



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS AGENDA • DECEMBER 10, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Nov 13, 2019 7:00 PM

III. PUBLIC HEARING

1. 203 N. Benton Street

Special Use to permit a front porch to be setback 16 feet from the front lot line, instead of the minimum required 30 feet, pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance.

2. 2377 N Hicks Road

Special Use to permit a restaurant pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
 PALATINE, IL 60067-5339 – (847) 359-9050
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ZONING BOARD OF APPEALS MINUTES • NOVEMBER 13, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Brent Larson	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Jan Wood	Commissioner	Absent	
Jerry Luszczyk	Commissioner	Absent	
Theodore McGinn	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Absent	

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Oct 8, 2019 7:00 PM - **Accepted**

Ms. Roth-Wurster made a motion to approve the minutes of October 8, 2019; seconded by Mr. Larson.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Cindy Roth-Wurster, Commissioner
SECONDER:	Brent Larson, Commissioner
AYES:	Larson, Roth-Wurster, McGinn, Cavanaugh, Dittrich
ABSENT:	Wood, Luszczyk, Pirog

Minutes Acceptance: Minutes of Nov 13, 2019 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 455 N. Benton Street - **Recommended to Approve**

Notice was published in the Daily Herald on October 28, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Proposed Sign Elevations
6. Public Notice

Sworn in Staff: Ms. Lyn Bremanis

Sworn in the petitioners: Mr. Tom Galvin Business manager of St. Theresa Parish and William Van Bruggen sign contractor

Mr. Gavin explained they are requesting approval for an updated and modernized sign that will sit on the corner of Northwest Highway and Benton.

Mr. Van Bruggen stated he has been working with the church to develop the new sign. He referred to the elevations slide to show the proposed sign rendering. He explained the sign itself was designed to meet code. He explained they found out during the permit process that the cap is considered part of the signage and requires the variance. Mr. Van Bruggen explained they decided to request the variance because they feel by reducing the sign with the cap seemed ineffective. He stated the sign is internally illuminated and fabricated of aluminum, has an architectural stone base as well as an architectural aluminum cap. He stated both the white letters as well as the green background will be internally illuminated by LED. Mr. Van Bruggen explained the sign was designed to be pleasant to look at and effective for both the church and the school. He spoke to the standards explaining it would not be effective if size was reduced being that the cap includes the cross which represents the institution. He stated it will not alter the character of the locality but rather will enhance the neighborhood with the stone and the pleasant colors of the illumination. He pointed out the cap with the cross is an extension of a symbol of the church. Mr. Van Bruggen explained the signs are to direct the general public for the church and school which is not easily visible to Northwest Highway.

Ms. Bremanis gave a brief overview explaining the property is zoned R1 single family which includes institutional uses such as the church. She referred to the plat of survey slide to show the location explaining the setback has been reviewed by the Village and engineering to ensure line of site are kept open. Ms. Bremanis explained they are looking to replace 2 existing signs and consolidate to the one proposed and will be approx. 2ft back from current sign. Ms.

Bremanis stated the main sign does meet code however; the cap brings it over requiring the variance.

Sworn in Mr. Jeff Kressmann resident Benton Street

Mr. Kressmann asked why the sign has to be so big. He stated he lives on Benton not St. Theresa Street. He stated he doesn't think the cars driving down the street will be able to read the smaller words on the sign and could cause traffic issues with people trying to slow down to read. Mr. Kressmann stated he thinks the sign should just read St Theresa to direct people to the church. He stated he likes living in a residential area and would hate to see the sign any bigger.

Mr. Cavanaugh asked if Mr. Kressmann's concern is with illumination or just size. Mr. Kressmann explained it is with the size. He spoke to existing traffic problems with people making U-turns to get into line to pick up their kids along Benton Street.

Mr. Van Bruggen explained the size of the sign is in conformance with what is allowed by ordinance. He explained the signage wording that matters is always in larger text and smaller text is to address people who may be interested.

Mr. Larson clarified how the sign is measured.

Ms. Bremanis referred to the elevation slide and explained how it is measured. She pointed out a lot of the square footage taken into account is actually empty space.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a new freestanding sign, which exceeds the maximum permitted square footage for an institutional use in a residentially zoned property. The Subject Property is unique as it is approximately 15 acres and contains both a church and school. The Church will utilize the sign for both uses; and if approved, the Church plans to remove the 2 existing freestanding signs located at the same corner. Furthermore, without the architectural cap the sign is 50 square feet, which meets Code. Staff has reviewed the sign location to ensure that there is adequate line of sight open for both pedestrian and vehicular traffic. The Parish has 3 frontages along Benton Street, Northwest Highway, and technically a portion of Freemont Street. Additionally, Staff has reviewed other signage in this area and the proposed sign should not alter the essential character of the locality. Therefore, Staff recommends approval of the Variation, subject to the following condition:

1. The Variation shall substantially conform to the site plan and elevations submitted by the Petitioner, Rev. Timothy J. Fairman, St. Theresa Parish, on 10/04/2019, except as said plans may be changed to conform to the Village Code of Ordinances.

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

Mr. Cavanaugh made a motion to approve subject staff's conditions; seconded by Mr. Larson.

DELIBERATIONS:

Mr. Cavanaugh stated they are replacing 2 signs with 1 sign. He pointed out the 2 existing signs will deteriorate and the proposed is made of longer lasting material and will look nicer. He stated he understands the objector's point of view but maybe going from 2 signs to one sign may appease him. Mr. Cavanaugh pointed out the proposed sign is better technology and a better fit.

Mr. Larson stated the new sign's signage portion meets code. He spoke to the way the angled top is measured pointing out most of the area is empty space. He stated he doesn't think it will alter the essential character of the locality. Mr. Larson stated he thinks the top with the cross helps the church rather than just be a green square.

Ms. Roth-Wurster agrees that it meets the standards. She pointed out it is the architectural detail that puts it over which includes the cross. She stated she thinks that is important to have to indicate location with school and a church.

Mr. McGinn summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on December 2, 2019.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Brent Larson, Commissioner
AYES:	Larson, Roth-Wurster, McGinn, Cavanaugh, Dittrich
ABSENT:	Wood, Luszczak, Pirog

2. 572 W. Helen Street - **Recommended to Approve**

Notice was published in the Daily Herald on October 28, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Elevations
6. Floor Plan
7. Public Notice

Sworn in Ms. Anna Pozniak owner

Ms. Pozniak explained they bought the property to use as a single family home and wants to convert it back to that. She explained originally she wanted to do a side garage but there was concern about the second building so they decided to connect the buildings. She spoke to the circular driveway request explaining she has an RV and because the street is so narrow that this will make it easier to maneuver her trailer for storage behind the second building.

Ms. Bremanis gave a brief overview explaining the property is zoned R1 single family. She stated it was annexed into the Village in 1994 and was a daycare at that time. She stated the daycare closed approx. 3 years ago and the current owners would like to convert it to a single family home. Ms. Bremanis explained since the buildings were separate the second building met the accessory structure setback but once they are connected they have to follow the R1 setback of 15ft. She pointed out it is currently at 9'10" which will not be changing. She referred to the site plan slide to show the section of the driveway they are removing indicated in red. Ms. Bremanis stated both building and lot coverage meet code. She stated they are adding a 4 car garage.

Mr. Larson clarified how the 35ft driveway is measured asking if it is due to the circular drive.

Ms. Bremanis answered yes referring to the site plan slide to show area measured. She explained though they are not reducing the width, which conforms more to residential. Ms. Bremanis referred to the slide to show existing conditions and elevations

STAFF RECOMMENDATION:

The Subject Property is zoned R-1 single-family residential. It previously operated as a daycare facility in unincorporated Cook County and included two buildings and a parking lot. The previous daycare facility ceased operating in 2016 and the Petitioner purchased the property in April 2019, with the intent to connect the two existing buildings to be used as one single-family residence. Under the current R-1 zoning, the addition and connection of the building would

result in the residence being setback less than the required 15 feet. The proposed addition should not change the impact of the existing setback from the western side lot line. The existing parking lot does not meet the residential driveway standards and was never intended to function as a residential driveway. While the Petitioner is removing a section of the asphalt into order to have a more traditional circular driveway, the remaining area still exceeds the maximum allowable width per Code. The proposed plans call for a new 4-car garage to connect both of the existing structures.

