



VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

AGENDA • NOVEMBER 14, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. MEETING MINUTES

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

III. PUBLIC HEARING

1. 28 W. Michigan Avenue

Variation to permit a deck to be 15 feet from the rear lot line, instead of the minimum required 25 feet.

2. 1 N. Oak Street

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

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

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

3. 101 & 103 S. Northwest Highway and 411 E. Glencoe Street

Final Planned Development (reinstatement) to allow a mixed-use building, with commercial and residential uses.

IV. COMMUNICATIONS

V. ADJOURNMENT



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PLANNING AND ZONING COMMISSION

MINUTES • OCTOBER 24, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Oct 10, 2023 7:00 PM - **Accepted**

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

Minutes Acceptance: Minutes of Oct 24, 2023 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 411 E. Glencoe Avenue - Continued

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

Minutes Acceptance: Minutes of Oct 24, 2023 7:00 PM (Meeting Minutes)

2. 1835 N. Laurel Drive - **Recommend To Approve**
SU-000071-2023 - 1835 N. Laurel Drive

Notice was published in the Journal & Topics on October 5th, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Proof of Ownership**
2. **Petitioner Email**
3. **August 9, 2022 ZBA Materials**
4. **Site Plan**
5. **Public Notice**

Mr. Bradshaw outlines the request and explains that the petitioner is proposing to install a 4-foot privacy fence in the front yard, with a 13-foot setback and landscaping. The fence would transition to a 6-foot solid wood fence to enclose a portion of the required front yard, with a 22-foot setback and continue into the interior side yard. He further states that a portion of the proposed fence that abuts E. Aster Avenue will have a minimum setback of approximately 13 feet from the front line, with landscaping. The new fence would replace an existing front yard fence which is set back approximately 6 inches from the Aster Avenue property line. The request is a special use to permit a fence in the required front yard.

Sworn in petitioner: Dennis Galang - 1835 N. Laurel Dr.

Mr. Galang states he is requesting this Special Use to provide added security for his family and privacy. The requested fence would also deter pedestrians from using his yard as a short cut. He states he will provide landscaping along the fence line. He originally requested a 6' High with an 8' set back a year ago, but due to concerns from surrounding neighbors and at the suggestion of the Village Council, he adjusted his request to a 4' fence with a 13' set back.

Commissioner Bettenhausen asks what the landscaping will look like.

Mr. Galang explains that he would be providing shorter plants at 4' high or less. He has not made a final selection at this time.

Chairman Wood asks if he can elaborate further the need for privacy.

Mr. Galang states that pedestrians cutting through his front yard is a safety issue for his family. There are bedrooms at the front of the house and the foot traffic is unsettling for his family. The fence would provide added security.

Chairman Wood inquires if there is a lot of pedestrians that walk in that area.

Mr. Galang states that there are many walkers in the evening and throughout the day.

Commissioner Fedota asks if he considered attaching the fence at the northeast corner of the house instead of the northwest corner.

Mr. Galang states that the location is requested because of the added privacy around his child's bedroom window, which is near the northwest corner of the house.

Commissioner Fedota questions whether the 4' fence would provide the added security.

Mr. Galang states that the original request was 6' but due to the concerns from surrounding properties he adjusted to 4' which would still provide additional security.

Further discussion ensues regarding the location and height of fence. Staff provides further clarification.

Commissioner Friedman asks if the 4' fence will be solid wood or will there be gaps to see through.

Mr. Galang states it will be solid wood.

Commissioner Schubert asks if there will be a gate and the location.

Mr. Bradshaw refers to the site plan and identifies the gate location.

Chairman Wood asks if there are photos for the proposed fence.

Commissioner Friedman notes that the packet provides a different style of fence then what is presented.

Mr. Vyverberg clarifies the original special use request and the revised request at this time. He further explains the packet information to clarify the fence and height.

Commissioner Fedota asks for code clarification as to what is the front yard for this corner lot.

Mr. Vyverberg states the code defines the front yard as the narrowest frontage on a corner property. In this case the narrowest frontage faces Aster. This is considered the properties front yard.

Mr. Bradshaw provides further information regarding the request and states that Community Services and Engineering reviewed and no issues were identified.

Commissioner Fedota asks if there is any update on the neighbor's opposition from the July meeting.

Mr. Vyverberg states that post cards were mailed and signs were posted as required and he has not received anything from surrounding properties. He further states that from a code perspective the fencing code allows for the replacement of an existing fence. If the house were to sell, it would require a special use because of the fence in the front yard. He notes that there is a

portion of the existing fence that fell down due to deterioration and it extended within .6 feet of the property line. Within the requirement that you would have to keep the same style of openness and it can't be any taller. If the petitioner wanted to replace the existing, our code would allow it without a special use request.

Sworn in Resident: Greg Antoniou 855 E. Aster Ave - Represents his mother, Nancy Antoniou (property owner).

Mr. Antoniou states that they are confused as to why this petition is getting revisited. It went to Village council over a year ago. There has not been any correspondence since then and he is aware of the new request because of the posting of signs and the post card that was received recently. He states that they are still not in favor of this request. He states that the aesthetics of the fence is not appealing and the fence design cutting into the front yard would look ridiculous. He further states that they have an issue with any 6' high fence going past the front of their home which is 31' from the sidewalk. It will be unsightly and will take away from the vista and the village integrity as a whole. He points out other homes in the neighborhood and notes that other houses that have a 6' fence stops at the front of the adjacent neighbor's home, which it should. The proposed fence will be installed down the middle of their sight line. He understands the privacy issue and notes that a corner lot will have privacy issues just because of the location.

Commissioner Kolososki asks if the existing landscaping is on his property or the petitioners.

Mr. Antoniou states that the landscaping is on both sides of the fence.

Chairman Wood asks staff to refer to site plan and clarify the transition location from the 4' to 6' fence.

Commissioner Friedman asks the petitioner if the house is 31' from the sidewalk. Mr. Antoniou confirms that it is.

Commissioner Friedman clarifies that property lines are 1' off sidewalk - which would indicate that the fence stops at 6' - 30' feet from the property line - it would be 31' from the sidewalk which would match the front line of his house. He states the existing fence is currently at 4'.

Mr. Antoniou states that is correct. Not opposed to 6' fence stopping at the front of the home. Opposed to the fence going into the front yard. He notes it would be the only house on the street to have this feature.

Commissioner Kolososki states it is a unique situation and the improvement would clean up the area.

Mr. Antoniou states that the existing conditions are overgrown and unkept now, and wonders if the new landscaping plan would be any different.

Commissioner Friedman states the landscaping plan would be required during

the fence permit process.

Mr. Vyverberg confirms that in conjunction with the fence permit the petitioner would have to submit a landscaping plan that would be reviewed as part of the permit. The landscaping would have to be in place for the final inspection to be approved.

STAFF RECOMMENDATION:

The Petitioner is proposing to expand an existing fence to enclose a portion of the Subject Property's required front yard. The Petitioner has worked to revise the initial site plan for the fence to add the transition to a 6-foot solid fence along the shared eastern property boundary. The addition of landscaping along the fence line, between the fence and the sidewalk, should provide an effective buffer and should not destroy the existing vista in the area.

Staff understands that there are comparable front yard fences in the area and that the Petitioner's property contained a non-conforming fence, with a minimal front yard setback. However, all of the examples that were compiled by the Petitioner are existing non-conforming fences with smaller setbacks from the lot line, and are without landscaping. Previously, the Zoning Board of Appeals unanimously recommended approval of the petition. The Village Council remanded the request back to the Petitioner and Staff to further review the proposed fence placement. Therefore, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, then Staff recommends the following condition:

1. The Special Use shall substantially conform to the Site Plan and Fence Elevations submitted by the Petitioner, Dennis Galang, except as said plans may be changed to conform to the Village's Codes and Ordinances.

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

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

DELIBERATIONS:

Commissioner Friedman states that the transition down to a 4' fence height is an appropriate request. The existing fencing being replaced is old and in poor condition and the neighborhood would be better for a new fence in place of the old.

Commissioner Fedota states a fence beyond the brick line of the structure would break the continuity and is not in favor of the request.

Commissioner Kolososki states that based on the 4' height, it would not be a

hazard and feels it would add to the aesthetics of the neighborhood.

Commissioner Friedman states that the new fence would be replacing what has been there for 30 years and is old and deteriorated. He also states there are homes in the neighborhood that have a fence in the front yard up to the property line. He notes that they are chain-link fences and they are aesthetically different than the proposed. The replacement fence is less invasive to the property line compared to the surrounding existing chain-link fences.

Chairman Wood states she appreciates the neighbor attending and providing insight to his objection. She states there should be no line of site issue since it tapers down. She does have concern about the fence tapering down into the front yard but the property is unique. She further states there would not be a public health, welfare, or safety issue and it would not have a negative impact on the value of the surrounding properties. She states she would be in favor of it.

Chairman Schubert states that the petitioner has made concessions to his original request and revised the plan from 6' fence transitioning to 4' fence in light of his neighbors' concern. The 4' transition addresses the site line concern and states he would be in favor of this request.

Chairman Wood summarized that this request has met the standards and was approved by a vote of 6-1. This item will tentatively go to Village Council on Monday, November 13, 2023.

RESULT:	RECOMMEND TO APPROVE [6 TO 1]
MOVER:	Eric Friedman, Vice Chairperson
SECONDER:	Patrick Noonan, Commissioner
AYES:	Noonan, Friedman, Wood, Bettenhausen, Kolososki, Schubert
NAYS:	Fedota
ABSENT:	Roth-Wurster, Cavanaugh

3. 170 S. Greeley Street - **Recommend To Approve**
SU-000072-2023 - 170 S. Greeley Street

Notice was published in the Journal & Topics on October 5th, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Topographic Survey**
5. **Site Plan, Floor Plan & Elevations**
6. **Public Notice**

Mr. Bradshaw provides background on the request and states the petitioner is proposing to construct a new garage addition to the south side of the existing residence. He states that the addition would be set back 4 feet from the adjacent side lot line. The petitioner would also be constructing a new deck off the rear of the residence which would be located in the floodplain.

Sworn in petitioner: David Korshak (father of homeowner) - 304 N. Schiller St & Kristy Korshak (property owner) - 170 S. Greeley St.

Mr. Korshak states the existing garage was in the floodplain. They originally were going to repair but it was in poor condition and collapsed. Per code, a new garage can't be constructed in the floodplain. The new plan is to attach the garage to the south side of the home. It would be set back 4' from the lot line instead of the required 5'. He states the existing deck is also in poor shape and is requesting to replace with a new deck. The existing deck is in a floodplain and as per code, a new deck can be constructed in the floodplain as long as it is open underneath. He states the neighbor to the south has no issues with the request.

Chairman Wood asks if there have been any issues in the past with the deck in the floodplain.

Mr. Korshak states that there has never been a water issue in the yard. The deck would be raised and open as required.

Mr. Kolososki confirms that it would be replacing an existing deck.
 Mr. Korshak states that is correct.

Chairman Wood asks how the size compares.

Mr. Korshak states that it would remain the same size as existing. The only

change is the garage - taking the original detached garage and pulling it forward to attach to the home.

Commissioner Friedman asks if there is also an addition being constructed behind the garage.

Mr. Korshak states that the garage addition with a bump out.

Commissioner Friedman asks if the home addition is in the floodplain

Mr. Korshak states it is not.

Mr. Bradshaw refers to the topographic survey and states the floodplain wavers at the rear of the existing residence.

Commissioner Friedman asks if the garage space is still functional with the bump out from the chimney.

Mr. Korshak states that the bump out lines up with the back of the chimney and although it will be a tight fit, is hoping there is enough room when pulling in the garage.

Commissioner Schubert asks if a walkway is planned and will the existing landscaping be removed for construction.

Mr. Korshak states that there is no walkway planned and the landscaping will be removed to allow for the addition.

Mr. Bradshaw provides further information and states the property abuts Salt Creek to the west and the rear yard is almost completely encumbered by the floodplain. The width of the lot is 64 feet and the required side yard set backs are 5 feet. The proposed additions would not encroach into the rear of front yard setbacks. He states that comparable floodplain relief was granted to 156 S. Greeley Street to construct a shed in the floodplain. Community Services, Fire Prevention and Engineering reviewed. Community Services and Fire Prevention had no issues. Engineering requests a site plan to show the grades in the rear and side yards to show the location of the base flood elevation with respect to the structure. They also stated the deck must be correctly anchored and needs to remain open underneath, no skirting.

Commissioner Friedman asks who has jurisdiction of the floodplain.

Mr. Bradshaw states FEMA has jurisdiction of the floodplain but Village Code permits deck to be constructed in the floodplain if Special Use approved.

STAFF RECOMMENDATION:

The Petitioner is proposing to replace a detached garage, which has been demolished, with a new garage attached to the south side of the existing residence. The new garage would be outside of the floodplain, however, the reconstructed the deck in the rear yard would remain within said floodplain. The subject property has a substandard lot width of 64 feet, which encumbers the

ability to construct a standard 2-car garage that meets code for the required side yard setback.

Regarding the proposed deck, it would be a replacement of the existing deck off the rear of the residence in generally the same location. Additionally, the Village Engineering department had no issue with the deck location within the floodplain, and the new site plan is an improvement upon the previous encroachment into the floodplain. Ultimately, the proposal should not cause injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Uses subject to the following conditions:

1. The Special Uses shall substantially conform to the Site Plan, Floor Plan, and Elevations submitted by the Petitioner, David Korshak, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Chairman Kolososki states that there would be no issue for this request as the floodplain issues have been addressed.

Chairman Fedota states the 1-foot request is not a problem and it would be a great use of the land.

Chairman Friedman states that the homes are on a curved street and adjacent homes are not aligned with each other which helps to alleviate some of the concerns for the 1-foot request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, November 13, 2023.

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

4. 157 W. Northwest Highway - **Recommend To Approve**
SU-000074-2023 - 157 W. Northwest Highway

Notice was published in the Journal & Topics on October 5th, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Plat of Survey**
3. **Floor Plan**
4. **Business Plan**
5. **Public Notice**

Mr. Bradshaw provides background for this request and states the petitioner is proposing to open a tobacco and vape shop to sell tobacco products and accessories. Requesting a special use to permit a tobacco shop at subject property.

Sworn in petitioner: Salmin Omer & Saleh - 157 W. Northwest Highway, representing the business owner, Ali Omer.

Saleh states they would like to open a tobacco shop. They would sell unique items such as cigars, e-cigarettes, cigarettes and chips. He states that have another smoke shop business in Park Ridge.

Chairman Wood asks if either of them would be working at the Palatine store. Salmin states he would.

Chairman Wood asks if they would be selling CBD Products. Saleh states that CBD products would be sold only if the community requests those products. Initially they would offer a small limited selection. Chairman Wood notes that it is part of the submitted business plan.

Commissioner Kolososki asks what type of snacks would be sold. Salmin states there would be a small cooler for water or Gatorade and miscellaneous snacks such as candy bars and chips.

Commissioner Fedota asks what type of signage they would install. Saleh states that they would be utilizing stickers on the windows for advertising their product line.

Chairman Wood asks if their Park Ridge store has any issues with customers smoking or vaping outside the store or on the property. Saleh states they do not, and would not, allow their products to be used on the property.

Chairman Wood asks how long the Park Ridge store has been in business.
Saleh states they have been in business for 4 months.

Chairman Wood asks what the hours would be.
Saleh states it would be 10am-10pm.

Commissioner Friedman asks if minors would be allowed in the establishment.
Saleh states minors would not be allowed and signage would indicate that. They also have a POS system to scan IDs for age eligibility.

Commissioner Fedota questions the visibility at the window area.
Saleh states that customers passing by can see in at the windows but from parking lot, but they would not be able to easily see all offered products due to the signage. No products are marketed or displayed in the windows.

Commissioner Schubert asks if products would be behind the counter and what would be in the open area.
Saleh states they would have shelving units selling miscellaneous products like ashtrays and unique items to the business in the open area. All other products would be behind the counter.

Chairman Wood questions the CBD products that may be sold.
Saleh states that the products have not been established at this time and would be based on customer requests.

Mr. Bradshaw provides additional information regarding the property and identifies the existing businesses in the center. He states that the Palatine Police Department reached out to the Park Ridge Police Department and they stated there have been no issues identified with the business. Parking requirements would not change with the proposed use. Community Services, Fire Prevention and Police all reviewed and no issues were identified.

Commissioner Schubert asks if the CBD products would fall under the tobacco license.
Mr. Bradshaw states CBD is not an illegal substance. It is legal and there is no situation where it would be prohibited for sale in the Village. Palatine Police would get involve and investigate if there were any specific complaints about certain products.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a tobacco shop in a multi-tenant shopping center. The Petitioner is aware that the sale of drug paraphernalia with the intent to use it for a controlled substance is prohibited. Furthermore, the Petitioner

currently operates another tobacco shop in Park Ridge with no identified issues. The submitted business plan for the new shop states that all customers will be asked present a valid form of identification for all purchases. The parking requirements would not change with this use. Ultimately, the use should not cause substantial injury to the value of the surrounding properties. Therefore, Staff recommends approval of the requested Special Use with the following condition:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, Ali Omer, except as such plans may be changed to conform to the Village Codes and Ordinances.

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

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

DELIBERATIONS:

Commissioner Cavanaugh states it would be a good use of the space. Notes there is not many of these stores in the area and would serve a need.

Commissioner Schubert states the space may have been a smoke shop previously.

Mr. Bradshaw states that most recently it was MedTest, Inc. and has been vacant since 2021.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, November 13th, 2023.

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

5. 874-920 N Quentin Road - **Recommend To Approve**
FPD-000062-2023 - 874-920 N. Quentin Road

Notice was published in the Journal & Topics on October 5th, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Engineering Plans
2. Elevation
3. Architectural Elevation
4. Representational Floorplan
5. Carriageway Landing Landscaping
6. Typical Lot Exhibit
7. Final Plat of Subdivision - Carriageway Landing
8. Preliminary Planned development review materials
9. PPD Conditions - approved by Village Council Dec
10. Public Notice

Mr. Vyverberg states it originally was reviewed by the Plan Commission in November of 2022 for a Preliminary Planned Development. It went to village council in December of 2022 and received approval. Mr. Vyverberg provides the Site plan that was approved and states that the 920 N Quentin Road property was not a part of that initial review. The final plan development request is incorporating the 920 property and seeking a preliminary and final plat of subdivision to allow a 6-lot, 13-unit development.

Sworn in petitioner: CJ Johnson, Latitude Building and Development LLC - 1239 Williamsburg Ln., Crystal Lake, IL

Mr. Johnson explains that they have added 3 units on Poplar and believes it will compliment the subdivision. He refers to the Site Plan and states that they have adjusted the plans to include 2 entrances, set backs are suitable and the rear yard set-backs have been addressed.

Mr. Kolososki asks if the units will be slab on grade.
 Mr. Johnson states they will have full basements.

Mr. Schubert notes that Lot 1 has the patio deck at the side of the unit. He questions if all lots will have this feature.

Mr. Johnson states that there are 2 units that have extra room on the side and they've added a screen porch to those two units only. No other units will have this feature.

Mr. Vyverberg states the petitioner has worked with the surrounding neighbors

through the process. The plans provide a 45-foot rear yard setback to the east. Potential buyers would have options to customize their plan with either an open deck, screened porch or patio, but a 45-foot setback would be maintained.

Commissioner Kolososki asks if all of the lots would have the same floor plan. Mr. Johnson confirms that they would have the same floor plan.

Chairman Wood asks where guest parking is located and will there be an HOA. Mr. Johnson states guest parking is at the front of the property and identifies on the Site plan where those spaces are located. He further states that there would be an HOA for maintenance.

Commissioner Friedman questions the driveway locations and the entrance to the property. He also asks if the entrances are planned to be right in and right out.

Mr. Johnson states the county would determine if they would be right in and right out.

Further discussion regarding site plan details, snow removal, garbage pickup and the retaining walls. Mr. Johnson clarifies and states snow removal will be pushed both ways, there will be protection at retaining walls and it will be Palatine scavenger company for garbage pickup.

Commissioner Bettenhausen questions the flare driveways shown on the plan.

Sworn In: Civil Engineer, Mike Anderson - Hager Engineering - 100 E. State Parkway, Schaumburg, IL

Mr. Anderson states the drawings show the driveway flares where it meets the public street. The flared driveways are not shown at the interior driveways. He explains that the flared driveway at the public street is to benefit the driver that may be coming in at a faster speed and require more room to turn. He stated that interior flared driveways could be incorporated if it is determined it would be needed.

Commissioner Friedman asks if there has been any auto turn study on the property for fire trucks or waste vehicles.

Mr. Anderson states the entrances coming in off Quentin are 24' wide, which is a standard commercial width driveway.

Commissioner Friedman questions the turn into the 15' driveway.

Mr. Anderson states the turn is suitable.

Commissioner Friedman asks if the 15' drive lane would accommodate cars and SUV's.

Mr. Anderson states they expect a low amount of traffic and a 15' driveway should be sufficient.

Questions regarding lighting on the property, sidewalks from driveways to front door, fencing and flow control.

Mr. Johnson states lighting on units would be provided, sidewalks are planned, the fencing would be at 6' and flow control would be to the North.

Commissioner Schubert questions the guest parking at the last lot on the North end. He asks if there is there any concern on the last driveway for a 3-point turn-around and is there a code for a minimum required distance for a turn-around?

Mr. Vyverberg states the petitioner is showing a presence of a turn around and a bump out on the north side of the parking space. The engineer did not raise it as an issue or a concern. If the plans need to be deeper or wider, the engineer can address.

Mr. Anderson states there hasn't been a detailed evaluation but if it helps to have another extension to the west of the house they could incorporate.

Commissioner Cavanaugh questions the drive aisle and asks if the traffic plan for the interior subdivision would just travel north and exit at the north entrance and entering would be at the south.

Mr. Anderson states they would not be limiting the direction of traffic.

Commissioner Cavanaugh questions the parking spots and notes that it would be one per unit.

Mr. Johnson clarifies that there are also 2 spots per driveway.

Commissioner Cavanaugh asks if additional spots could be added.

Mr. Johnson states that more parking would be less room for the proposed berm.

Mr. Vyverberg provides additional information and states that although the initial plan did not include the property at 920 Quentin Road. There were requirements in the conditions that easements were provided to that property. He refers to an aerial photograph and states the property has 4 curb cuts onto Quentin Rd. The petitioner and the proposed plans worked with the village engineer and staff to reduce the number of curb cuts. He further provides information regarding storm water and states the infiltration trench on the west side was increased to accommodate the additional 920 property. All of the utilities are proximate and available within the area. The final architectural plans are consistent with the Preliminary Planned Development. The units will range in size from 1600 to 2500 square feet. The landscaping plans include parkway trees, foundation plantings and a landscape feature along Quentin. It also includes arbor vitae along the western boarder.

This did go through the process and final engineering plans are conditionally approved and community services conditionally recommended.

Commissioner Friedman questions the northern driveway aligned with the residential driveway. Was it the village engineers intent to keep the driveways as far apart as possible on the parcel?

Mr. Vyverberg states they did not have direction from the Village Engineer. There are 4 existing curb cuts. From a planning stand point, having one on the north and one on the south as opposed to the 4 previous existing cuts would work better for this development.

Commissioner Friedman notes that it seems it should be between lots 4 & 5 and at lots 1&2. Ultimately, the village engineer would decide.

Resident: Julie Picchiotti - 939 N. Franklin Ave.

Ms. Picchiotti states she has no concerns regarding the planned development. Her concern is regarding the traffic on Poplar. She would like a traffic sign to slow traffic or to warn of hidden driveways.

Commissioner Fedota questions if there are any parking restrictions on Poplar St.

Mr. Vyverberg states there are parking restrictions on Poplar St. Any placement of a sign would be subject to the traffic engineering committee. This issue was raised at a meeting a couple of weeks ago and states the police department has done selective enforcement in the past.

Resident: Nanette Harris 825 W. Poplar St - Concerns regarding traffic on Poplar Street. Agrees that signage would be helpful. Is pleased with the development plans.

STAFF RECOMMENDATION:

The proposed Final Planned Development and Preliminary and Final Plat of Subdivision would complete the Preliminary Planned Development approval, with the incorporation of the 920 property. The proposal represents a unified development and does not leave a fragmented property adjacent to an inline development plan. The expansion of the Poplar Street right of way, removal of the retaining wall along Poplar Street, and the proposed regrading of this area will improve the roadway at Quentin Road.

As was the recommendation at Preliminary Planned Development, Staff believes that the proposed plan is of an appropriate density and offers a transition from the higher density development to the north and the larger single-family lots to the west. Therefore, Staff recommends approval of the Final Planned Development and Preliminary and Final Plat of Subdivision for the property at 874-920 N. Quentin Road, subject to the following conditions:

1. The final architecture, elevations, engineering, and landscaping plans shall substantially conform to the Studio 23, Haeger Engineering, and Karlstadt plans, except as such is either Village recommended for amendment or changed to conform with Village Codes and Ordinances.
2. The Final Engineers Estimate of Probable Cost shall be revised in a manner acceptable to the Village Engineer.

3. Engineering review fees shall be submitted, pursuant to the Code requirements in a manner acceptable to the Village Engineer.
4. The Final Engineering Plans and Plat of Subdivision shall be revised in a manner acceptable to the Village Engineer.
5. The HOA declarations shall be revised in a manner acceptable to the Village Attorney.
6. All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.
7. A \$130,000 (\$10,000/unit) Planned Development Letter of Credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
8. A Public Improvement Letter of Credit for 115% of the EEOPC amount as determined by the Code requirements, shall be submitted in manner acceptable to the Village Engineer.
9. The final landscaping, parkway tree placement and screening plan, along with the final tree preservation plan shall be revised in a manner acceptable to the Director of Planning and Zoning and Village Engineer.
10. Cash in lieu of sidewalks will be required for the Poplar Street frontage.
11. A construction management plan shall be submitted in a manner acceptable to Village Engineer and Director of Planning and Zoning and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application.

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

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

DELIBERATIONS:

Commissioner Kolososki states that petitioner has worked well with the neighbors. The site may be snug, but it works.

Commissioner Fedota states that the plan is a workable and good solution.

Chairman Wood states that the plan is a good plan, likes the duplexes and fills a need. Neighbors' concerns have been addressed.

Commissioner Friedman has concerns regarding the access driveways on Quentin for multifamily use without Quentin being properly designed with turn lanes or accommodations for the traffic coming in. Also concerns regarding 15' road width. He states that those concerns can be addressed. The project itself is a good fit and although he has concerns, he supports and states it is a good use of the property.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, November 13, 2023.

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

IV. COMMUNICATIONS

No previous items have gone to Village Council but there will be (3) items on the agenda for the November 14th meeting.

V. ADJOURNMENT

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 11/14/23 07:00 PM

STAFF REPORT (ID # 8710)

28 W. Michigan Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: John Slezak

PLAN NUMBER: SU-000077-2023

ADDRESS: 28 W. Michigan Avenue

PROPOSAL:

Variation to permit a deck to be set back 15 feet from the rear property line, instead of the minimum required 25 feet.

<u>LOCATION:</u> 28 W. Michigan Avenue District 2 (Lameland)	<u>CURRENT ZONING:</u> R-2 Single-Family Residential
--	---

SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single-Family Residential
<u>South:</u>	Planned Development (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 construct a new deck off the rear of their existing single-family residence. The proposed deck would be set back approximately 15 feet from the rear property line. The deck height will vary with the grading of the rear yard, ranging from 3.5 feet to 7 feet above grade. Therefore, the Petitioner is requesting the following:

Variation to permit a deck to be 15 feet from the rear lot line, instead of the minimum required 25 feet.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single-Family Residential and is within the Hayford's Re-subdivision. The deck is located 15 feet from the side property line, instead of the required 25 feet.
- The existing residence is setback approximately 33 feet from the rear lot line, instead of the minimum required 40 feet. Therefore, the subject property is

existing non-conforming to the required rear yard setback in the R-2 zoning district.

- The Petitioners are proposing to build a new deck off the rear of the existing residence.
- The deck is located on the north side of the home and is located within 15 feet of the rear (north) property line. Decks 16" or more above grade are required to be setback a minimum of 25 feet.
- The subdivision directly to the east, New Haven Grove (#O-36-03), is a planned development that was amended in 2005 to reduce the required setback for decks to be 10 feet from the rear lot line, instead of the minimum required 25 feet. This is only in effect for 16 & 22 E. Michigan. Additionally, the two aforementioned interior lots have similar lot depths when compared to the subject property. All of these lots are shallower than the Subdivision Ordinance minimum lot depth of 110 feet.
- The Subject Property, including the constructed deck does not exceed the maximum permitted lot coverage, nor the maximum 10% of the rear yard coverage.

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:

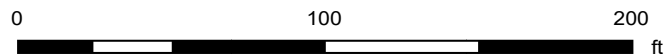
The Petitioner is proposing to construct a new deck off the rear of the existing single-family residence. The proposed deck would be set back approximately 15 feet from the rear lot line, which is comparable to zoning relief granted to a couple other properties in the immediate surrounding area. Staff also notes that the existing residence is non-

conforming to the rear, which creates a unique circumstance and limits the size of any addition to the rear of the home. Ultimately, the proposal should not alter the character of the locality. Therefore, Staff recommends approval of the requested Variation, subject to the following condition:

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

ATTACHMENTS:

- Aerial Map
- Variation Application
- Plat of Survey
- Site Plan
- Deck Plans & Elevations
- Public Notice



Print Date: 10/20/2023

Notes

Cook County Aerial 2022

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

Attachment: Aerial Map (28 W. Michigan Ave. - VAR Deck)



VARIATION APPLICATION

Department of Planning & Zoning

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

Petitioner Name

John Slezak

Business Name (if applicable)

Subject Property Address

28 W. Michigan Avenue

Please provide a description of your proposed request:

To build a sun deck on the rear of a house that goes from 12ft out to 16ft on a narrow lot and looking to get a variance because the deck is not 25ft from the lot line

Petitioner Justification

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

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

Home is only 33ft from rear lot line. Any reasonably sized deck would not meet the 25ft requirement.

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

Rear yard not large enough to construct proposed deck.

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

It may enhance property values and there are other homes with similar decks in the area.

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

- The particular surroundings, shape, or topographical conditions of the property.
- A unique hardship for the property not generally applicable to other properties in the same zoning district.
- The request is not based on a desire to make more money out of the property.

- d. The petitioner has not created the alleged hardship for the property.
- e. The request will not be detrimental the public welfare or other properties in the neighborhood.
- f. The request will not impair supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values.

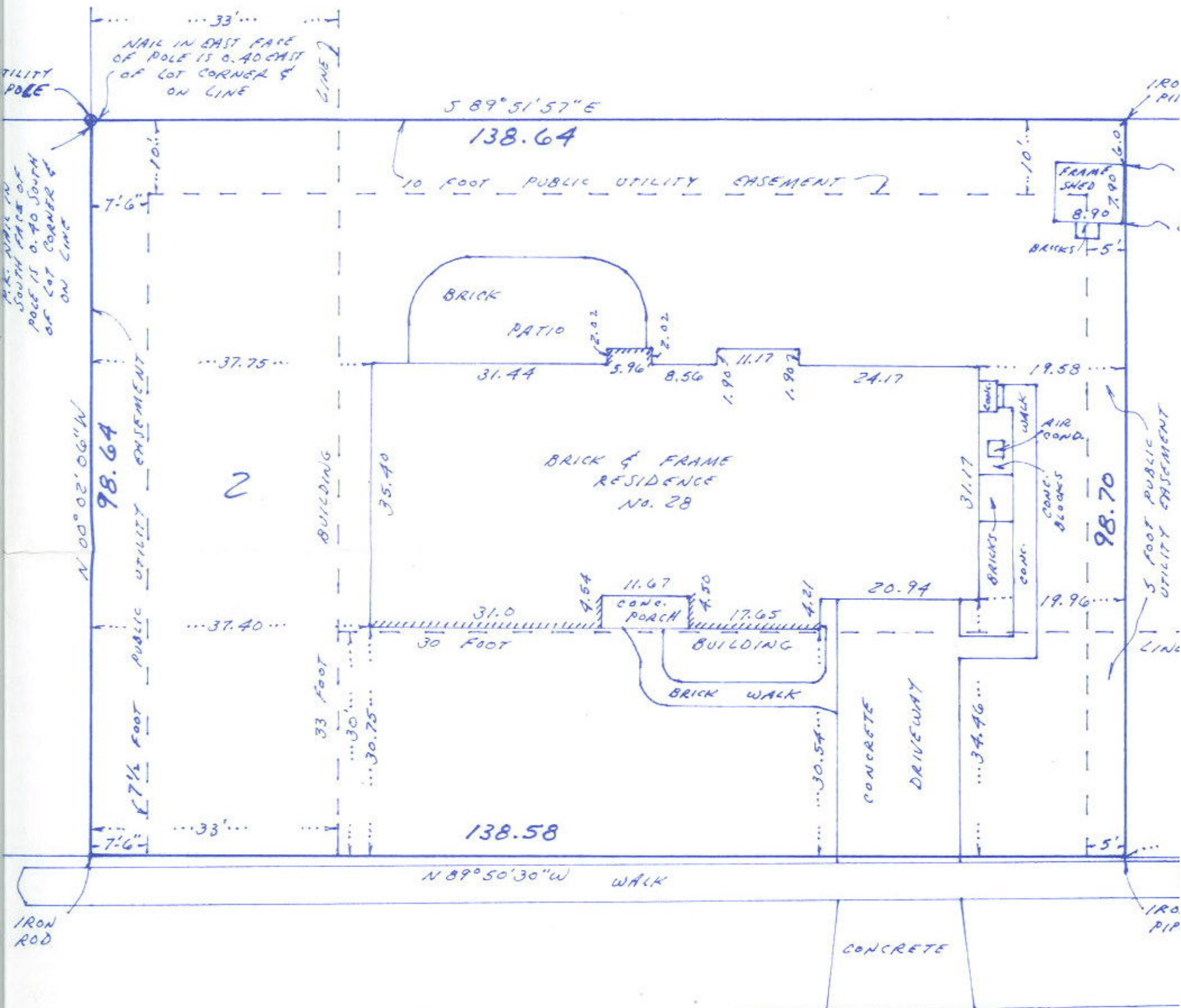
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PLAT OF SURVEY

SCALE: 1 inch = 15 feet

LOT 2 IN HAYFORD'S SUBDIVISION OF LOT 6 IN BLOCK 3 IN ARTHUR T. MCINTOSH'S PALATINE ESTATES UNIT NUMBER 1 IN SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 22 AND OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



W. MICHIGAN AVENUE (BLACKTOP)

ORDER NUMBER: 50058
FIELD BOOK: 42-10-28 PAGE: 153
ORDERED BY: Kathleen E. Rodriguez, Esq.

Compare legal description on this plat with deed or title policy. Compare all points before building by same and report any differences at once. Building lines and easements, if any, are shown as they appear on the recorded plat of subdivision, otherwise refer to deed, title policy or Zoning ordinances. Distances or angles shown may not be assumed by scaling.



STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, ANTON ADAMS, Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the same is a correct representation thereof. This professional seal is a correct representation of the current Illinois minimum standards for a boundary survey.

MOUNT PROSPECT, ILLINOIS. August 2, 2012

Anton Adams
Illinois Professional Land Surveyor
License # 35-2810

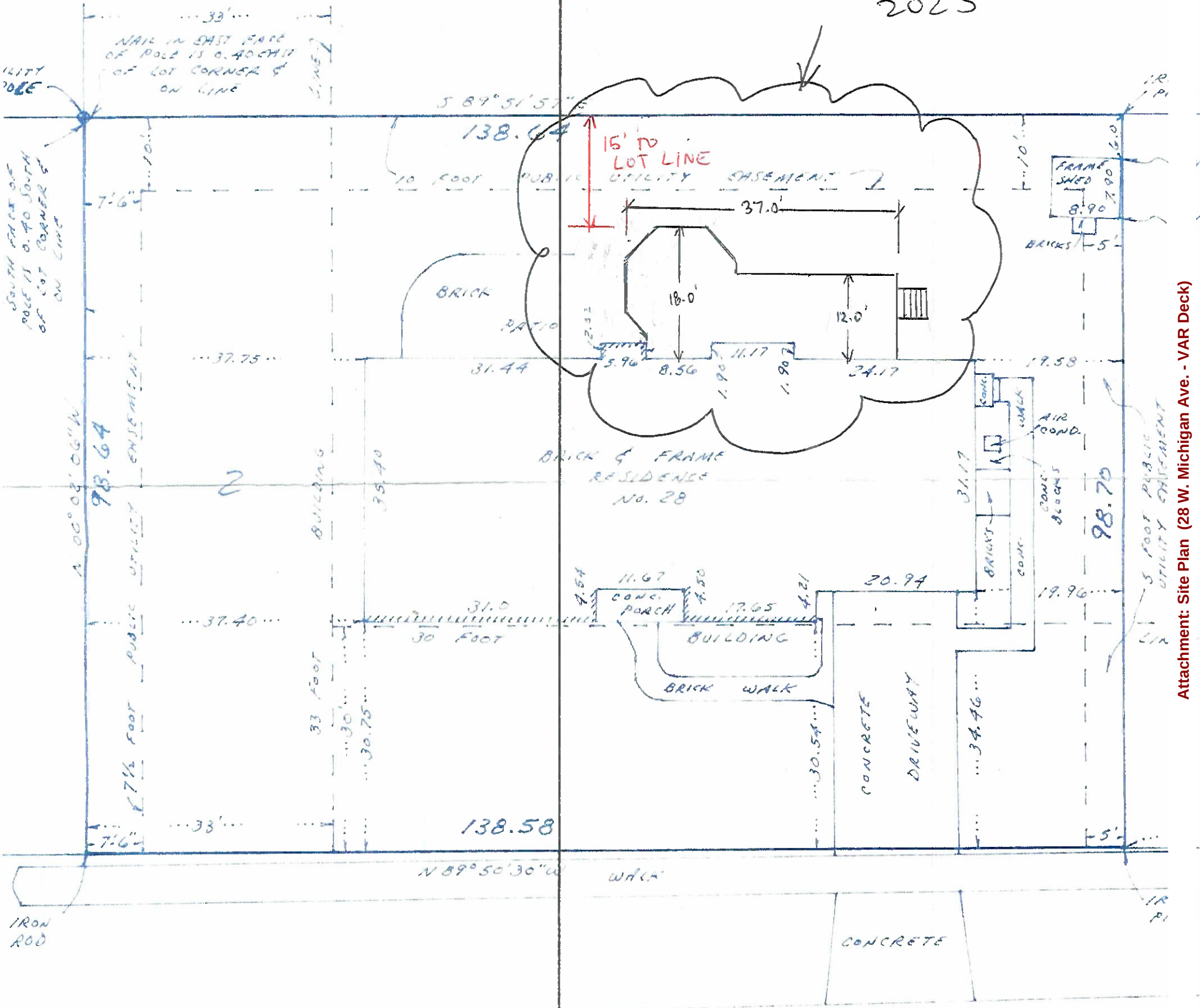


PLAT OF SURVEY

SCALE: 1 inch = 15 feet

LOT 2 IN HAYFORD'S SUBDIVISION OF LOT 6 IN BLOCK 3 IN ARTHUR T. MCINTOSH'S PALATINE ESTATES UNIT NUMBER 1 IN SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 22 AND OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILL.

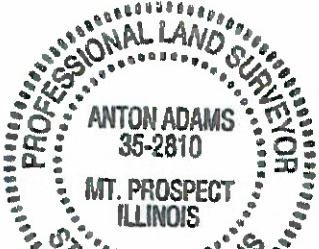
NEW DECK
2023



W. MICHIGAN AVENUE (BLANK TOP)

ORDER NUMBER 50058
FIELD BOOK 42-10-28 PAGE 153
ORDERED BY Kathleen E. Rodriguez, Esq.

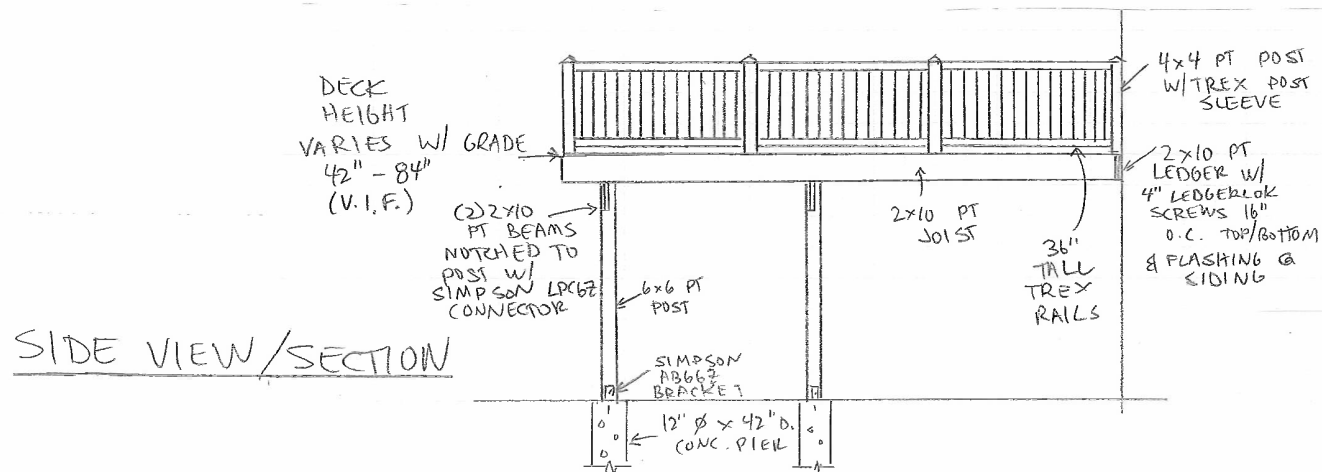
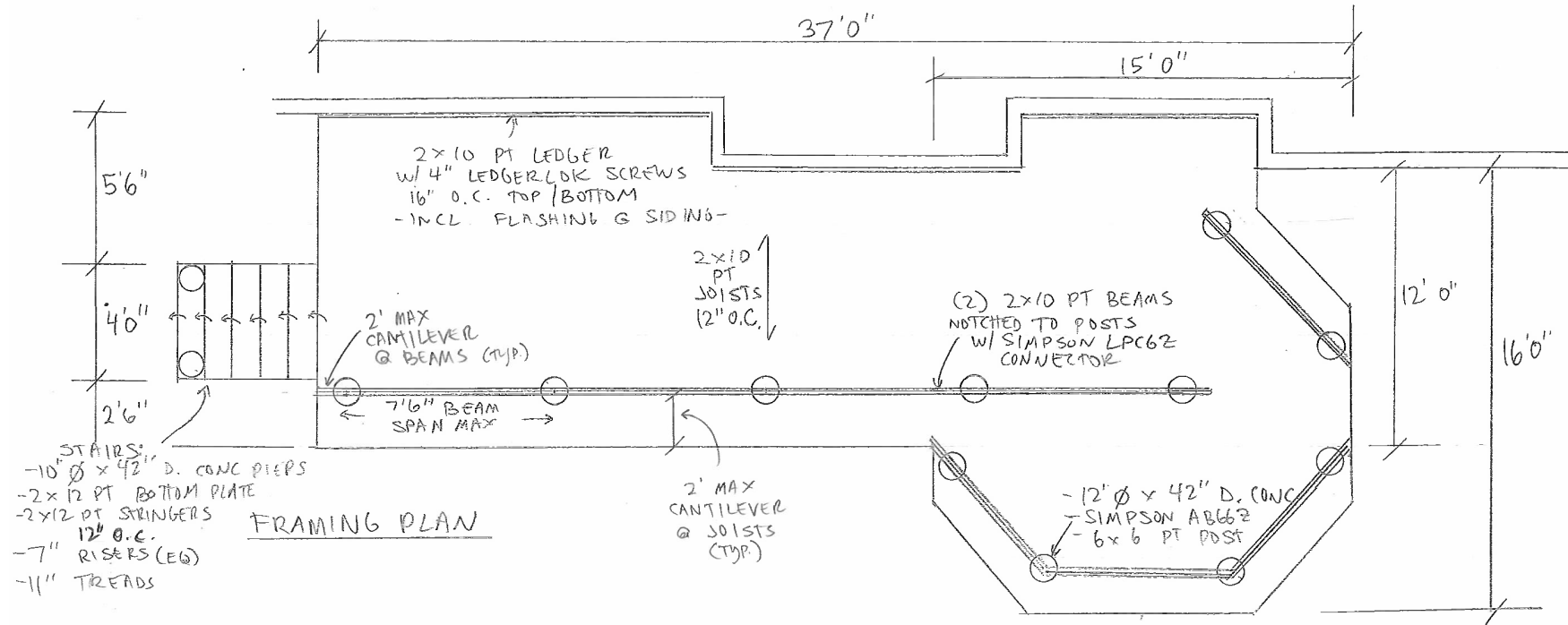
Compare legal description on this plat with deed or title policy. Compare all points before building by same and report any differences at once. Building lines and easements, if any are shown as they appear on the recorded plat of subdivision, otherwise refer to deed, title policy or Zoning ordinances. Distances



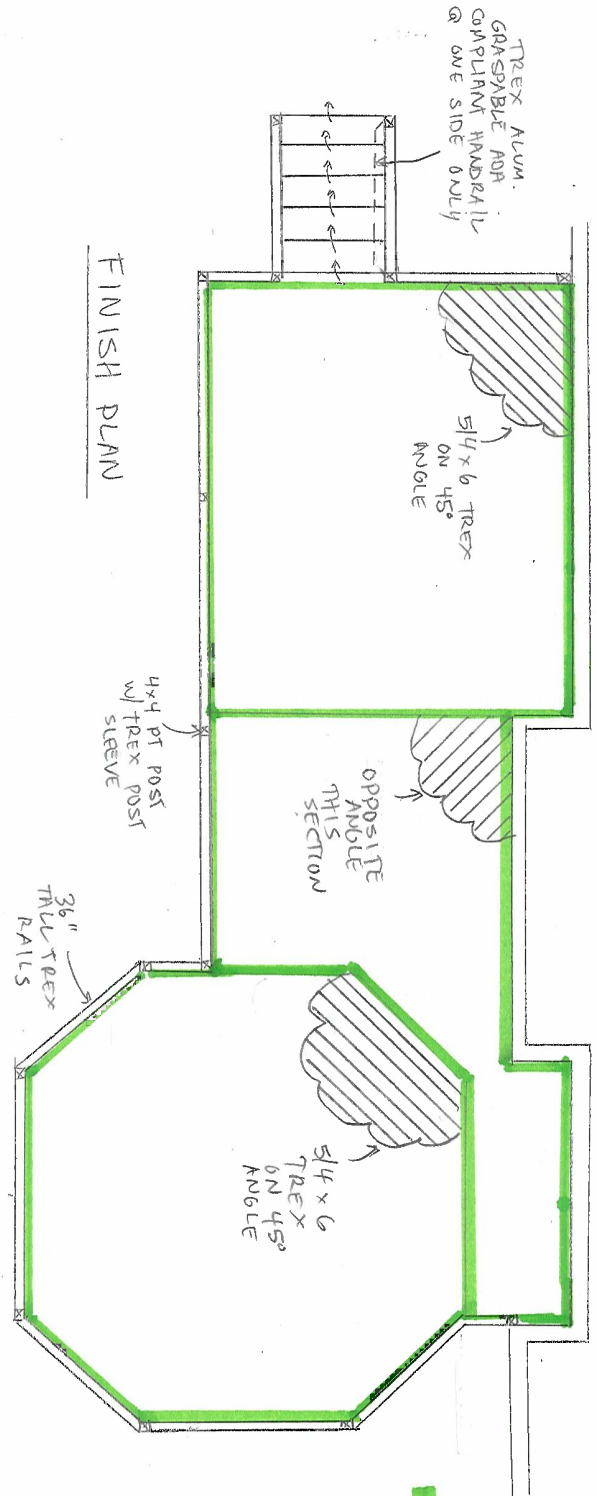
STATE OF ILLINOIS
COUNTY OF COOK

I, ANTON ADAMS, Illinois Professional Surveyor, certify that I have surveyed the property described above and that this plat is a correct representation thereof. This plat complies with the current Illinois minimum standards for a boundary survey.

Attachment: Site Plan (28 W. Michigan Ave. - VAR Deck)



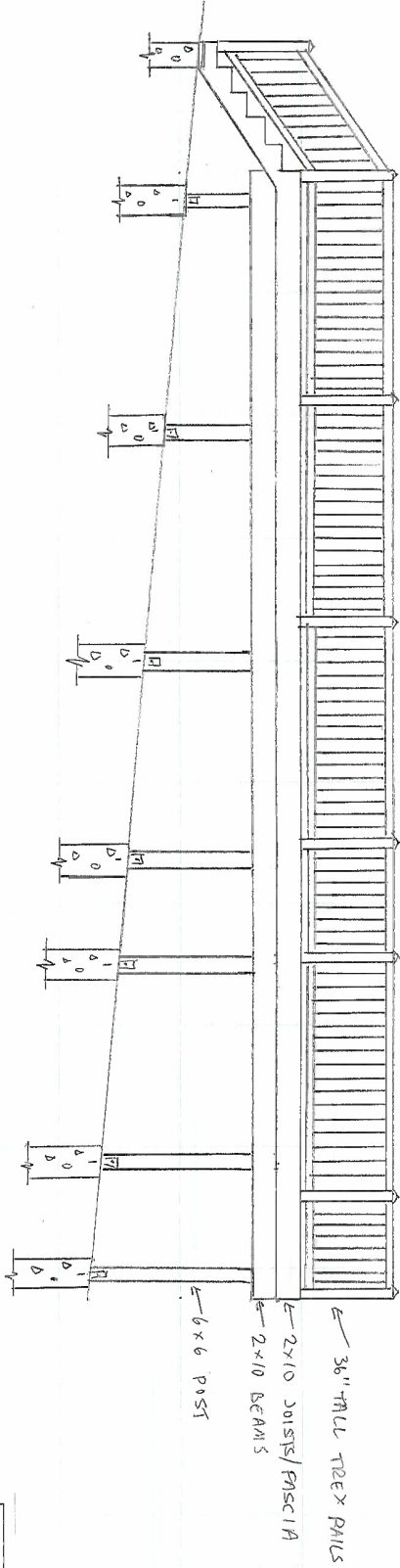
Slezak Residence		
28 W Michigan Ave, Palatine IL		
DATE: 8/7/23	APPROVED BY:	DRAWN BY: EH
REVISED:		SCALE: 1/4" = 1'
CRAIGER CUSTOM DESIGN		DRAWING #:
2510 Route 176, Unit D, Crystal Lake IL 60014		1 of 2
815-479-9660		



[Green line] = BORDER PCS

FINISH PLAN

FRONT VIEW



Slezak Residence		28 W Michigan Ave, Palatine, IL	
DATE: 8/7/23	APPROVED BY:	DRAWN BY: EH	
REVISED:		SCALE: 1/4" = 1'	
CRAIGER CUSTOM DESIGN		DRAWING #:	2 of 2
2510 Route 176, Unit D, Crystal Lake, IL 60014			
815-479-9660			

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 28 W. MICHIGAN AVE.



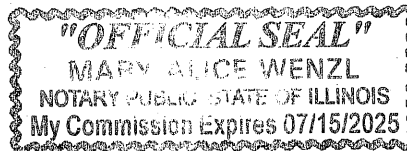
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 26TH day of OCTOBER, A.D. 2023, and the last publication thereof was made on the 26TH day of OCTOBER, A.D. 2023.

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

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



Mary Alice Wenzl
IN WITNESS WHEREOF, THE DES PLAINES JOURNAL,
INC., has caused this certificate to be signed and its corporate
seal affixed hereto at Des Plaines, Illinois this 26TH
day of OCTOBER, A.D., 2023.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 26TH day of
OCTOBER, A.D., 2023.

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

Attachment: Public Notice (28 W. Michigan Ave. - VAR Deck)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 11/14/23 07:00 PM

STAFF REPORT (ID # 8709)

1 N. Oak Street

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis, Planner

PETITIONER: Jim Holder, Palatine Park District

PLAN NUMBER: PFSUB-00002-2023

ADDRESS: 1 N. Oak Street

PROPOSAL:

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

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

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

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

SURROUNDING CONDITIONS:

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

BACKGROUND:

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

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

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

required 85 feet.

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

SITE ANALYSIS:

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

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

- The proposed subdivision will not be including any changes to the existing grade or changes in utilities. The Park District will maintain the existing home and occupancy, without any changes to the property.

DEPARTMENTAL REVIEWS:

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

Police	N/A
---------------	-----

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

STAFF RECOMMENDATION:

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

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

ATTACHMENTS:

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



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

0 200 400
ft

Print Date: 10/26/2023

Notes

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



PRELIMINARY & FINAL PLAT OF SUBDIVISION

Department of Planning & Zoning

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

Petitioner Name

James E Holder, Agent

Business Name (if applicable)

PPD and St Paul

Property Owner (if different from petitioner)

St. Paul United Church of Christ

Subject Property Address

1 N Oak Street

Property Interest of Petitioner(s):

Purchaser

Owner, Lessee, Contract Purchaser, etc.

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

Single Family and church parking lot

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

Same

Current zoning of property: R-2

Size of the property: .87 acres

State the specific action requested:

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

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



VARIATION APPLICATION

Department of Planning & Zoning

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

Petitioner Name

James E Holder

Business Name (if applicable)

Palatine Park District

Property Owner (if different from Petitioner)

St. Paul United Church of Christ

Subject Property Address

1 N Oak Street

Please provide a description of your proposed request:

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

Petitioner Justification

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

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

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

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

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

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

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

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

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

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

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

PLAT OF SURVEY

BY

FRED OSWALD

ILLINOIS REGISTERED LAND SURVEYOR

110 So. Northwest Highway

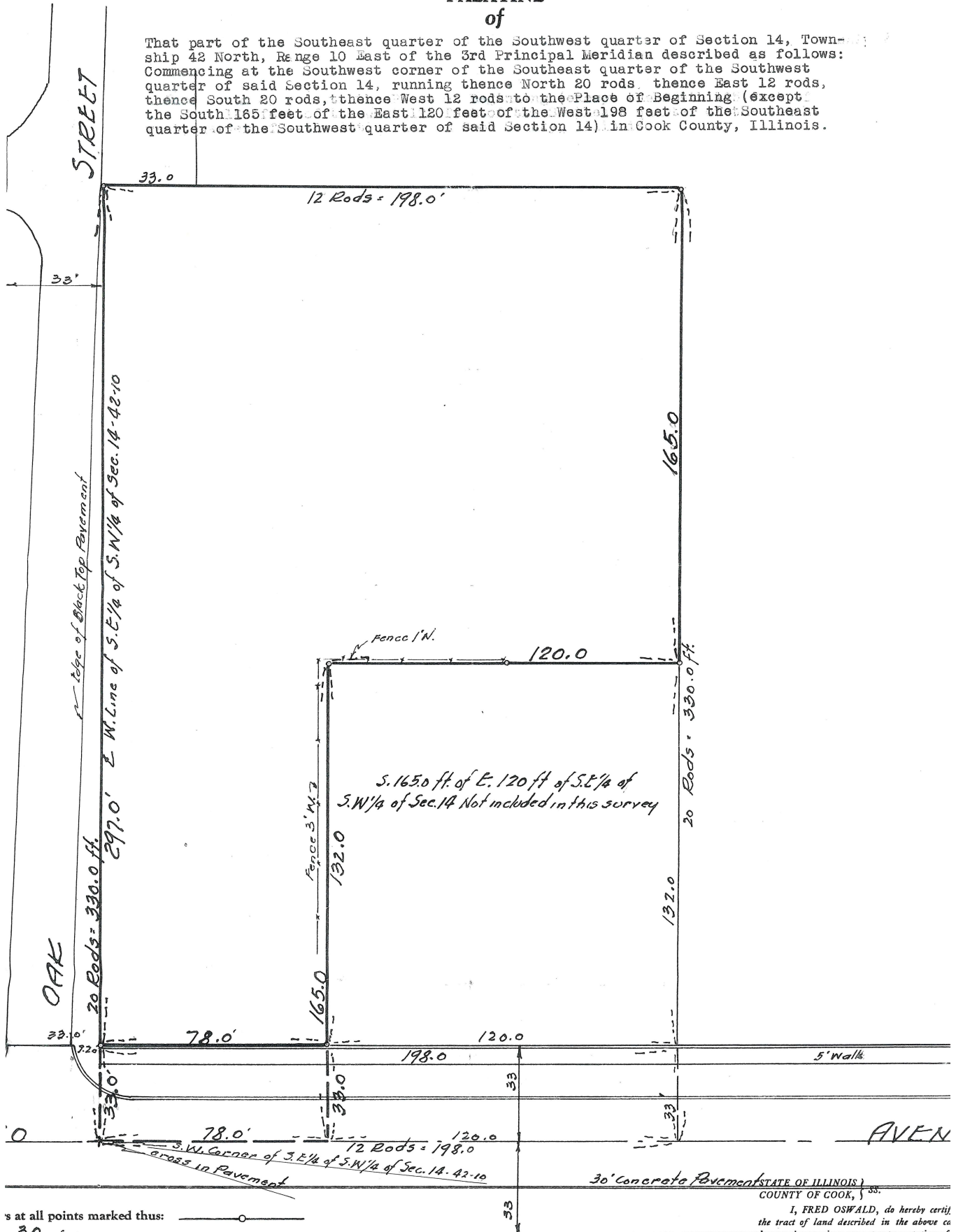
PALATINE

of

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

COPY

3.2.c



at all points marked thus: —○—

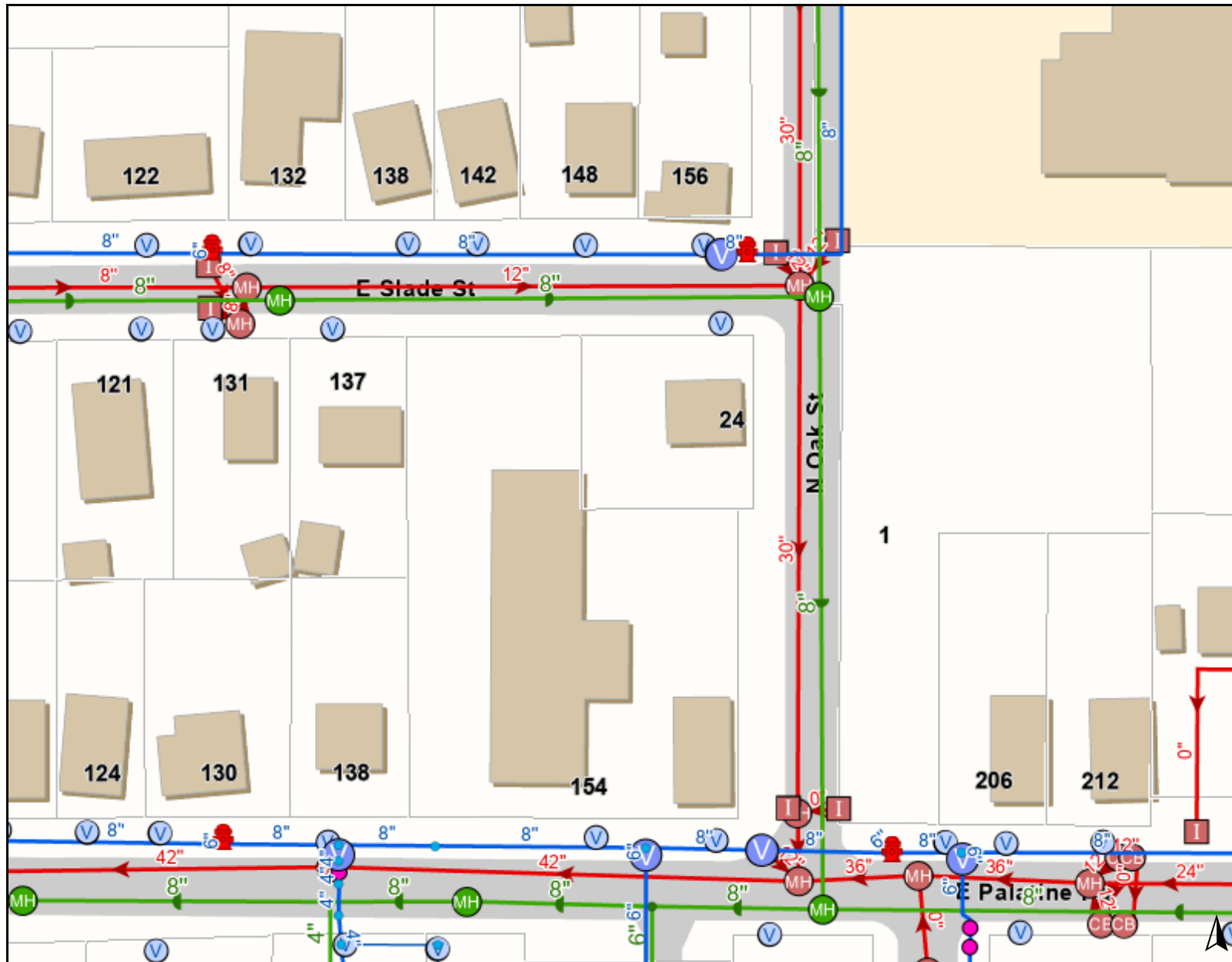
30 feet

Page

1. Paul United Church of Palatine

Packet Pg. 41

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



0 150 300
ft

Print Date: 11/9/2023

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

Legend

Water Utilities

Hydrant



Water Fitting



Water Valve

Open

Water Service Valve

Open

Water Main Break



Water Lateral

Active

Water Main

Active

Sanitary Utilities

Sanitary Manhole



Sanitary Fitting



Sanitary Main

Active

Storm Utilities

Storm Catch Basin



Storm Inlet



Storm Manhole



Storm Main

Active

Notes

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
 622 Graceland Ave.
 Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 1 N. OAK ST.



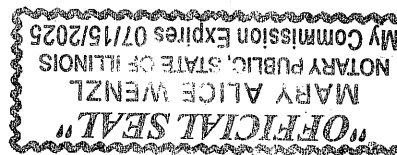
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 26TH day of OCTOBER, A.D. 2023, and the last publication thereof was made on the 26TH day of OCTOBER, A.D. 2023.

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

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



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 26TH day of OCTOBER, A.D., 2023.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
 State of Illinois

Subscribed and sworn to before me this 26TH day of OCTOBER, A.D., 2023.

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

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

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 11/14/23 07:00 PM

STAFF REPORT (ID # 8688)

101 & 103 S. Northwest Highway and 411 E. Glencoe Street

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis, Planner

PETITIONER: Sung Choi, YY Enterprises Inc.

PLAN NUMBER: FPD-000073-2023

ADDRESS: 101 & 103 S. Northwest Highway and 411 E. Glencoe Street

PROPOSAL:
Final Planned Development (reinstatement) to allow a mixed-use building, with commercial and residential uses.

<u>LOCATION:</u> 101 & 103 S. Northwest Hwy and 411 E. Glencoe St District 6 (Helms)	<u>CURRENT ZONING:</u> