail for installation.
- Ornamental Tree, typical.
See detail for installation.
- Evergreen Tree, typical.
See detail for installation.
- Shrub, typical.
See detail for installation.
- Perennial, Groundcover and Annual, typical.
See detail for installation.
- Turf Seed
- Low Profile Mesic Native Seed Mix
- Wet Mesic Native Seed Mix



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SHEET TITLE
Planting Plan

SCALE IN FEET
1" = 50'

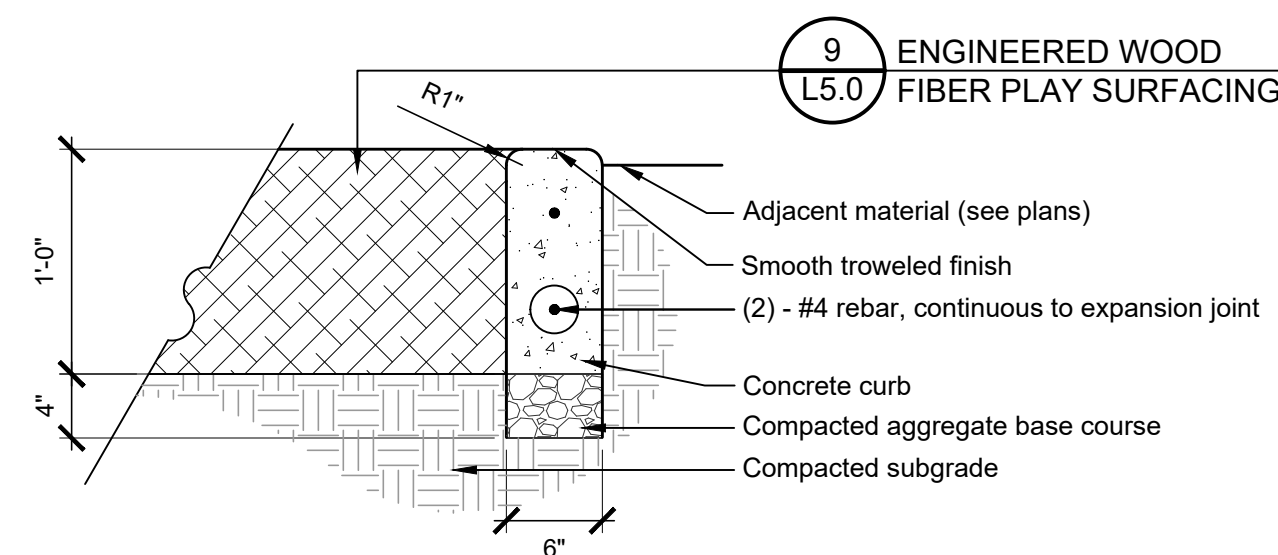


NORTH

SHEET NUMBER

L4.0

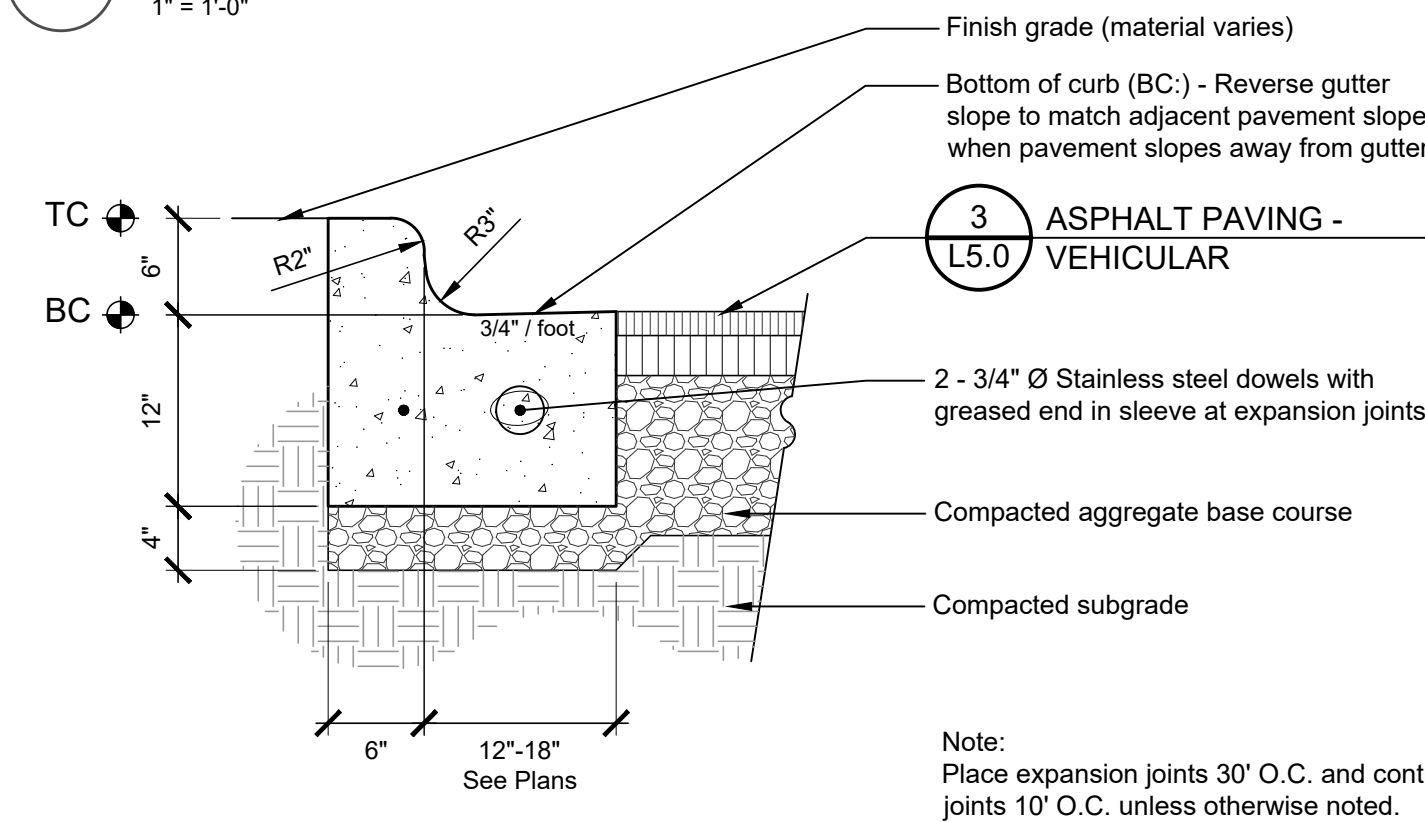
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NOTE:
Place expansion joints 30' o.c. and control joints 10' o.c. unless otherwise noted.

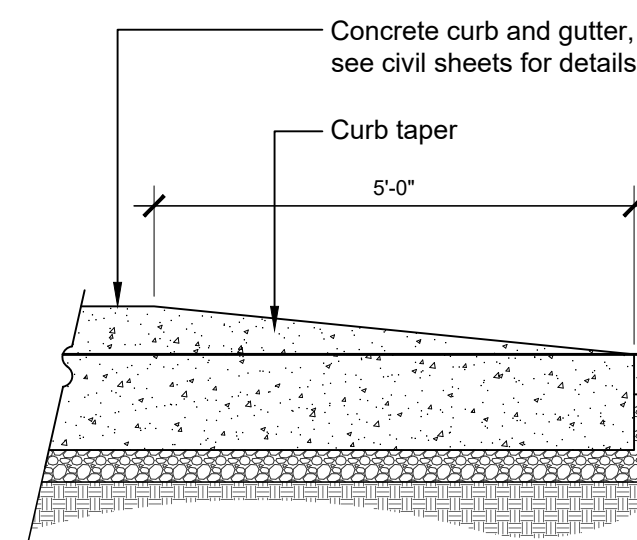
11 PLAYGROUND CURB AT ENGINEERED WOOD FIBER

1" = 1'-0"



12 CURB AND GUTTER

1" = 1'-0"

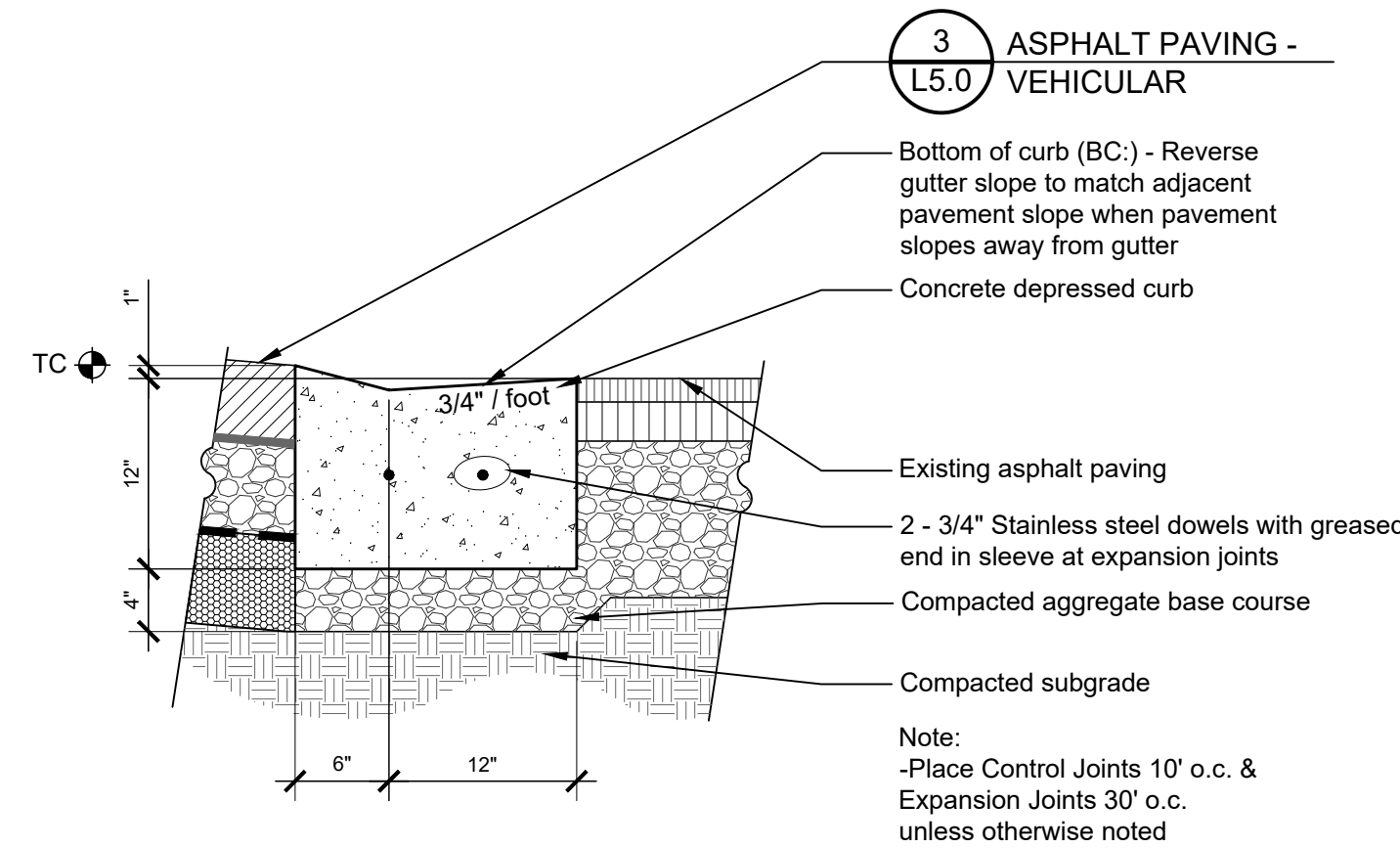


6 CONCRETE PAVING - PEDESTRIAN

L5.0

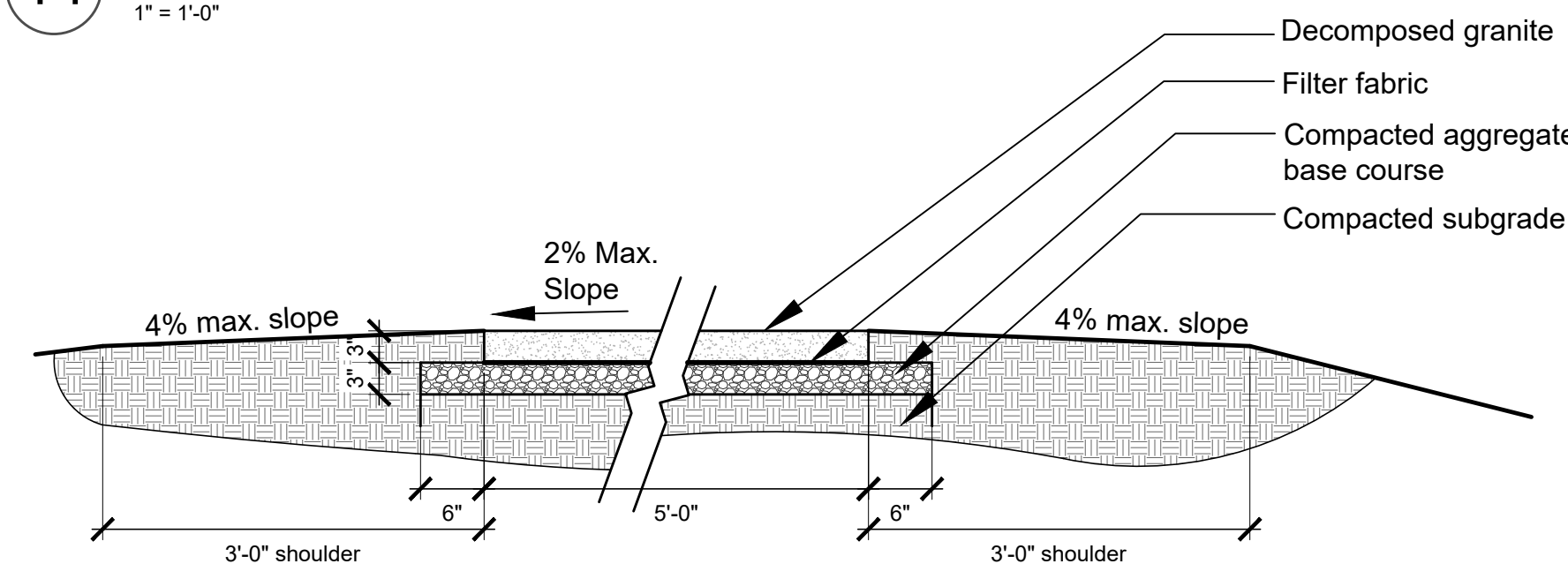
13 CURB TAPER

1/2" = 1'-0"



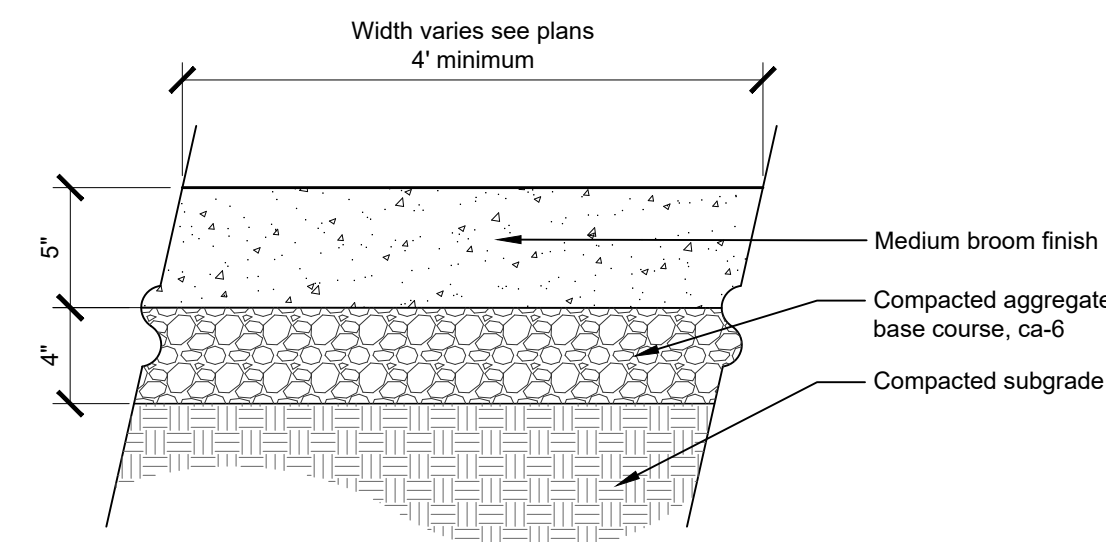
14 DEPRESSED CURB

1" = 1'-0"



15 DECOMPOSED GRANITE PAVING

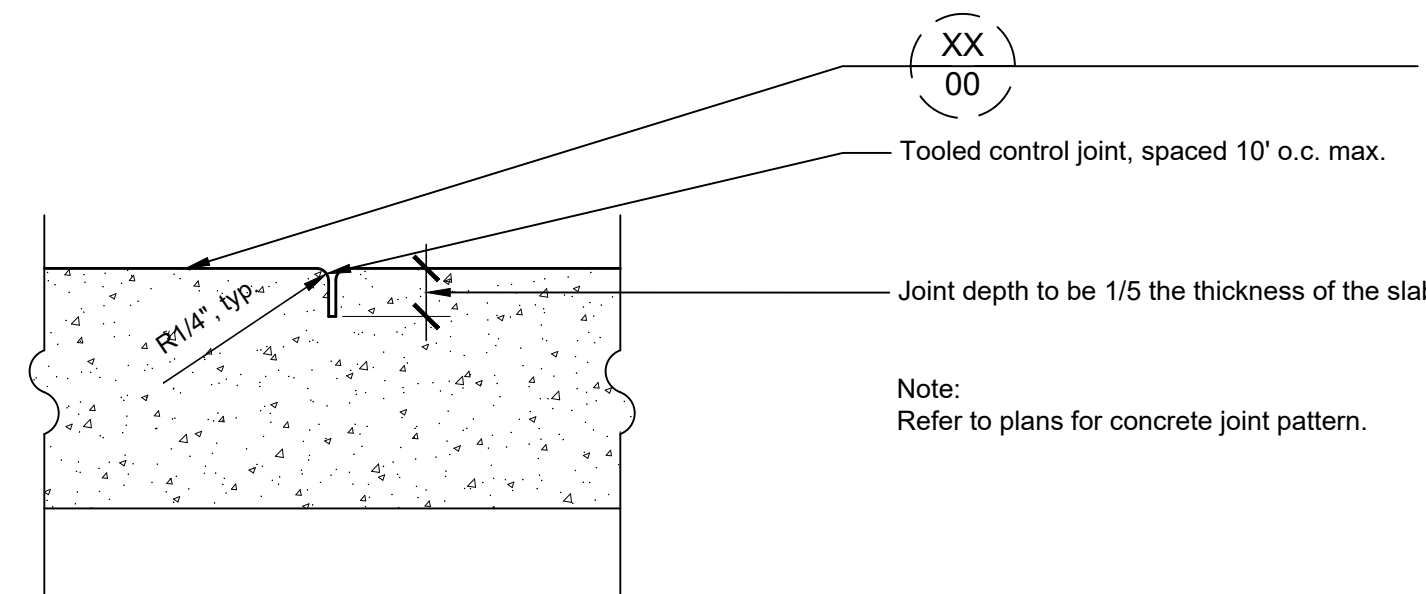
3/4" = 1'-0"



6 CONCRETE PAVING - PEDESTRIAN

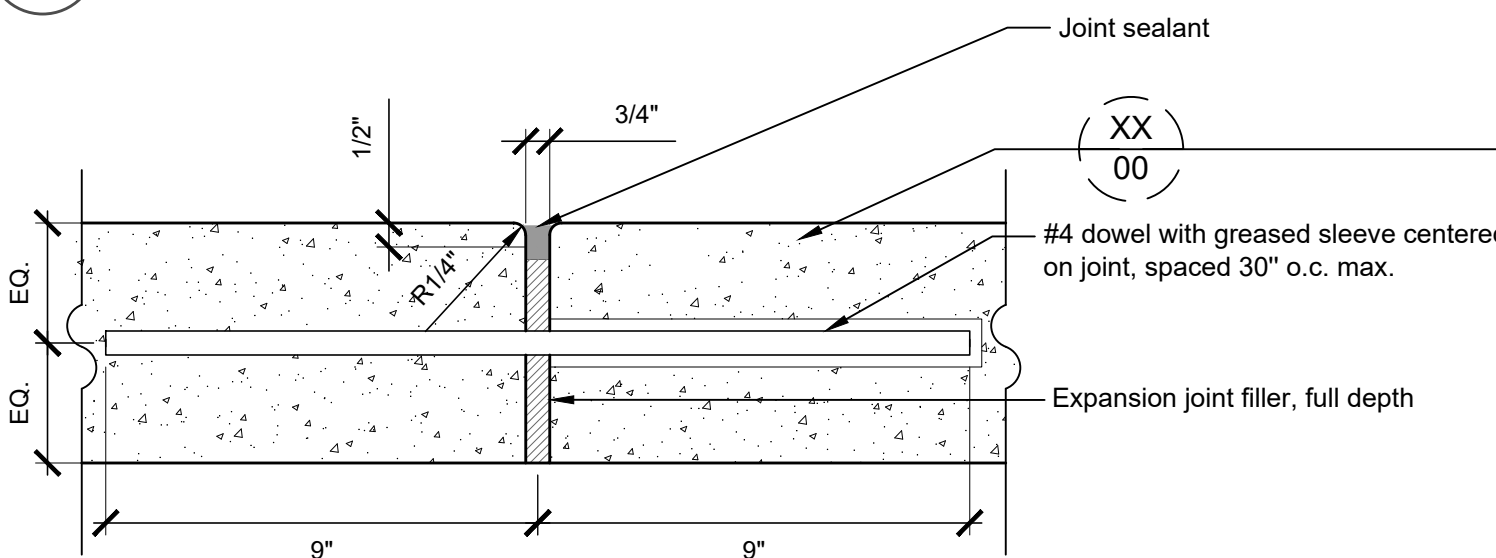
1 1/2" = 1'-0"

P-NN-PAL-MEAD-03



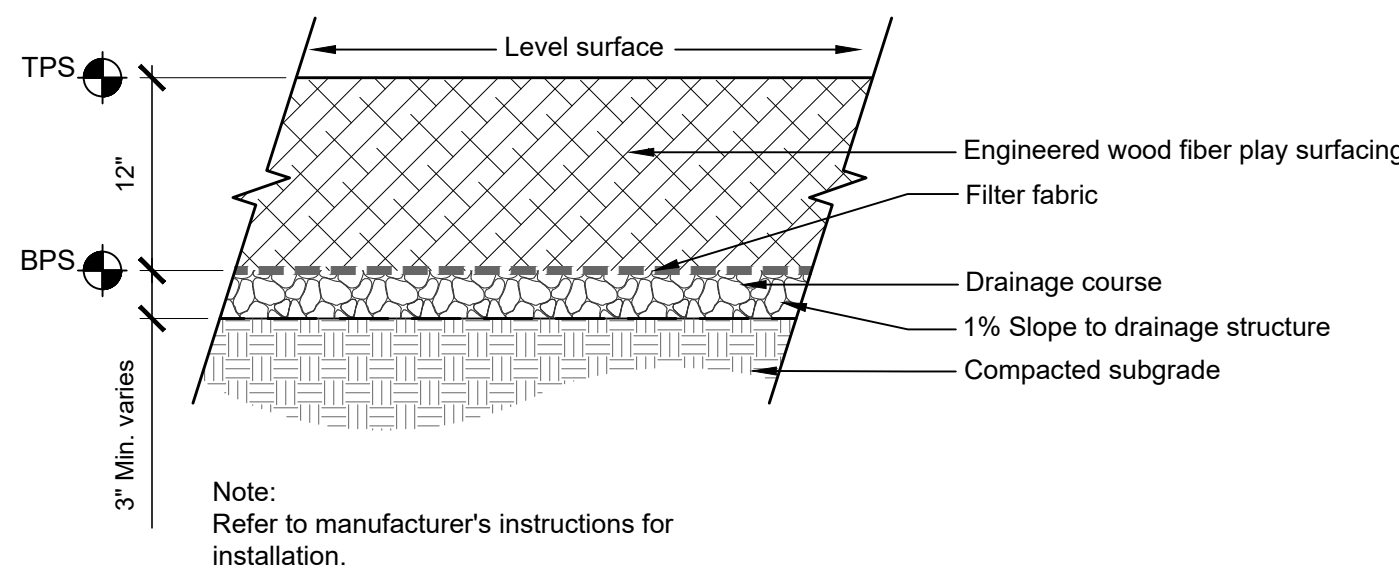
7 CONTROL JOINT

3" = 1'-0"