This property is unique as it previously operated as a daycare facility, but it maintains a single-family residential zoning and is located in a single-family residential neighborhood. The proposed improvements do not change the existing setbacks and the pavement configuration is reduced in width, in attempting to further restore the residential use of the property. Lastly, the use of the property as a single-family residence aligns with the existing conditions and characteristics of the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use and Variation, subject to the following conditions.

1. The Special Use and Variation shall substantially conform to the site plan, submitted by the Petitioner's Architect Robert Wcislo, on 10/16/2019, except as said plans may be revised to conform to the Village Code of Ordinances.
2. The final floor plan for the use of the existing building shall be submitted in a manner acceptable to the Directors of Planning and Zoning and Community Services.

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

Mr. Larson made a motion to approve subject staff's conditions; seconded by Ms. Roth-Wurster.

DELIBERATIONS:

Mr. Larson stated nothing is changing on setbacks pointing out they are just connecting existing buildings so it should not have a negative impact on the surrounding properties. He spoke to the unique circumstance with the driveway with it being a daycare. He stated making a circular drive won't change the character of the neighborhood but rather make a little better than having a big parking lot. Mr. Larson spoke to the reasonable return being met by trying to bring it back to a single family home.

Ms. Roth-Wurster agreed with Mr. Larson pointing out they are not moving the buildings rather because of the connection it is measured differently.

Mr. Dittrich spoke to the uniqueness being that it was annexed in as a daycare and since it is no longer being utilized as such, the neighbors would probably appreciate the property looking more like a residence.

Mr. McGinn summarized that this request has met the standards and was

unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on December 2, 2019.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Brent Larson, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Larson, Roth-Wurster, McGinn, Cavanaugh, Dittrich
ABSENT:	Wood, Luszczyk, Pirog

3. 879 W. Kenilworth Avenue - **Recommended to Approve**

Notice was published in the Daily Herald on October 28, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Site Plan
4. Existing Conditions
5. Public Notice

Sworn in Mr. Richard Sabel owner

Mr. Sabel spoke to his original request for the fence variation explaining per the ZBA's recommendation he has the request not for a 10ft setback. He stated he came to find out the builder put the ac units outside of the setback lines. He stated pending the fence setback variance is granted the fence will screen the ac units. He pointed out it is common in his neighborhood to have ac units on the side of the home. Mr. Sabel stated he is lost for words and can't believe his builder did this since it is a pretty big oversight. He explained if the fence variance is granted the ac units would be encased by the fence. He repeated it is common in his area to have the ac units in side yard but explained they are within their setback line.

Ms. Bremanis gave a brief overview explaining the property was in front of the board approximately a year ago where they were approved for a 20ft front yard setback and a deed restriction along Kenilworth at 27ft to make that their acting front yard. She further explained Crescent is still their legal front yard. Ms. Bremanis stated ac units are not a permitted obstruction in the front yard. She referred to the slide to show the pictures submitted by the petitioner of neighbors with ac units in their side yards pointing out the ones on corners are within their setbacks. She stated if fence variance is granted it will screen the ac units.

Mr. Cavanaugh asked if the fence went to council yet.

Ms. Bremanis answered no it will go in conjunction with this request.

Mr. Dittrich asked if there is reason aside from aesthetics to determine where ac units can be located.

Ms. Bremanis clarified if he meant is it for safety issues.

Mr. Dittrich answered yes.

Ms. Bremanis answered not that she is aware of.

Mr. Larson asked if it was in side yard it would be 20ft setback.

Ms. Bremanis explained the property got a reduction of 20ft and the current units are at approximately 15-16 ft. from the property line. She explained if they had not received relief the front yard setback would be 30ft but they got a reduction to 20ft. which is similar to a side yard abutting a street.

Mr. Dittrich asked Mr. Sabel if he was planning on any landscaping. Mr. Sabel answered it was going to just be the fence with landscaping on the outside of the fence. He explained the fence will cover the ac units.

Mr. McGinn asked Mr. Sabel if he has spoken to the neighbors. Mr. Sabel answered yes. He stated they spoke to them about the fence setbacks including the neighbor most affected by the fence visibility for his driveway and no issues were determined.

STAFF RECOMMENDATION:

The Petitioner is in the process of constructing a new residence. While the building permits were approved, they did not include the location of the air conditioner units. The HVAC inspections have not been completed, as of yet. The Contractor installed the units in the required front yard along Crescent, which is not permitted (as a permitted obstruction), per code. The Petitioner is requesting to keep the units in their current location. While there are examples of air conditioner units in side yards abutting a street in the area, they are located outside of the required side yard abutting a street setback and are permitted by Code. Staff understands the units have already been installed, however being located in the required front yard is not consistent with the neighborhood and does not comply with the Code requirements. There are other compliant locations in which the units could be placed.

Staff does not believe that there is justification for the Variation and recommends denial of the request. If the ZBA recommends approval, Staff recommends the following conditions:

1. The Variation shall substantially conform to the site plan submitted by the Petitioner, Richard Sabel, on 10/25/2019, except as said plans may be changed to conform to the Village Code of Ordinances.
2. A final screening plan for the air conditioner units shall be submitted in a manner acceptable to the Director of Planning & Zoning, prior to issuance of a building permit.

Mr. Dittrich asked why this wasn't discussed during the fence request. Ms. Bremanis explained that Staff wasn't aware of the units encroachment during that process as they were not shown on the approved building permit. Mr. Sabel stated the ac units have been installed for at least 7 months. He explained he had no idea they were in the wrong spot since he is not a contractor. He further explained through the previous request he found out about the error on location and hopes the work with the fence and landscaping will allow them to move forward.

Mr. McGinn asked Mr. Sabel if he asked his contractor for other compliant location possibilities. Mr. Sabel stated he is currently looking into other contractors

Mr. McGinn asked about the fence blocking the ac.

Mr. Sabel referred to the site plan slide to show location of porch and ac units explaining where the fence could go where it blocks ac units and indicated where the landscaping would be planted.

Mr. Larson clarified council will hear both request same time.

Ms. Bremanis answered yes.

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

Mr. Dittrich made a motion to approve subject staff's conditions; seconded by Mr. Cavanaugh.

DELIBERATIONS:

Mr. Dittrich spoke to this property's uniqueness having its legal front yard functioning as a side yard. He stated they have heard issues with properties like that. Mr. Dittrich stated having heard there is no physical safety in setback and a fence would be blocking the unit he can see how a variance can be granted in this instance

Mr. Larson stated if the fence request was tied to the ac request it would be different but without knowing about the fence he is unable to get his head around it.

Mr. Dittrich asked staff if the approval can be contingent on the fence.

Ms. Bremanis explained there is a condition that requires screening but if the Zoning Board would like to add an additional condition they could.

Mr. Cavanaugh asked if the fence approval included a condition for the Director of Planning and Zoning to have location approval.

Ms. Bremanis referred to the slide and explained the condition on location approval.

Mr. Cavanaugh asked if the red line on the slide was for the previous request or for what was recommended.

Ms. Bremanis explained the red line is at the 10ft setback that was recommended by the Zoning Board.

Mr. Larson stated if the request came through before it was installed his reaction would be to have them move it.

Ms. Roth-Wurster agreed with Mr. Larson on if the 2 requests came in together it would be easier to wrap our heads around it. She also agreed with Mr. Dittrich that it is not a safety issue. She pointed out there is already a condition if approved screening will be required and being ac units they are not causing a

line of site issue. Ms. Roth-Wurster spoke of other units through the Village with odd locations that even obstruct pathways.

Mr. McGinn summarized that this request has met the standards and was approved by a vote of 4-1. This item will go to Village Council on December 2, 2019.

