



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 • NOVEMBER 27, 2018

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, 2018 7:00 PM

III. PUBLIC HEARING

1. 1299 N. Arbor Lane

Special Use to permit a rear yard setback of 25 feet, instead of the minimum required 40 feet, pursuant to Section 10.06 (c) (13) of the Palatine Zoning Ordinance.

2. 235 W. Northwest Highway

Special Use to permit a Medical Office (Physical Therapy Clinic) pursuant to Section 11.03 (d) (42) 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
<http://www.palatine.il.us>

ZONING BOARD OF APPEALS MINUTES • NOVEMBER 13, 2018

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	Present	
Jerry Luszcza	Commissioner	Present	
Theodore McGinn	Commissioner	Absent	
Kevin Cavanaugh	Commissioner	Absent	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Absent	

Staff present: Ms. Katie Romack

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Oct 23, 2018 7:00 PM - **Accepted as Amended**

Ms. Roth-Wurster pointed out Kohler was spelled incorrectly in the minutes of October 23, 2018.

Mr. Luszcza made a motion to approve the minutes with the spelling correction; seconded by Ms. Roth-Wurster.

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Jerry Luszcza, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszcza, Dittrich
ABSENT:	McGinn, Cavanaugh, Pirog

Minutes Acceptance: Minutes of Nov 13, 2018 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 123 N. Plum Grove Road - **Recommended to Approve**

Sworn in Staff: Ms. Katie Romack

Sworn in Vytautas Paukstys 338 S. Stone Avenue La Grange, IL Chairman of the Board of Governors of the Children's Dyslexia Center of Metropolitan Chicago

Mr. Paukstys gave a brief overview of the request stating Children Dyslexia was founded in 1999 to assist children to overcome dyslexia. He stated 1 out of 5 suffer from it. He stated they make sure children are diagnosed by a pediatrician or psychologist. Mr. Paukstys stated it is a 2-year program that runs same as the normal school year. He stated the students come twice a week and they generally have 6 classrooms with 5 used all the time with the 6th is an emergency classroom. He spoke to the class times running between 3:00-8:30 pm. Mr. Paukstys stated they will have approximately 4-6 tutors which are all certified and will also train tutors to teach children to deal with dyslexia. He stated they expect generally 8 cars in the parking lot at any time that would rotate every hour as parent and children leave. He spoke to the successfulness of the program with a 98% success rate for students to catch up to their grade within the 2-year program. He stated they are a 501(c)(3) charitable organization that does not charge tuition so the services are free. Mr. Paukstys stated they are part of a larger organization, Children's Dyslexia Center Inc., which is headquartered in Massachusetts. There are 41 centers throughout the northern states and 5 additional centers in Illinois.

He explained they are looking to expand because in La Grange 50% of their kids travel from as far away as Kankakee with many coming from the Northwest suburbs. He stated they have a 2 ½ year waiting list. Mr. Paukstys stated they want to start the pilot program partnering with First United Methodist Church and have everything in place with the center director. He stated for the first 20 months they anticipate doing it part-time on Monday and Wednesday with current staff. He stated they will recruit tutors from schools in the area and then will expand services to Tuesday and Thursday. Mr. Paukstys stated children are taught 1-on-1, while parents wait in the waiting room. He gave a brief overview of the method they teach. He stated they will use the classrooms on the second floor of the church with space currently occupied by Sunday school, which is vacant on days of proposed classes.

Ms. Romack stated staff doesn't anticipate any parking issues since classes will be held during non-peak hours of the church and within the same classrooms used for Sunday school. She stated the center does anticipate there being some additional signage on the interior of the building but no plans for the exterior. Ms. Romack stated there were no issues identified by other departments. She went through the slides of the existing conditions.

Minutes Acceptance: Minutes of Nov 13, 2018 7:00 PM (Approval of Minutes)

Ms. Wood asked if the church has any classes or services at the same time.
Mr. Paukstys stated the church board members are present and can speak to that.

Ms. Roth-Wurster asked if a classroom means a tutor and a student.
Mr. Paukstys answered yes. He stated there will be 3 people maximum in each room with all sessions videotaped.

Sworn in Frank Skorski 145 W. Bryant Avenue, Palatine, IL

Mr. Skorski stated his daughter came through the program. He stated he saw children come through program so he became a mason and joined the group. He stated they do a great job and with 55 kids on the waiting list they would like to open more. Mr. Skorski spoke to the cost of the program and stated the goal is to help as many children as possible.

Sworn in Mr. Greg Burnett - Trustee of the First United Methodist Church

Mr. Burnett stated there are no services during that time but there are other activities but they have a large parking lot and large facility. He stated this is an important endeavor that has the churches support.

Sworn in Ms. Vicki Caravelli 35 E. Wood Street, Palatine, IL

Ms. Caravelli stated her kitchen window looks straight into those classrooms. She stated the church has constant revolving activity and only asks that the church adjusts the parking lot lighting because of time change. She stated she has no objections and thinks it sounds like a good program.

Sworn in Mr. Louis Caravelli 35 E. Wood Street, Palatine, IL

Mr. Caravelli asked how many kids the program is expected to grow to.
Mr. Paukstys explained they generally use 6 classrooms and limit themselves to 40 children maximum.

Mr. Caravelli asked if the tutors are background checked.
Mr. Paukstys answered yes.

STAFF RECOMMENDATION:

The proposed satellite tutoring facility will operate within the existing Sunday School classrooms of the First United Methodist Church of Palatine. The Center offers one-on-one sessions with limited hours of operation during the Church's non-peak hours. Additionally, the Center initially anticipates 4 vehicles for tutors and an additional 4 cars for students' parents on-site at one time; and, with limited Church activities during these hours, there should be no parking conflicts. Even as the Center expands in the future to utilize 6 classrooms up to 4 days a week, Staff does not anticipate any parking conflicts. Therefore, Staff recommends approval of the proposed satellite tutoring facility for the Children's Dyslexia Center of Metropolitan Chicago, subject to the following conditions:

1. The Special Use shall substantially conform to the business plan submitted by the Petitioner, The Children's Dyslexia Center of Metropolitan Chicago, on

10/08/2018, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

Mr. Larson stated it is a great use for the classrooms in the church. He spoke to the standards for the Special Use stating there will be no negative impact on surrounding properties and it will be a good program to have in the Village. Mr. Larson stated it would operate in a manner consistent with public health, safety, and welfare.

Mr. Dittrich stated it sounds like a good program and is proud to have it in Palatine. He stated it warms his heart to see neighbors out providing constructive feedback and support. He stated he is also in favor of this motion.

Ms. Wood agreed stating it makes sense for this use with the church and is a great addition to the Palatine community being professionally run and professionally staffed.

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

IV. COMMUNICATIONS

The ZBA items from the October 23rd meeting were approved by Village Council.

The next ZBA hearing is scheduled for November 27th.

V. ADJOURNMENT

1. Motion to Adjourn - **Motion Carried by Voice Vote**

Mr. Dittrich made a motion to adjourn ; seconded by Ms. Roth-Wurster.

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Jerry Luszczak, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszczak, Dittrich
ABSENT:	McGinn, Cavanaugh, Pirog

Minutes Acceptance: Minutes of Nov 13, 2018 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 11/27/18 07:00 PM

CASE STAFF STATEMENT (ID # 4936)

1299 N. Arbor Lane

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Amab Malik and Soma Sengupta

CASE NUMBER: 18-100

ADDRESS: 1299 N Arbor Lane

PROPOSAL:

Special Use to permit a rear yard setback of 25 feet instead of the minimum required 40 feet, pursuant to Section 10.06 (c) (13) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 1299 N Arbor Lane District 1 (Millar)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
--	--

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 petitioners are proposing to build a sunroom addition off the back of the existing home encroaching into the required rear yard setback. Therefor the Petitioners are requesting:

Special Use to permit a rear yard setback of 25 feet instead of the minimum required 40 feet.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family Residential. The Petitioner is planning on removing the existing deck and building a sunroom and patio.
- The existing home is set back approximately 40 feet from the rear lot line.
- The proposed sunroom is 14.3 feet X 22.2 feet and would be set back

approximately 25.5 feet from the rear lot line.