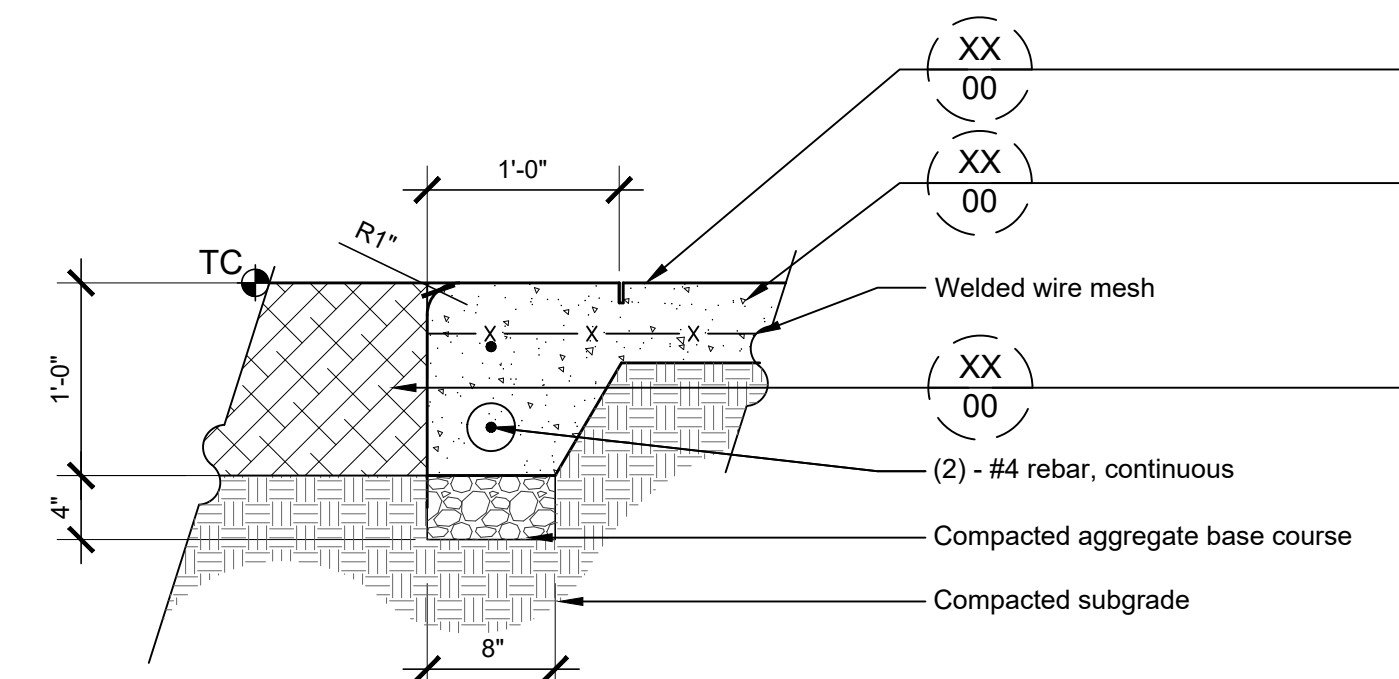
8 EXPANSION JOINT

3" = 1'-0"



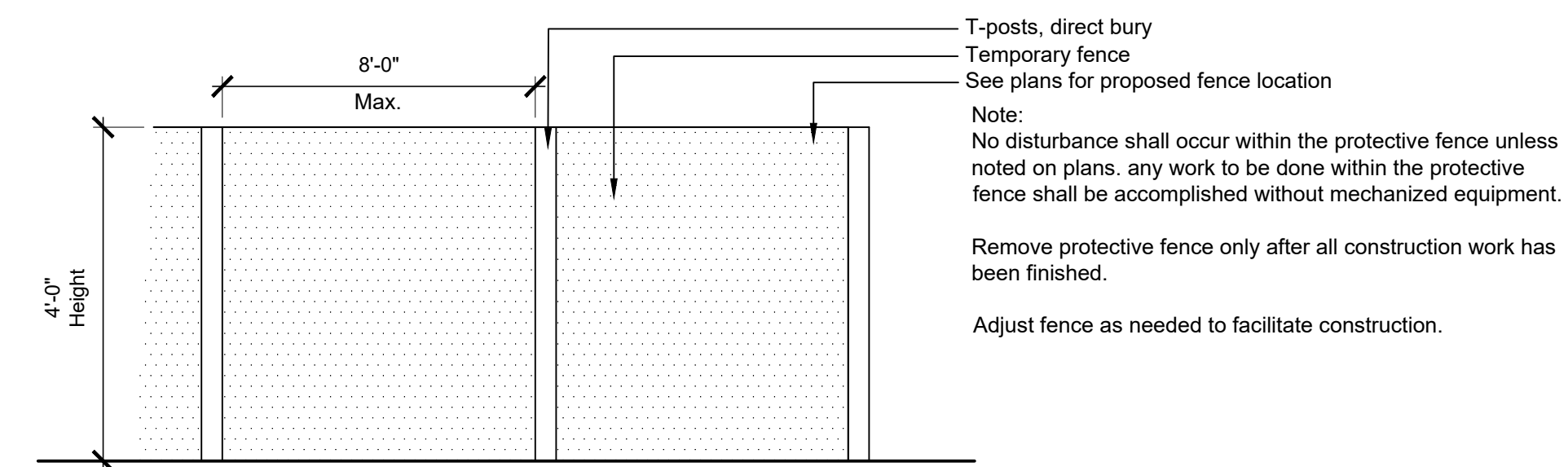
9 ENGINEERED WOOD FIBER PLAY SURFACING

1" = 1'-0"



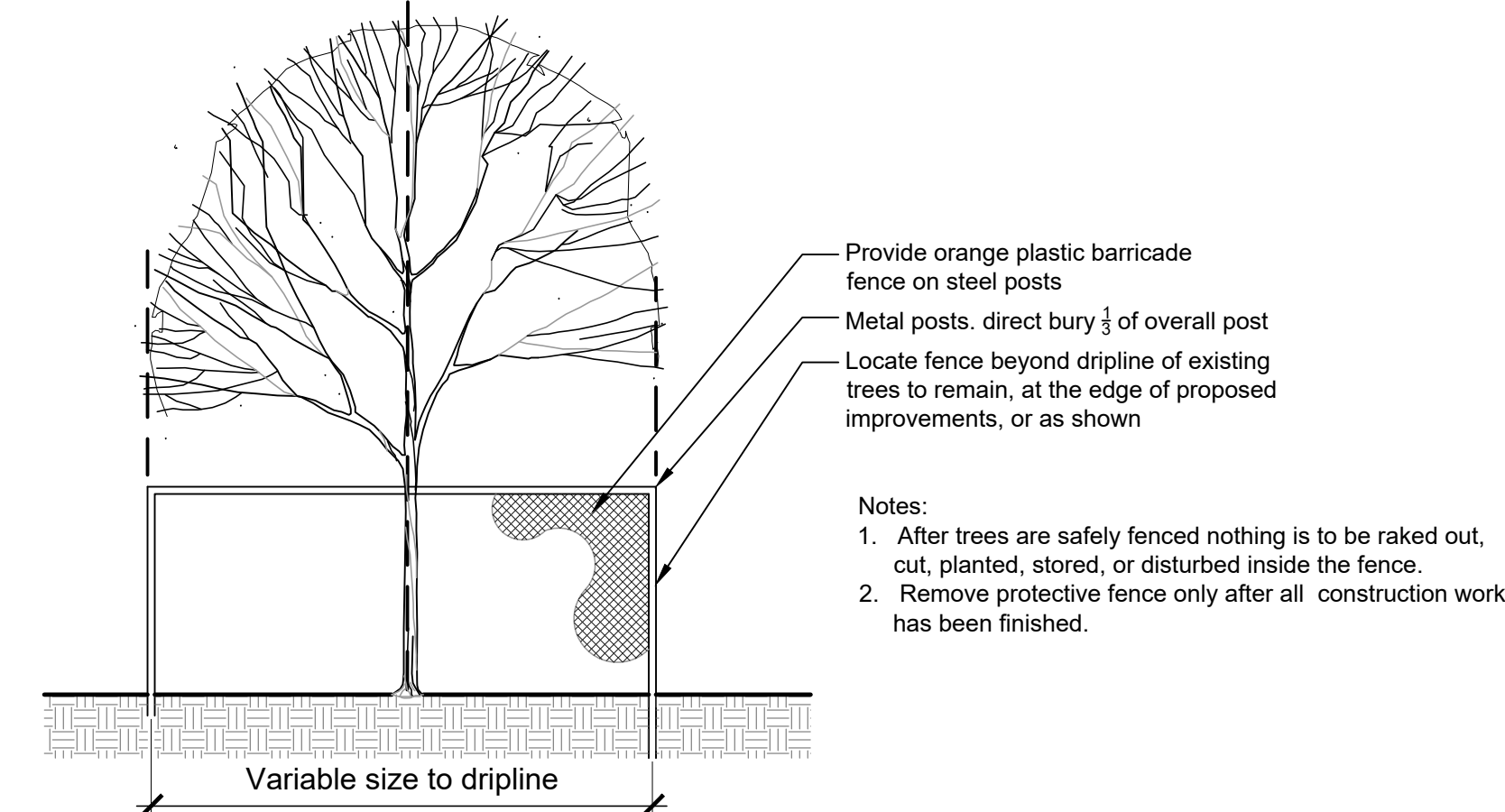
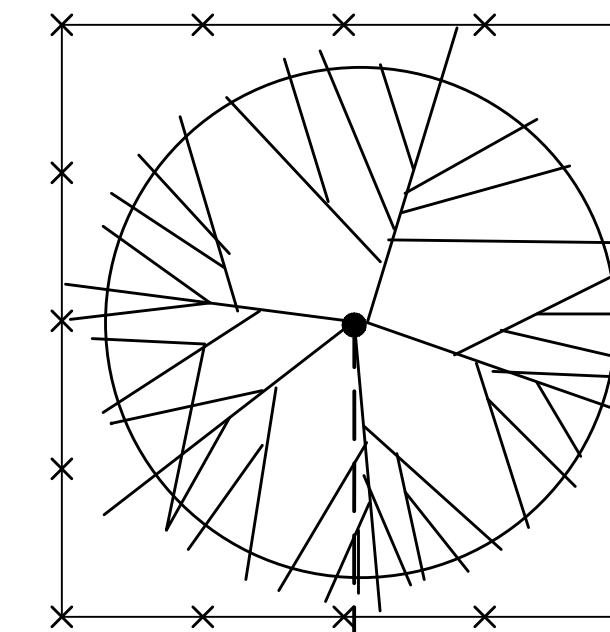
10 THICKENED EDGE CONCRETE PAVING AT EWF

1" = 1'-0"



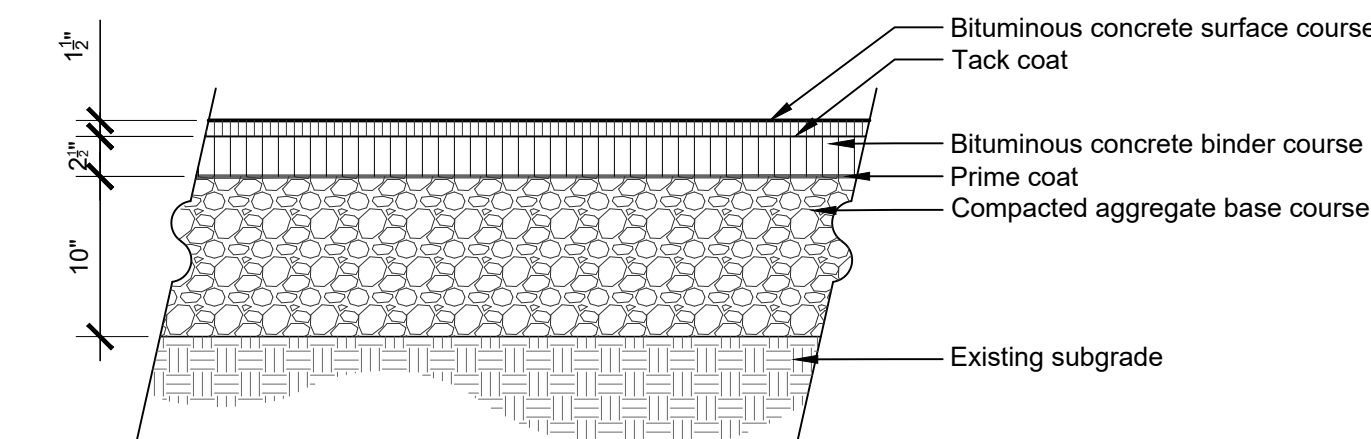
1 TEMPORARY CONSTRUCTION FENCE

1/4" = 1'-0"



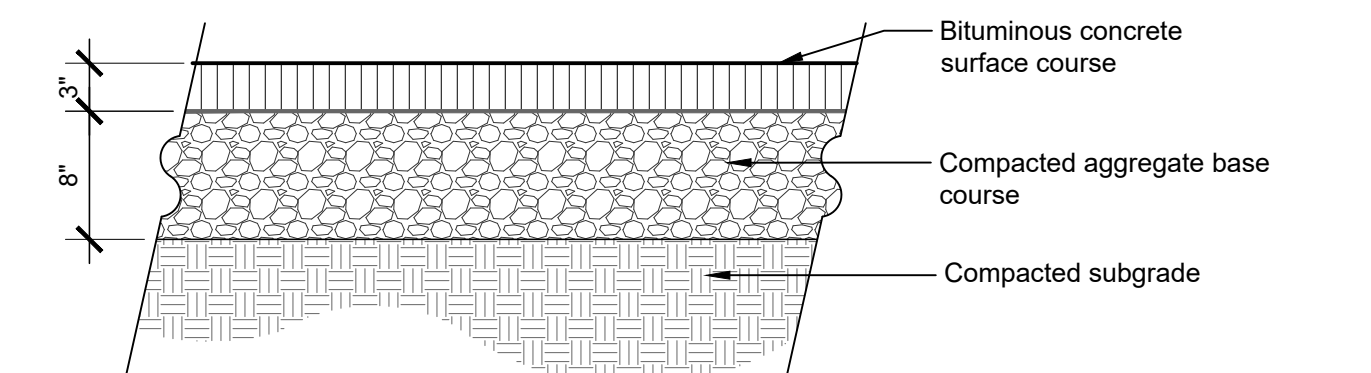
2 TREE PROTECTION FENCE

1/2" = 1'-0"



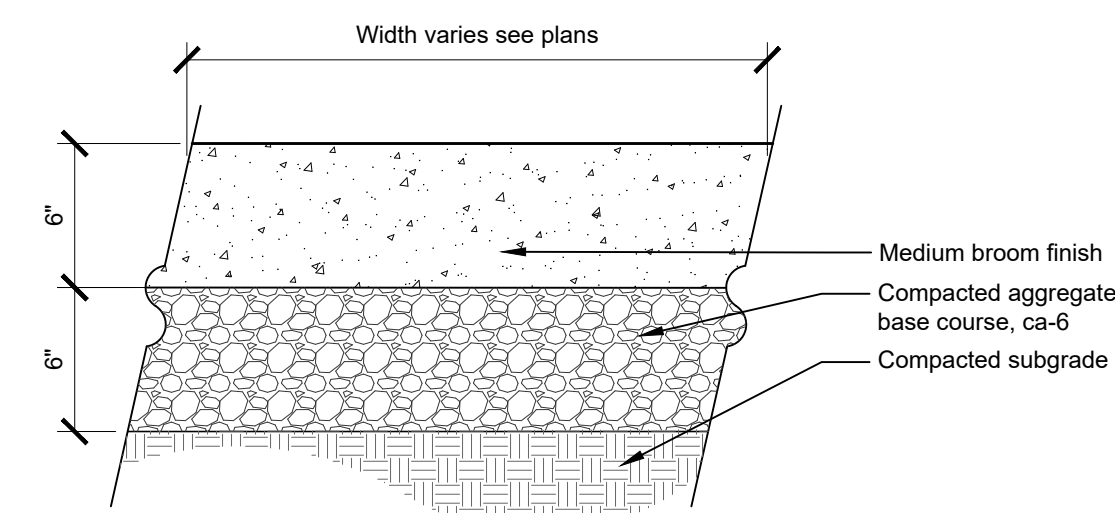
3 ASPHALT PAVING - VEHICULAR

1" = 1'-0"



4 ASPHALT PAVING - PEDESTRIAN

1" = 1'-0"



5 CONCRETE PAVING - VEHICULAR

1 1/2" = 1'-0"

P-NN-PAL-MEAD-22



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Suite 200A
Naperville, IL 60540
T 630.961.1787
hitchcockdesigngroup.com

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70% Design Development
September 22, 2023
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No	Date	Issue