RESULT:	RECOMMENDED TO APPROVE [4 TO 1]
MOVER:	James Dittrich, Commissioner
SECONDER:	Kevin Cavanaugh, Commissioner
AYES:	Roth-Wurster, McGinn, Cavanaugh, Dittrich
NAYS:	Larson
ABSENT:	Wood, Luszczyk, Pirog

IV. COMMUNICATIONS**V. ADJOURNMENT**

Minutes Acceptance: Minutes of Nov 13, 2019 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 12/10/19 07:00 PM

CASE STAFF STATEMENT (ID # 5707)

203 N. Benton Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Daniel Johnston

CASE NUMBER: 19-75

ADDRESS: 203 N. Benton Street

PROPOSAL:

Special Use to permit a front porch to be setback 16 feet from the front lot line, instead of the minimum required 30 feet pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 203 N Benton Street 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 proposing to build a front porch, which encroaches into the required front yard. Therefore the Petitioner is requesting:

Special Use to permit a front porch to be setback 16 feet from the front lot line, instead of the minimum required 30 feet.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family. The residence has an existing non-conforming front yard setback from the Benton Street property line. The existing front yard setback 22 feet, instead of the minimum required 30 feet.
- The Petitioners are proposing to build a two-story addition onto the rear of the

home, which complies with setbacks and an open front porch encroaches into the required front yard.

- The proposed open porch encroaches an additional 7 feet into the front yard, which would be set back 16 feet from the front lot line.
- The porch is open-style at approximately 6 feet wide, a total of 42 square feet and 13 feet in height.
- This section of Benton Street is unique as all of the house on this block are existing non-conforming ranging from 12 feet to 23 feet from the front lot line. In addition, there are several porches of a similar style within the neighborhood.
- Both building and lot coverage meet code at 28% and 36% (maximum of 35% and 45% are required).

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 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, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

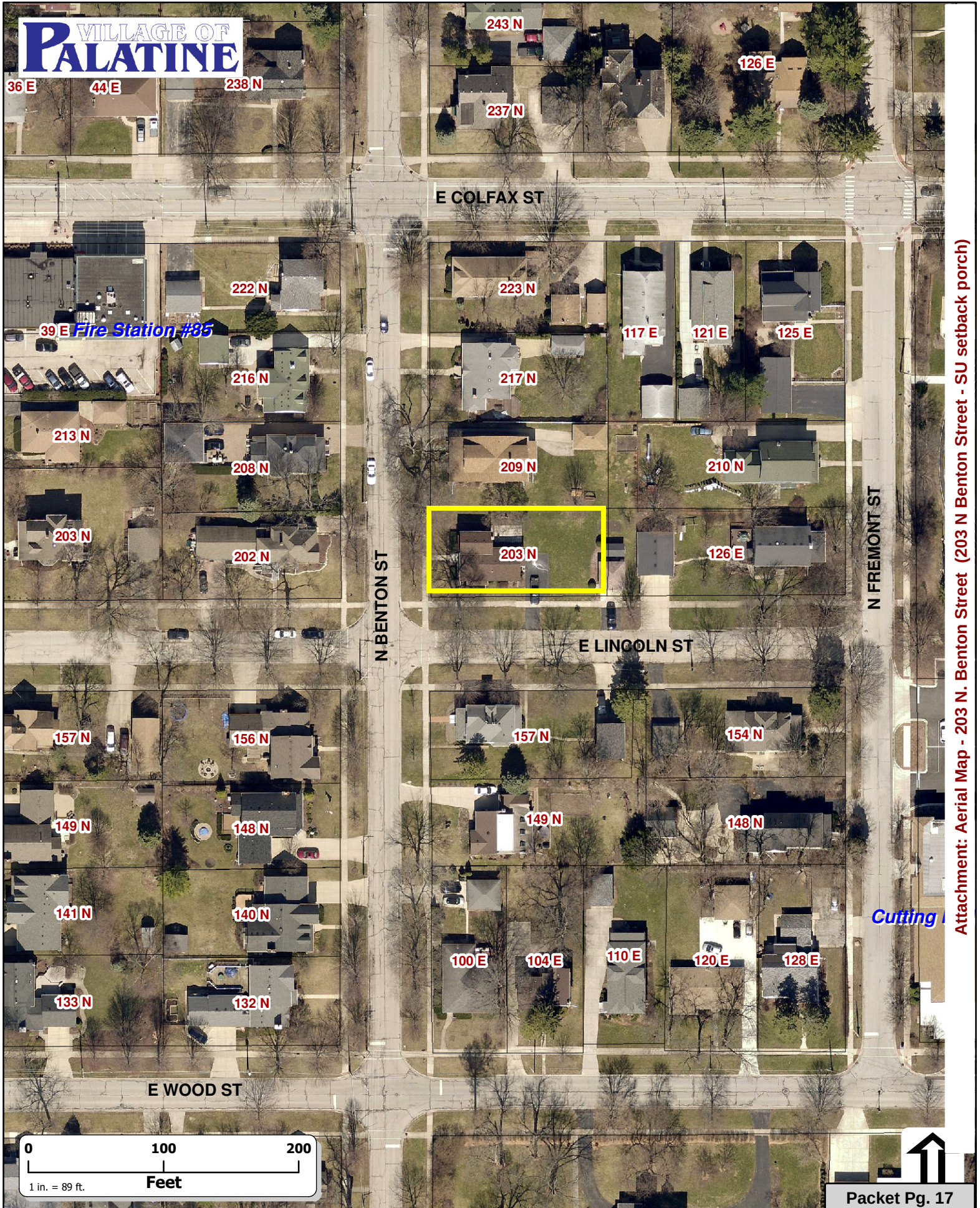
STAFF RECOMMENDATION:

The Petitioners are proposing to install a covered front porch. The first floor principal structure is existing non-conforming and the proposed porch will encroach farther into the required front yard. This area is unique as all the homes on the block have setbacks ranging from 12 feet to 23 feet, including the Subject Property. The addition of the porch should not negatively impact the surrounding property owners or alter the essential character of the neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the site plan and elevation plan submitted by the Petitioner on 11/1/2019 except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map - 203 N. Benton Street
- Application
- Plat of Survey
- Site Plan
- Elevations
- Public Notice



VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	<i>Daniel Johnston</i>			
	Subject Property Address <i>203 N. Benton St</i>			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	<i>203 N. Benton St</i>		<i>Palatine IL 60067</i>	
	Telephone	Fax	Email	
	[REDACTED]		[REDACTED]	
Relationship to Petitioner (contractor, architect, etc.) <i>Johnston</i>				
TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation				
Existing Zoning District		Existing Land Use	Proposed Land Use	
Generally describe your request: <i>I would like to put a roof over a new front steps. I feel it would help protect the front door and people using the entrance from the weather.</i>				

Attachment: Application (203 N Benton Street - SU setback porch)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ☒ Filing Fee of \$ 300
- ☒ Application Form
- ☒ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☒ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☒ Real Estate Interest Disclosure Form (see attached)
- ☒ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☒ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

- ☒ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. **If you are applying for a Variation only, you do not need to answer these items.**

1. The use is deemed necessary for the public convenience at that location

It would help protect people using the entrance from the weather.

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

Yes to protect them from the weather when entering and exiting the building.

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

I feel it will help make the home look nicer, therefore increasing values.