- The patio meets code.
- The sunroom is a one-story structure and meets the height code.
- Both building and lot coverage meet code maximum 35% and 45% (approximately 23% and 33%)

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 existing residence has a rear yard setback of approximately 40 feet. Any addition would require a setback reduction. The proposed single story addition will be located in place of an existing deck and would still be under the maximum building and lot coverage. In addition there are homes in the area that currently do not meet the rear yard setbacks and this should not change or alter the character of the neighborhood. Therefore, Staff recommends approval for the Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the site and elevation plans submitted by the architect, Carl Fielder on 10/30/18, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial
- Application

Case Staff Statement (ID # 4936)
Meeting of November 27, 2018

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

1299 N Arbor Lane

3.1.a

VILLAGE OF
PALATINE



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 # <i>18-100</i>
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S) <i>ARNAB MALICK</i>		Business Name (if applicable)	
	Subject Property Address <i>1299 N ARBOR LANE</i>			
	AUTHORIZED AGENT (if applicable) <i>DEYAN KARAFELIEV CARL FIEDLER</i>		Business Name (if applicable) <i>KDK RODOPI, INC</i>	
	Address <i>600 MORSE AVE #A</i>		City/State/Zip Code <i>SCHAUMBURG, IL 60193</i>	
	Telephone <i>847 873 6039</i>	Fax	Email <i>CONTACT@KDRODOPI.COM</i>	
	Relationship to Petitioner (<u>contractor</u> architect, etc.) <i>CONTRACTOR</i>			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District <i>R2</i>	Existing Land Use <i>SINGLE FAMILY</i>	Proposed Land Use <i>SINGLE FAMILY</i>	
	Generally describe your request: <i>REMOVAL OF EXISTING DECK. BUILD NEW FOUR SEASON ROOM. ADD PATIO.</i>			

Attachment: Application (1299 N. Arbor Lane - SU setbacks)



SPECIAL USE

Required Materials

- ☒ Filing Fee of \$ _____
- ☒ 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

ANY IMPROVEMENT OR ADDITION TO THIS HOMES BACK SIDE
WOULD ENCRDACH ON SET BACKS

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

NO CHANGE TO ABOVE

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

SHOULD HELP VALUES SINCE WE WILL BE REMOVING
AN OLD DECK AND ADDING +300 SQ FT OF ADDITION
AND PAVER PATIO.

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

1216 E. Central Road
Arlington Heights, IL 60005
Phone: 847-392-7600
Fax: 847-392-7719



E-MAIL AND INTERNET ADDRESSES:
http://www.matc.com AND sales@matc.com

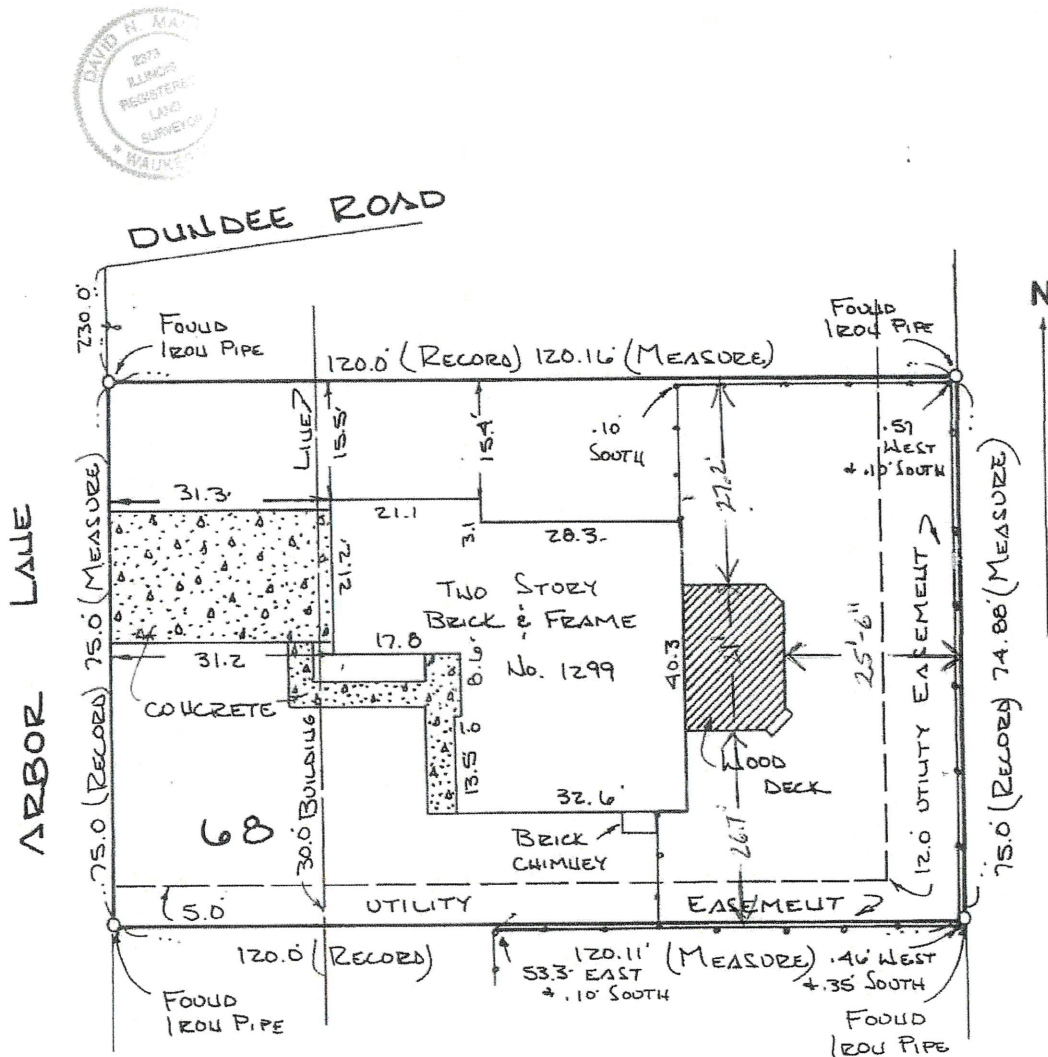
218 N. County Street
Waukegan, IL 60085
Phone: 847-336-2473
Fax: 847-336-2113

9800 S. Roberts Road
Palos Hills, IL 60465
Phone: 708-430-4077
Fax: 708-598-0696

PLAT OF SURVEY

460 S. County Farm Road
Wheaton, IL 60187
Phone: 630-690-3733
Fax: 630-690-3735

LOT 68 IN MORGAN'S GATE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 8, AND THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 3, 1987 AS DOCUMENT 87425912, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF LAKE

SS

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said

survey Dated APRIL 6, 1999 19__

All distances shown are in feet & decimal parts thereof. No angles or distances are to be determined by scaling.

Scale 1" = 20'

Job No. 58154

Address 1299 N. ARBOR LN.