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SHEET TITLE
Details

SCALE IN FEET
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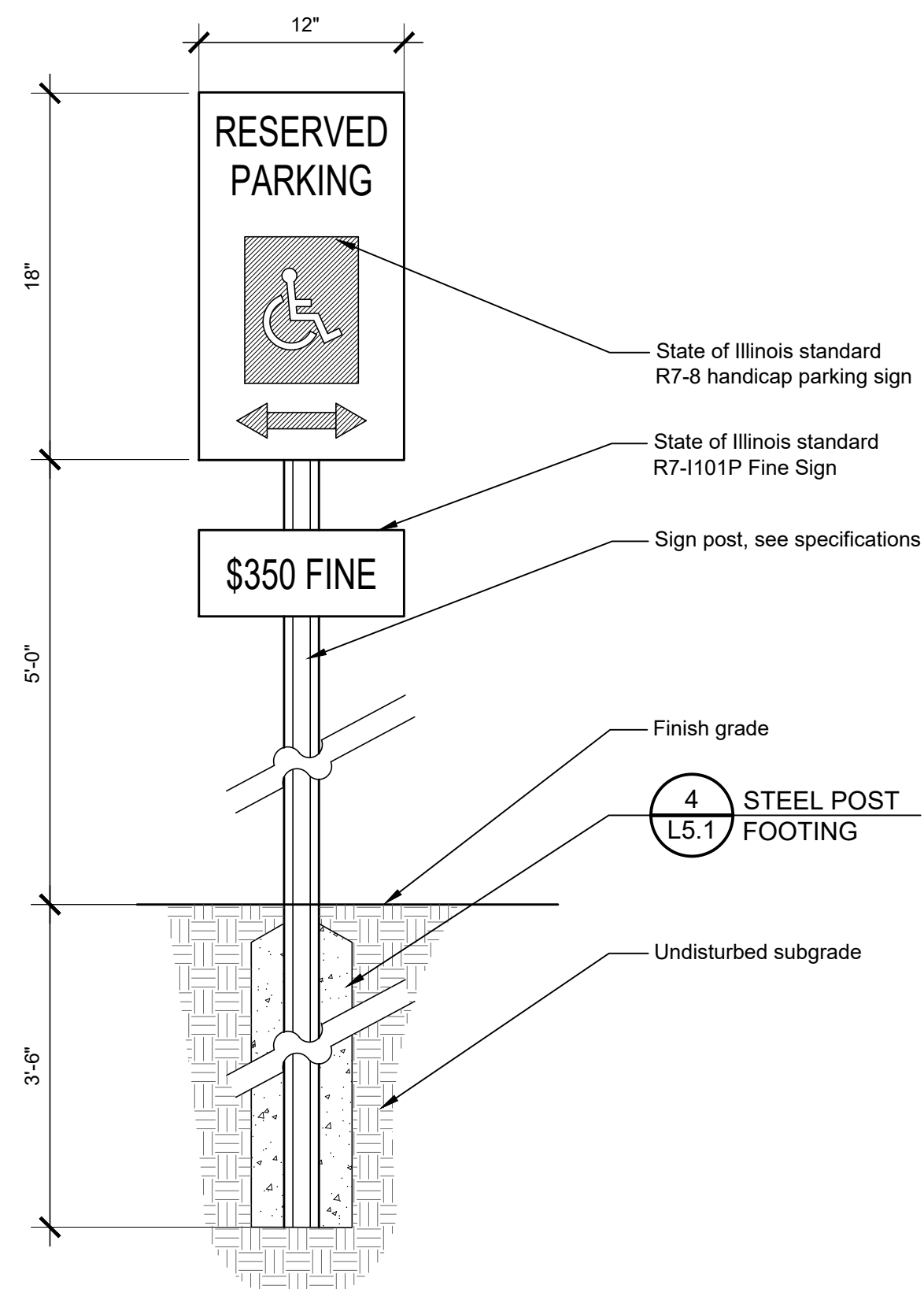
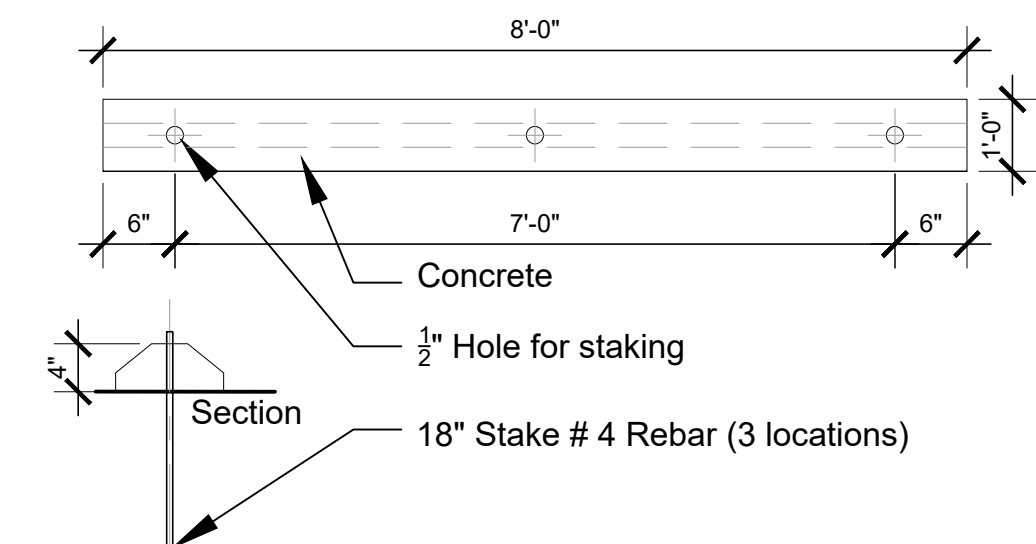
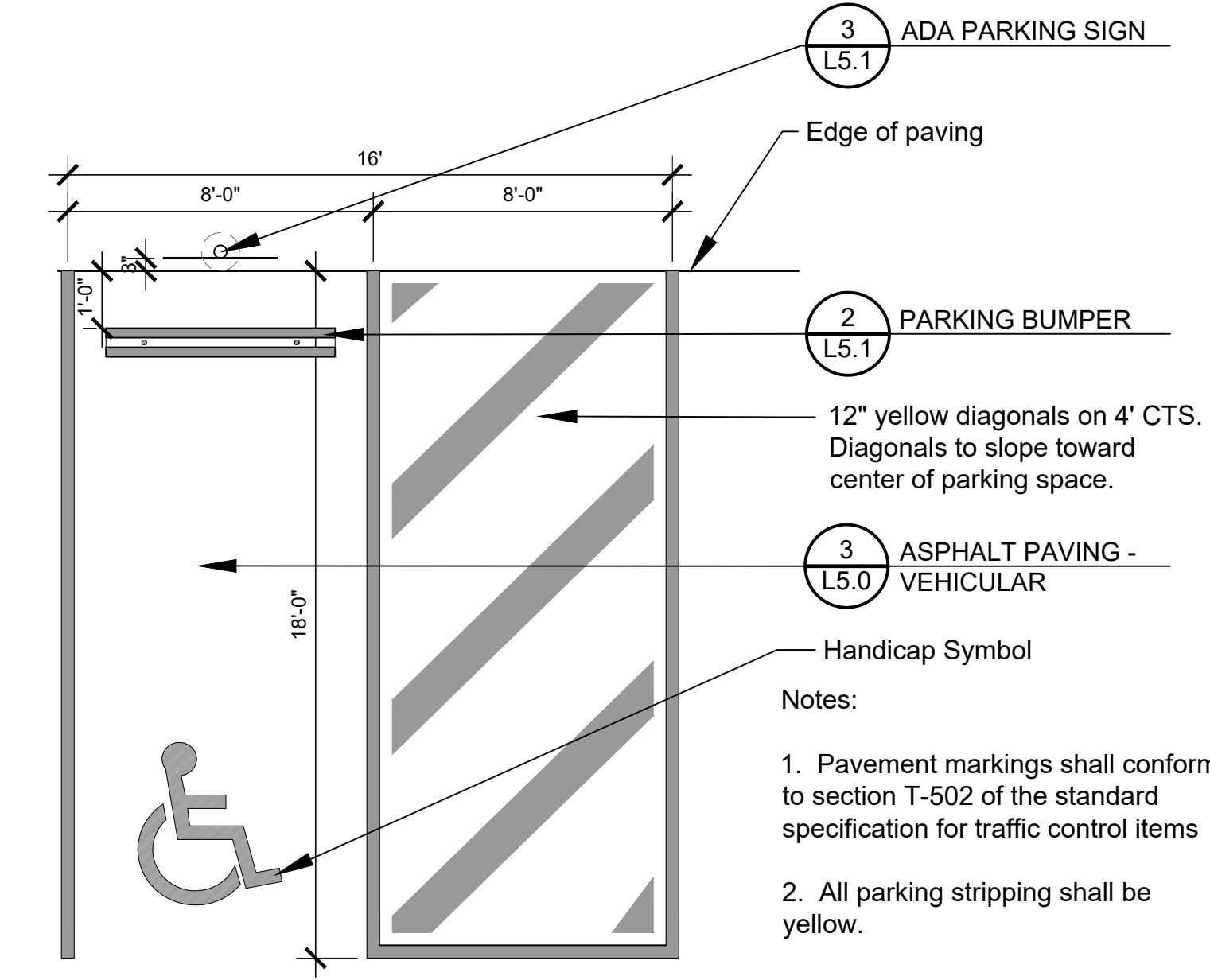
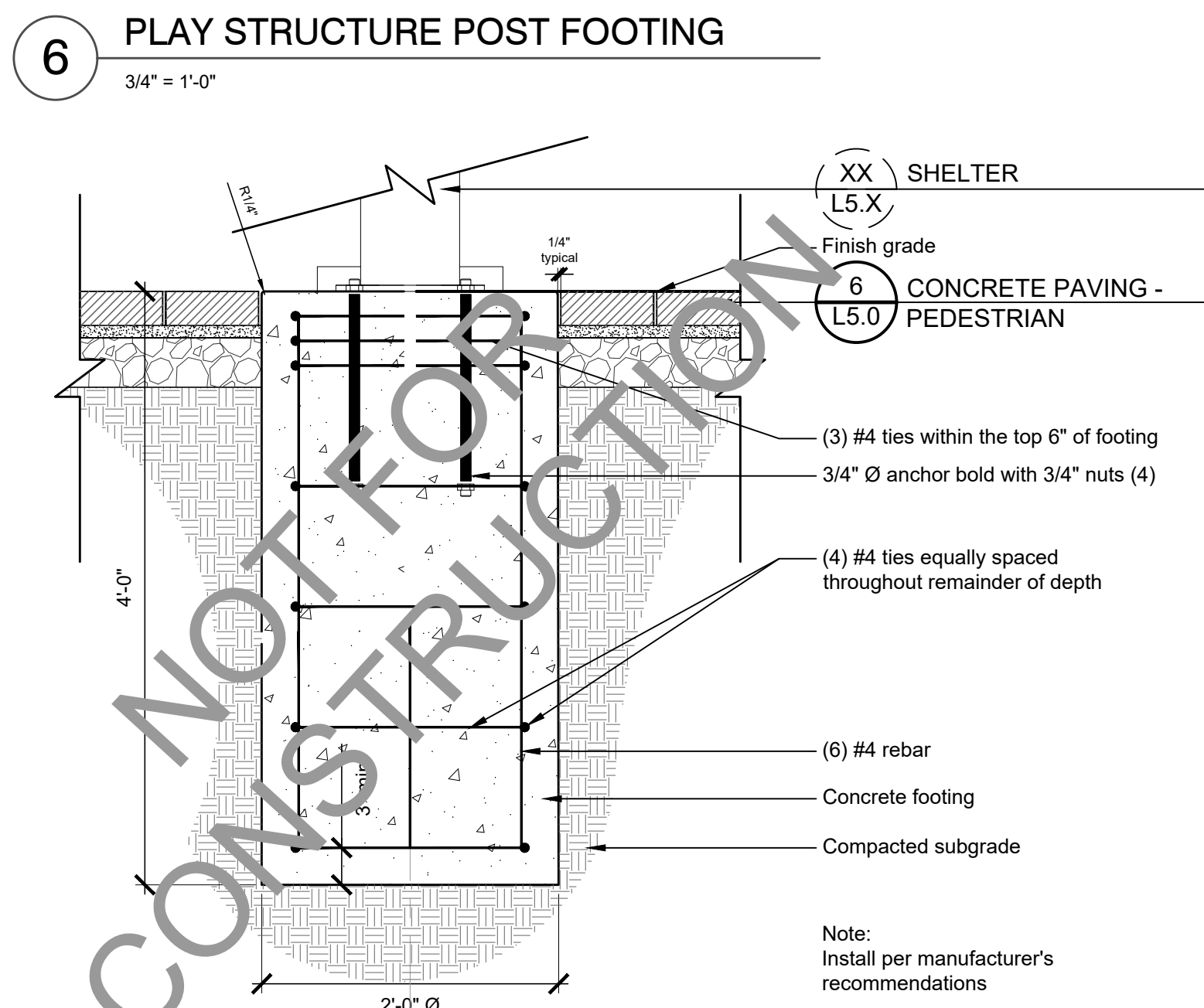
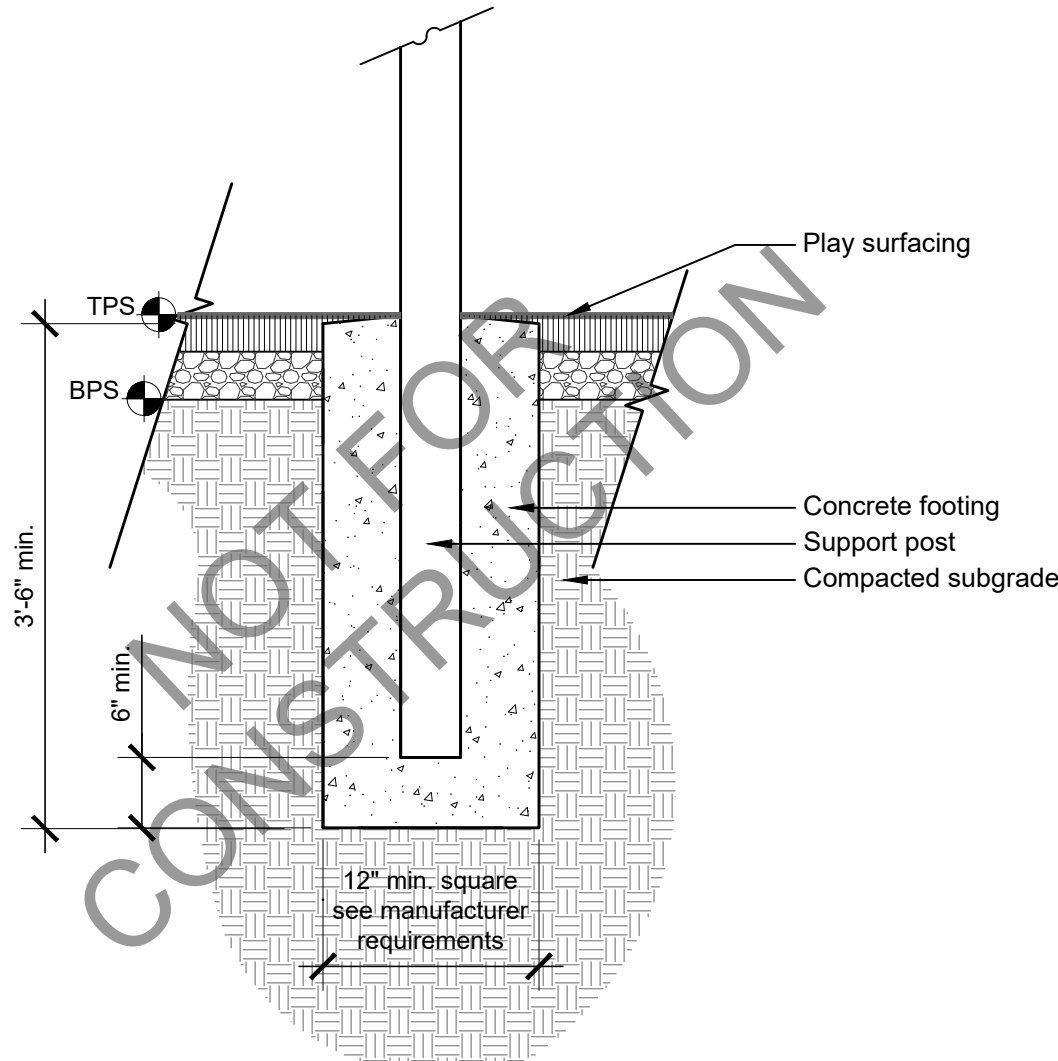
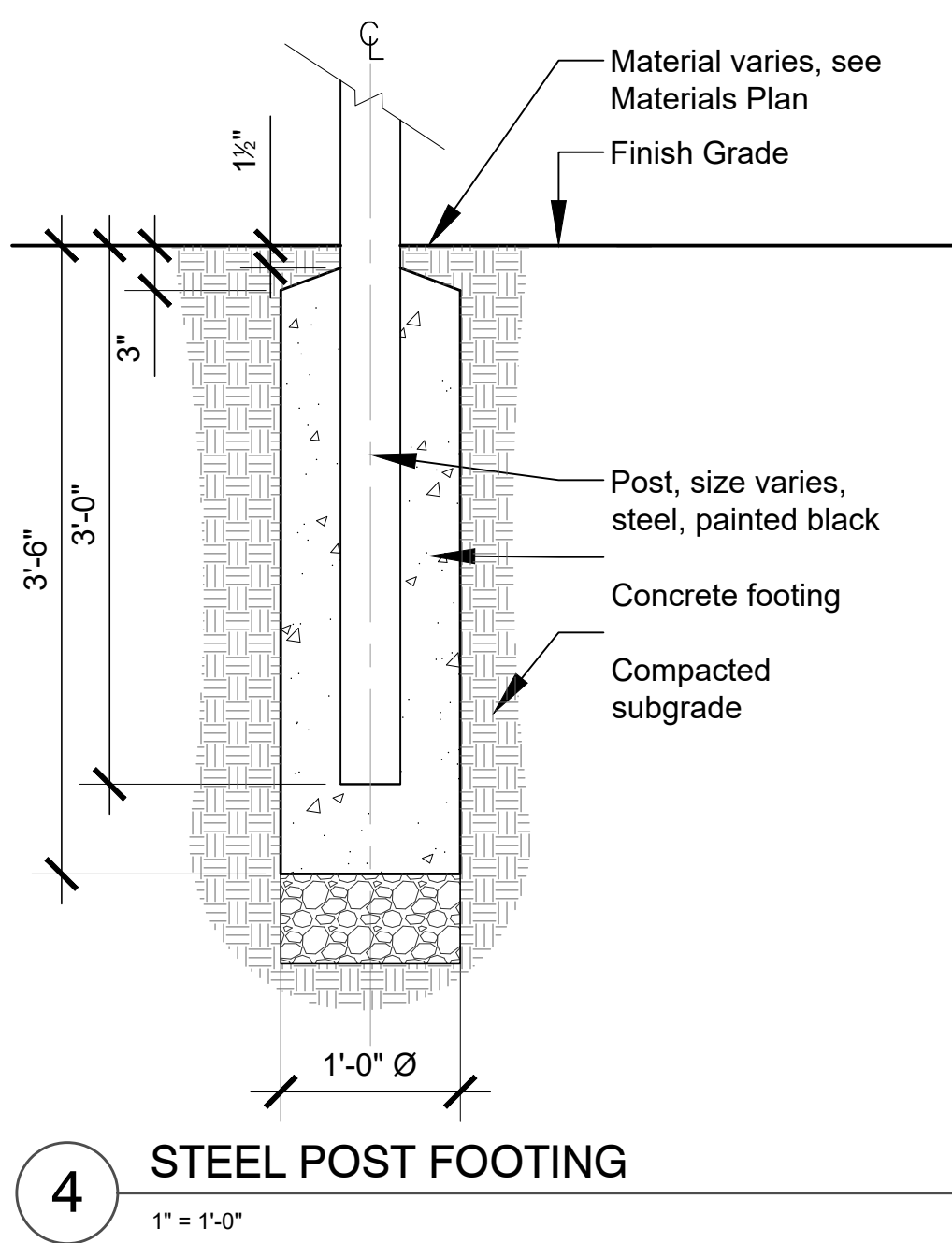
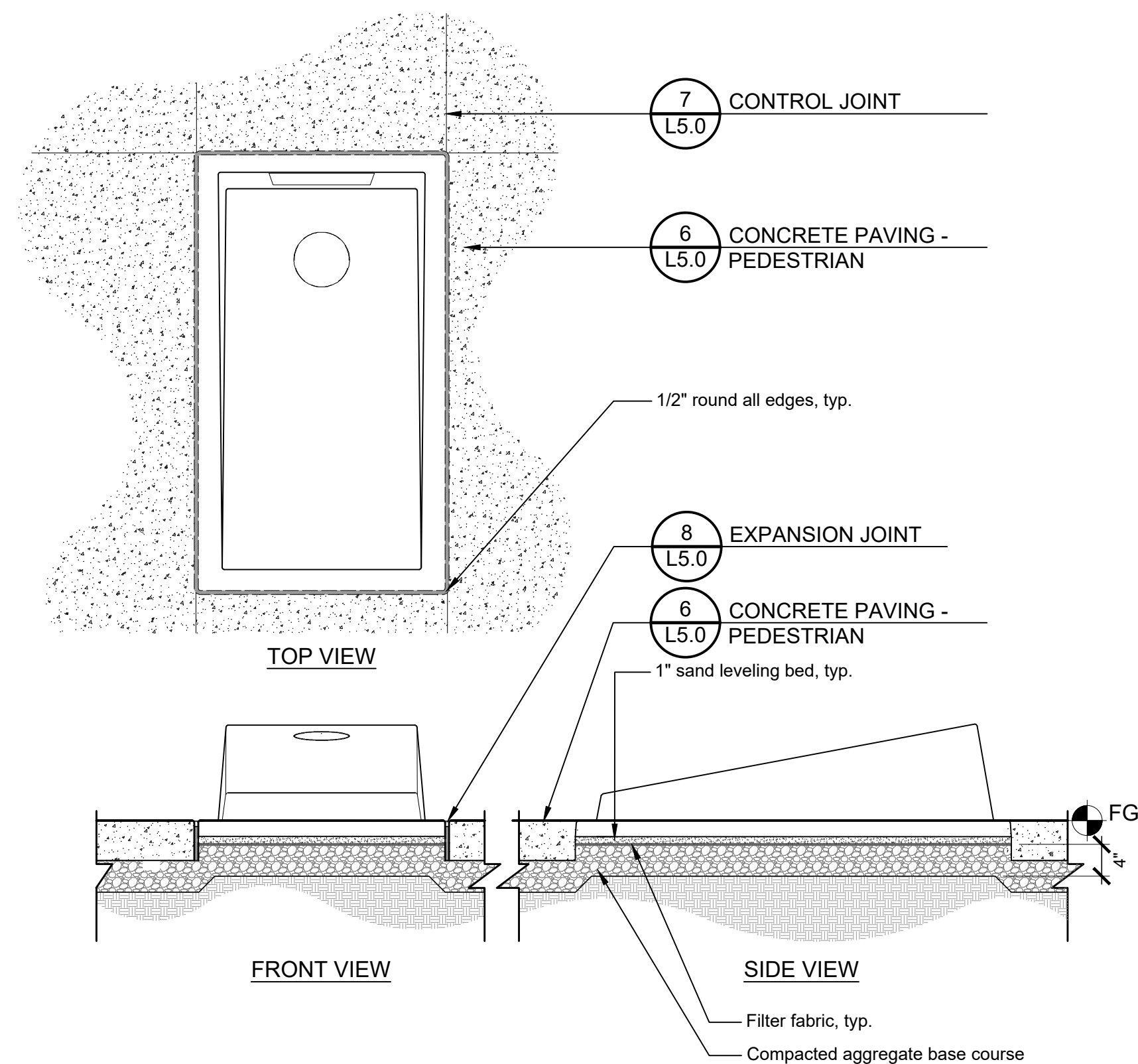
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SHEET NUMBER
L5.0

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Packet Pg. 66

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Naperville, IL 60540
T 630.961.1787
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PREPARED FOR
Palatine Park District
250 East Wood Street,
Palatine, Illinois, 60067

PROJECT
**Meadowlark Park
Final Design
Phase One**
1502 W Northwest Highway,
Palatine,
Illinois, 60067
CONSULTANTS
Civil Engineer
Eriksson Engineering Associates
Grayslake, Illinois 60030
T 847.223.4804

Electrical Engineer
Nova Engineering PC
Schererville, Indiana 46375
T 219.865.3352

70% Design Development
September 22, 2023
REVISIONS

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Schererville, Indiana 46375
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Attachment: Site Plan (1502 W Northwest Hwy - PFSUB Rezone Park District)

70% Design Development
September 22, 2023
REVISIONS

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Details

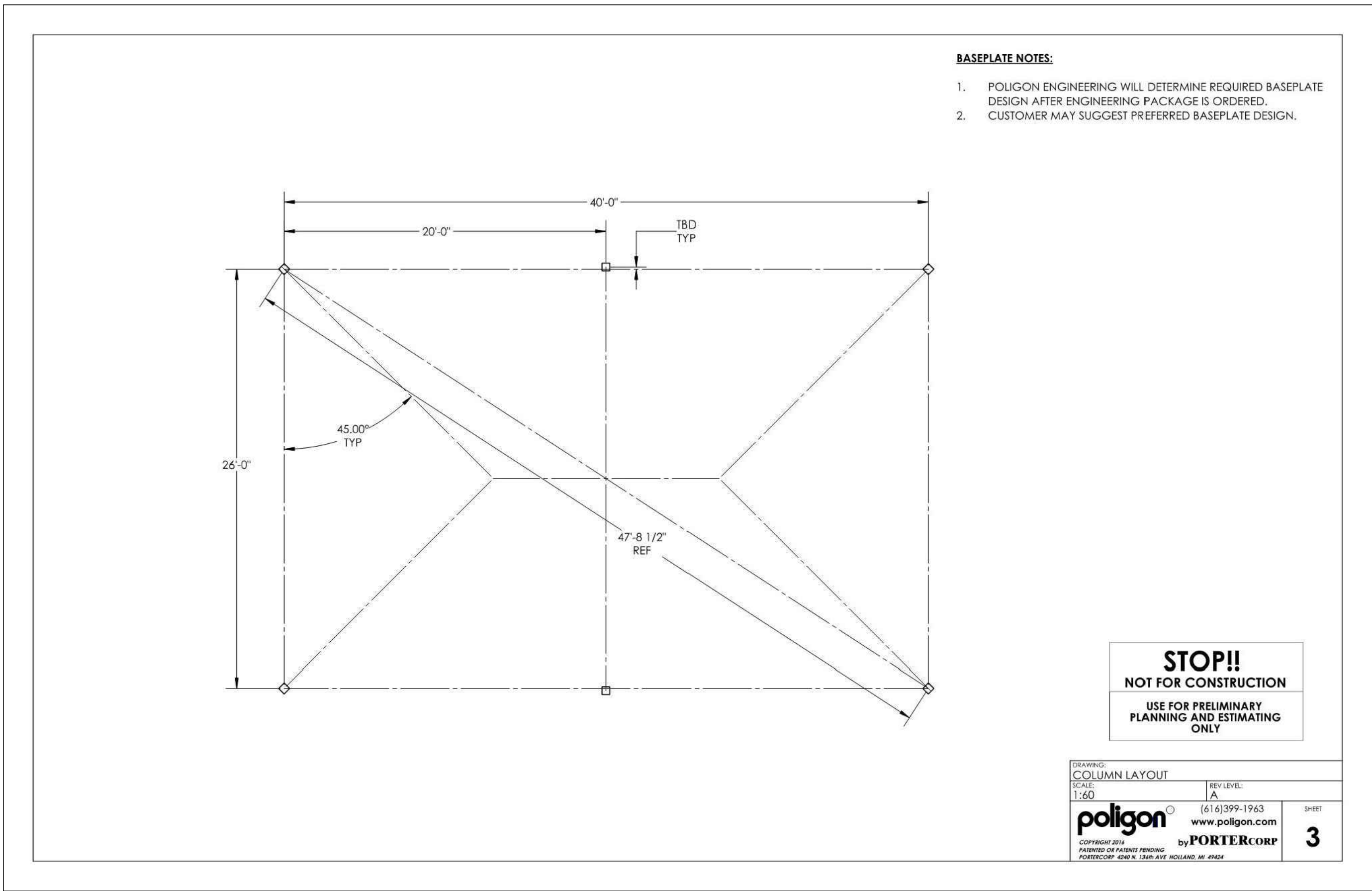
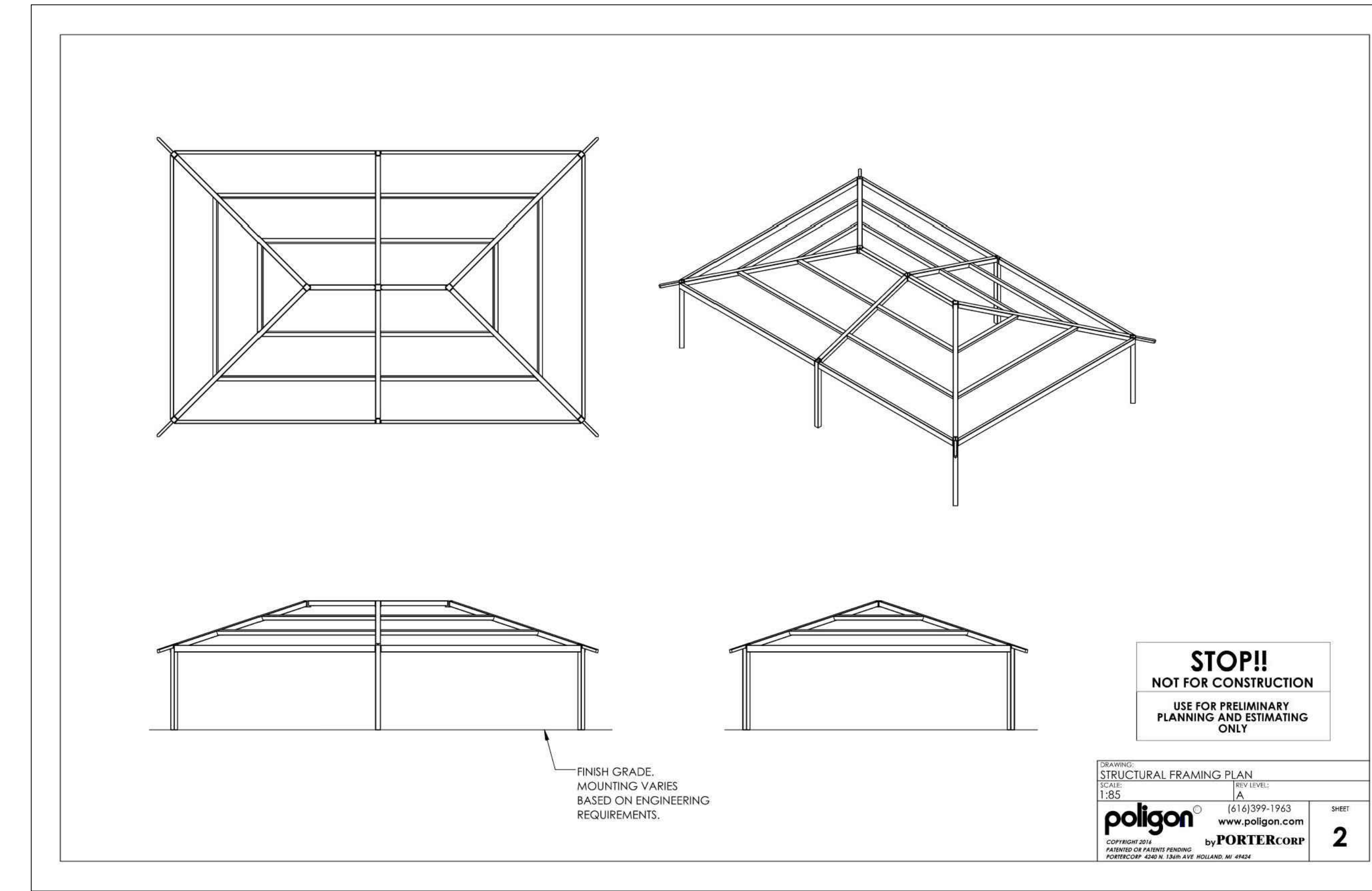
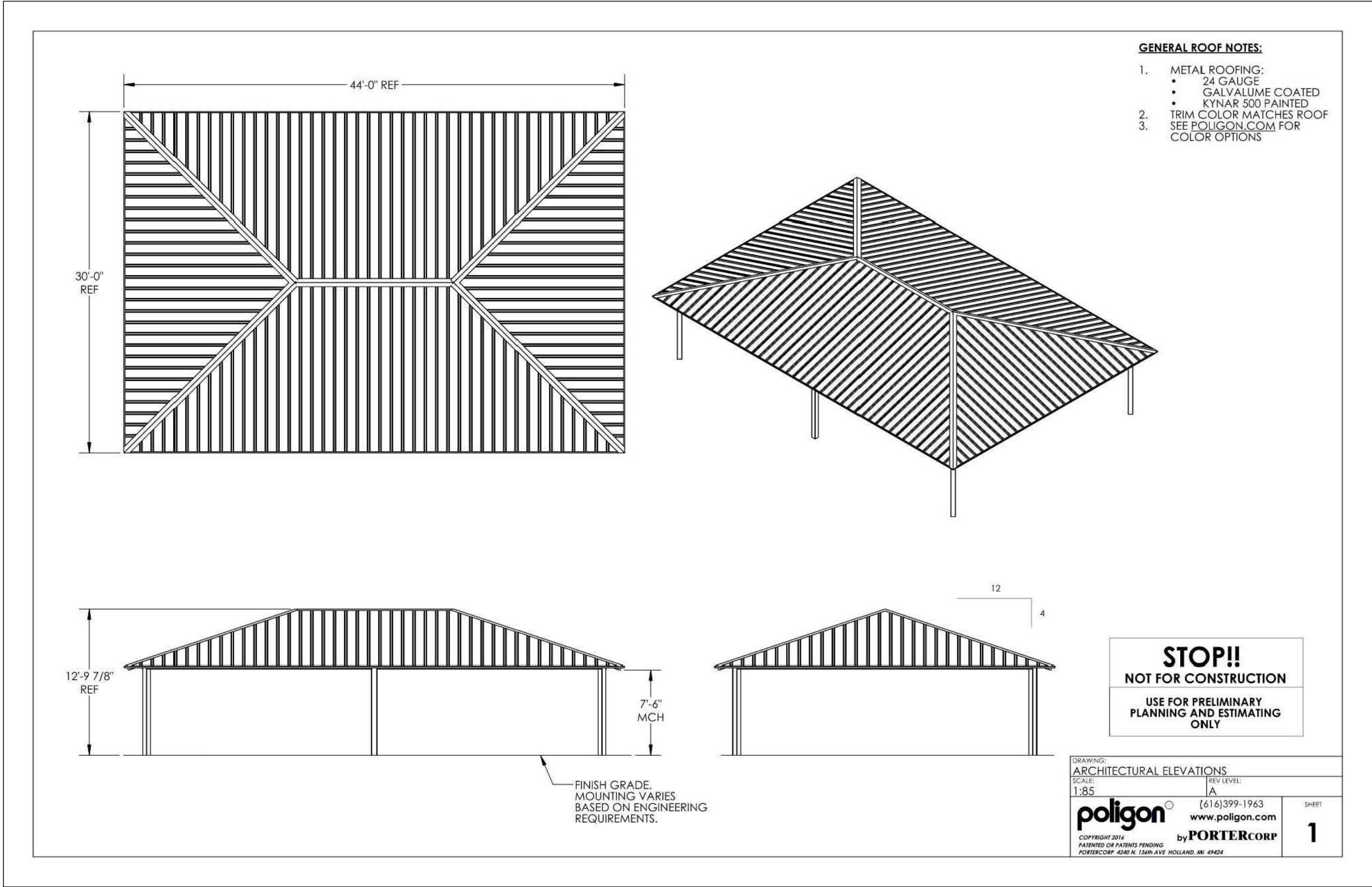
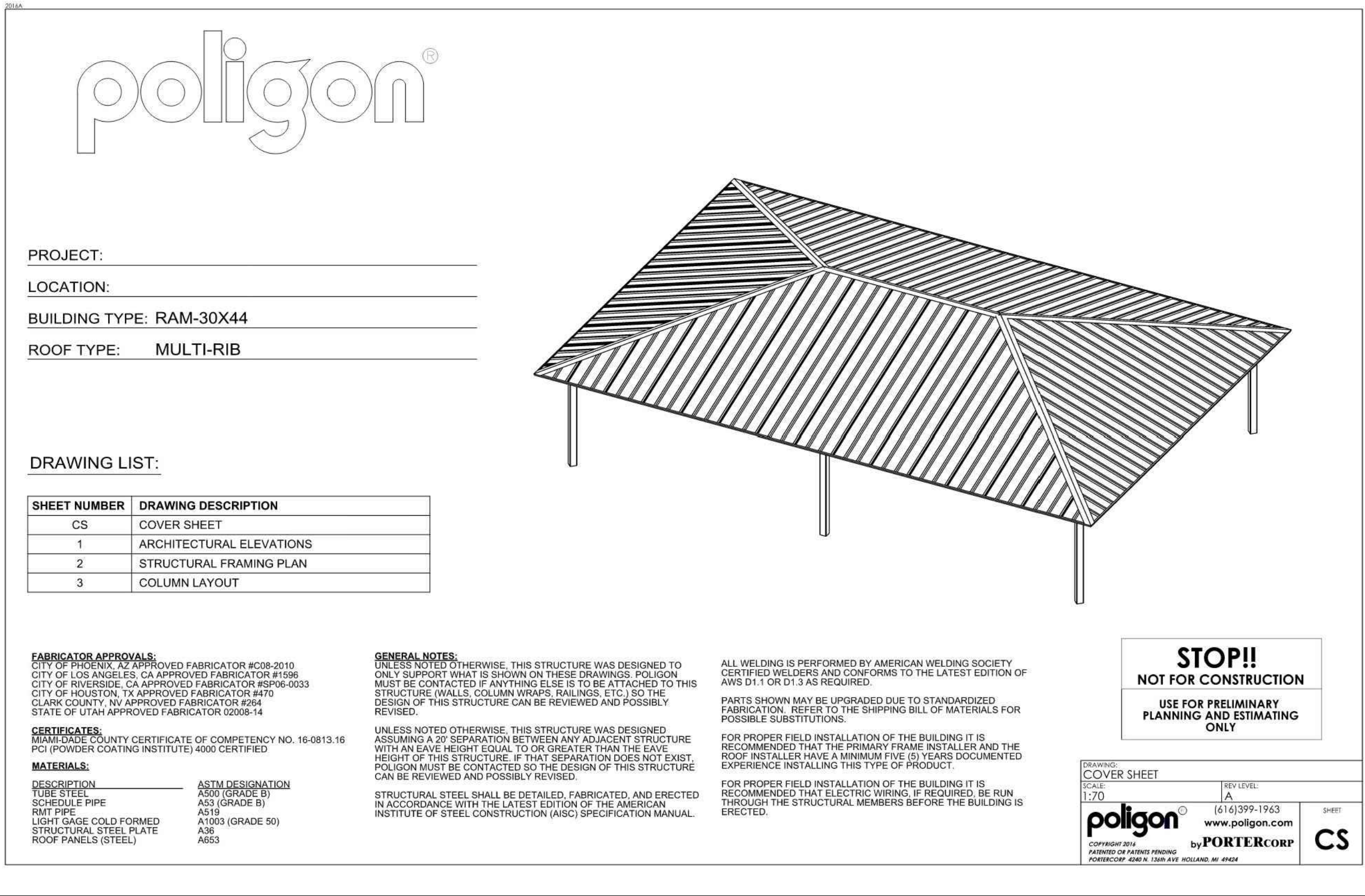
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NORTH