4. With respect to live entertainment uses, the use shall not:
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance



MURRY AND MOODY, LTD.
Land Surveyors

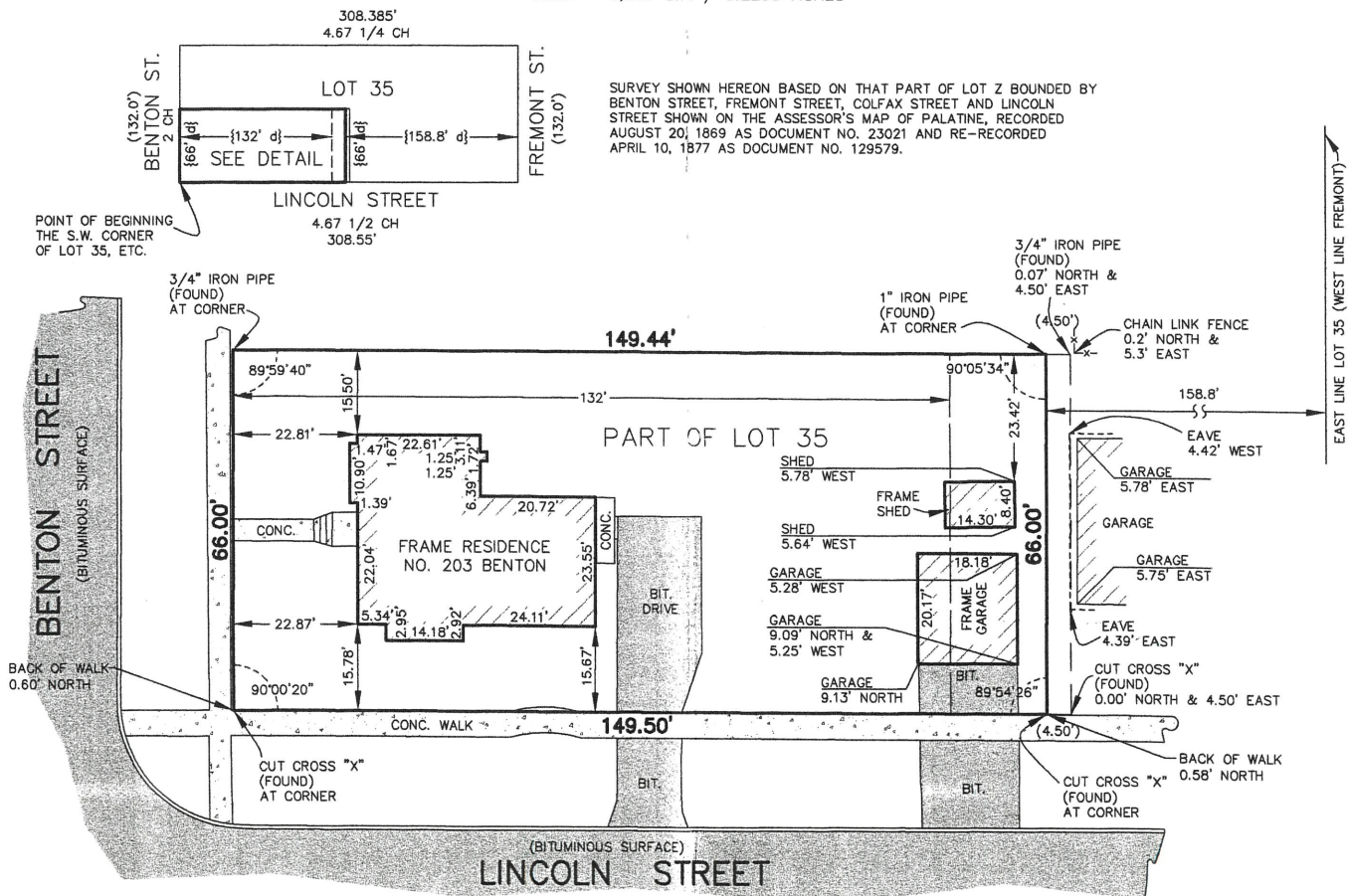
Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
 www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960



PLAT OF SURVEY

THE SOUTH 66 FEET OF LOT 35 (EXCEPT THE EAST 158.8 FEET THEREOF) IN JOEL WOOD'S SUBDIVISION OF BLOCK "2" IN ASSESSOR'S DIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15 AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, ALL IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 9,867 S.F. / 0.2265 ACRES



LEGEND AND NOTES

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

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

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

Compare your points before using same and report any differences immediately.

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

Order Number: 12-1010

Survey Made For: Patricia Deemer

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

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

Date of completion of field work: March 27, 2014

Palatine, Illinois: April 2, 2014

Illinois Professional Land Surveyor - Barbara C. Murry 03-003529
License Renewal date: November 30, 2014

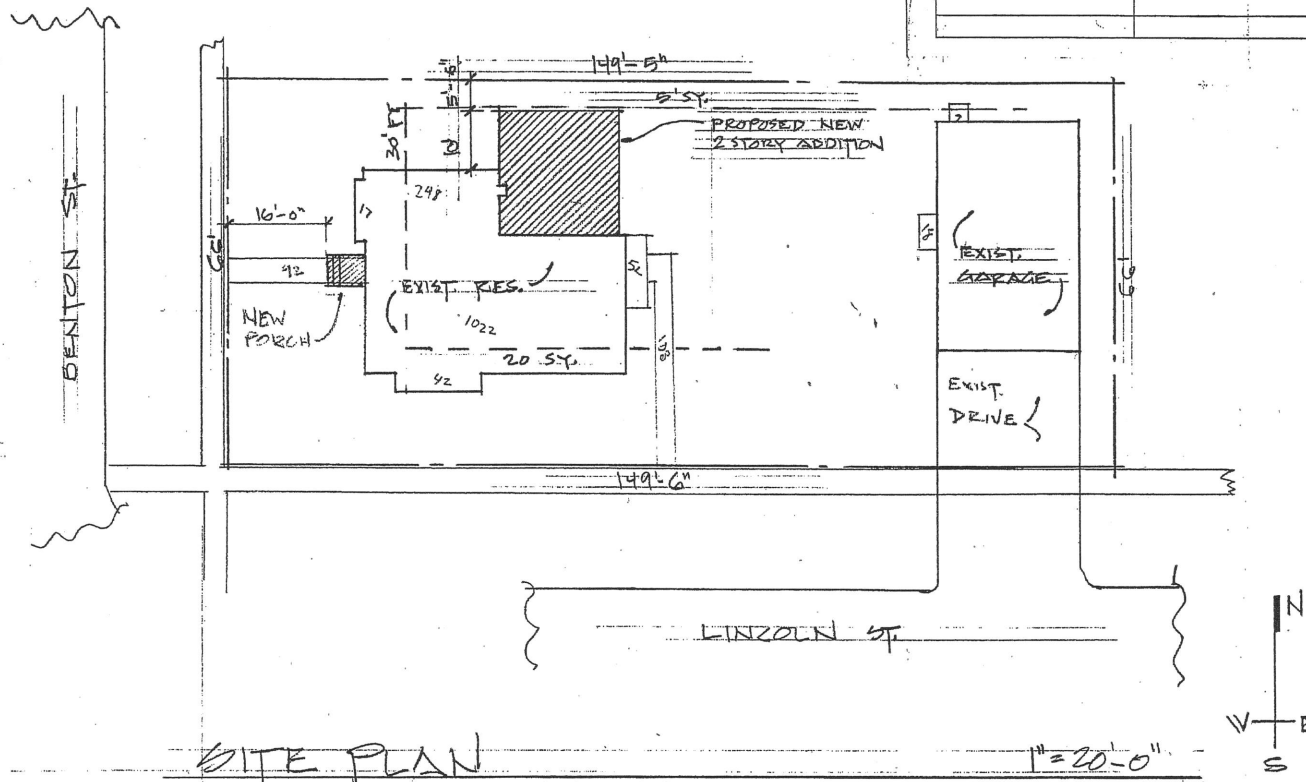
Project Number: 11-1117 & 77-532/ 12-1010/14-08

Field Book: 169M-29

Drawing File: 140800.dwg



Building Footprint	35% of 9,863 sf. = 3,452 sf.	Garage	New 420 Existing 960 New Porch 32	Total: 2,741 sf.
Impervious Surfaces Buildings, Driveways, Walks and Patios	R:2 - Palatine, IL 45% of 9,863 sf. = 4,438 sf.	Residence Driveway Walks, Patios	2741 sf. 480 279	Total: 3500 sf.



SITE PLAN

EXIST. RES.	1329 SF	
EXIST. GARAGE	960 SF	
PROPOSED ADDITION	420 SF	
WALKS	279 SF	
DRIVEWAY	480 SF	
LOT SIZE	9867 SF	
TOTAL	3500 SF	35.5% IMP. SURF (45% ALLOW.)