PAVATILE IL

P.L.N. 02-08-200-013 NOTES:

Township PAVATILE

Ordered By DAVID B. STOLMAN

By

MID AMERICA SURVEY COMPANY*

Registered Illinois Land Surveyor

Compare your description and site markings with this plat and at once report any discrepancies which you may find

1216 E. Central Road
Arlington Heights, IL 60005
Phone: 847-392-7600
Fax: 847-392-7719



E-MAIL AND INTERNET ADDRESSES:
http://www.matc.com AND sales@matc.com

218 N. County Street
Waukegan, IL 60085
Phone: 847-336-2473
Fax: 847-336-2113

9800 S. Roberts Road
Palos Hills, IL 60465
Phone: 708-430-4077
Fax: 708-598-0696

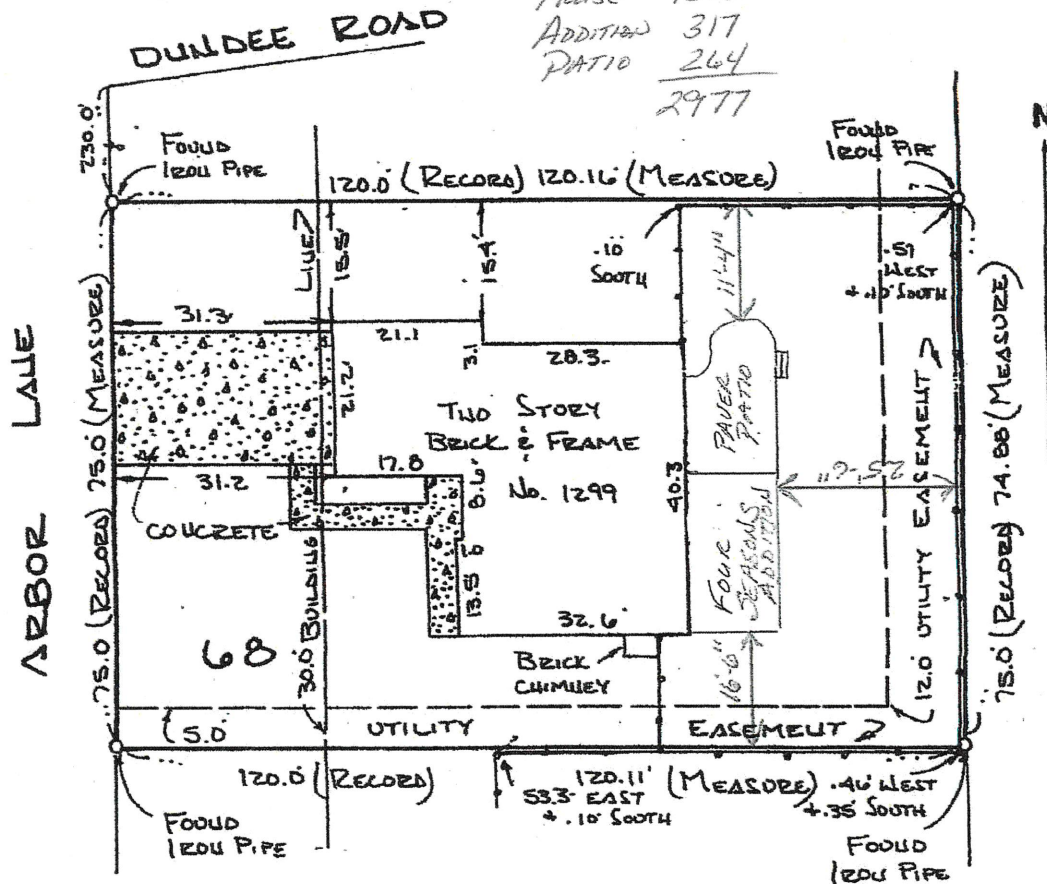
PLAT OF SURVEY

460 S. County Farm Road
Wheaton, IL 60187
Phone: 630-690-3733
Fax: 630-690-3735

LOT 68 IN MORGAN'S GATE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 8, AND THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 3, 1987 AS DOCUMENT 87425912, IN COOK COUNTY, ILLINOIS.

Lot Coverage 33%

DRIVE 508
FR. WALK 60
GARAGE 446
FR. PORCH 74
HOUSE 1308
ADDITION 317
PATIO 264
2977



STATE OF ILLINOIS
COUNTY OF LAKE

SS

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said

APRIL 6, 1999

Survey Dated 19

All distances shown are in feet & decimal parts thereof. No angles or distances are to be determined by scaling.

Scale 1" = 20'

Job No. 58154

Address 1299 W. ARBOR LN.
PALATINE, IL

P.L.N. 02-08-206-D13 NOTES:

Township PALATINE

Ordered By DAVID B. SCHWALL

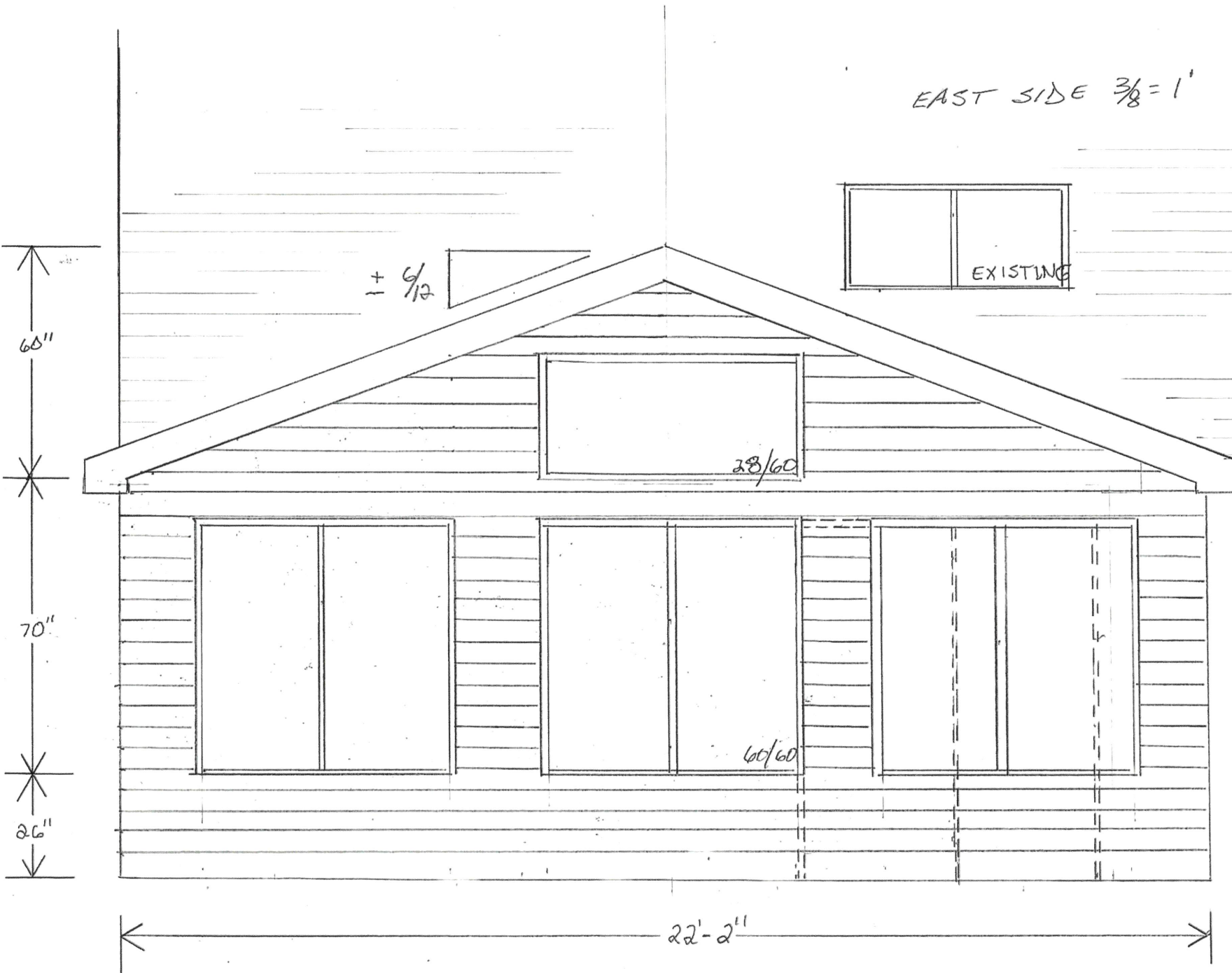
By MID AMERICA SURVEY COMPANY
Registered Illinois Land Surveyor