SHEET NUMBER
L5.2
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1 SHELTER
6" = 1'-0"





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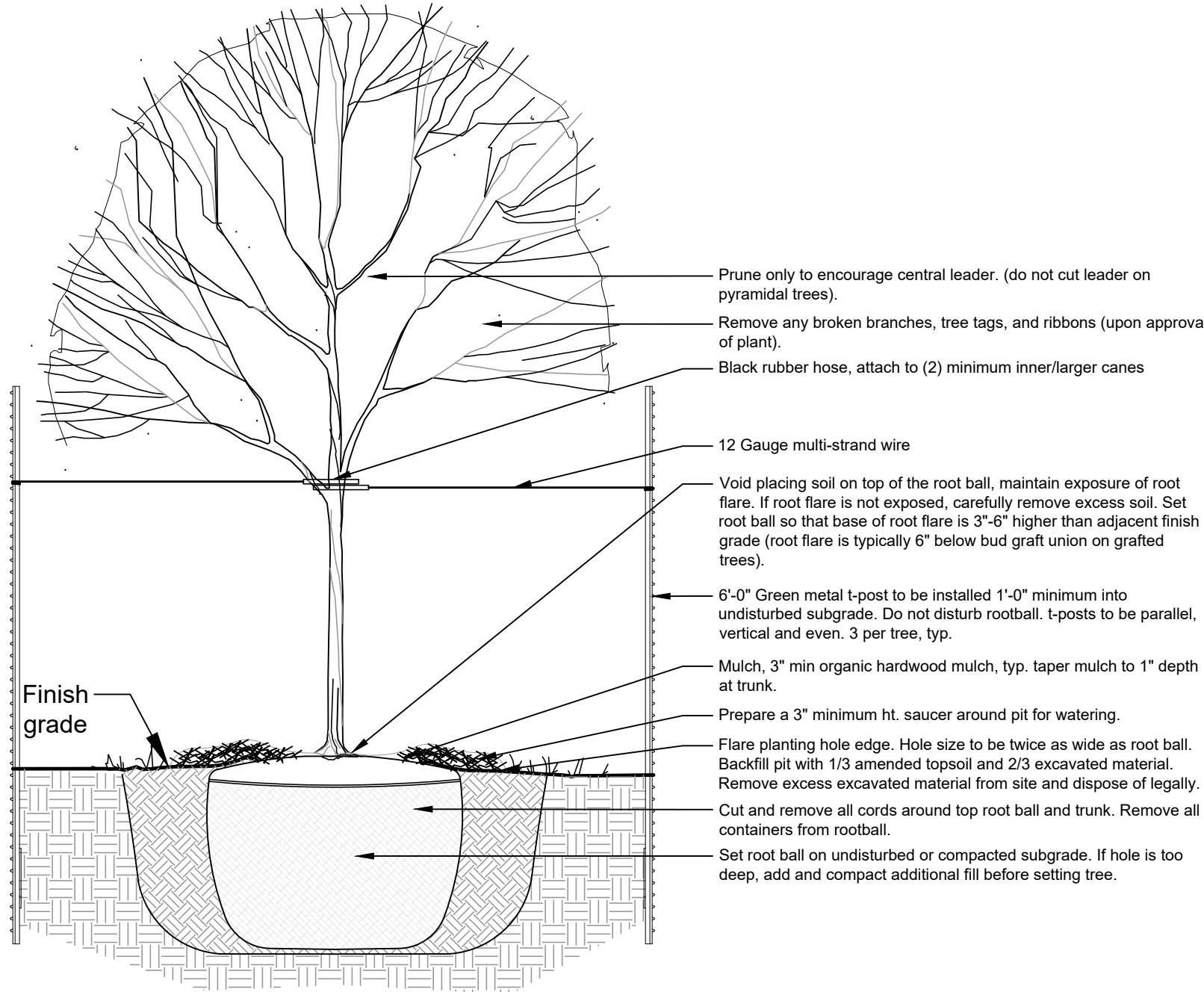
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**Meadowlark Park
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Civil Engineer
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Grayslake, Illinois 60030
T 847.223.4804

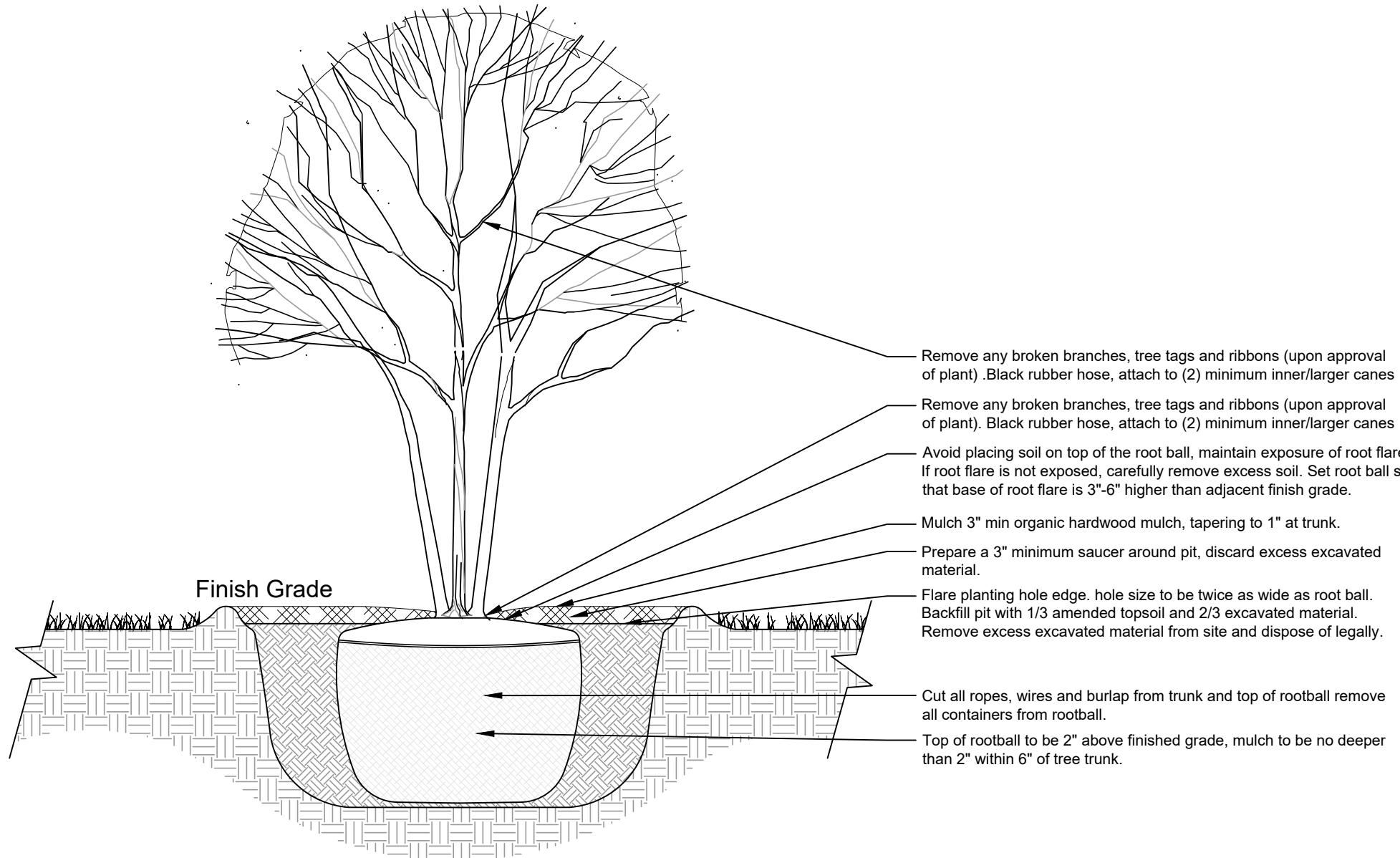
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Schererville, Indiana 46375
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Attachment: Site Plan (1502 W Northwest Hwy - PFSUB Rezone Park District)



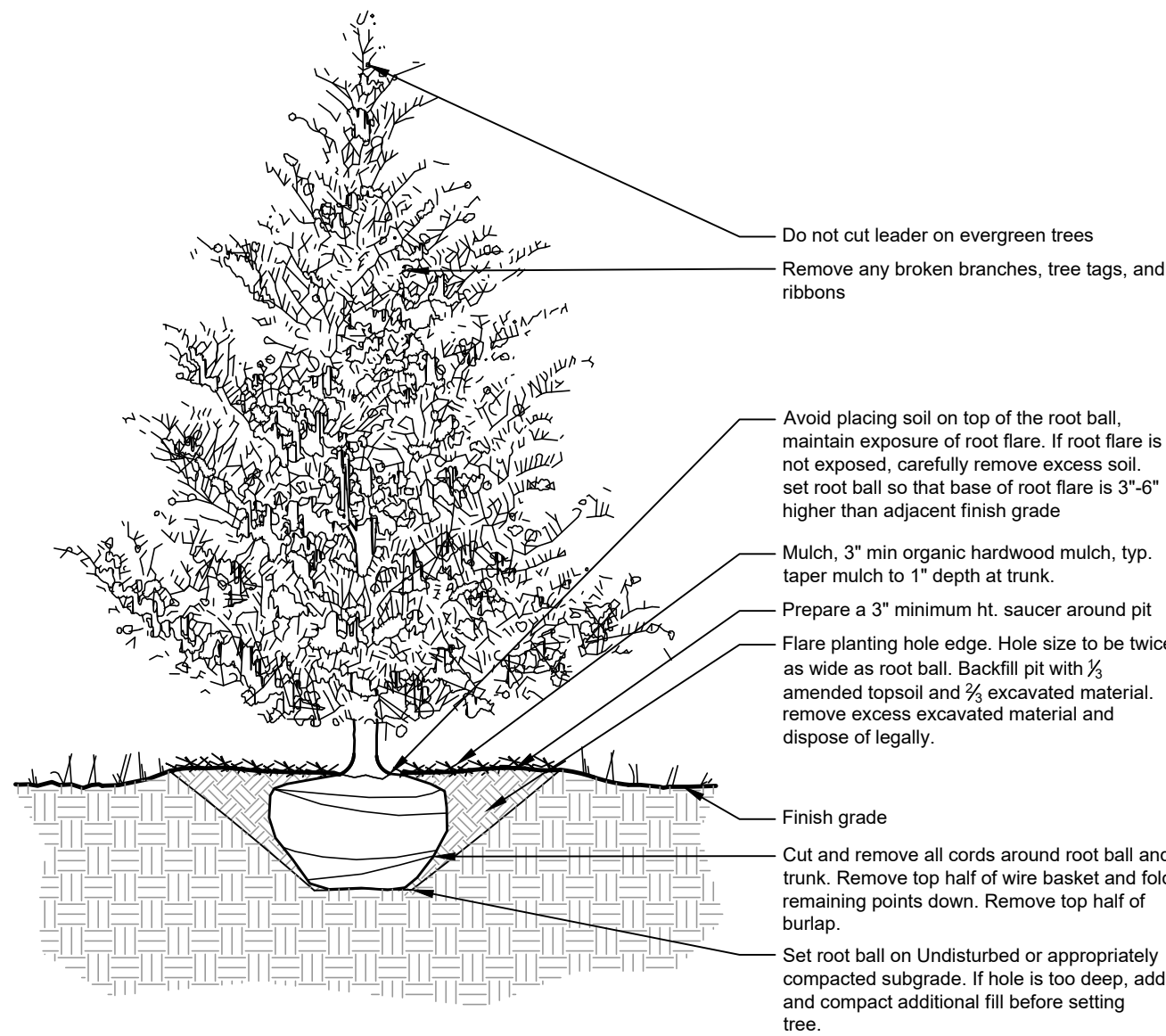
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SHADE TREE

1/2" = 1'-0"



2
ORNAMENTAL TREE PLANTING

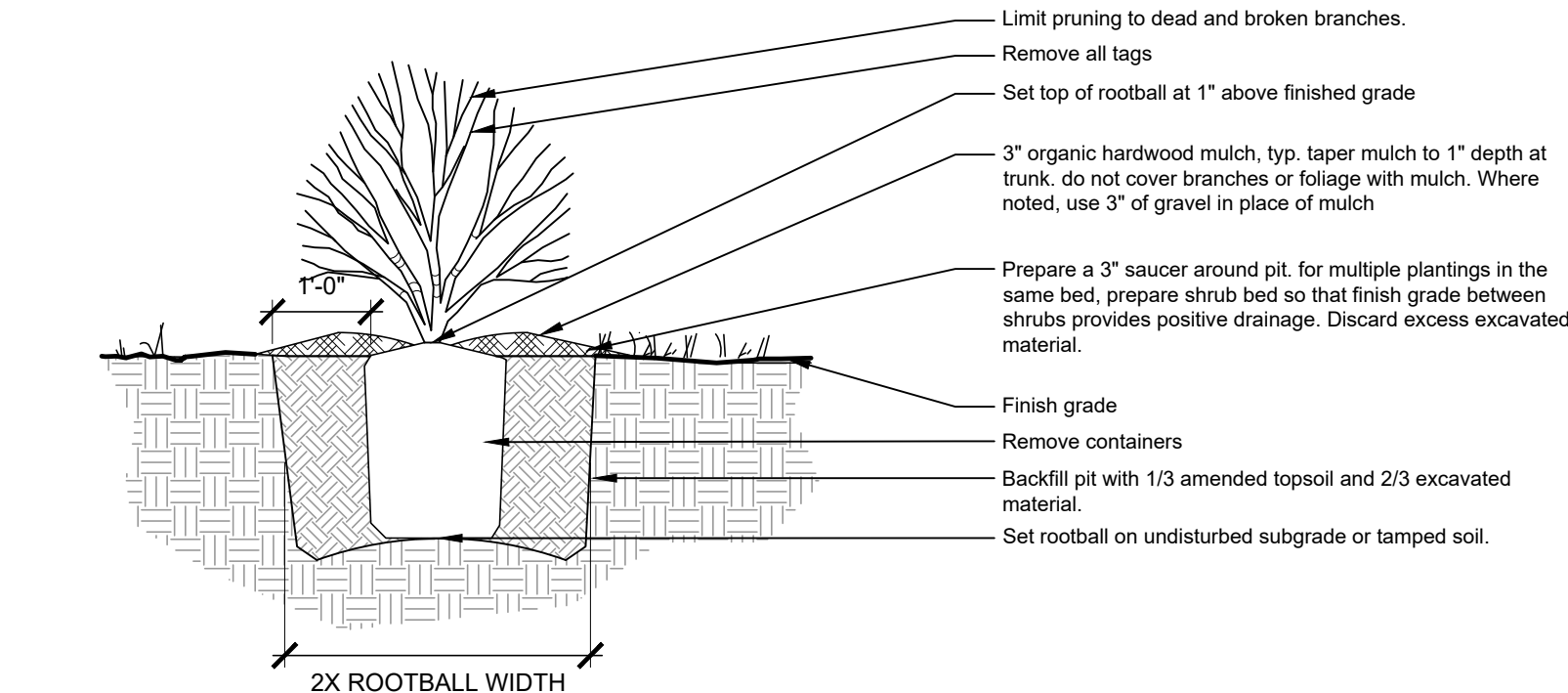
1/2" = 1'-0"



3
EVERGREEN TREE PLANTING

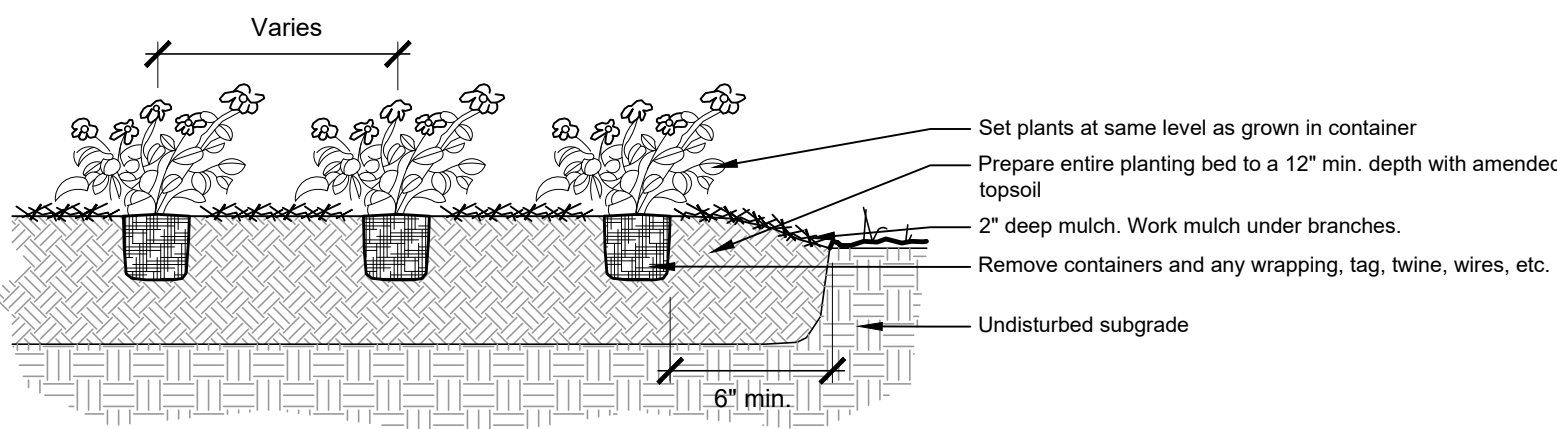
1/2" = 1'-0"