Mark Swanson, Architect
-NCARB, IL, IN, MI, MN, WI, NY
swansonmcc@comcast.net

536 S. Summit St.
Barrington, IL 60010

DATE
7/19/19 BY
10/23/19 PER

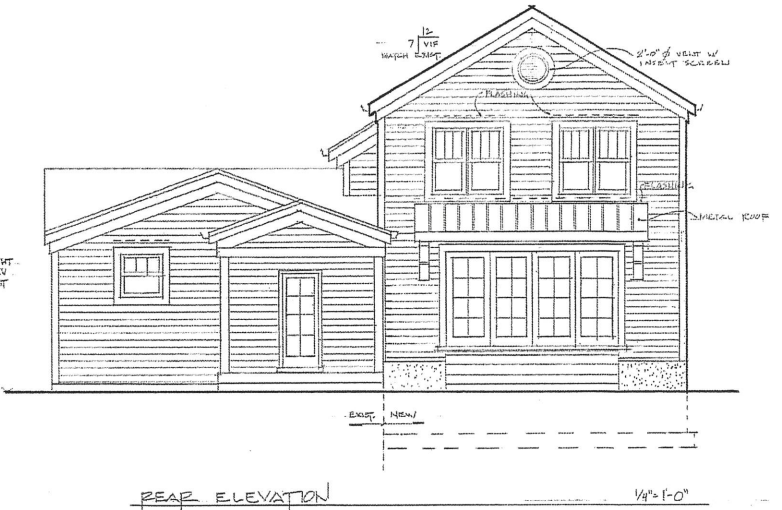
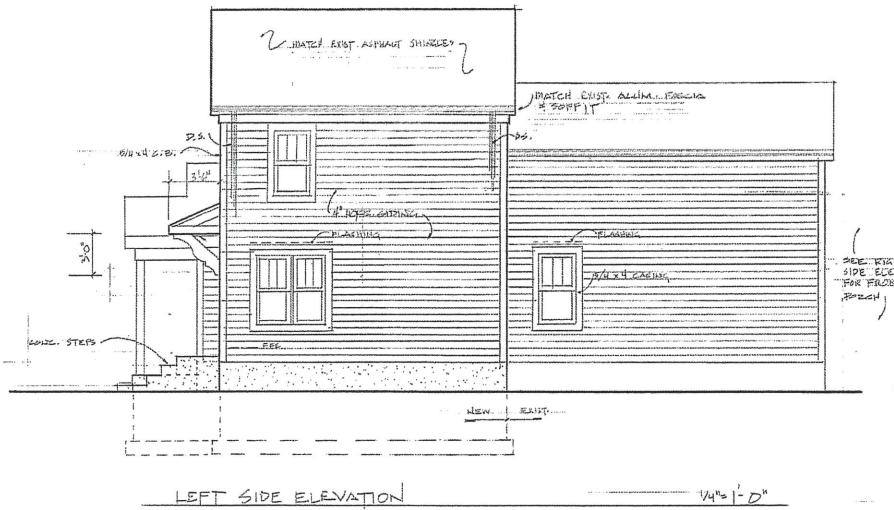
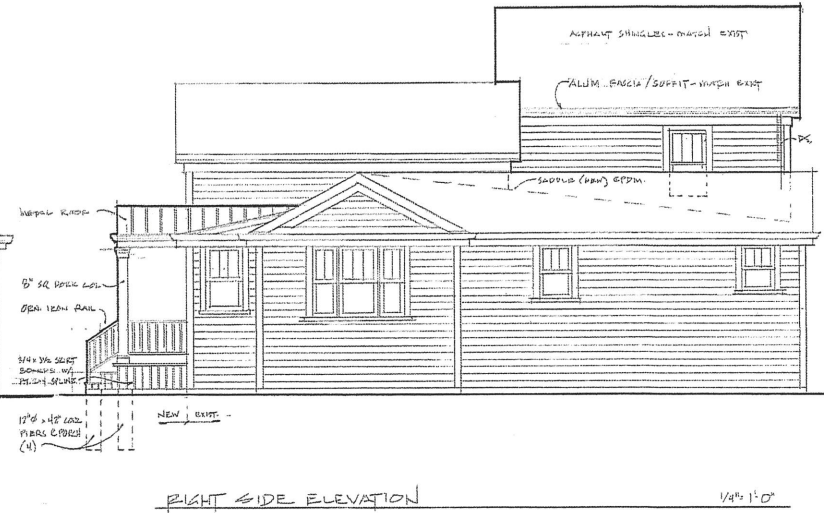
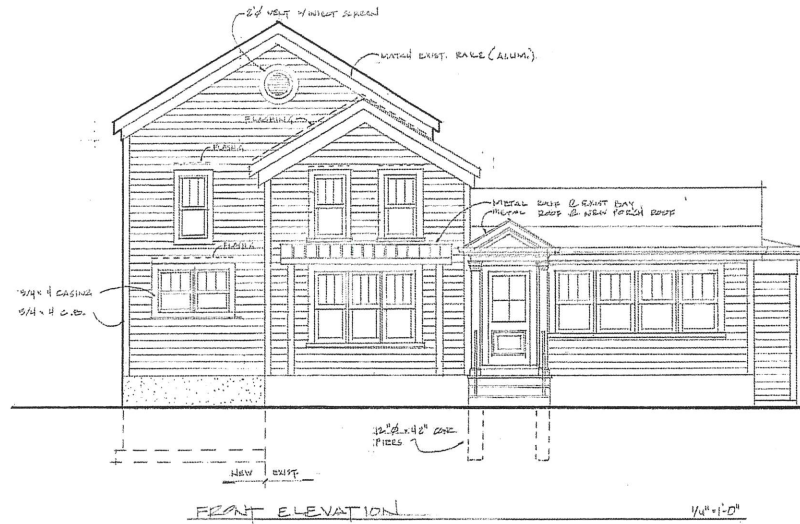
SHEET

1

Johnston

OF 5

Attachment: Site Plan (203 N Benton Street - SU setback porch)



Proposed Addition For
Mr. & Mrs. Dan Johnston
203 N Benton St.

224-568-8894
www.bentonstreet.com
Mark Swanson, Architect
Nashville, TN, IN, MN, WI, IL, UT
938 S. Summit St.

Date:
7/17/19

U.S.C.

Attachment: Elevations (203 N Benton Street - SU setback porch)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, December 10, 2019 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a front porch to be setback 16 feet from the front lot line instead of the required 30 feet pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance.
 The property is commonly known as 203 N Benton Street (02-14-311-013).
 The Petitioner is proposing to build a new open style front porch. The existing home is currently setback 23 feet the proposed porch would encroach an additional 7 feet into the front yard setback.
 The above petition has been filed by Daniel Johnston and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 19-75
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 25th day of November, 2019
 Published in Daily Herald November 25, 2019 (4536323)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/25/2019 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY 
 Authorized Agent

Control # 4536323

Attachment: Public Notice (203 N Benton Street - SU setback porch)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 12/10/19 07:00 PM

CASE STAFF STATEMENT (ID # 5708)

2377 N Hicks Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Binh Nguyen, Viet Taste

CASE NUMBER: 19-70

ADDRESS: 2377 N. Hicks Road

PROPOSAL:
Special Use to permit a restaurant pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 2377 N. Hicks Rd District 3 (Myslinski)	<u>CURRENT ZONING:</u> Bourbon Square - Planned Development
--	---

SURROUNDING CONDITIONS:

North:	Out of Village Boundaries - Long Grove (Menards)
South:	P - Planned Development
East:	P - Planned Development
West:	P - Planned Development

BACKGROUND:

The Petitioner is requesting to open a new restaurant in the Lake Cook Commons Shopping Plaza. Therefore the Petitioner is requesting:

- **Special Use to permit a restaurant**

SITE ANALYSIS:

- The Subject Property is zoned Planned Development and contains the Lake Cook Shopping Center. The proposed restaurant is located in the previous Lal Qila tenant space.
- The Planned Development follows the B-2 uses and bulk standards. Thus, restaurants require Special Use review.