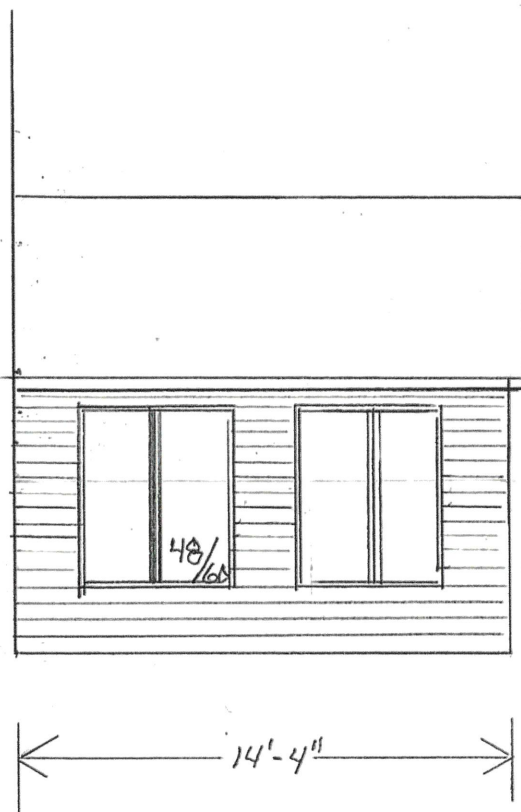
Compare your description and site markings with this plat and as once report any discrepancies which you may find

COPYRIGHT 1999 MID AMERICA SURVEY COMPANY

Attachment: Site Plan (1299 N. Arbor Lane - SU setbacks)

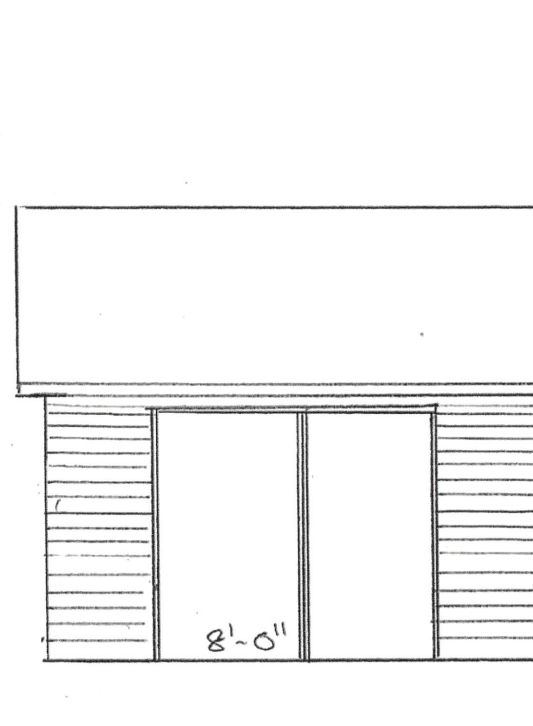
EAST SIDE $\frac{3}{8} = 1'$



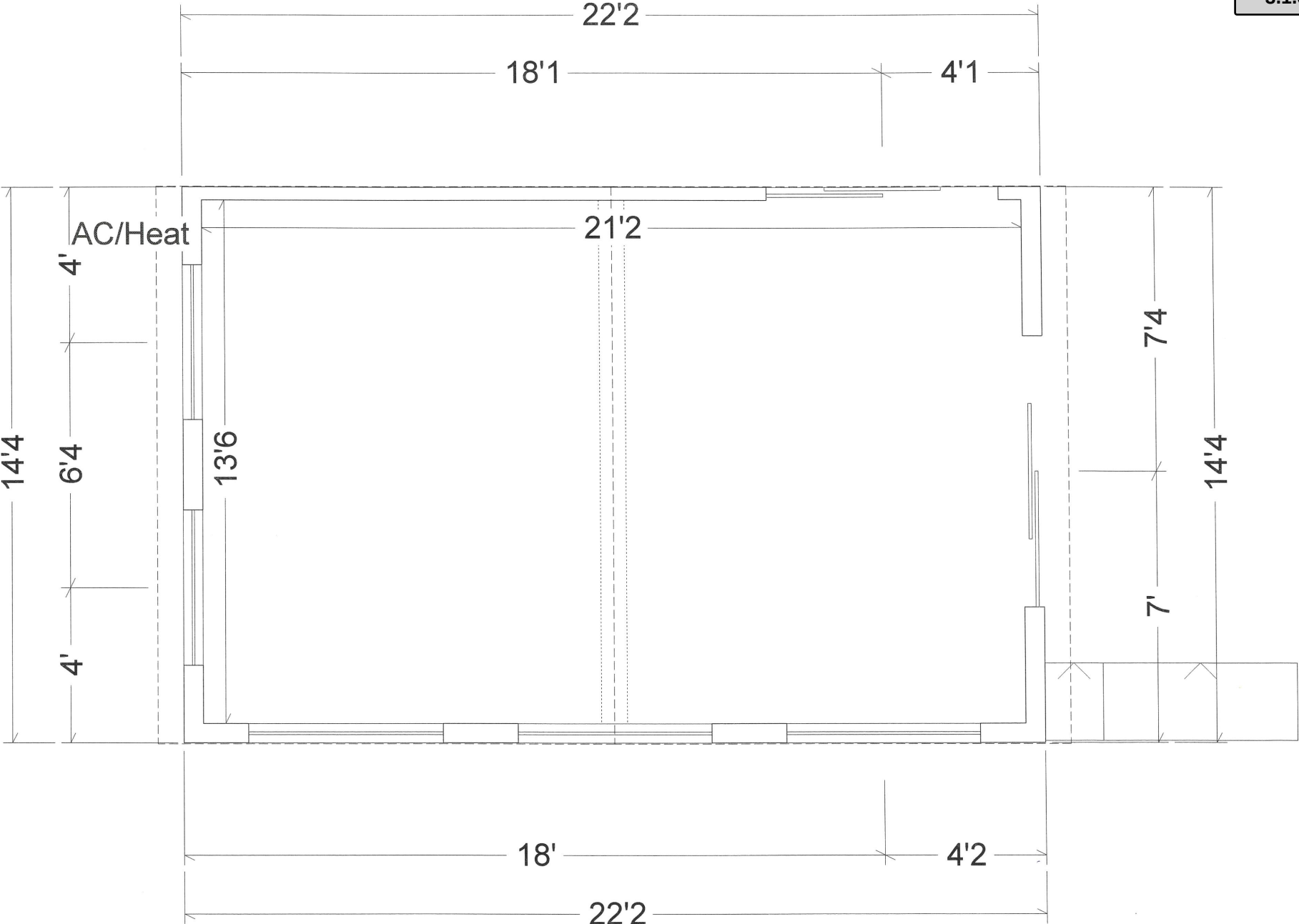


SOUTH

$$3/16'' = 1'$$



NORTH



PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, November 27, 2018 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 rear yard setback of 25 feet instead of the minimum required 40 feet, pursuant to Section 10.06 (c) (13) of the Palatine Zoning Ordinance. The property is commonly known as 1299 N Arbor Lane (02-08-206-013).

The Petitioners are requesting to build a sunroom addition into the rear yard of the existing home. The above petition has been filed by Amab Malik and Soma Sengupta and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 18-100
VILLAGE OF PALATINE
Jon Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 12th day of November, 2018
Published in Daily Herald
November 12, 2018 (4512892)

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 November 12, 2018 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 *Danula Baidyan*
Authorized Agent

Control # 4512892

Attachment: Public Notice (1299 N. Arbor Lane - SU setbacks)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 11/27/18 07:00 PM

CASE STAFF STATEMENT (ID # 4926)

235 W. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Katie Rivard

PETITIONER: Lisa Fischer (Team Rehabilitation)

CASE NUMBER: 18-99

ADDRESS: 235-239 W. Northwest Highway

PROPOSAL:

Special Use to permit a Medical Office (Physical Therapy Clinic) pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 235-239 W. Northwest Highway District 6 (Helms)	<u>CURRENT ZONING:</u> B-2 General Business
--	--

SURROUNDING CONDITIONS:

<u>North:</u>	Planned Development (CVS)
<u>South</u>	B-2 General Business (Maaco)
<u>East:</u>	B-2 General Business (BMO Harris Bank)
<u>West:</u>	B-2 General Business (McDonald's)

BACKGROUND:

The Petitioner would like to operate a physical therapy clinic within the subject tenant spaces. Therefore, the Petitioner is requesting:

- Special Use to permit a Medical Office (Physical Therapy Clinic) pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.