P-NN-PAL-MEAD-09



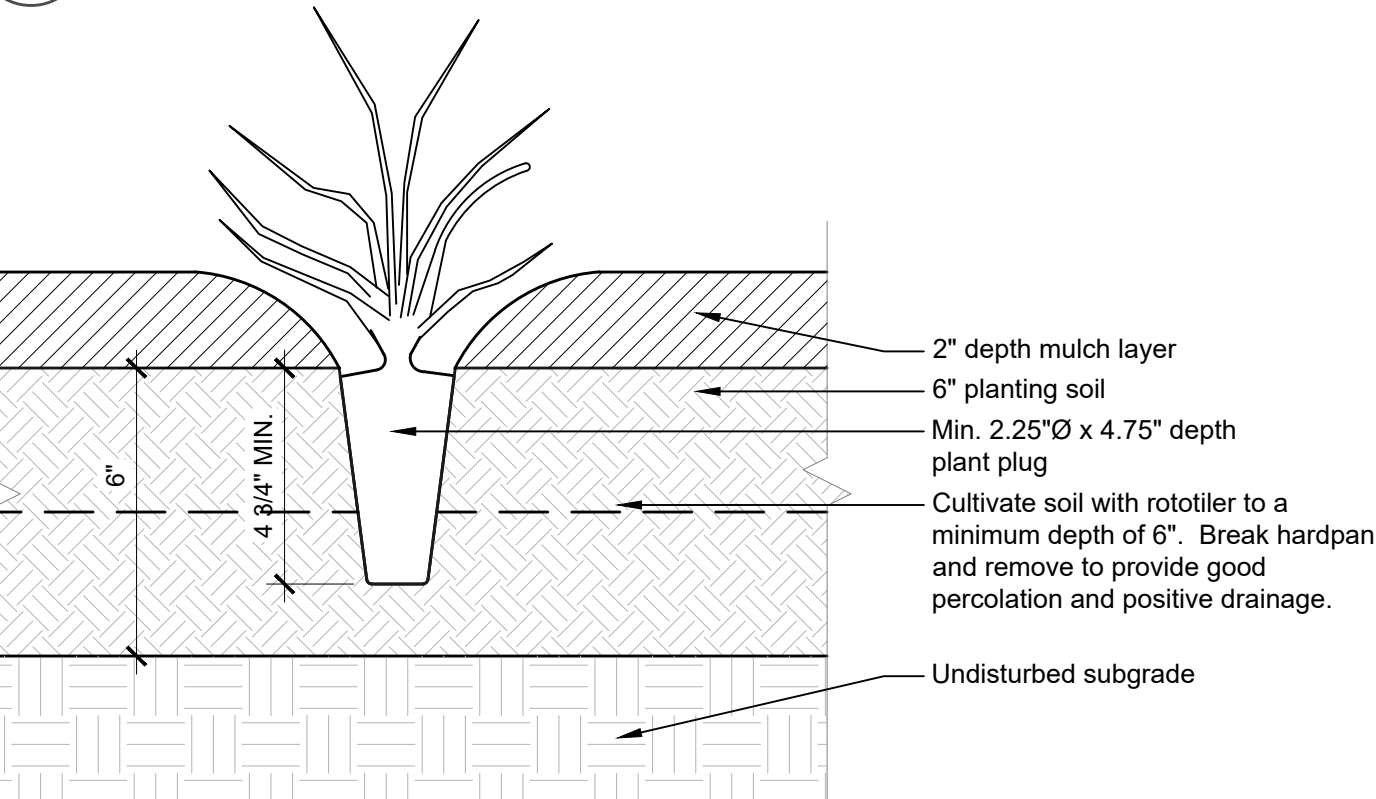
4
SHRUB PLANTING

1/2" = 1'-0"



5
PERENNIAL PLANTING

1/2" = 1'-0"



6
PLUG PLANTING

3" = 1'-0"

P-NN-PAL-MEAD-21

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Details

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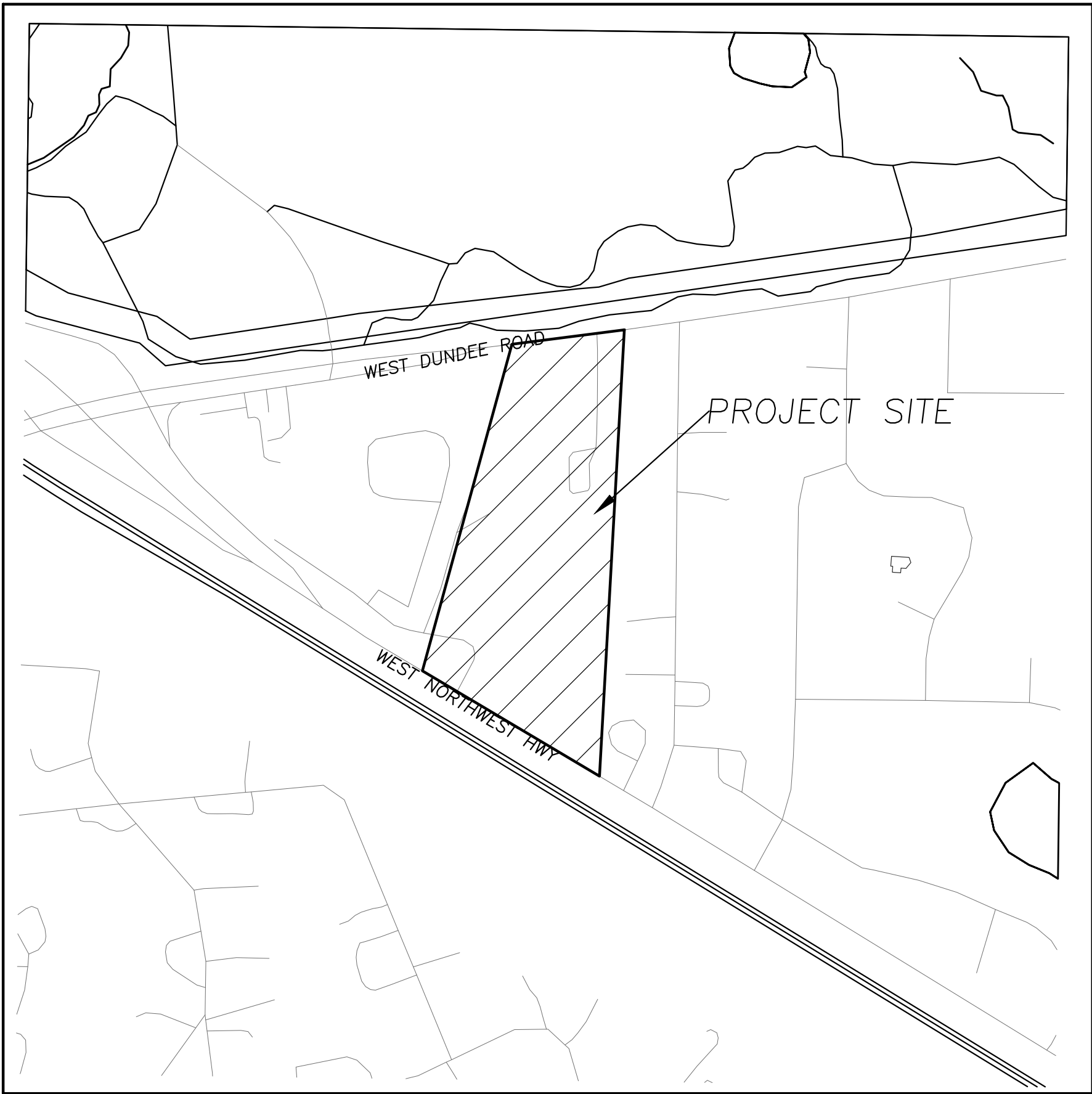
NORTH

SHEET NUMBER
L5.3

MEADOWLARK PARK

1502 W Northwest Highway

Palatine, IL 60067



SITE MAP (NTS)

CIVIL SHEET INDEX

C0.0	CIVIL COVER SHEET
C0.1	EXISTING CONDITIONS
C1.0	SITE UTILITY PLAN
C2.0	SITE GRADING AND PAVING PLAN
C3.0	SITE SOIL EROSION AND SEDIMENT CONTROL PLAN
C4.0	SITE WORK DETAILS
C4.1	SITE WORK DETAILS

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123



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Civil Engineer
Eriksson Engineering Associates
Grayslake, Illinois 60030
T 847.223.4804

Electrical Engineer
Nova Engineering PC
Schererville, Indiana 46375
T 219.865.3352

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August 2, 2023

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CIVIL COVER SHEET

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Design Development
August 2, 2023
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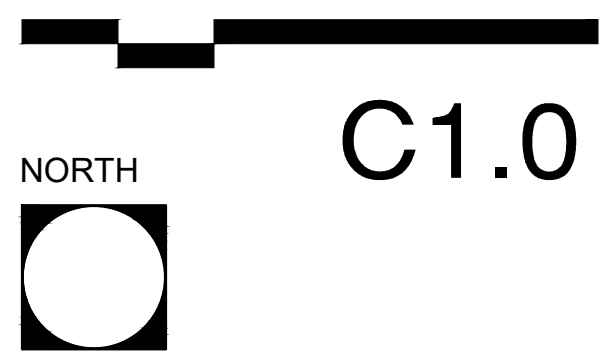
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SITE UTILITY PLAN

SCALE IN FEET



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UTILITY NOTES

- Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
- Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
- Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Soid Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation If Discrepancy Exists With These Drawings.
- Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.
- All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
- Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
- Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the completion of Construction.
- Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.
- The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
- Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.



50 0 50 100 150

Scale: 1"=50'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
	Curb Elevation	
	Gutter Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Retaining Wall Elevation	
	Swale	
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and The Village of Palatine A Minimum of 48 Hours In Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer Is Furnishing These Drawings for Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor in Accordance With The Authorities Having Jurisdiction Which Shall Include As A Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

STRUCTURE NOTES

- All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
4" Diameter Structure- 4"
5" Diameter Structure- 6"
6" Diameter Structure- 8"
- All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
- Where Structures are Shown Along the Curbside, Unless Specifically Stated Otherwise, It is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.
- All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
- For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
- All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.
- All Flared End Sections Shall Be Concrete.
- All Sanitary Manholes Shall Include a Chimney Seal.



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Suite 200A
Naperville, IL 60540
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Design Development
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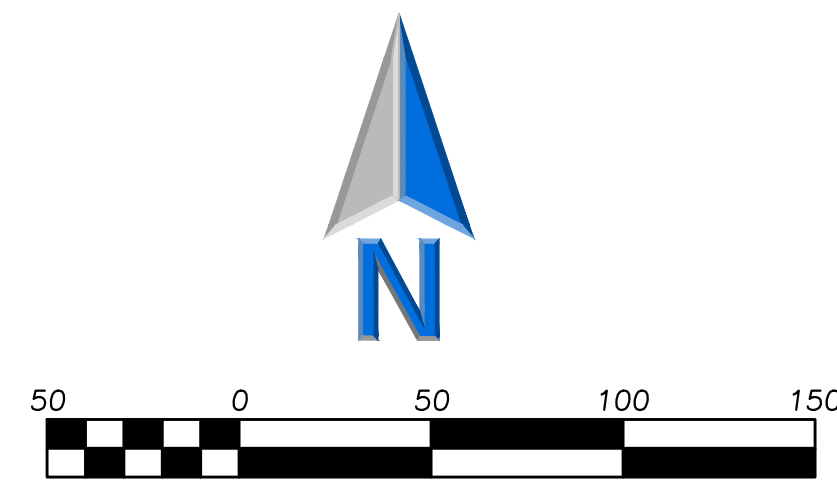
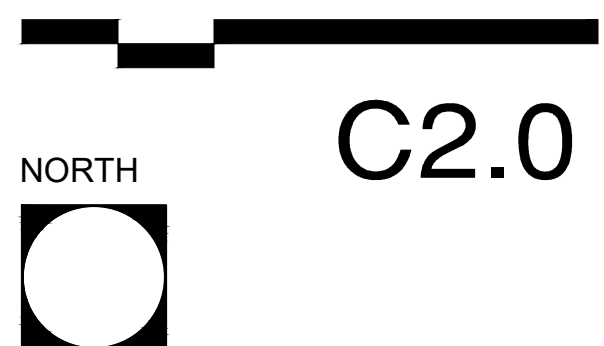
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SITE GRADING AND PAVING PLAN

SCALE IN FEET



Scale: 1"=50'

LEGEND

EXISTING	PROPOSED

GENERAL NOTES

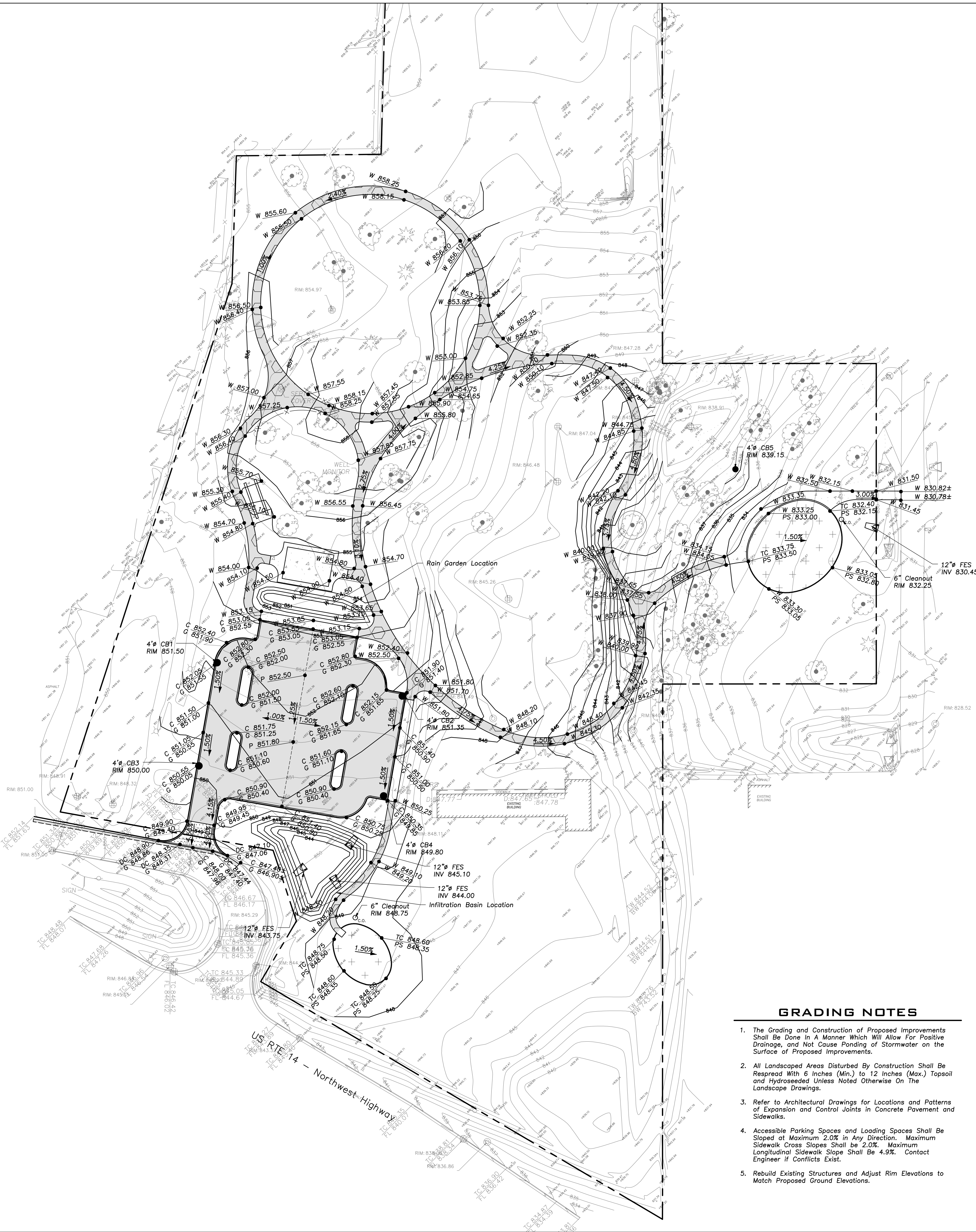
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- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and The Village of Palatine A Minimum of 48 Hours In Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer Is Furnishing These Drawings for Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings for Construction Purposes, The User Of These Drawings Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

PAVING & SURFACE LEGEND

	Asphalt Pavement Section See Landscape Architect's Plans For Section Details
	Concrete Driveway Section See Landscape Architect's Plans For Section Details
	Concrete Sidewalk Section See Landscape Architect's Plans For Section Details
	Pedestrian Asphalt Pavement Section See Landscape Architect's Plans For Section Details
	Playground Section See Landscape Architect's Plans For Section Details
	Stormwater Overland Flow Path
	Ridge Line/High Point

GRADING NOTES

- The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
- All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseded Unless Noted Otherwise On The Landscape Drawings.
- Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
- Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.
- Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.



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Park District
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Palatine, Illinois, 60067

Electrical Engineer
Nova Engineering PC
Schererville, Indiana 46375
T 219.865.3352

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SITE SOIL EROSION AND SEDIMENT CONTROL PLAN

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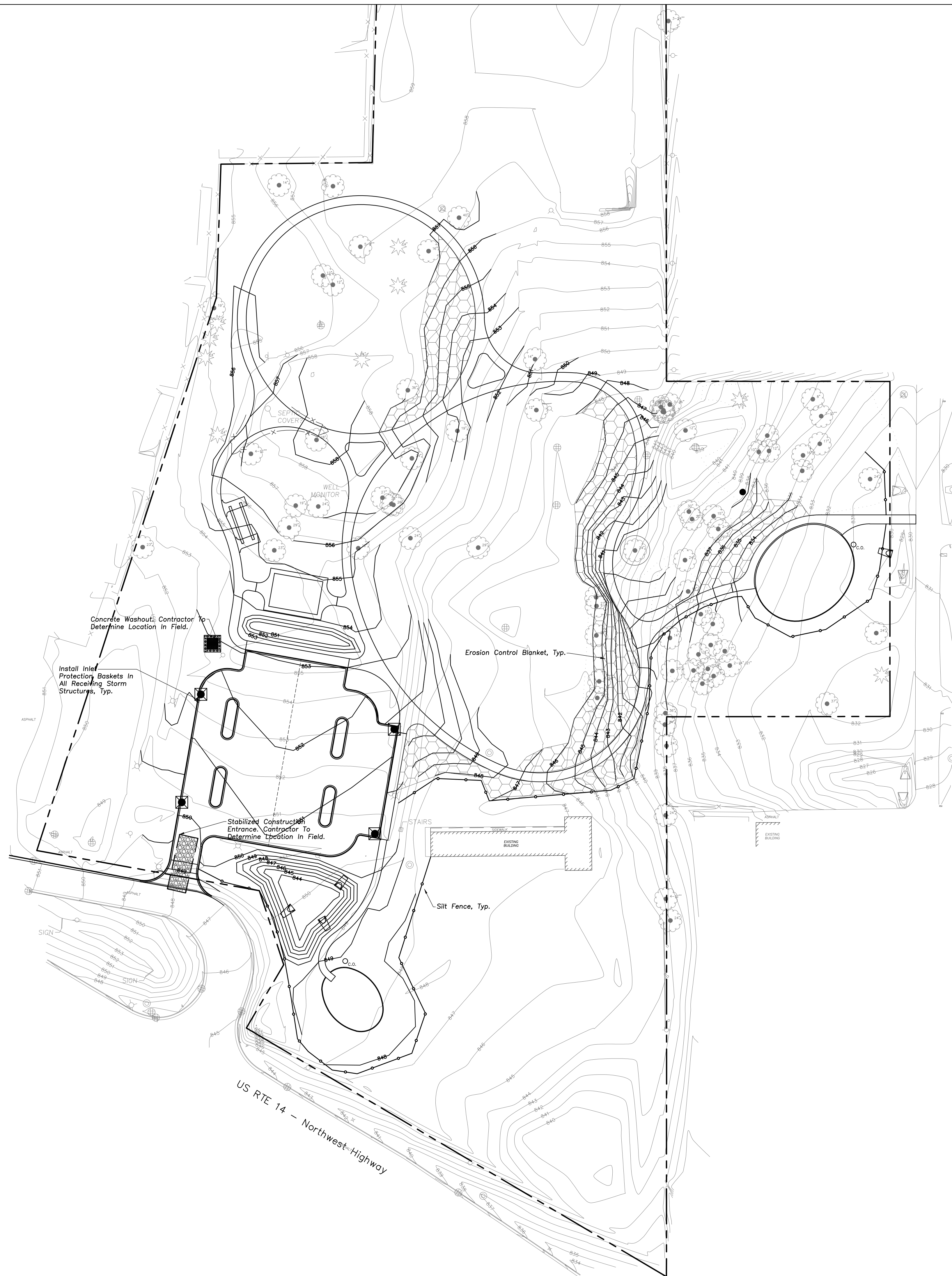
10. Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All Data Used To Comply With The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
11. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
12. Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
13. The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
14. Unless Otherwise Indicated on the Drawings, Stabilize All Erosion Prone Ground With Seed, Mulch, Erosion Control Mats, or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equivalent.
15. Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.
16. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
17. If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No LR10 and Local and County Permits.
18. Dewatering Of Excavations Shall be Performed in a Manner Such As Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.

	Silt Fence
	Erosion Control Blanket North American Green D575 Or Approved Equal
	Catch-All, Pork Chop Sedguard (or equal) Paved or Existing Stabilized Areas

1. Install Stabilized Construction Entrance
2. Install All Downslope and Slopeside Perimeter Controls Before Commencement of Any Ground Disturbing Activity.
3. Do Not Disturb Areas Until It is Necessary For Construction To Proceed.
4. Cover and Stabilize Disturbed Areas As Soon As Possible. When Practical, Time Construction Activities To Limit Impacts From Wind-blown Sediment and Other Events.
5. Construct Sedimentation Basins and Structures.
6. Perform Grading Operations and Installation of Site Infrastructure and Pavement.
7. Install Permanent Vegetation and Plantings.
8. Remove Accumulated Sediment From Basins and Along Site Fence.
9. Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.
11. Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.



1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That Such Utilities May Differ From Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately if Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
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7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction, The Contractor Shall Verify This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Structures, If Structures Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As A Minimum All Detention Basins and Best Management Practices, Include All Storm Water Management Structures, Locations, Sizes, Rim and Invert Elevations, Flow, Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
10. The Illinois Department of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Erection And Paving Work Under This Contract Unless Noted Otherwise.





22 E. Chicago Avenue
Suite 200A
Naperville, IL 60540
T 630.961.1787
hitchcockdesigngroup.com

PREPARED FOR
**Palatine
Park District**

250 East Wood Street,
Palatine, Illinois, 60067

PROJECT
**Meadowlark Park
Final Design
Phase One**

1502 W Northwest Highway,
Palatine,
Illinois, 60067
CONSULTANTS
Civil Engineer
Eriksson Engineering Associates
Grayslake, Illinois 60030
T 847.223.4804

Electrical Engineer
Nova Engineering PC
Schererville, Indiana 46375
T 219.865.3352

Design Development
August 2, 2023

REVISIONS

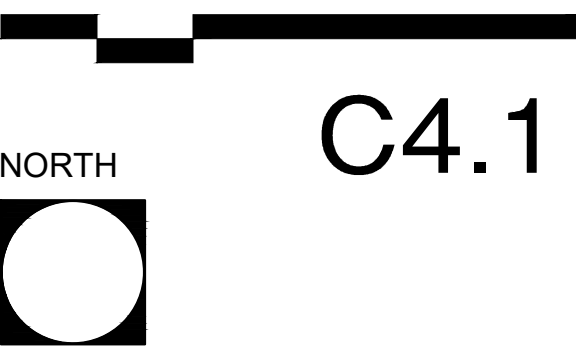
No	Date	Issue

CHECKED BY
BJA

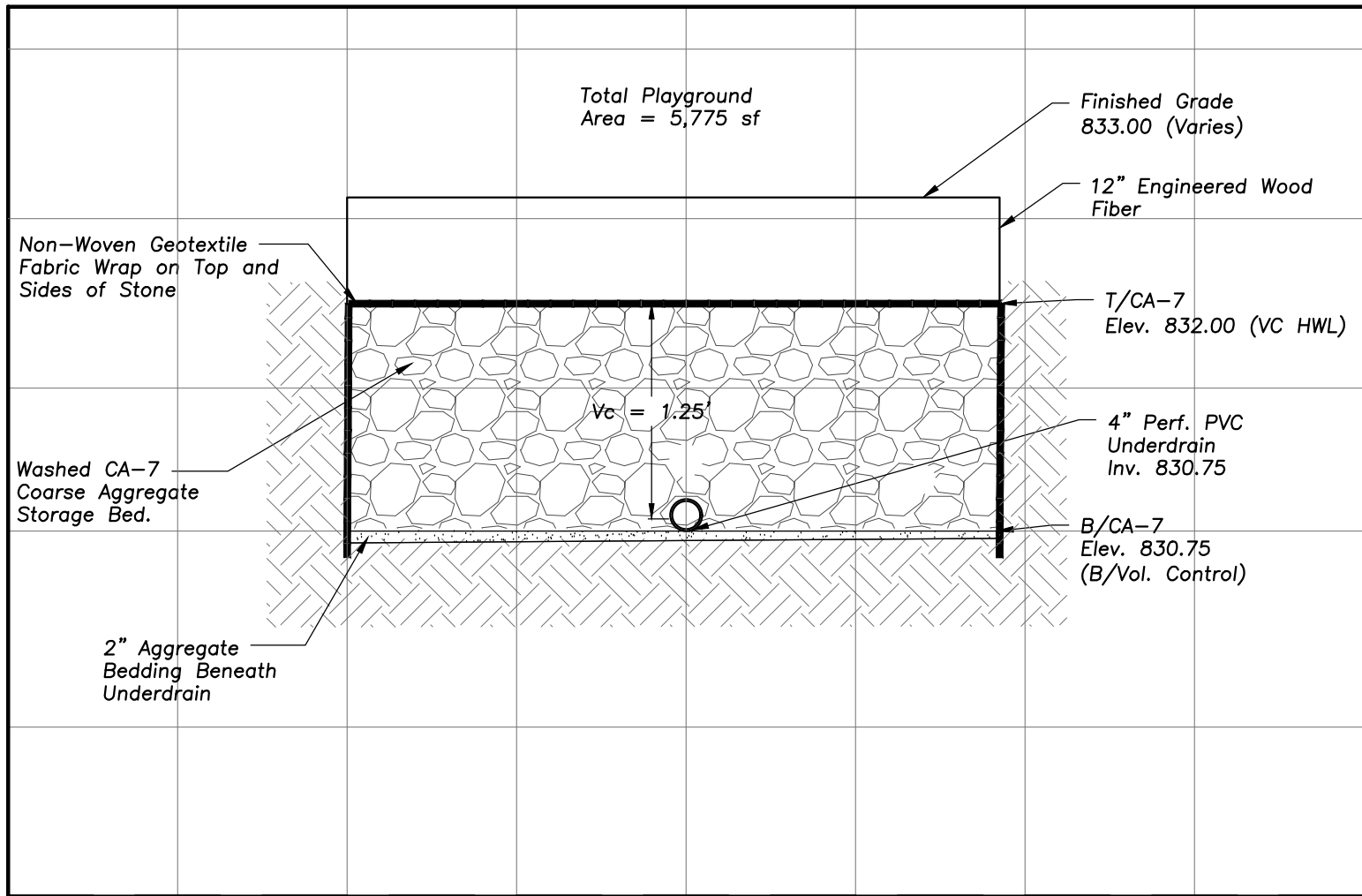
DRAWN BY
CMS

SITE WORK DETAILS

SCALE IN FEET

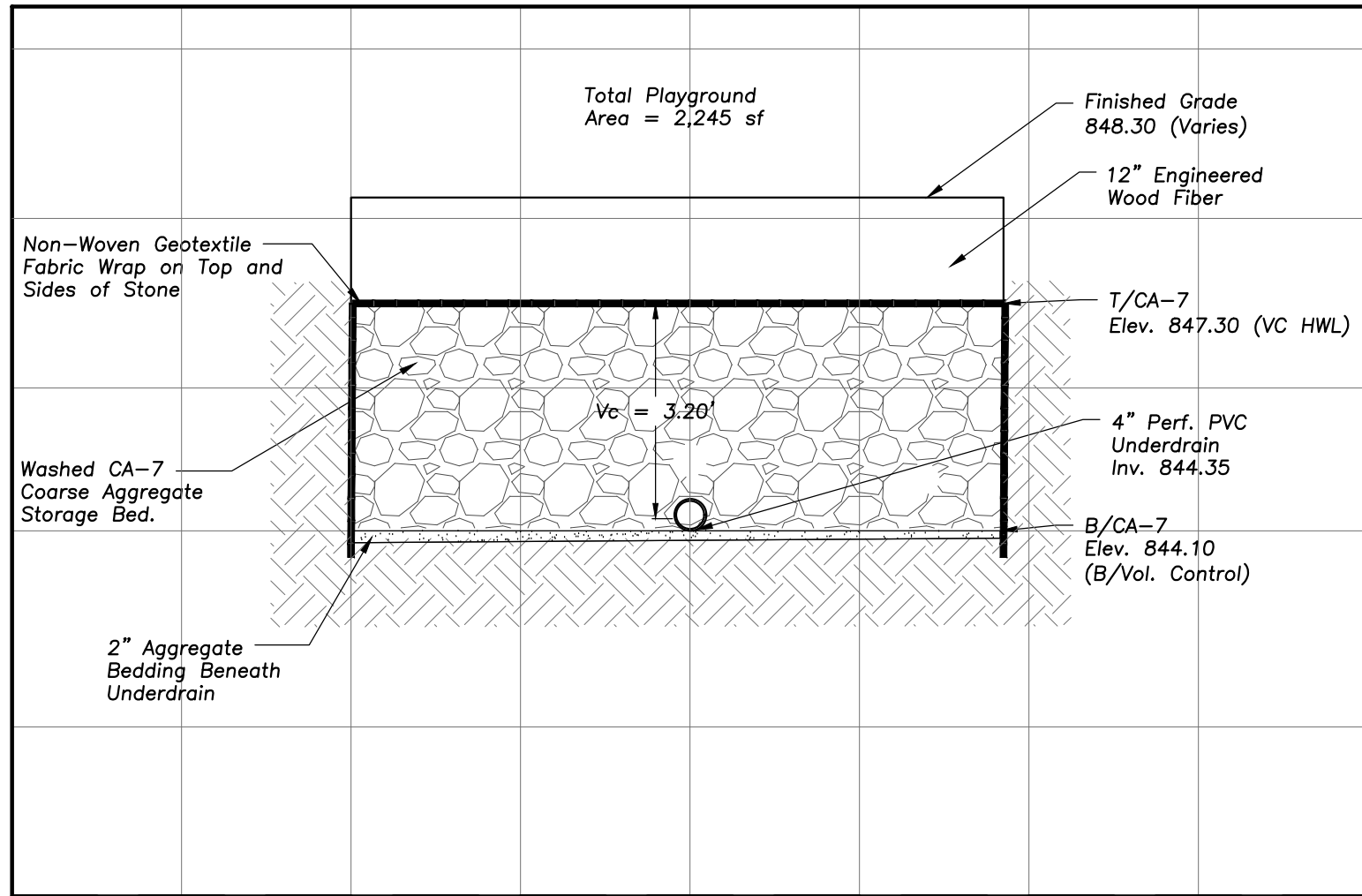


C4.1



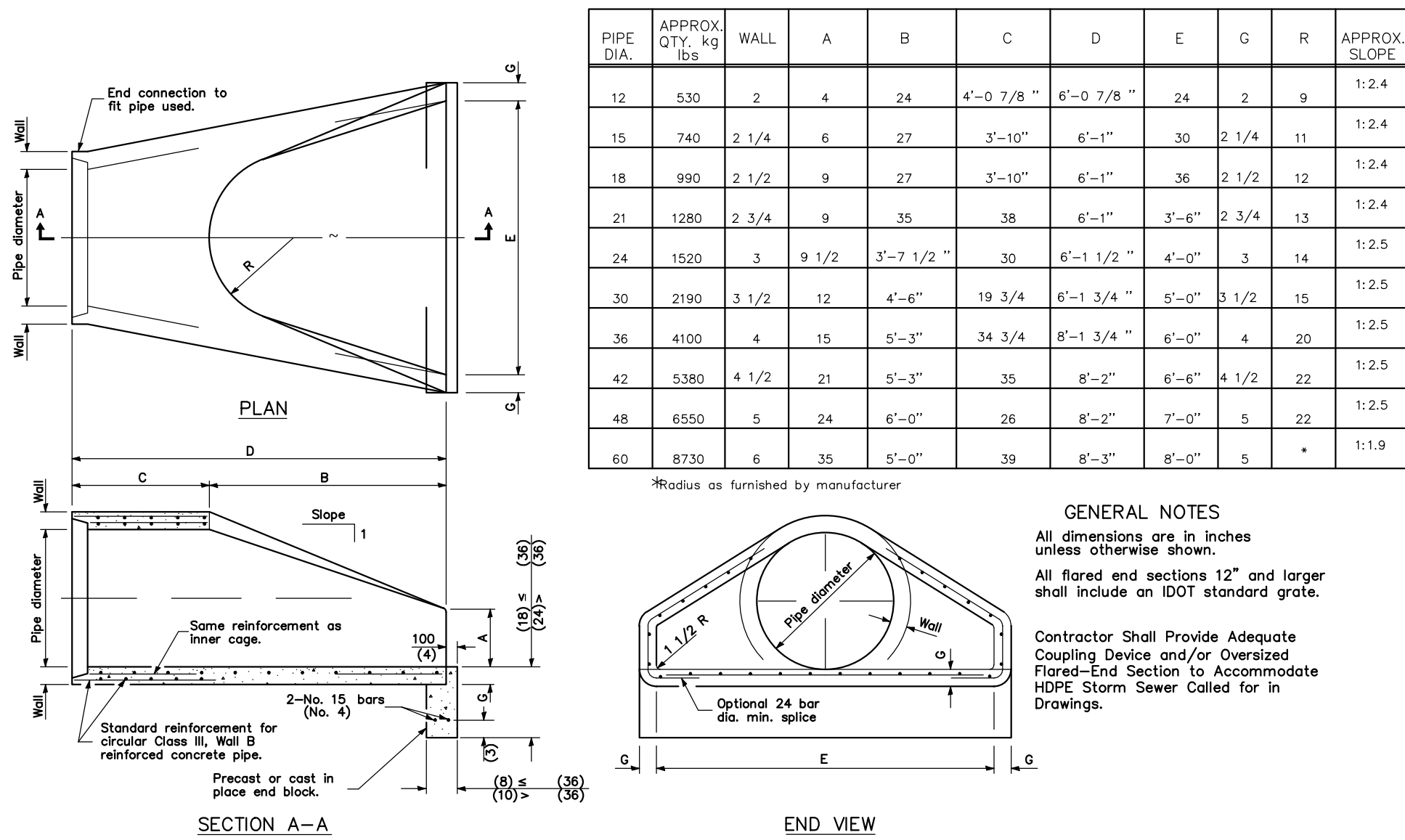
Volume Type	Porosity	Storage Volume	Volume Provided
Pipe Storage	1.00	$1.00 \times A_p \times L \times 0.50$	7 cf
Course Agg. (Above)	0.36	$0.36 \times V_c \times \text{Area} \times 0.50$	1,300 cf
		Total	1,307 cf

**VOLUME CONTROL BMP EAST
PLAYGROUND
(TYPICAL SECTION)
(N.T.S.)**



Volume Type	Porosity	Storage Volume	Volume Provided
Pipe Storage	1.00	$1.00 \times A_p \times L \times 0.50$	4 cf
Course Agg. (Above)	0.36	$0.36 \times V_c \times \text{Area} \times 0.50$	1,293 cf
		Total	1,297 cf

**VOLUME CONTROL BMP SOUTH
PLAYGROUND
(TYPICAL SECTION)
(N.T.S.)**



**PRECAST REINFORCED
CONCRETE FLARED END SECTION**



22 E. Chicago Avenue
Suite 200A
Naperville, IL 60540
T 630.961.1787
hitchcockdesigngroup.com

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**Palatine
Park District**

250 East Wood Street,
Palatine, Illinois, 60067

PROJECT
**Meadowlark Park
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1502 W Northwest Highway,
Palatine,
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T 847.223.4804

Electrical Engineer
Nova Engineering PC
Schererville, Indiana 46375
T 219.865.3352

Attachment: Site Plan (1502 W Northwest Hwy - PFSUB Rezone Park District)

Design Development
August 2, 2023

REVISIONS

No	Date	Issue

CHECKED BY
BJA

DRAWN BY
CMS

MWRI
DEVELOPMENT ARE,

SCALE IN FEET

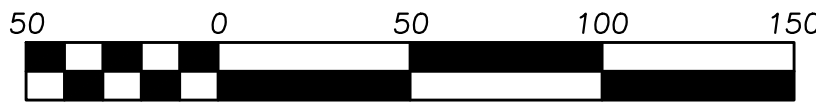
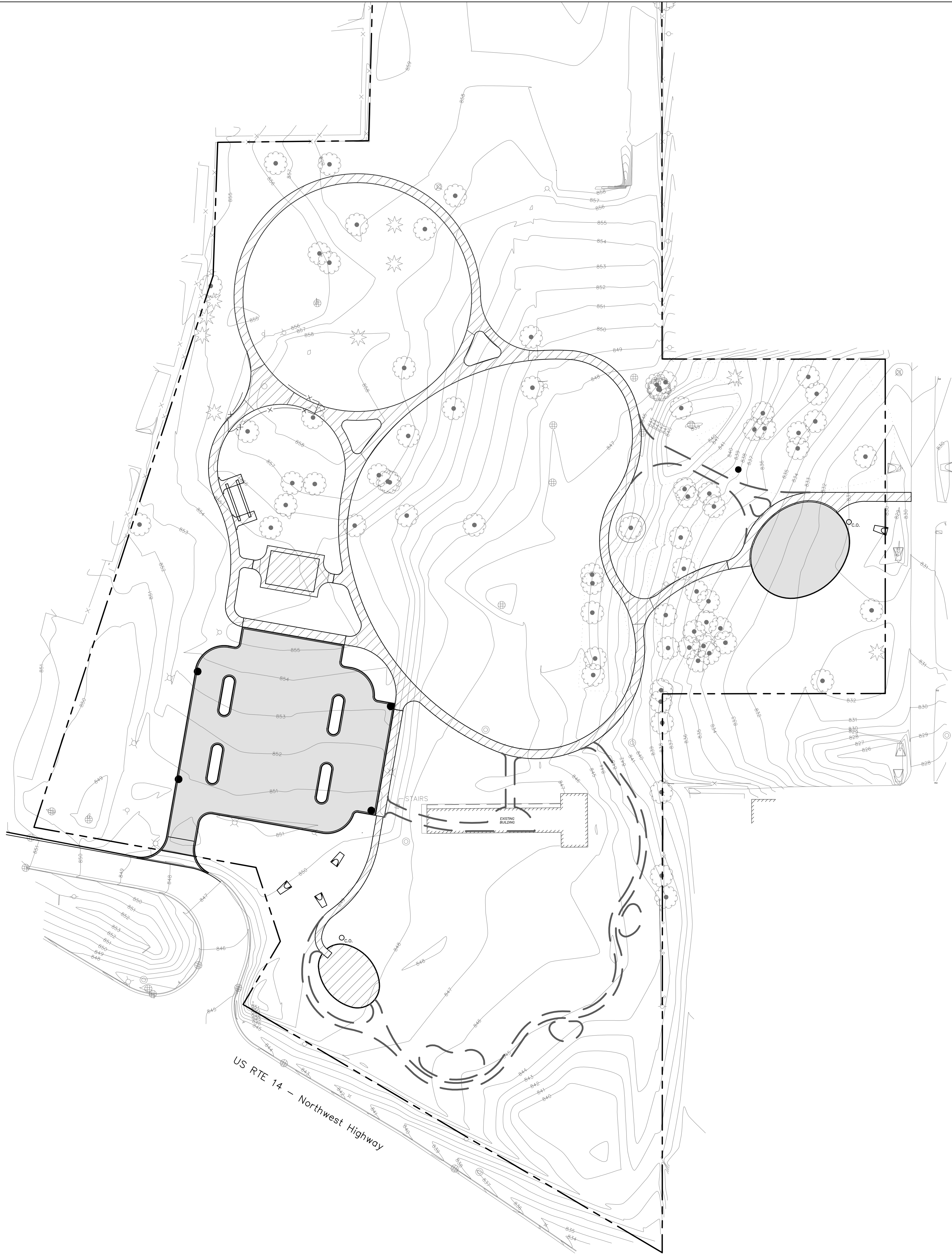


NORTH



CEX01

©2023 Hitchcock Design Group



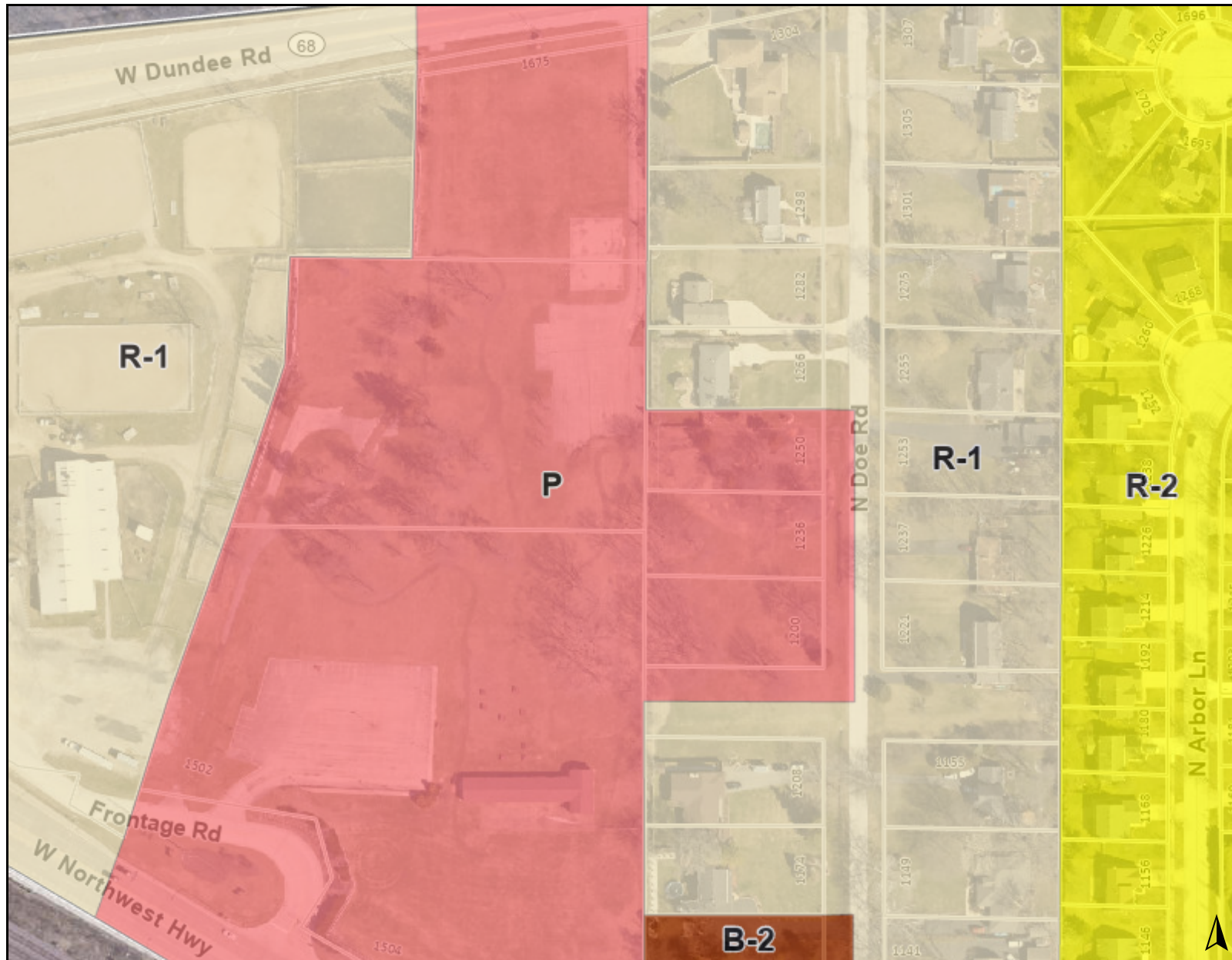
Scale: 1"=50'

LEGEND

- Development Area
0.77 Acres 2023 Project
0.17 Acres Deferred From 2019 Project
Total: 0.94 Acres
- Open Space Area
0.64 Acres

STORMWATER

Detention
Impervious Area 2023: 0.64 Acres
C = 0.90
Impervious Area 2019: 0.17 Acres
C = 0.90
Engineered Wood Fiber: 0.13 Acres
C = 0.45
Detention Required: 0.44 ac-ft
Detention Provided: 0.50 ac-ft
Volume Control
1" per sf of Impervious Surface Within
Development Area For Current Project =
0.64 ac/12 = 0.053 ac-ft
Volume Control Required: 0.053 ac-ft
Volume Control Provided: 0.060 ac-ft

**Legend**

Zoning and Development

Zoning

- P: Planned Unit Development
- R-1: Single Family
- R-2: Single Family
- B-2: General Business

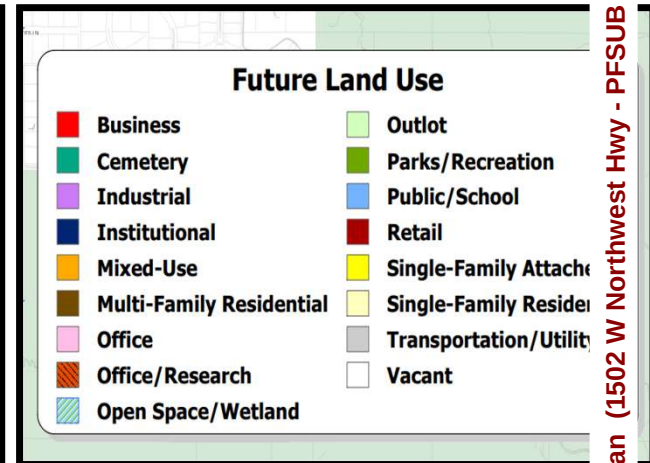
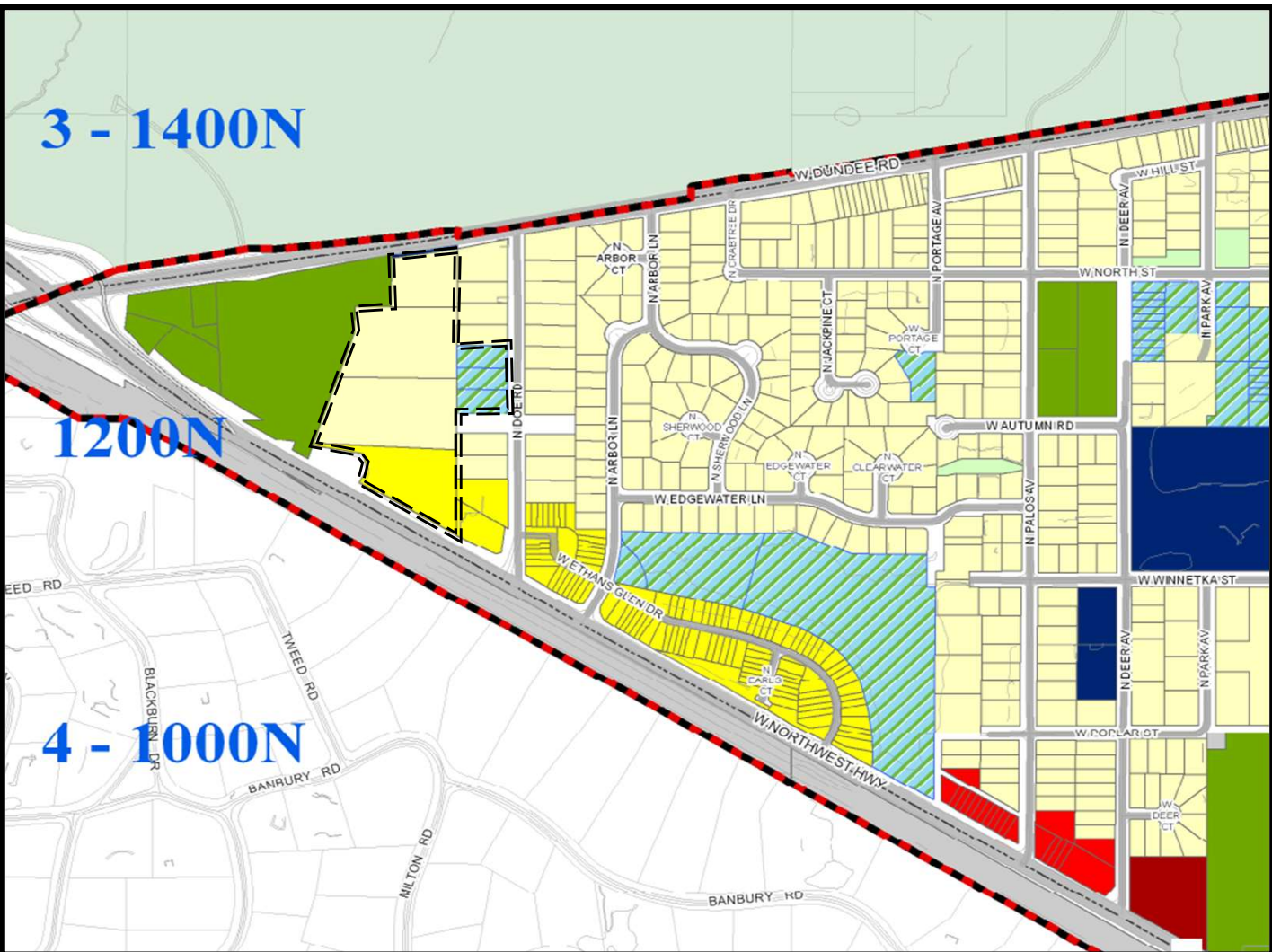
0 300 600
ft

Print Date: 12/6/2023

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.

1502 W. Northwest Highway - Future Land Use Map – Comprehensive Plan



PARCEL 1: LOTS 5, 6 AND 7 IN DEER GROVE SUBDIVISION BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1955 AS DOCUMENT 16404903 AND RE-RECORDED JUNE 15, 1956 AS DOCUMENT NUMBER 16611364, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8 AND 50.4 FEET SOUTH (AS MEASURED ALONG SAID EAST LINE) OF THE CENTERLINE OF DUNDEE ROAD; THENCE SOUTH 80 DEGREES 12 MINUTES 20 SECONDS WEST ALONG A LINE 50.00 FEET SOUTHERLY (AS MEASURED AT RIGHT ANGLES) OF AND PARALLEL WITH THE CENTERLINE OF DUNDEE ROAD, A DISTANCE OF 261.26 FEET; THENCE NORTH 1 DEGREE 31 MINUTES 20 SECONDS WEST, A DISTANCE OF 15.97 FEET TO THE SOUTHERLY LINE OF DUNDEE ROAD AS PER CIRCUIT CONDEMNATION CASE NUMBER 67L15015; THENCE NORTH 79 DEGREES 16 MINUTES 11 SECONDS EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 17.26 FEET TO THE INTERSECTION LINE OF SAID SOUTHERLY LINE AND PARALLEL WITH THE CENTERLINE OF DUNDEE ROAD; THENCE NORTH 80 DEGREES 12 MINUTES 20 SECONDS EAST ALONG THE SAID PARALLEL LINE, A DISTANCE OF 178.76 FEET TO THE SAID EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER; THENCE SOUTH ALONG SAID EAST LINE 17.26 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, 1,020.74 FEET NORTH OF THE INTERSECTION OF THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8 AFORSAID WITH THE NORTHERLY LINE OF NORTHWEST HIGHWAY (ACCORDING TO 113031 RECORDED JULY 8, 1932; THENCE CONTINUING NORTH ALONG SAID EAST LINE 251.71 FEET TO THE SOUTH LINE OF DUNDEE ROAD (IN DEER GROVE SUBDIVISION); THENCE SOUTH 80 DEGREES, 12 MINUTES, 20 SECONDS WEST ALONG A LINE 50.00 FEET SOUTHERLY OF (MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE CENTERLINE OF DUNDEE ROAD, 261.26 FEET; THENCE SOUTH 01 DEGREES 31 MINUTES 20 SECONDS WEST 207.34 FEET; THENCE DUE EAST 262.96 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, 715.74 FEET NORTH OF THE INTERSECTION OF THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8 AFORESAID, WITH THE NORTHERLY LINE OF NORTHWEST HIGHWAY (ACCORDING TO DOCUMENT 11113031 RECORDED JULY 8, 1932); THENCE CONTINUING NORTH 305.0 FEET; THENCE WEST 262.96 FEET; THENCE SOUTH 89 DEGREES, 29 MINUTES, 40 SECONDS WEST, 135.38 FEET; THENCE SOUTH 02 DEGREES 03 MINUTES 40 SECONDS WEST 119.44 FEET; THENCE SOUTH 17 DEGREES 59 MINUTES 40 SECONDS WEST 193.94 FEET; THENCE DUE EAST 465.54 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE NORTHWEST HIGHWAY (ACCORDING TO DOCUMENT 11113031 RECORDED JULY 8, 1932) AND THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8 AFORESAID; THENCE NORTH ALONG SAID EAST LINE OF THE NORTHWEST HIGHWAY TO THE INTERSECTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8 A DISTANCE OF 715.74 FEET; THENCE WEST 462.54 FEET; THENCE SOUTH 17 DEGREES 59 MINUTES 40 SECONDS WEST 388.86 FEET FOR THE NORTHERLY LINE OF THE NORTHWEST HIGHWAY AFORESAID; THENCE SOUTH 59 DEGREES, 18 MINUTES, 17 SECONDS EAST, ALONG SAID NORTHERLY LINE 677.61 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PORTION CONVEYED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES IN ORDER DATED JUNE 12, 2001 IN CASE NO. 01L-050247, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8, AS STAKED AND OCCUPIED, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTHWEST HIGHWAY (U.S. ROUTE 14) RECORDED JULY 8, 1932 AS DOCUMENT 11113031; THENCE ON AS AN ASSUMED BEARING OF NORTH 59 DEGREES 12 MINUTES 08 SECONDS WEST ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTHWEST HIGHWAY (U.S. ROUTE 14), A DISTANCE OF 677.83 FEET (677.61 FEET RECORDED) TO THE SOUTHWEST CORNER OF THE GRANTOR'S PROPERTY. THENCE NORTH 17 DEGREES 56 MINUTES 48 SECONDS EAST ALONG THE GRANTOR'S WESTERLY PROPERTY LINE, A DISTANCE OF 61.15 FEET; THENCE SOUTH 79 DEGREES 42 MINUTES 12 SECONDS EAST, 202.41 FEET; THENCE SOUTH 18 DEGREES 15 MINUTES 20 SECONDS EAST, 69.73 FEET; THENCE SOUTH 30 DEGREES 37 MINUTES 01 SECOND WEST, 456.62 FEET; THENCE SOUTH 59 DEGREES 22 MINUTES 44 SECONDS EAST, A DISTANCE OF 636.71 FEET OF THE EAST LINE OF THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8, AS STAKED AND OCCUPIED; THENCE SOUTH 00 DEGREES 02 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8, AS STAKED AND OCCUPIED, A DISTANCE OF 23.92 FEET OF THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) S.S. THIS IS TO CERTIFY THAT _____ ARE THE
PROPERTY OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT THEY HAVE CAUSED
THE SAID PROPERTY TO BE SURVEYED AND CONSOLIDATED AS SHOWN HEREON, FOR THE
USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT
THE SAME UNDER THE TITLE HEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D., 2_____

OWNER: _____
ADDRESS: _____

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

I, _____, a NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE
STATE AFORESAID, DO HEREBY CERTIFY THAT _____ ARE
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED
TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN
PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT OF
THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT FOR THE
USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____, A.D., 2____.

NOTARY PUBLIC: _____
NOTARY PUBLIC MY COMMISSION EXPIRES ON: _____

SURVEYORS CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, BRYAN J. LEE, ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 3616, DO
HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING
DESCRIBED TRACT OF LAND:

AS SHOWN ON THE ANNEXED PLAT, WHICH IS TRUE AND CORRECT REPRESENTATION THEREOF. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE BASED ON TRUE NORTH DETERMINED BY GPS MEASUREMENT, AND THE AREA OF THE SUBDIVISION IS 11.787 ACRES GROSS. I HAVE MONUMENTED THE CORNERS OF THE LOTS SHOWN HEREON AND ALL POINTS OF CURVATURE AND POINTS OF TANGENCY WITH IRON RODS. CONCRETE MONUMENTS SET AT OPPOSITE CORNERS OF SUBDIVISION.

I FURTHER CERTIFY THAT THE PROPERTY BASED UPON EXAMINATION OF THE F.E.M.A. MAPS, HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X") AS PORTRAYED ON FLOOD INSURANCE RATE MAP NO. 17031C0039J.
EFFECTIVE DATE: AUGUST 19, 2008

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D. 20 _____

BRYAN J. LEE, ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-24
PROFESSIONAL DESIGN FIRM NO. 184-002732

PLAN COMMISSION
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK
COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2_____.

SIGNED: _____

CHAIRMAN ATTEST: _____

SECRETARY

VILLAGE COUNCIL
APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK
COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2____.

SIGNED: _____ MAYOR

ATTEST: _____ VILLAGE CLERK

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

THIS PLAN HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF
PALATINE STANDARDS AND REQUIREMENTS, AND WORKING DRAWINGS AND
SPECIFICATIONS FOR IMPROVEMENTS HAVE BEEN PREPARED IN
CONFORMANCE WITH THE VILLAGE STANDARDS AND REQUIREMENTS, AND
ENGINEERING FEES DUE TO THE VILLAGE OF PALATINE HAS BEEN PAID.
DATED THIS _____ DAY OF _____ A.D., 2

SIGNED: _____
VILLAGE ENGINEER

PLAT SUBMITTED BY CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

THE PERSON LISTED IN THE FOLLOWING NOTE IS HEREBY GRANTED
PERMISSION TO RECORD THIS PLAT ON BEHALF OF BRYAN J. LEE,
ILLINOIS PROFESSIONAL LAND SURVEYOR.

BRYAN J. LEE, ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
DATED: _____
MY LICENSE EXPIRES 11-30-24
PROFESSIONAL DESIGN FIRM NO. 184-002732

THIS PLAT SUBMITTED FOR RECORDING BY:

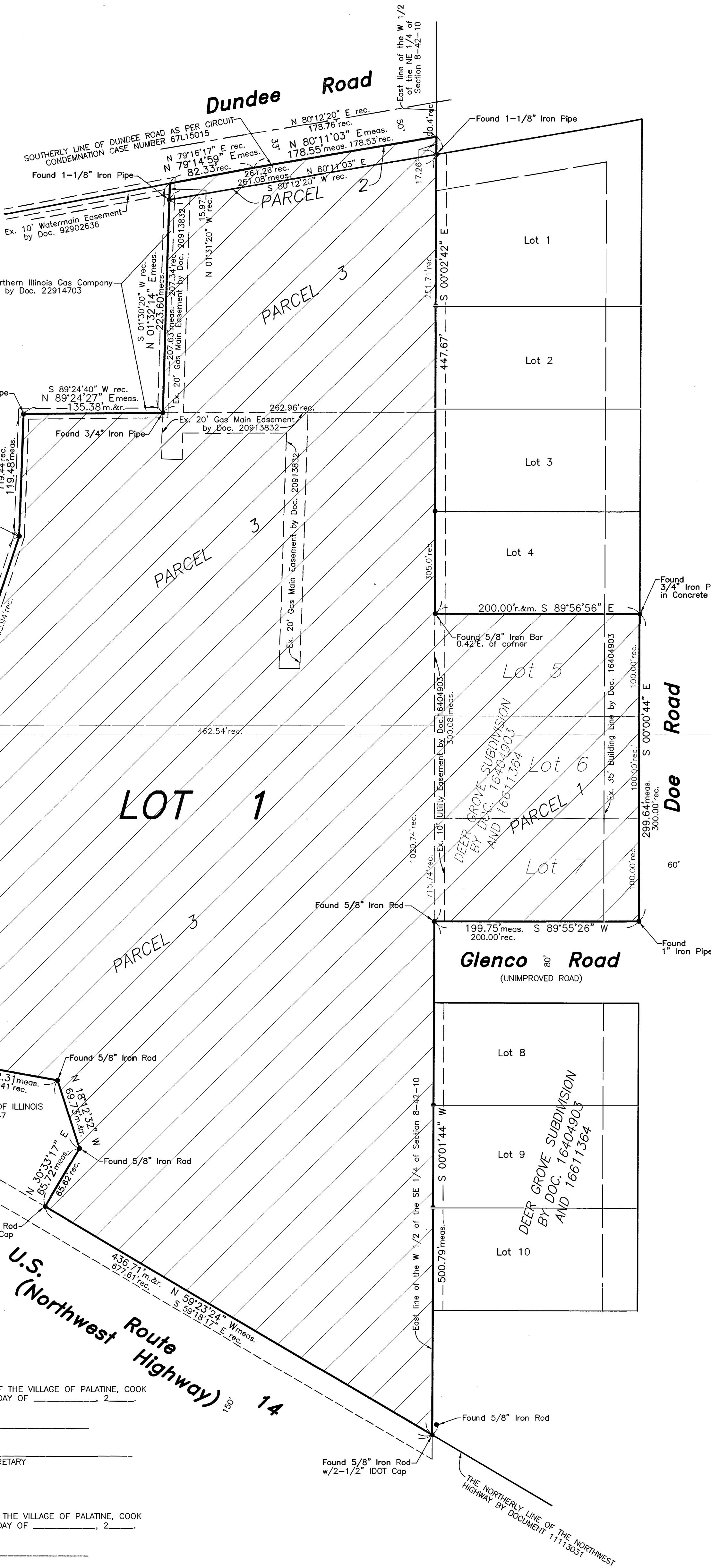
NAME: _____

BUSINESS: _____

ADDRESS: _____

CITY: _____

STATE / ZIP:



VILLAGE COLLECTOR
I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR
UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE
PLAT.
DATED THIS _____ DAY OF _____, A.D., 2_____.

BY: _____
VILLAGE COLLECTOR

SURFACE WATER DRAINAGE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

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

OWNER: _____
DATED: _____

ILLINOIS PROFESSIONAL ENGINEER

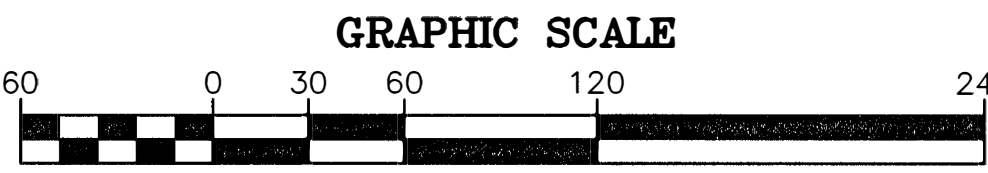
FIELDWORK COMPLETED: 08-17-2012

CLIENT NAME: Palatine Park District
ADDRESS: 250 E. Wood Street
Palatine, IL 60067

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear
Only those Building Lines or Easements shown on a Recorded
Subdivision Plat or from a Recorded Document are shown
hereon; check local ordinances before building.

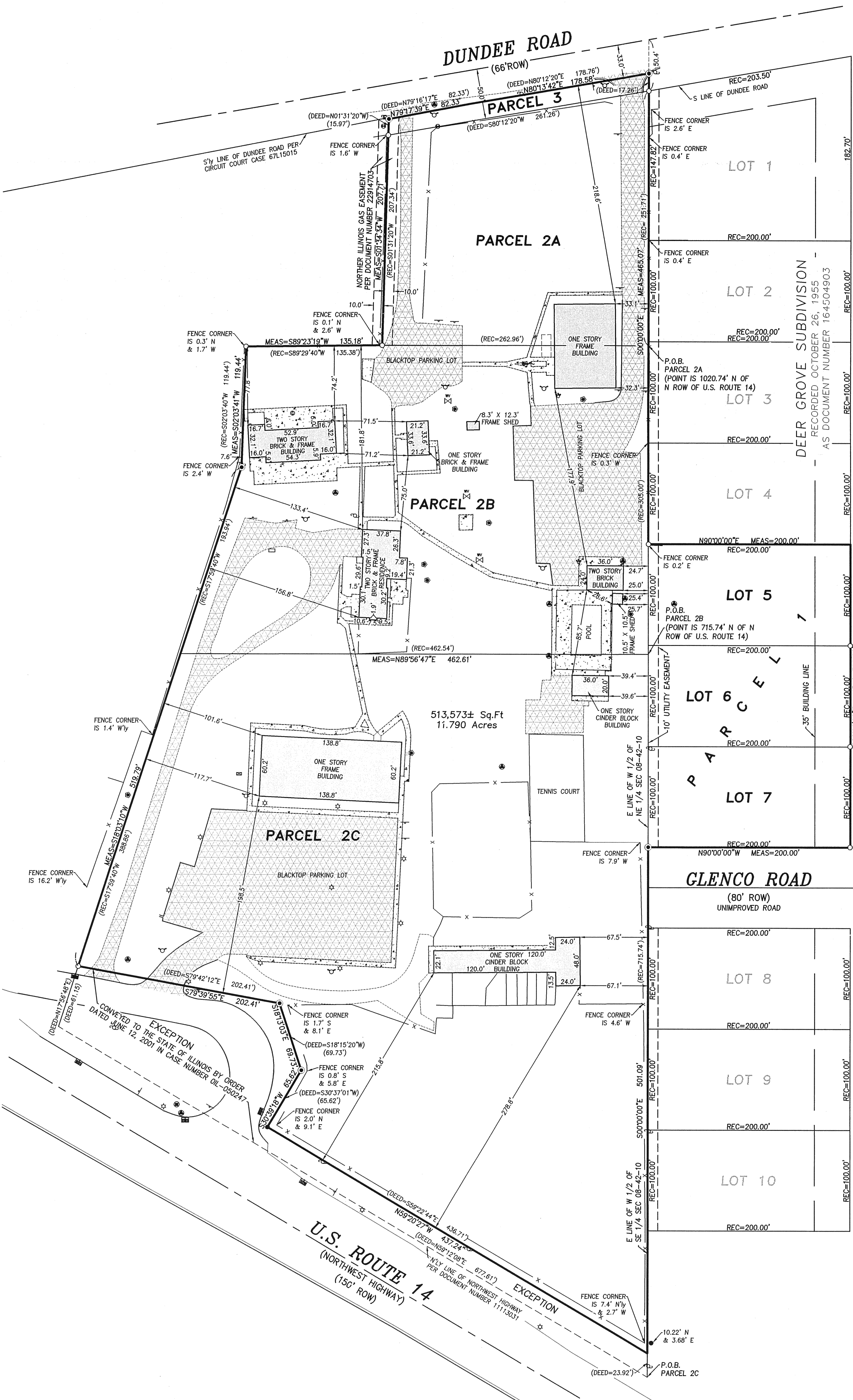
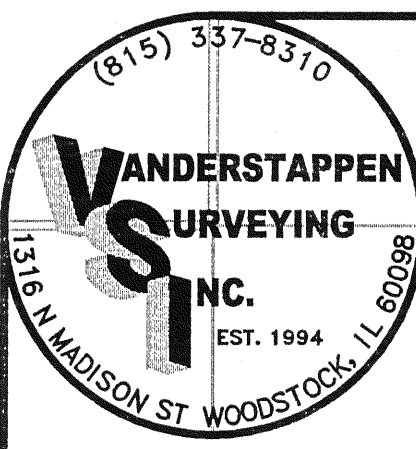
Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYS LAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980



(IN FEET)
1 inch = 60 ft.
File No. 47-11
F4711 CONSOLIDATION.DWG

ALTA/ACSM LAND TITLE SURVEY



LEGAL DESCRIPTIONS

PARCEL 1

Lots 5, 6 and 7 of Deer Grove Subdivision, being a Subdivision of part of the East Half of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 8, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof, recorded October 28, 1955 as Document 16404903 and rerecorded June 15, 1956 as Document No. 16611364 in Cook County, Illinois.

PARCEL 2A

That part of the West Half of the Northeast Quarter of Section 8, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Beginning at a point on the East line of the West Half of the Northeast Quarter of Section 8, said point being 1,020.74 feet North of the intersection of the East line of the West Half of the Southeast Quarter of Section 8 aforesaid with the Northern line of Northwest Highway (according to Document 11113031 recorded July 8, 1932); thence continuing North along said East line 251.71 feet to the South line of Dundee Road (in Deer Grove Subdivision); thence South 80 degrees 12 minutes 20 seconds West along a line 50.0 feet Southerly of (measured at right angles) and parallel with the centerline of Dundee Road, 261.26 feet; thence South 01 degrees 31 minutes 20 seconds West 207.34 feet; thence due East 262.96 feet to the Place of Beginning, in Cook County, Illinois. Also,

PARCEL 2B

That part of the West Half of the Northeast Quarter of Section 8, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Beginning at a point on the East line of the West Half of the Northeast Quarter of Section 8, said point being 715.74 feet North of the intersection of the East line of the West Half of the Southeast Quarter of Section 8 aforesaid, with the Northern line of Northwest Highway (according to Document 11113031 recorded July 8, 1932); thence continuing North 305.00 feet; thence West 262.96 feet; thence South 89 degrees 29 minutes 40 seconds West, 135.38 feet; thence South 02 degrees 03 minutes 40 seconds West 119.44 feet; thence South 17 degrees 59 minutes 40 seconds West 193.94 feet; thence due East 462.54 feet to the Place of Beginning, in Cook County, Illinois. Also,

PARCEL 2C

That part of the West Half of the Northeast Quarter and the West Half of the Southeast Quarter of Section 8, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Beginning at the intersection of the Northern line of the Northwest Highway (according to Document 11113031 recorded July 8, 1932) and the East line of the West Half of the Southeast Quarter of Section 8 aforesaid; thence North along said East line and the East line of the West Half of the Northeast Quarter of Section 8, a distance of 715.74 feet; thence West 462.54 feet; thence South 17 degrees 59 minutes 40 seconds West 388.86 feet for the Northern line of Northwest Highway aforesaid; thence South 59 degrees 18 minutes 17 seconds East along said Northern line 677.61 feet to the Place of Beginning, except that portion conveyed to the State of Illinois for highway purposes in Order dated June 12, 2001 in Case No. 01L-050247, described as follows: Beginning at the point of intersection of the East line of the West Half of the Southeast Quarter of said Section 8, as staked and occupied, with the Northeastly right-of-way line of Northwest Highway (U.S. Route #14) recorded July 8, 1932 as Document 11113031; thence on an assumed bearing of North 59 degrees 12 minutes 08 seconds West along the said Northeastly right-of-way line of Northwest Highway (U.S. Route #14), a distance of 677.83 feet (677.61 feet recorded) to the Southwest corner of the Grantor's property; thence North 17 degrees 56 minutes 48 seconds East along the Grantor's Western property line, a distance of 61.15 feet; thence South 79 degrees 42 minutes 12 seconds East, 202.41 feet; thence South 18 degrees 15 minutes 20 seconds East, 69.73 feet; thence South 30 degrees 37 minutes 01 second West, 65.62 feet; thence South 59 degrees 22 minutes 44 seconds East, a distance of 436.71 feet to the East line of the West Half of the Southeast Quarter of said Section 8, as staked and occupied; thence South 00 degrees 02 minutes 03 seconds East along the East line of the West Half of the Southeast Quarter of said Section 8, as staked and occupied, a distance of 23.92 feet to the Place of Beginning, all in Cook County, Illinois.

PARCEL 3

That part of the West Half of the Northeast Quarter of Section 8, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Beginning at a point on the East line of the West Half of the Northeast Quarter of Section 8 and 50.4 feet South (as measured along said East line) of the centerline of Dundee Road; thence South 80 degrees 12 minutes 20 seconds West along a line 50.00 feet Southerly (as measured at right angles) of and parallel with the centerline of Dundee Road, a distance of 261.26 feet; thence North 1 degree 31 minutes 20 seconds West, a distance of 15.97 feet to the Southerly line of Dundee Road as per Circuit Court Condemnation Case Number 67L15015; thence North 79 degrees 16 minutes 17 seconds East along said Southerly line, a distance of 82.33 feet to the intersection of line 33 feet Southerly of and parallel with the centerline of Dundee Road; thence North 80 degrees 12 minutes 20 seconds East along the said parallel line, a distance of 178.76 feet to the said East line of the West Half of the Northeast Quarter; thence South along said East line 17.26 feet to the Place of Beginning, in Cook County, Illinois.

LEGEND	
● FOUND IRON BAR	● SET IRON BAR
⊗ FOUND SPIKE	⊗ SET SPIKE
○ FOUND IRON PIPE	⊠ FOUND MONUMENT
○ SANITARY MANHOLE	○ CLEAN-OUT
● CATCH BASIN	■ INLET
● STORM MANHOLE	▽ FIRE HYDRANT
● VALVE VAULT	⊠ VALVE BOX
□ AMERITECH RISER	⊠ LIGHT POLE
→ SIGN	⊠ FLAG POLE
□ MAIL BOX	⊠ UTILITY POLE
• DOWN GUY	
□ WATER SERVICE VALVE	
■ TRANSFORMER PAD	

SURVEYOR'S NOTES

- The legal description and utility easements shown hereon have been provided by Chicago Title Insurance Company, Commitment policy #1401 SA3726009 F1 dated December 2, 2005. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
- The underground utilities shown have been located from visible field evidence and existing drawings, maps and records supplied to Surveyor. The Surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from available information. The Surveyor has physically located visible structures; however, he has not physically located the underground lines.
- The subject parcel contains 513,573± Sq. Ft. or 11.790 Acres of land.

REVISED 12/19/05 BY CDH: PER ATTY REVIEW & NEW TITLE COMMITMENT.

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

Certified to: DRH Cambridge Homes, Inc.
Chicago Title Insurance Company

In my professional opinion, and based on my observations, I certify that this plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1989, and includes items 1, 3, 4, 7(a), 8, 10, 11(b) of Table A thereof. Pursuant to the accuracy standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable positional tolerance. I also certify that I have examined the Flood Insurance Rate Map, Panel No. 17031C0039 F, dated November 8, 2000, and have determined that the subject property lies within Zone "X", areas determined to be outside the 500-year floodplain.

Dated this 8th day of August, A.D., 2005.

VANDERSTAPPEN SURVEYING, INC.
Design Firm No. 184-002792
William J. Vanderstappen (seal)
WILLIAM J. VANDERSTAPPEN, 036-002709
PROFESSIONAL LAND SURVEYOR

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 1502 W. NORTHWEST HWY.
☒ ☐ ☐ ☐
 County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 23RD day of NOVEMBER, A.D. 2023, and the last publication thereof was made on the 23RD day of NOVEMBER, A.D. 2023.

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

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
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- ☐ Niles Journal
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- ☐ 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 23RD day of NOVEMBER, A.D., 2023.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of NOVEMBER, A.D., 2023.

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

Attachment: Public Notice (1502 W Northwest Hwy - PFSUB Rezone Park District)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 12/12/23 07:00 PM

STAFF REPORT (ID # 8756)

1444 W. Algonquin Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Arturo Ramirez, RiRi's Rack & Sports Bar, LLC

PLAN NUMBER: SU-000075-2023

ADDRESS: 1444 W. Algonquin Road

PROPOSAL:

Special Use to permit a restaurant to operate with a liquor license; and
Special Use to permit a restaurant to operate with live entertainment; and
Variation to permit a 39 parking spaces, instead of the minimum required 50 parking spaces; and
Variation to permit a parking space to be 8 feet wide and 16 feet long, instead of the minimum required 9 feet wide and 19 feet long.

<u>LOCATION:</u> 1444 W. Algonquin Road District 2 (Lamerand)	<u>CURRENT ZONING:</u> Planned Development (Pride of Palatine)
---	--

SURROUNDING CONDITIONS:

<u>North:</u>	R-1 Single-Family Residential (Township High School District 211 offices)
<u>South:</u>	Cook County (St. John United Church of Christ)
<u>East:</u>	Planned Development (The Pride Gas Station)
<u>West:</u>	Harper Animal Hospital

BACKGROUND:

The Petitioner is proposing to open a new restaurant, RiRi's Rack & Sports Bar, at the subject property. The proposed restaurant would be focused around billiards, with both league and tournament play. In addition, the business plan indicates that there would also be a live entertainment element including live music, limited size dance classes, karaoke, and book clubs. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant to operate with a liquor license; and

Special Use to permit a restaurant to operate with live entertainment; and

Variation to permit a 39 parking spaces, instead of the minimum required 50 parking spaces; and

Variation to permit a parking space to be 8 feet wide and 16 feet long, instead of the minimum required 9 feet wide and 19 feet long.

SITE ANALYSIS:

- The Subject Property is part of the Pride of Palatine Planned Development and was approved for a multi-tenant building directly west of the gas station. The existing building is approximately 4,950 square feet, which was constructed in accordance with a Planned Development Amendment (#O-61-16) and was finished as a shell building. The Planned Development approval contemplated a quick service restaurant, with drive through on the east side of this building. Said amendment indicated that any future uses shall conform to the B-2 use list.
- The Petitioner is seeking a Special Uses and Variations in order to permit the renovation of the existing building to open a restaurant with liquor service, with a focus on billiards, in addition to other social events and live entertainment.
- The proposed hours of operation are: 10 AM to 2 AM, with the kitchen being open from 12 PM to 10 PM during the week and 11 PM Friday, Saturday, and Sunday.
- Per the submitted business plan, the weekly hosted events (Dance Class, Pool League/Tournament play, Live Music, Karaoke, and Book Club) would occur within a staggered schedule to avoid potential parking issues, in conjunction with the parking variation request.
- Regarding the dance class aspect of the business plan, the business plan indicates that patrons will be required to sign up for the scheduled class in advance and classes will have a hard cap of 30 people. Food service will be provided for patrons not participating in the dance class at a maximum of 48 occupant capacity.
- The Petitioner has worked with Staff to revise the initially submitted floor plan to show the designated "Performance Area", which is where the social dancing, live music, karaoke, and trivia would be hosted.
- The business plan indicates that in addition to 2 managers the Petitioner would initially be hiring 2 cooks, 2 bar backs, 4 servers, and 4 bartenders.
- The majority of the existing parking spaces will be maintained per the site plan associated with the Planned Development Amendment (#O-61-16). However, the Petitioner is proposing to alter the parking layout to provide 6 additional spaces, 5 parallel spaces along the west side of the subject property and 1 space as a result from the reduction an existing island. The site plan illustrates 39 standard spaces and 1 compact space (40 total parking spaces). The compact car space requires a

variation, as such spaces are only allowed when 100 off-street parking spaces or more are required (25% are allowed to be compact spaces).

- Required parking would be 50 spaces per 1/100 sf calculation with the total gross square footage of the building being 4,944 square feet. The submitted site plan provides 39 spaces. Therefore, a variation of 11 parking spaces is required.

DEPARTMENTAL REVIEWS:

Community Services	As proposed, the Petitioner has identified a myriad of different uses and activities and the proposed uses also require a parking variation. Ultimately, Staff has questions and concerns with the number of business activities and uses within the proposed building, in light of the requested parking variation.
Engineering	No Issues Identified.
Environmental Health	No Issues Identified.
Fire Prevention	No Issues Identified.
Public Works	N/A
Police	N/A

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

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

STAFF RECOMMENDATION:

The Petitioner 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:

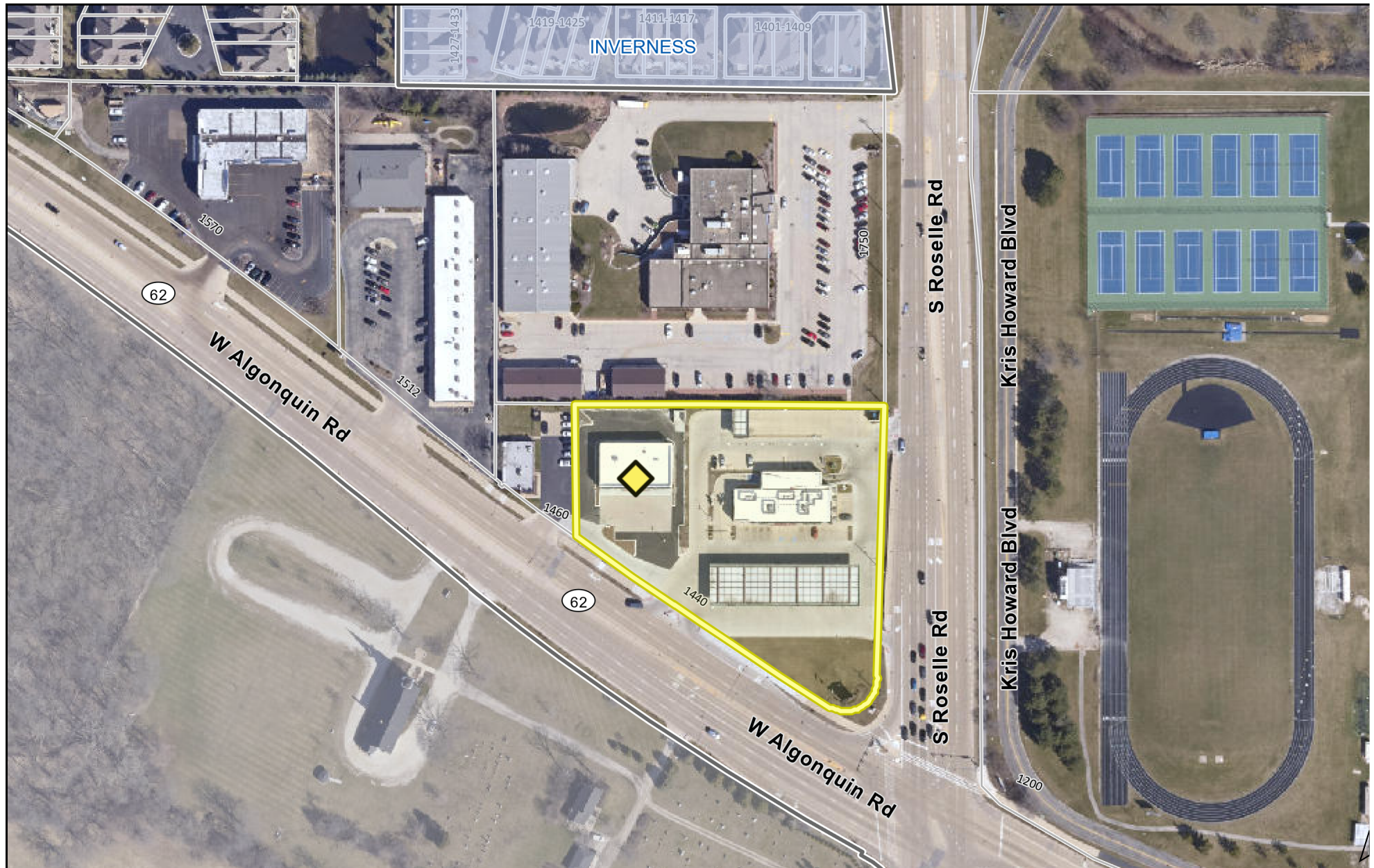
1. The Special Uses and Variations shall substantially conform to the Business Plan, Floor Plan, and Site Plan submitted by the Petitioner, Arturo Ramirez, RiRi's Rack & Sports Bar, LLC, except as such plans may be changed to conform to the Village Codes and Ordinances.
2. The final traffic directional 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.

ATTACHMENTS:

- Aerial Map
- Special Use & Variation Applications
- Site Plan
- Floor Plan
- Business Plan

Staff Report (ID # 8756)
Meeting of December 12, 2023

- Sample Menu
- Public Notice



Attachment: Aerial Map (1444 W. Algonquin Road - SU VAR Restaurant)

0 300 600
ft

Print Date: 9/27/2023

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

Arturo Ramirez

Business Name (if applicable)

Ri Ri's Rack

Subject Property Address

1444 W. Algonquin Road

Please provide a description of your proposed request:

Newly constructed building and New Business: Dining and amusement venue approx 5,000 sq feet providing Food, alcohol, Karaoke, Social Dancing, Pool tables, live music, trivia and Book Club and Video Gaming.

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:

This business will create a new business which will bring tax revenue to the Village since the space was previously a vacant lot with a new building and create a place where varied social activities can be engaged in for the citizens of Palatine and surrounding areas. The owners have extensive connections with the Amateur Pool Association and the Billiard Congress of America. Those entities indicate that they need a place with more table space which can offer tournaments and special guest appearances and offer a house pro. The Dance space will be partnered with Studio Viva to offer classes or group or social dancing. Trivia hosted once a week and a book club once a month. Video gaming would only be added after acquiring all necessary State and local licensing. This variety of offerings appeals to a broad demographic of the Village.

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

All codes and health and licensing requirements will be met. By working with the Village in the design and operation protocols, the community is protected.

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

This Business to be located in a building on a previously vacant lot and will add to the property values and tax base. It will have adequate parking and Algonquin Road is a commercial high traffic area that will make this easily accessible providing a restaurant and opportunities for socializing with various options new in the market. It will not cause traffic issues to the surrounding properties. The new building on this lot will be entirely occupied by Riri's Rack and Sports Bar.

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.

Understood and will comply with all Village requirements



VARIATION APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Arturo Ramirez

Business Name (if applicable)

Ri Ri's Rack

Subject Property Address

1444 W. Algonquin Road

Please provide a description of your proposed request:

Restaurant and Billiards Parlor with Food, Drinks including alcohol, Karaoke, Book Club in newly built building Property Pin No. 02-33-100-030-0000.

Petitioner Justification

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

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

Special Use application filed on 9-21-23.

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

Attached site plan provides for 42 parking spots and architect calculation under the code would require 45 spots. This facility, as shown on the attached floor plan, shows 8 billiards tables which take up more than the usual floor space and therefore less floor space is needed for patrons and tables/chairs. Taking this into consideration in calculating the number of parking spaces that would be needed is something we are requesting be considered. Under the current plan we are only 3 parking spots short of what the code would normally require.

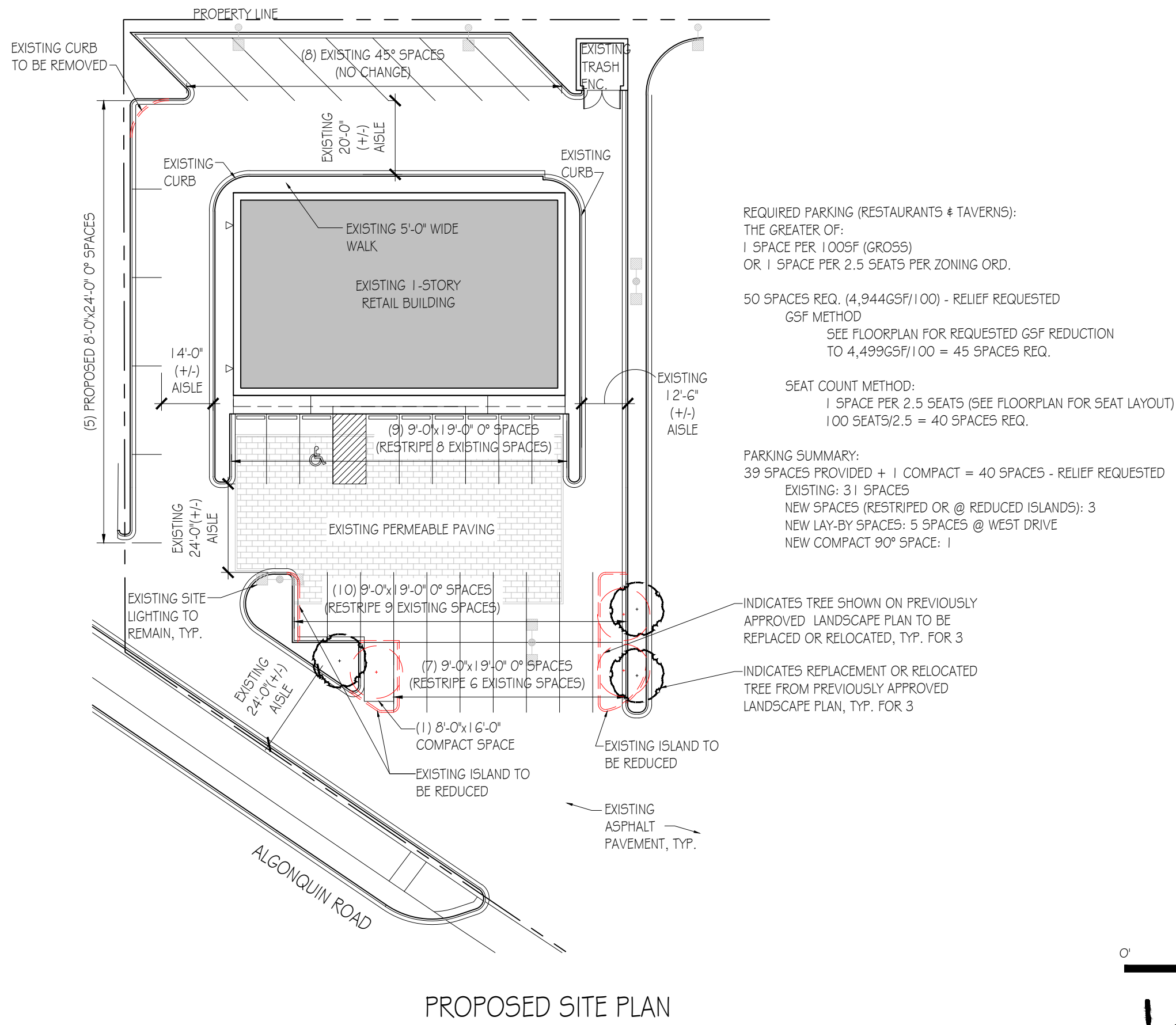
That the Variation, if granted, will not alter the essential character of the locality:

The site plan and the operation plan would not change by granting this variance, nor change the character of the locality.

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

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

We understand these considerations. The site was developed and built not by the Applicant but by the owner of the Property. Riri's has developed its site plan, in coordination with the property owner, with the maximum parking spaces that the property can accommodate with safety and access concerns taken into account. We believe that the above considerations will all be met and will work with the Village to answer any additional questions or concerns. At the appropriate time, Riri's will apply for the proper Village and State liquor licenses. All BASSET required certificates and Village registration of servers will be complied with.



PROPOSED SITE PLAN

Riri's Rack and Sports Bar
Palatine, Illinois

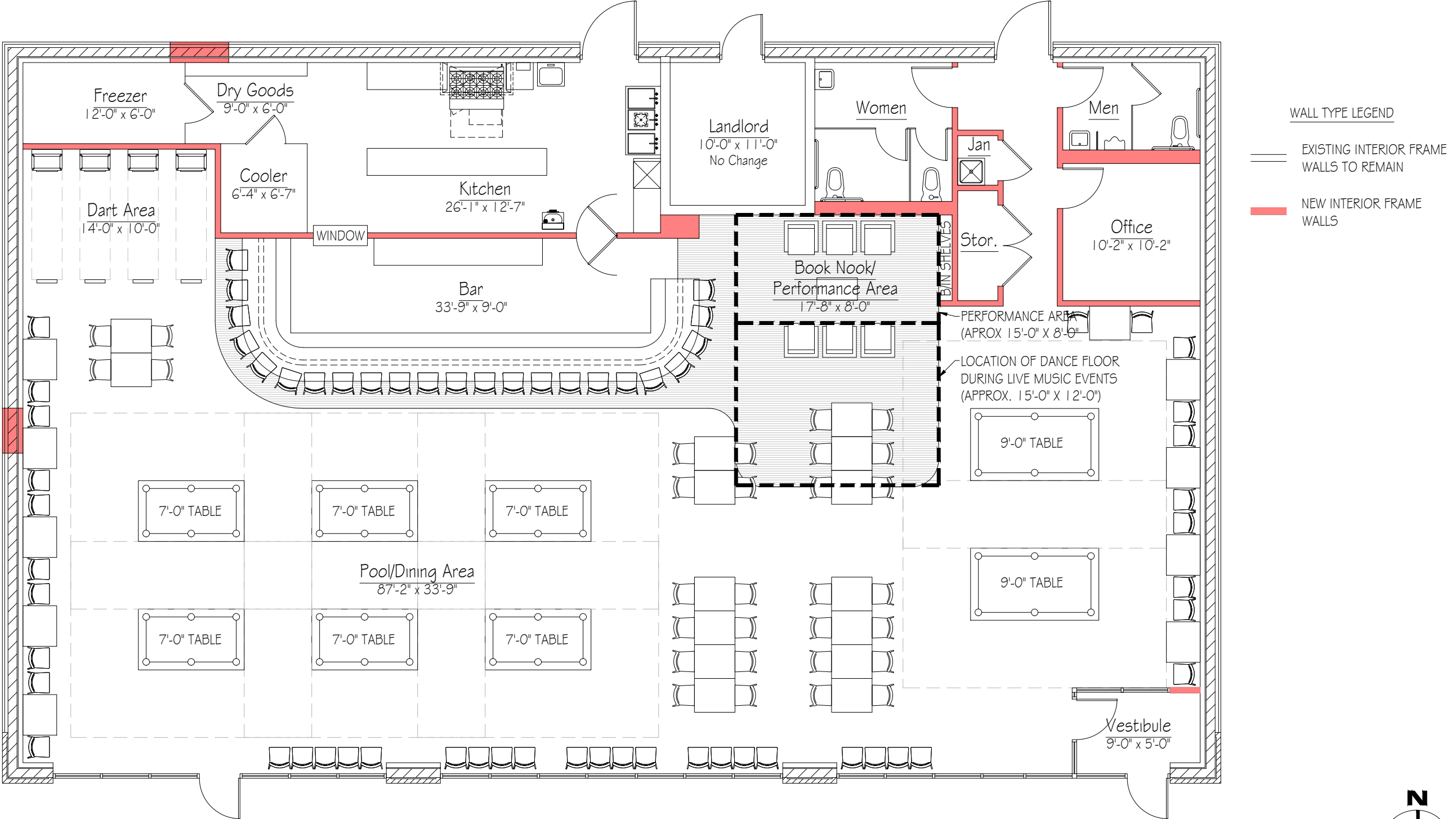
0' 30' 45' 60'

N

Kioxin

The Cure for Common Architecture

11/20/2023



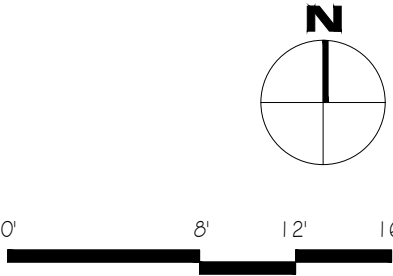
AREA CALCULATIONS:
4,944sf (GROSS - INCLUDING LANDLORD ROOM)
4,811sf (GROSS LEASEABLE)
4,389sf (USEABLE PER BOMA)
312sf (AREA OF POOL TABLES):
(6) 7'-0" TABLES @ 35sf = 210sf
(2) 9'-0" TABLES @ 51sf = 102sf

OCCUPANCY CALCULATIONS:
PATRON SEATS SHOWN: 100
CODE OCCUPANCY:
15sf PP NET (ASSEMBLY - UNCONCENTRATED)
4,389/15 = 293 OCCUPANTS

PARKING CALCULATIONS:
4944GSF:
- 133sf (LANDLORD ROOM)
- 312sf (AREA OF POOL TABLES)
4,499GSF USEABLE SPACE (RELIEF REQUESTED)
(THE GREATER OF:
1 SPACE PER 2.5 SEATS = 40 SPACES
1 SPACE PER 100SF = 45 SPACES
45 SPACES REQ.

Proposed Plan

Riri's Rack and Sports Bar
Palatine, Illinois



Kioxin

The Cure for Common Architecture

11/20/2023

Riri's Rack, L.L.C.
Elizabeth Plonka & Arturo Ramirez
Owners

Executive Summary

Business Objective

At Riri's we offer a diversity of ways to relax, socialize and even learn something new! As a family owned and run business we aim to offer an inclusive and friendly place for social dancing, live music, karaoke, and casual and league-play pool. And we take care of our patrons by offering a menu including many healthy choices. For everyone from Harper College students who need a relaxing lunch break to pool league players who come after work to destress, Riri's Rack provides a great place to meet friends for fun, entertainment and good food.

Description

A dining and amusement venue with close to 5,000 square feet, Riri's Rack will be able to provide a variety of entertainment in addition to a healthy, delicious menu from Chef Gabriel Miranda of Temple Fuel.

- **Karaoke:** Our high-end sound system and professional-quality karaoke machine will make you sound better than ever.
- **Social Dancing:** Studio Viva, 755 N Quentin, Palatine, will be collaborating with us to offer social dancing of many styles, such as salsa and swing, including nights with professional instruction so you can get out onto the floor.
- **Pool Tables:** We have six 7-foot tables and two 9-foot high-end professional tables, all made in the USA by Diamond. Each table will be equipped with a webcam for streaming the matches and recording your best shot ever for posterity.
- **Live Music:** We will feature many talented local musicians and a variety of different musical styles so you're sure to find something you like in our events calendar.
- **Trivia and Book Club:** For the competitive egghead in everyone, we will host trivia once a week and the Blue Stocking Book Club once a month.
- **Dart Boards:** available for casual play

Menu

Our menu is designed just for us by Chef Gabriel Miranda of Temple Fuel. We will focus on satisfying contemporary American food, with an emphasis on healthy flavor. As our patrons visit after work for karaoke, team trivia, or a pool league we want them to have good healthy choices for dinner. The kitchen will be open from noon-10:00pm. We will also have a fully stocked bar with everything from craft cocktails to local beers and varieties of wine. The entertainment and bar portions of Riri's Rack will close at 2:00 am.

Target Market

Our restaurant patrons want a place to relax and socialize after work or on the weekend. We have contacts in the Amateur Pool Association (APA) and the Billiard Congress of America (BCA) who tell us that players are looking for more table space.

These organizations run amateur pool leagues every day of the week. Teams compete for badges, trophies, and a trip to Las Vegas to compete in the amateur pool world championships. Mr. Ramirez is a locally known pool player who can attract teams to Riri's Rack. Additionally, we will offer tournaments, special guest appearances and a house pro.

In our dance space, we will be partnering with Studio Viva to offer social dancing. Whether you are practicing for a class or just out with a group, social dancing is a great way to have fun with new people or old friends. Our healthy menu choices will complement this movement-oriented entertainment well.

Owners and Organization

Elizabeth Plonka and Arturo Ramirez are the owners of Riri's Rack and Sports Bar, L.L.C.

Managers: Elizabeth Plonka and Sabrina Ramirez

Our plans include hiring 2 cooks, 2 bar backs, 4 servers, and 4 bartenders

Advertising Strategy

MA Web Consulting has been hired to create a detailed marketing plan that will include a strong presence on social media, traditional advertising such as local papers and flyers, and participating in local vendor fairs.

Funding

Riri's Rack will be privately funded.

Riri's Rack Weekly Schedule

Monday: Open 10:00 am - 1:00 am

Dance Class with Studio Viva! 3:00 pm - 6:00pm approximately 30 people

Tuesday - Thursday: Open 10:00 am - 2:00 am

Dance Class with Studio Viva! 3:00 pm - 6:00pm approximately 30 people

APA Pool League 7:00 pm - Close approximately 48 people

Friday: Open 10:00 am - 2:00 am

Pool Tournament with 48 player cap

Saturday: Open 10:00 am - 2:00 am

First and third Saturday of the month: Live Music 8:00 pm - 1:00 am

Second Saturday of the month: Pool Tournament with 48 player cap

Noon - Close

Last Saturday of the month: Karaoke 7:00 pm - Close

Sunday: Open 10:00 am - 1:00 pm

First Sunday of the month: Blue Stocking Book Club 10:00am - Noon 15 people

Every Sunday: APA Pool League approximately 48 people per time slot

Noon - 5:00 pm and 6:00 pm - Close



RIRI'S RACK

1444 W ALGONQUIN RD PALATINE

3.5.f

APPETIZER

FRIED CALAMARI
BAKED GOAT CHEESE
BEER BATTERED ONION RINGS
FRIED ARANCINI
PRETZEL BITES
BUFFALO FRIED SHRIMP
HUMMUS
FRIED MOZZARELLA STICKS
CHICKEN WINGS- BONE IN OR
BONELESS

PASTA

CHICKEN FETTUCCINI ALFREDO
CHIPOTTE SHRIMP PASTA
SPAGHETTI AND MEATBALLS
PENNE ALA VODKA

SALADS & WRAPS

CHICKEN CAESER WRAP
CHICKEN CAESER SALAD
GREEK SALAD
COBB SALAD
HOUSE SALAD

ENTREES

BBQ RIBS
STEAK & FRITOS
CHICKEN VESUVIO
BLACKEND SALMON WITH RICE

Attachment: Sample Menu (1444 W. Algonquin Road - SU VAR Restaurant)

BURGERS AND SANDWICHES

ALL AMERICAN
 TEX MEX BURGER
 CHICKEN SPICY SANDWICH
 STEAK SANDWICH
 SHRIMP POOR BOY
 LOBSTER ROLL

FLATBREAD

BUFFALO CHICKEN
 FLATBREAD
 GOAT CHEESE, CARAMELIZED
 ONION FLATBREAD

PIZZAS

Build your own pizza

12"

14"

16"

18"

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:

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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 1444 W. ALGONQUIN 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 23RD day of NOVEMBER, A.D. 2023, and the last publication thereof was made on the 23RD day of NOVEMBER, A.D. 2023.

Your Legal appeared in
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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 23RD day of NOVEMBER, A.D., 2023.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of NOVEMBER, A.D., 2023.

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

Attachment: Public Notice (1444 W. Algonquin Road - SU VAR Restaurant)