- The Petitioner currently operate two existing restaurants in Norridge and Libertyville; this would be the 3rd location.
- The proposed hours of operation are 11 AM - 9 PM daily and there will be 6-8 employees.
- The business plan indicates that approximately 50% of the business will be take-out. There will not be liquor service.
- The Petitioner is proposing to keep the existing floor plan from Lal Qila however will not be hosting banquets.
- The floor plan indicates 100 seats. The tenant space is approximately 4,800 square feet requiring 48 parking spaces as the 1/100 ratio is the more restrictive. With the addition of the restaurant, 96 spaces are required and 127 spaces are provide.
- The Petitioner stated they will follow the sign code requirements

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	N/A
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, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new restaurant in a vacant tenant space previously occupied by a restaurant. The proposed restaurant would maintain the number of seats from the previous restaurant. Lake Cook Commons Shopping Center is over parked by 31 spaces; therefore, Staff does not have any parking concerns. The

Petitioner currently owns two restaurants in Illinois and the proposed location will be their third restaurant. As the proposed use would be occupying a vacant tenant space previously occupied by another restaurant, it should not have a negative impact on the surrounding properties. 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 on 10/28/2019, except as such plan may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map - 2377 N. Hicks Road
- Application
- Plat of Survey
- Business Plan
- Menu
- Floor Plan
- Public Notice

3.2.a



Attachment: Aerial Map - 2377 N. Hicks Road (2377 N Hicks Rd - SU Restaurant)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	BINH NGUYEN		VIETTASTE	
	Subject Property Address			
	2377 N. HICKS ROAD, PALATINE, IL 60074 (LAKE COOK COMMONS)			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	SAME AS ABOVE			
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one)			
☒ Special Use ☐ Special Use Amendment ☐ Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
Generally describe your request:				
GRANT PERMISSION FOR A PREVIOUS RESTAURANT SPACE (LA QUELLE) THAT NOW IS VACANT AS A 2 ND GENERATION RESTAURANT WITH EQUIPMENT TO BE USED AS A NEW VIETNAMESE RESTAURANT RUN BY OPERATORS WITH ALREADY 2 OTHER VERY SUCCESSFUL LOCATIONS IN LIBERTYVILLE AREA. NEW RESTAURANT TO TAKE ENTIRETY OF PREVIOUS 4,800 SQFT RESTAURANT & ADD SIGNIFICANT IMPROVEMENTS.				

Attachment: Application (2377 N Hicks Rd - SU Restaurant)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ 898
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. **If you are applying for a Variation only, you do not need to answer these items.**

1. The use is deemed necessary for the public convenience at that location
PREVIOUS USE WAS RESTAURANT, PROPOSED NEW USE IS RESTAURANT. NO RESTAURANTS IN IMMEDIATE AREA. OVER 2,400 PEOPLE LIVING AT BOYARON SQUARE HAVE NO PLACE TO WALK TO SO THEY CAN EAT. OVER 62,000 VPD PASS CENTER BEFORE EXPRESSWAY, LAST RETAIL STOP FOR FOOD BEFORE HIGHWAY!
2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected
PREVIOUS USE WAS RESTAURANT, PROPOSED NEW USE IS RESTAURANT. CURRENT SPACE DESIGNED AS RESTAURANT WITH EQUIPMENT & BUILDOUT ALREADY IN PLACE. SITE AT COMMERCIAL INTERSECTION IN COMMERCIAL RETAIL STRIP CENTER. NEWLY RENOVATED CENTER UP TO CODE & ATTRACTIVELY DONE.
3. The use will not cause substantial injury to nearby property values
PREVIOUS USE WAS RESTAURANT, PROPOSED NEW USE IS RESTAURANT. WILL INCREASE NEARBY PROPERTY VALUES AS TAKING A PREVIOUS EYE SORE AND MAKING BEAUTIFUL & DESIRABLE LOCATION FOR RESIDENCE. TURN VACANCY INTO SUCCESSFUL BUSINESS &
4. With respect to live entertainment uses, the use shall not: GATHERING PLACE FOR GOOD FOOD.
 - a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

Attachment: Application (2377 N Hicks Rd - SU Restaurant)



Viet Taste

- Viet Taste is a Vietnamese restaurant that takes authentic recipes and merges with modern styles. It is a family-owned restaurant that uses recipes that have been passed down from generation to generation. By simplifying the menus, newfound fans will enjoy its authentic flavors and American-style services. It will be the third location owned by the same business partners thus far and will continue to prosper as time goes by.
- Viet Taste will be opened to the public daily, 7 days a week from 11am to 9pm excluding holidays.
- Employees will consist of 6-8 people with rotating hours.
- The restaurant will have a capacity of up to 80 people.
- 50% of business will consist of carry-out orders and the other 50% will be dine in participants.
- Sales of liquor and BYOB will **not** be offered.

KIDS' MENU - \$5.50

For kids under 11((add a juice or soda for 0.99 ¢) & Dine in only

- V080. **Chicken or Steak or Beef Balls**
(No Vegetables)
- V081. **Pork Chop w/ Rice**
- V082. **Gilled Chicken w/ Rice**
- V083. **Bun Grilled Pork & Egg Roll**



DRINKS

SMOOTHIES & BUBBLE TEA /4.75

Avocado
Banana
Coconut
Chocolate
Honey Dew
Honey Dew Greentea
Kiwi
Lychee
Lychee Mango
Lychee Coconut
Pineapple
Papaya
Red Bean
Red Bean Coconut
Strawberry
Strawberry Banana
Strawberry Kiwi
Taro
Taro Coconut
Taro Avocado

Bahama Breeze
(Mango, Papaya, Banana)

Banana Split
(Strawberries, Banana, Chocolate)

Lava Flow
(Coconut, Strawberries, Pineapple)

Pina Colada
(Pineapple & Coconut)

Straw Bango
(Strawberries, Banana, Mango)

Strawberry Shortcake
(Strawberry, Banana, Milk)

Tropical Dream
(Papaya, Pineapples, Mango)



Sodo & Bottle Water \$1.75

*****ECRWSS*****

Local
Postal Customer

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL



COFFEE & TEA /4.75



Almond Milk Tea
Black Milk Tea
Coconut Milk Tea
Honey Milk Tea
Jasmine Milk Tea
Lavender Milk Tea
Milk Green Tea
Taro Milk Tea
Thai Milk Tea
Vietnamese Ice Coffee



ADDITIONAL FOR EACH ITEM: 0.50

Boda • Fruits • Lychee • Jelly



Viet taste
Pho & Sandwiches

(708) 452-7655

Business Hours
OPEN 7 DAYS A WEEK
11:00am-9:00pm

7221 West Forest
Preserve Drive,
Norridge, IL 60706

VIETNAMESE
STYLE



Printed by Qaprints.com 奇印广告 312-239-6606

Attachment: Menu (2377 N Hicks Rd - SU Restaurant)

APPETIZERS

V001	Viet Taste Starter Plate <i>Crispy Egg Rolls, Fresh Spring Rolls, Shrimp rangoons, Chicken on the stick</i>	(For 2) 12.95 (for 3) \$15.95
V002	Crispy Egg Rolls (2pcs) <i>Deep fried egg rolls are stuffed with cabbage, ground pork shrimp noodle and onion</i>	4.50
V003	Fresh Spring Rolls (2pcs) <i>(Traditional) Shrimp, pork, lettuce, bean sprouts, mints, rice noodles, wrapped w/ soft rice paper</i>	4.50
V004	Tofu Spring Roll <i>Tofu crispy, cucumber, lettuce, bean sprouts, mint, rice noodle, wrapped with soft rice paper</i>	4.00
V005	Fried Shrimp Rangons (4pcs) <i>Whole shrimp, cream cheese and onion wrapped with egg roll skin</i>	5.95
V006	Fried or Steamed Pot Stickers (6) <i>Dumplings Stuffed with Meat and Vegetable Fillings</i>	5.95
V007	Fried Chicken Wings (6)	5.95
V008	Crab Rangoon (6)	5.95
V009	Chicken on The Sticks (4)	5.95



BÚN VERMICELLI NOODLE SALAD

Vermicelli Noodle, choice of meat, and w. lettuce, carrot, bean sprout, and topped w. peanut and served w. home-made Vietnamese sweet & sour sauce on the side

V050.	Bún Grill Shrimp & Egg Roll	9.95
V051.	Bún Lemongrass Pork & Egg Roll	9.95
V053.	Bún Lemongrass Chicken & Egg Roll	9.95
V054.	Bún Beef & Egg Roll	9.95
V055.	Bún Shredded Skin Pork & Lemongrass Pork	9.95
V056.	Bún Combo Shrimp & Lemongrass Prok, Beef & Egg Roll	9.95

CƠM ĐĨA RICE PLATE

V060.	Marinated Grill Pork Chop or Gilled Chicken	9.95
V061.	Marinated Grill Porkchop with Fried Egg or Honey Sausage <i>Lemongrass Chicken available</i>	9.95
V062.	Marinated Grill Pork Chop with Honey Sausage & Fried Egg <i>Lemongrass Chicken Available</i>	9.95
V063.	Marinated Grill Porkchop, Meatloaf, Shredded Pork Skin and Fried Egg	10.95

BÁNH MÌ

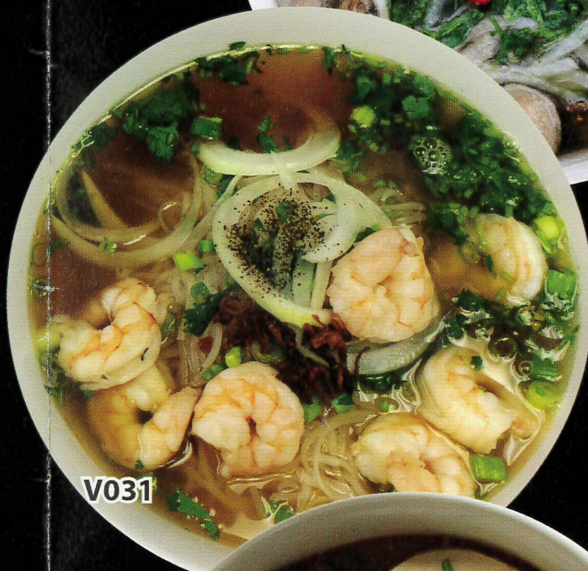
V070	Double "B" (Bánh Mì Đặc Biệt) (550 Calories) <i>Pâté, BBQ pork, pork roll</i>	5.75
V071	Pork Roll (450 Calories) (Pâté, sliced pork roll)	4.75
V072	Grilled Chicken (400 Calories) (Grilled marinated chicken)	4.75
V073	Grilled Pork (460 Calories) (Grilled marinated pork)	4.75
V074	BBQ Pork & Pâté (420 Calories) (Sliced BBQ Chinese pork with Pâté)	4.75
V075	Vegetarian (410 Calories) (Grilled lemongrass tofu)	4.75
V076.	Korean BBQ Beef (450 Calories) (Grilled marinated BBQ beef)	5.75
*****	Special Combo <i>Any Bánh mì combines with a drink: Smoothies, Milk Tea, Bubble Tea or Coffee</i>	8.90

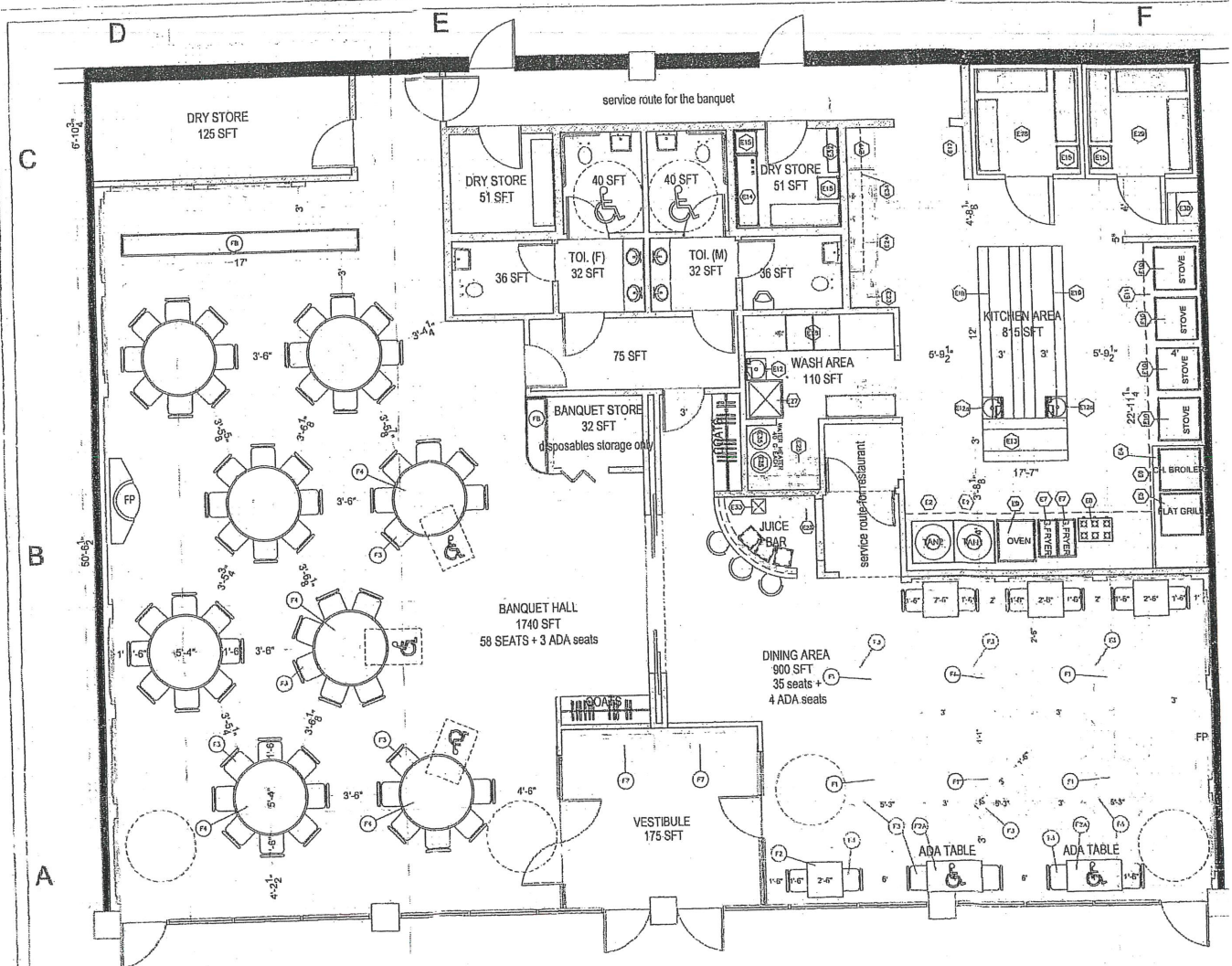
PHỞ

Vietnamese Beef Noodle Soup

Beef Noodle Soup with meat of your choice, topped w/ onion and cilantro in a rich beef stock with fresh rice noodles

V030.	Phở Fillet	10.95
V031.	Phở Đồ Biên -Seafood <i>Shrimp, squid, crab stick, fish balls in chicken broth</i>	10.95
V032.	Phở Đặc Biệt <i>(Combo Meat) Beef slices, brisket, tendon, tripe, and meatball</i>	10.95
V033.	Phở Tái <i>Eye round steak beef slice</i>	9.95
V034.	Phở Nạm <i>Well-done Brisket</i>	9.95
V035.	Phở Bò Viên <i>Vietnamese beef meatball</i>	9.95
V036.	Phở Nạm, Bò Viên <i>Brisket, Beef Meatball</i>	9.95
V037.	Phở Tái Nạm <i>Eye round steak slices, well-done brisket</i>	9.95
V038.	Phở Nạm, Gân <i>Brisket, Tendon</i>	9.95
V039.	Phở Tái, Bò Viên <i>Eye round steak slices, Meatballs</i>	9.95
V040.	Phở Nạm, Gân Sách <i>Brisket, Tendon, Tripe</i>	9.95
V041.	Phở Tái, Gân <i>Eye round steak Slices, Tendon</i>	9.95
V042.	Phở Tái, Nạm, Bò Viên <i>Eye round steak slices, Brisket, Meatballs</i>	9.95
V043.	Phở Tái, Sách <i>Eye round steak slice, tripe</i>	9.95
V044.	Phở Tái, Gân, Sách <i>Eye round steak slices, Tendon, Tripe</i>	9.95
V045.	Phở Tái, Nạm, Sách <i>Eye round steak slices, Brisket, Tripe</i>	9.95
V046.	Phở Gà <i>Chicken in chicken broth</i>	9.95
V047.	Phở Chay-Vegan <i>Mixed vegetables in veggie soup</i>	9.95
V048.	Bún Bò Huế <i>Spaghetti vermicelli noodles, beef brisket, beef tendon, pork. Served in a spicy lemongrass and shrimp base soup</i>	9.85





PROPOSED FURNITURE & EQUIPMENT PLAN scale : 3/16" = 1'-0"

KITCHEN EQUIPMENT SCHEDULE

EQUIPMENTS MUST BE SUPPLIED WITH ALL NEEDED ACCESSORIES-COMMERCIAL USE CERTIFIED ADDITIONAL 5.5. TABLES MUST BE SIZED ON SITE AS RESIDUAL DIMENSIONS AND MADE AS CUSTOM-BUILT

#	ITEM	MANUFACTURER/MODEL	ORDERED FROM	SIZE			SUPPORT	QTY	PLUMBING				ELECTRICAL	GAS	REMARKS
				L	D	Ht.			WATER	WASTE	DIR	IND	VOLT		
F2	HOT TANDOOR	LOCAL	SUPERIOR	28"	30"	34"	CASTORS	2							METAL COAL D, EARTHEN CLAY JAR
E4	REF. CHEF BASE-G DR	TRUE	SUPERIOR	96"	32"	20"	CASTORS	1					115	1	4 DRAWER REFRIGERATED BASE
E5	FLAT GRILL	IMPERIAL - IMGA-3620	SUPERIOR	36"	30"	15"	CHEFBASE	1							WITH 11" HIGH BACK SPLASH
E6	CHAR BROILER	IMPERIAL - IRB-36	SUPERIOR	36"	24"	15"	CHEFBASE	1							WITH 11" HIGH BACK SPLASH
E7	FRY MATE	ANETS - 14 GS	SUPERIOR	16"	32"	36"	CASTORS	2							WITH SEDIMENT BASIN, ONE EXTRA LARGE BASKET
E8	6 COOKING RANGE	IMPERIAL - IR-6XB	SUPERIOR	36"	31"	56"	LEGS	1							
E9	OVEN	IMPERIAL - IOV-1	SUPERIOR	38"	40"	60"	LEGS	1							
E10	JET BURNER STOVE	AMERICAN RANGE - ARSP 10	SUPERIOR	18"	21"	24"	LEGS	4							SINGLE BURNER
E11	6 STONE PLATFORM	G.C.	SUPERIOR	14"	30"	6"									STONE COV. RED CONCRETE PLATFORM
E12	HAND SINK	ADVANCE TABCO-7-F5-B4	SUPERIOR	12"	16"	26"	FLT-MTL	3	1/2"	1/2"	3"				PLATFORM MOUNTED WITH 8" SPLASH GUARD ON 3 SIDES
E13	HAND SINK	ADVANCE TABCO-7-F5-B4	SUPERIOR	12"	16"	26"	WALL-MTD	3	1/2"	1/2"	3"				HANDS FREE OPERATION
E14	PREP COUNTER	ADVANCE TABCO-TA-227	SUPERIOR	72"	36"	64"	BASE	1							DOUBLE UNDERSHELF, ONE OVERSHELF W/ POT RACK
E15	STORAGE RACKS	METRO A-1072-NBL	SUPERIOR	72"	18"	72"	CASTORS	6							ADJUSTABLE (1) FLOOR MOUNTED SHELVING SPLASH MOUNT
E16	STORAGE RACKS	METRO RD-33-N	SUPERIOR	16"	16"	72"	CASTORS	2							
E17	HOOD			28"	40"	30"		2							
E18	SERVICE TABLE	ADVANCE TABCO-TV55-240	SUPERIOR	33"	24"	36"	CASTORS	2							14G TOP ADJUSTABLE LEGS, INTERMEDIATE SHELF
E19	SS PREP TABLE	ADVANCE TABCO-KSS-3012	SUPERIOR	144"	36"	36"	LEGS	2							
E20	MICROWAVE	AMANA-RF512MPSA	SUPERIOR	21"	20"	14"	SHELF	1					120/240	5	ON 55 HIGH VES. WALL MOUNTED AT 60" AFF
E21	PREP SINK	ADVANCE TABCO 93-1-24-10L	SUPERIOR	40"	27"	30"	LEGS	1							SINGLE BOWL WITH LEFT DRAIN PLATE
E22	3 COMP SINK	ADVANCE TABCO 93-3-54-10RL	SUPERIOR	91"	27"	36"	LEGS	1	1/2"	1/2"	4"				3 BOWL SINK W/ DRAIN BOARDS & 8" SPLASH GUARD ON BOTH SID
E23	MOP SINK	FIAT MSB 2424	SUPERIOR	24"	24"	10"	FLOOR	1	1/2"	1/2"	3"				PLATFORM MOUNTED W/ BROOM AND MOP HOOKS
E24	DISHWASHER	MOYER DIEBEL 301HT	SUPERIOR	24"	24"	34"	LEGS	1	1/2"	1/2"	4"		120/240	30	W/ FRONT LOADING DOOR ON LEGS 6" ABOVE GROUND
E25	POTWASH SINK	ADVANCE TABCO 93-41-24	SUPERIOR	33"	33"	36"	LEGS	1	1/2"	1/2"	4"				LARGE BOWL W/ LEFT DRAIN BOARD
E26	WIC COOLER	NORLAKE	SUPERIOR	192"	120"	77"	FLOOR	1							W/ TOP MOUNTED COMPRESSOR UNIT
E27	WIC FREEZER	NORLAKE	SUPERIOR	120"	96"	77"	FLOOR	1							W/ TOP MOUNTED COMPRESSOR UNIT
E28	WIC ICE M/C	MANITOWIC QY 0134A	SUPERIOR	19"	26"	32"	LEGS	1	1/2"				115	13	
E29	POS	LOCAL	SUPERIOR				COUNTER	1							ADA ACCESSIBLE UNIT
E30	SMART SHELF	INTERMETRO	SUPERIOR	72"	15"	@60	WALL	1							DOUBLE LAYERED WITH 4 SUPPORT BRACKETS
E31	HOT WATER TANK-40 G	LOCHINVAR HC-KW-40A	G.C.	6"	diameter	48"	LEGS	2	1/2"	1/2"			220	30	FLOOR MOUNTED ON CONDENSATE TRAYS AND LEGS

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, December 10, 2019 at 7:00 P.M. in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following: Special Use to permit a restaurant pursuant to Section 11.03 (d) (27) of the Palatine Zoning Ordinance.
 The property is commonly known as 2377 N Hicks Road (02-02-201-158-0000).
 The Petitioner is proposing to open a new restaurant in the Lake Cook Commons Shopping Center.
 The above petition has been filed by Binh Nguyen, Viet Taste and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 19-70

VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals

DATED: This 25th day of November, 2019
 Published in Daily Herald
 November 25, 2019 (4536324)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/25/2019 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY

Lauren Baetz
 Authorized Agent

Control # 4536324

Attachment: Public Notice (2377 N Hicks Rd - SU Restaurant)