SITE ANALYSIS:

- The subject property, zoned B-2 General Business District, contains a multi-tenant building (approximately 6,700 square feet). Other tenants in this building include Subway and Dunkin' Donuts.
- The use will occupy the two remaining vacant tenant spaces or approximately 3,100 square feet.
- Per the business plan, Team Rehab is a network of therapist-owned outpatient physical therapy clinics. There are over 100 locations throughout Michigan, Illinois, Indiana, Wisconsin, and Georgia.

Case Staff Statement (ID # 4926)
Meeting of November 27, 2018

- The proposed hours of operation are Monday-Thursday 7am-7pm and Friday 7am-5pm. The peak hours of operation are 7am-9am, 11am-1pm, and 4pm-6pm. Appointments are required.
- There would be approximately 3 employees with a maximum of 8 patients at one time.
- The floor plan includes an open gym area, a treatment area with 7 treatment tables, and 2 private treatment rooms.
- The shopping center has 55 existing parking spaces (including 3 handicap spaces). Per the Zoning Ordinance, 10 parking spaces are required for the proposed use and a total of 46 parking spaces are required for the shopping center, including the proposed use.
- If the clinic has the maximum number of people (3 employees + 8 patients) present including up to 8 patients in the waiting room, the amount of parking spaces needed would be 19 spaces. If parking was calculated based on the number of employees, patients, and patients waiting in the reception area, then the total amount of parking required for the shopping center would be 55 spaces.

Business	Address	Square Footage	Number of Seats	Required Number of Parking Spaces per Tenant
Dunkin' Donuts	231 W. Northwest Highway	2,000	25	20 (1 space per 100 sq. ft.)
Vacant (Team Rehab)	235 W. Northwest Highway	1,540	0	5 (1 space per 300 sq. ft.)
Vacant (Team Rehab)	239 W. Northwest Highway	1,540	0	5 (1 space per 300 sq. ft.)
Subway	243 W. Northwest Highway	1,600	34	16 (1 space per 100 sq. ft.)
Total Number of Parking Spaces Required:				46

- In 2017, a Variation of 1 parking space was approved for a new restaurant (Pizzateca) at 239 W. Northwest Highway. However, Pizzateca is no longer moving forward at this location.

DEPARTMENTAL REVIEWS:

Community Services	No issues identified.
Engineering	N/A
Environmental Health	N/A
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 proposed physical therapy clinic will occupy the 2 remaining vacant tenant spaces within the subject multi-tenant center. The previously approved use for the subject tenant space was a pizza restaurant, which required a parking variation of 1 space. The required parking for medical uses is 1 parking space per 300 square feet. Based on this calculation, the center is over parked by 9 parking spaces. Additionally, Staff took into consideration the amount of parking that would be required if the maximum number of employees and patients were present at one time. For instance, if there were 3 employees and 8 patients with the potential for an additional 8 patients in the waiting room, 55 parking spaces would be required, which meets Code. The clinic has indicated their peak hours of operation will be 3 2-hour windows in the morning, lunch, and evening. Dunkin' Donuts, at 2,000 square feet, is the largest tenant in this building, with their busiest customer times in the morning times and more drive-through centric in use. Furthermore, Subway's busiest hours are typically lunch and evenings. With that being said, Staff does not have any parking concerns related to the proposed use. Therefore, Staff recommends approval of the Special Use and Variation subject to the following condition:

1. The Special Use shall substantially conform to the floor plan prepared by DA Logic Design and Architecture, Inc., dated 10/16/2018, and the business plan prepared by the Scott Detiveaux (Team Rehabilitation Physical Therapy, dated 10/23/18, except as such plan may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial 235-239 W. Northwest Highway
- Application 235-239 W. Northwest Highway
- Site Plan 235-239 W. Northwest Highway
- Floor plan 235-239 W. Northwest Highway
- Business Plan 235-239 W. Northwest Highway

Case Staff Statement (ID # 4926)
Meeting of November 27, 2018

- Public Notice 235 W. Northwest Highway

235-239 W. Northwest Highway

3.2.a

VILLAGE OF
PALATINE

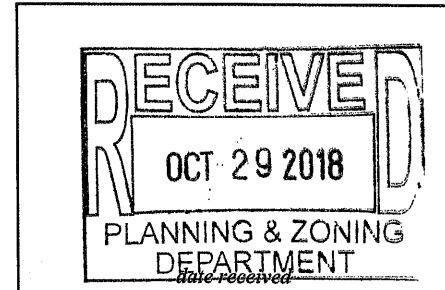


VILLAGE OF PALATINE

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 KR	Zoning Case # 18-99
	Filing Fee \$870	Notification Deadline
	ZBA Public Hearing Date 11/27/18	Village Council Date



Background Information	PETITIONER(S) Lisa Fischer		Business Name (if applicable) Team Rehabilitation	
	Subject Property Address 235 W. Northwest Hwy.			
	AUTHORIZED AGENT (if applicable) Adam J. Stein		Business Name (if applicable) Logic Design & Architecture, Inc. (LDA)	
	Address 802 N. 109th St.		City/State/Zip Code Milwaukee, WI 53226	
	Telephone 414.909.0080	Fax	Email astein@LogicDA.com	
	Relationship to Petitioner (contractor, architect, etc.) Architect			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District B-2 General Business	Existing Land Use Multi-tenant Retail	Proposed Land Use No proposed change	
	Generally describe your request: Proposed ~2,900sf tenant buildout (level 2 alteration) in an existing multi-tenant retail building. Per discussions with Katie Rivard, any physical therapy is considered a special use in this zoning district. Seems the intent of your zoning code requirement considering physical therapy a special use is to assure use will not have a substantial impact on parking and traffic. Per tenant, maximum occupancy at peak time will be 3 employees and 8 patients, which is consistent with a typical business or mercantile tenant We believe the proposed use satisfies the intent of the code and therefore request approval.			

Attachment: Application 235-239 W. Northwest Highway (235-239 W. Northwest Highway - SU Medical Office (physical therapy clinic))



SPECIAL USE

Required Materials

- Filing Fee of \$ 870
- 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

Team Rehabilitation has completed demographic analysis of the area and has determined a public need for their services in Palatine. Clinic director has already been selected for this location, and is familiar with not only the community but also currently has clients from the area.

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

This is a proposed tenant buildout in an existing multi-tenant retail building. Use will have no negative impact on existing building, public health, safety, or welfare. Function of the business is actually to improve the health, safety, and welfare of clients.

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

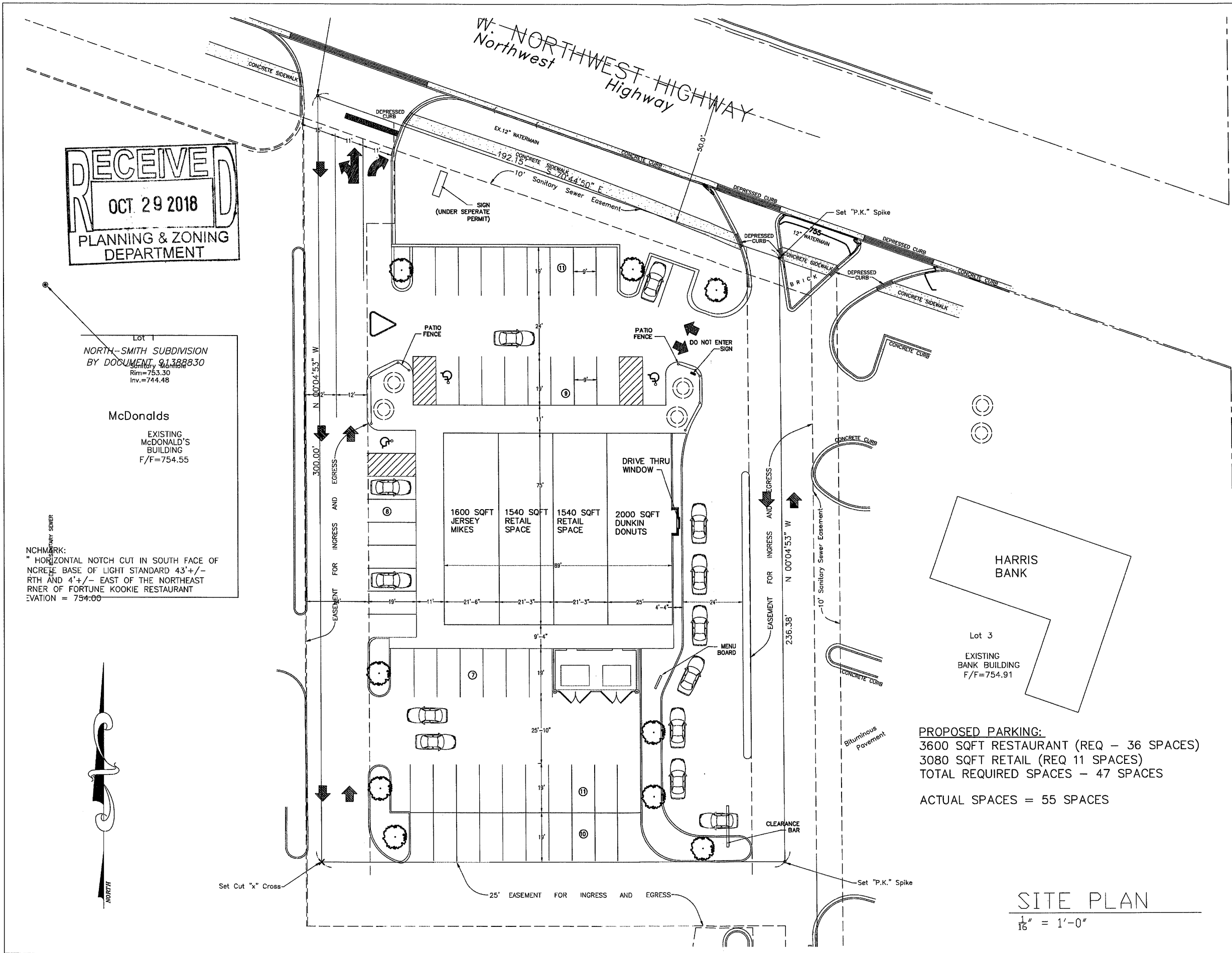
This is a proposed tenant buildout to (2) currently vacant spaces in an existing multi-tenant retail building. Parking and traffic needs are consistent with permitted uses for which the building was designed. No injury to nearby property values, we anticipate our business will actually increase sales/customers for adjacent tenants

4. With respect to live entertainment uses, the use shall not:

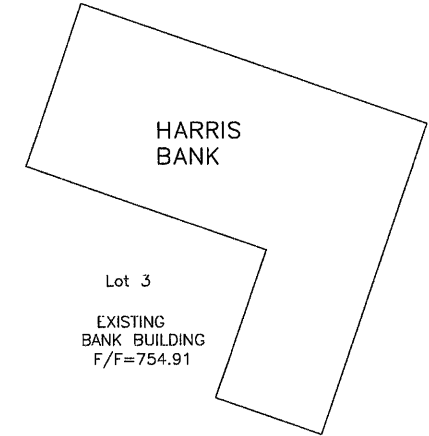
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

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

N/A



NORTH SMITH ST.



PROPOSED PARKING:
3600 SQFT RESTAURANT (REQ - 36 SPACES)
3080 SQFT RETAIL (REQ 11 SPACES)
TOTAL REQUIRED SPACES - 47 SPACES

ACTUAL SPACES = 55 SPACES

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

RETAIL CENTER
235 WEST NORTHWEST HIGHWAY
PALATINE, IL 60067

SITE PLAN

NO	DESCRIPTION	DATE	ISSUE DATES / REVISIONS
1	NO	NO	NO
2	REVISED PER CITY COMMENTS	08/21/11	PROJECT NO. 60067.CD
3	REVISED PER TRAFFIC STUDY	12/09/11	DATE
4	DRIVE THRU RENOV	12/09/11	DATE
5	REVISED WITH UNDERWAY ENTRANCE	01/21/13	NO
6	REVISED PER CITY COMMENTS	01/21/13	NO
7	REVISED PER STAFF REVIEW COMMENTS	01/21/13	NO



668 WHEELING ROAD
WHEELING, IL 60090
Phone: (847) 850-5510
Fax: (847) 850-5509

SHEET
S-1



Project Manager: TCY
Job Number: 18-049

General Contractor
amalfi GUILD LLC
Additional Info

Project Name

Tenant Buildout for: Team Rehab

United Center
235 W. Northwest Hwy.
Palatine, IL 60067

Date/Revisions
10.18.18
PRELIM. REVIEW SET
10.24.18
SPECIAL USE SUBMITTAL

Drawing Title
FLOOR PLAN

COPYRIGHT LOGIO DESIGN & ARCHITECTURE, INC. (LDA), 2018. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF LDA. THE CLIENT AGREES TO INDEMNIFY AND HOLD LDA HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN LDA OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF LDA.

GENERAL FLOOR PLAN NOTES:

1. VERIFY ALL FINISHES WITH OWNER/TENANT PRIOR TO INSTALLATION. VERIFY RECESSED EQUIPMENT WITH OWNER/TENANT PRIOR TO FRAMING WALLS. ADJUST WALL THICKNESS ACCORDINGLY.
2. OWNER / SUPPLIERS TO SUBMIT (5) SETS OF ALL SUBMITTALS - GC TO REVIEW AND APPROVE PRIOR TO ARCHITECTURAL AND STRUCTURAL REVIEW, TYPICAL.
3. IF REQUIRED BY OWNER OR L.L. WORK LETTER, CARPENTER TO PROVIDE ALL WALL BLOCKING AS NECESSARY FOR FUTURE TENANT'S EQUIPMENT - VERIFY LOCATION W/ TENANT / EQUIP. SUPPLIER.

WALL NOTES:

1. REFER TO AND FOLLOW MANUFACTURER'S SPECIFICATIONS AND UNDERWRITERS LABORATORIES DIRECTORY FOR SPECIFIC INSTALLATION DETAILS.
2. GUBS TO BE INSTALLED FLOOR TO DECK OR TOP OF STUD WALL, UNLESS OTHERWISE NOTED. DO NOT APPLY GUBS TO SLIP TRACK, UNLESS OTHERWISE NOTED.
3. GAUGE OF STUDS SHALL BE ENGINEERED BY THE MATERIAL SUPPLIER, TYPICAL. SUBMIT DATA TO ARCHITECT/ENGINEER FOR RECORDS ONLY.
4. SOUND BATT INSULATION TO BE INSTALLED FLOOR TO DECK, UNLESS OTHERWISE NOTED.
5. ALL WALLS TO BE TAPED, SANDED, AND FINISHED READY FOR PAINT (UON). GC TO COORDINATE W/ TENANT FOR ANY LEAVE-OUT AREAS TO EASE FUTURE ACCESS (IE. CHIT GYM, CHIT FINISHING BEAMS AND SCREW HEADS, ETC.)

GENERAL WALL NOTES:

1. ALL DIMENSIONS ARE FROM NOMINAL FINISHED SURFACES, UON, ALLOW FOR FLOOR & WALL FINISHES.
2. MET WALLS TYPICAL - MOISTURE RESISTANT GUBS. ASSURE SMOOTH, HARD, NONABSORBENT FINISH PER IBC D10. PROVIDE SEALANT AT ALL BASE TO FLOOR TRANSITIONS IN RESTROOM/JANITOR TYPE AREAS, TYPICAL. INSTALL CEMENT BOARD & ALL TILE FINISHES.
3. STRUCTURE OF INTERIOR WALLS, UNLESS SPECIFIED OTHERWISE, TO FASTEN FROM FLOOR TO DECK. PROVIDE SLIP TRACK AT DECK, PLANK, OR OTHER STRUCTURAL FOR ROOF DEFLECTION AT MET. STUD WALLS.
4. CRITICAL DIMENSIONS TO BE HELD CLEAR.
5. INSTALLATION OF ALL MECHANICAL EQUIPMENT SHALL COMPLY W/ CODE, HVAC DESIGN/BUILD CONTRACTOR TO DESIGN AND COORDINATE ACCORDINGLY.
6. INTERIOR DOORS TO BE LOCATED WITHIN 4'-6" OF CORNER TO ALLOW FOR TRIM, UON.
7. ALL JOINTS, MEPP OPENINGS, ETC. INSTALLED IN OR BETWEEN FIRE RESISTANT RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES OR ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED ACCORDINGLY. ALL PENETRATIONS SHALL BE PROTECTED PER CODE BY THE CONTRACTOR MAKING SAID PENETRATION.
8. GENERAL CONTRACTOR TO SCHEDULE JOINT PROTECTION PRIOR TO INSTALLATION OF FINISHES.

FLOOR PLAN KEYED NOTES:

1. RECEPTION COUNTER (42" AFF) WITH 12" DEEP BRACKETED LAMINATE TRANSACTION TOP (COUNTER TO CHANGE TO 18" DEEP ON SIDE FACING GYM AREA). PROVIDE A 24" DEEP LOWER LAMINATE WORK-SURFACE (ADJIN SIDE) WITH A 36" WIDE SECTION FOR ADA COMPLIANT CHECK WRITING SURFACE 28"-34" AFF. - R/T AGU FOR ADDITIONAL INFO. ELECTRICIAN TO COORDINATE WITH TENANT FOR PHONE, ELECT, AND DATA REQUIREMENTS.
2. NOT USED
3. MILLWORK, COUNTERTOP (34" AFF MAX), AND SINK - GC TO DETERMINE SIZE, LOCATION AND MATERIALS. PROVIDE MUSTEE MODEL # 10 UTILITY SINK AND KOHLER SIMPLICE K-596-CP FAUCET - R/T INTERIOR ELEVATIONS, SHEET AGU, & PLUMBING DRAWINGS FOR ADDITIONAL INFO.
4. MILLWORK (CABINETS, COUNTERTOPS, CUBBIES, ETC.) TO BE DESIGNED BY OTHERS - GC TO DETERMINE SIZE, LOCATION AND MATERIALS - R/T INTERIOR ELEVATIONS AND SHEET AGU FOR ADDITIONAL INFO. ELECTRICIAN TO COORDINATE WITH TENANT FOR PHONE, ELECT, AND DATA REQUIREMENTS, TYP.
5. 1/4" RACK LOCATION FOR IT INFRASTRUCTURE, SERVER, DATA HEAD, UFI, ETC. - R/T ELECT. DESIGN DUGS, TYP. GC TO INSTALL IN MILLWORK ABOVE COPIER, COORD. W/ TENANT.
6. EXISTING ELECTRICAL PANEL(S) TO REMAIN, V.I.P. - R/T ELECTRICAL DESIGN DRAWINGS, TYP.
7. RESTROOM FIXTURES AND ACCESSORIES - R/T ENLARGED PLAN, INTERIOR ELEVATIONS AND SHEET AGU FOR ADDITIONAL INFO.
8. HVAC, ELECTRICAL, PLUMBING, AND FIRE PROTECTION ARE DESIGN BUILD BY OTHERS - REFER TO TRADE SPECIFIC DESIGN DRAWINGS FOR ADDITIONAL DETAILS.
9. ALL WALL, FLOOR, BASE, TRIM, ETC. FINISHES SELECTED, FURNISHED AND INSTALLED BY TENANT. PER IBC D10 - WALLS, FLOORS, AND 4" MIN BASE TO BE OF SMOOTH, HARD, NONABSORBENT MATERIAL/FINISH. PROVIDE SEALANT AT ALL 6" BASE TO FLOOR TRANSITIONS IN RESTROOM/JANITOR TYPE AREAS, TYPICAL.
10. ALL FURNITURE, EQUIPMENT, AND SHELVING SELECTED, FURNISHED AND INSTALLED BY TENANT. KEEP ALL CLEAR FLOOR AREAS (DASHED ON PLANS) CLEAR, TYPICAL.
11. BALANCE RAIL (APPROX. 1' LENGTH) AND MIRRORS FURNISHED AND INSTALLED BY GC. MOUNT MIRRORS VERTICALLY AND ALIGN TOP WITH STOREFRONT - R/T INTERIOR ELEVATIONS FOR ADD'L INFO. GC TO COORDINATE LOCATION OF BALANCE RAIL AND QUANTITY OF MIRRORS WITH TENANT, TYP.
12. DOOR TO BE 3X1' SOLID CORE WOOD DOOR (PRIMED HM FRAME) WITH ACCESSIBLE LEVER HARDWARE AND PRIVACY LOCK. DOOR TO BE RED OAK STAINED TO MATCH HERITAGE LVT - GC TO APPROVE.
13. DOOR TO BE 3X1' SOLID CORE WOOD DOOR (PRIMED HM FRAME) WITH ACCESSIBLE LEVER HARDWARE AND OFFICE LOCK. DOOR TO BE RED OAK STAINED TO MATCH HERITAGE LVT - GC TO APPROVE.

FLOOR PLAN KEYED NOTES CONTINUED:

13. TENANT SUPPLIED STACKABLE WASHER/DRYER - SEE ENLARGED PLAN & ELEVATIONS FOR IN-WALL WATER SUPPLY, DRAIN AND VENTING FOR INFORMATION. R/T TRADE SPECIFIC DESIGN DRAWINGS FOR ADDITIONAL DETAILS.
14. PROVIDE 4" CONCRETE SLAB ON GRADE W/ 6x6-WALLS W/ REINFORCEMENT - R/T SHELL STRUCTURAL DRAWINGS FOR ADDITIONAL INFO AND DETAILS.
15. EXISTING DEMISING WALL(S) ARE ASSUMED TO BE 1-HOUR RATED AS ADJACENT USE IS ASSEMBLY. GC TO INSPECT FURTHER IN FIELD - IF EXISTING WALL IS RATED, RECOMMENDATION IS TO PROVIDE OUTLETS AND OTHER PENETRATIONS WITH COMPARABLE RATINGS.
16. NEW STUD WALL OVER EXISTING DOOR - DOOR TO REMAIN - REMOVE EXTERIOR HARDWARE.

ELECTRICAL FIXTURE SCHEDULE:

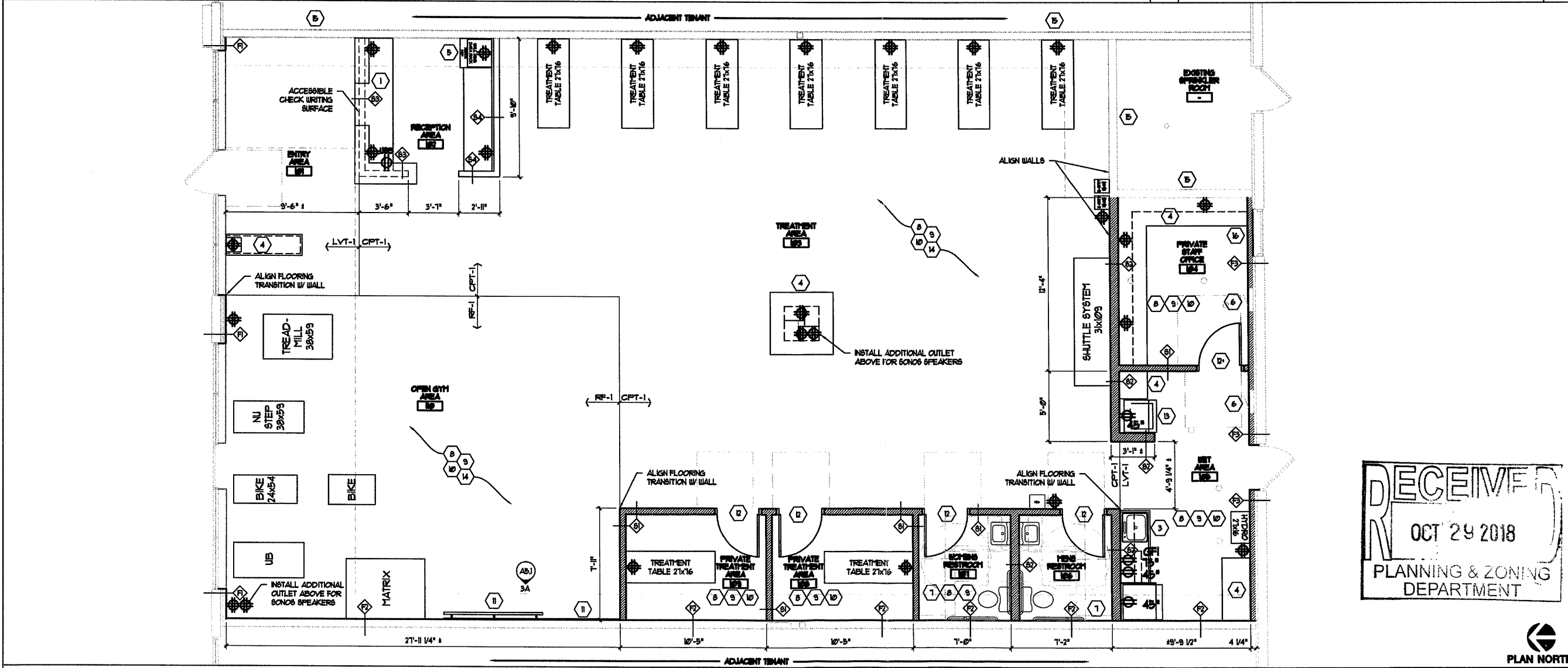
- 1. RECOMMENDED DUPLEX OUTLET LOCATION, ELECTRICAL DESIGN BUILD CONTRACTOR TO COMPLETE FINAL DESIGN (OUTLETS, CIRCUITING, SWITCHING, PHONE, DATA, ETC.) FOR TENANT REVIEW AND APPROVAL, TYPICAL. GC TO COORDINATE WITH TENANT.
- 2. RECOMMENDED QUADPLEX OUTLET LOCATION, ELECTRICAL DESIGN BUILD CONTRACTOR TO COMPLETE FINAL DESIGN (OUTLETS, CIRCUITING, SWITCHING, PHONE, DATA, ETC.) FOR TENANT REVIEW AND APPROVAL, TYPICAL. GC TO COORDINATE WITH TENANT.
- 3. RECOMMENDED DATA OUTLET LOCATION CONNECTED TO CABLE RACEWAY INSTALLED BY GC. CABLE SHALL BE PLENUM RATED AND INSTALLED BY TENANT.

TYPE	DESIGN	DESCRIPTION
1	1/4" ACT.	INTERIOR WALL 3 3/4" MTL STUDS @ 16" O.C. W/ R-13 SOUND BATT INSUL. ALL FULL HEIGHT TO SLIP TRACK @ BOTTOM OF DECK - DIAGONALLY BRACE ABOVE ACT AS NECESSARY. UON, INSTALL 3/4" GUB FULL HEIGHT BOTH SIDES, METAL STUD DETAILS BY OTHERS, TYP. PROVIDE BLOCKING FOR TENANT EQUIPMENT.
2	1/4" ACT.	INTERIOR PLUMBING WALL 6" MTL STUDS @ 16" O.C. W/ R-13 SOUND BATT INSUL. ALL FULL HEIGHT TO SLIP TRACK @ BOTTOM OF DECK - BRACE T/O WALL TO STRUCT. AS NECESSARY. UON, INSTALL 3/4" GUB FULL HEIGHT BOTH SIDES, METAL STUD DETAILS BY OTHERS, TYP. PROVIDE BLOCKING FOR TENANT EQUIPMENT.
3	1/4" ACT.	INTERIOR WALL (42" AFF - EXCEPT ADA COUNTER) 3 3/4" MTL STUDS @ 16" O.C. - BRACE WALL WITH STEEL ANCHORS INTO CONCRETE FLOOR AS NECESSARY. UON, INSTALL 3/4" GUB BOTH SIDES, METAL STUD DETAILS BY OTHERS, TYP.
4	1/4" ACT.	FEATURE WALL (12'-0" AFF) 3 3/4" MTL STUDS @ 16" O.C. - BRACE WALL WITH STEEL ANCHORS INTO CONCRETE FLOOR AS NECESSARY. UON, INSTALL 3/4" GUB BOTH SIDES, METAL STUD DETAILS BY OTHERS, TYP. INSTALL WHITEWASHED 2x HORIZONTALLY ON RECEPTION SIDE.
5	1/4" ACT.	EXTERIOR FURRING WALL INSTALL 3/4" GUB FULL HEIGHT OVER VAPOR BARRIER TO DECK OVER EXISTING METAL STUD WALL.
6	1/4" ACT.	INTERIOR FURRING WALL INSTALL 3/4" GUB FULL HEIGHT TO DECK OVER VAPOR BARRIER W/ MIN. R-13 SOUND BATT INSULATION ALL FULL HEIGHT OVER EXISTING METAL STUD WALL.
7	1/4" ACT.	EXTERIOR FURRING WALL INSTALL 3 5/8" MTL STUDS @ 16" O.C. - FULL HEIGHT TO SLIP TRACK @ BOTTOM OF DECK OVER EXISTING RIGID INSULATION, METAL STUDS TO BE SECURED/CLIPPED THRU RIGID INSULATION INTO CHL. MTL STUD GAUGE & CLIP DETAILS TYP BY LIGHT GAUGE DESIGNER, TYP. UON, INSTALL 3/4" GUB FULL HEIGHT TO DECK OVER VAPOR BARRIER.

FLOOR PLAN NOTES4

FLOOR PLAN KEYED NOTES3

WALL TYPES2



FURNITURE/FIXTURES TO BE PROVIDED BY TENANT. PLACEMENT IS SHOWN FOR REFERENCE ONLY.

PLAN NORTH
FLOOR PLAN
1/4"=1'-0" 1



TEAM REHABILITATION *PHYSICAL THERAPY*

33900 Harper Ave, Suite 104, Clinton Township, MI 48035. Phone 586-416-9100. Fax 586-416-9103

October 23, 2018

Department of Planning & Zoning
200 E. Wood Street
Palatine, IL 60067-5339

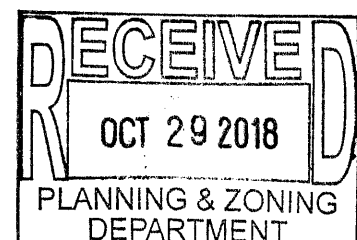
To Whom It May Concern:

Team Rehab is a network of therapist-owned outpatient physical therapy clinics. Since opening our first clinic in Farmington Hills, Michigan in 2001, we have grown to nearly 100 clinics with locations in Michigan and into Illinois, Indiana, Wisconsin, and Georgia. Our mission is to provide the best outpatient physical therapy, occupational therapy and speech therapy. We want our patients to enjoy therapy and experience clear improvements in their health. Our clinics receive the highest levels of patient satisfaction and our patients receive the best objectively measurable outcomes. A typical Team Rehab clinic will have a maximum of eight patients at any one time and around 3 employees so that we can provide intensive hands-on care. We continue to open additional clinics in order to make physical, occupational and speech therapy even more accessible to our patients, their friends and their family.

Please contact me should you need additional information.

Best regards for Team Rehab,

Scott Detiveaux
Director of Clinic Development



PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, November 27, 2018 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 Medical Office (Physical Therapy Clinic) pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.
 The property is commonly known as 235-239 W. Northwest Highway (02-15-200-031).
 The Petitioner, Lisa Fischer (Team Rehabilitation), would like to operate a physical therapy clinic. The above petition has been filed by Lisa Fischer (Team Rehabilitation) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 18-99
VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
DATED: This 12th day of November, 2018
 Published in Daily Herald November 12, 2018 (4512891)

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 November 12, 2018 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 *Laurel Baetz*
 Authorized Agent

Control # 4512891

Attachment: Public Notice 235 W. Northwest Highway (235-239 W. Northwest Highway - SU Medical Office (physical therapy clinic))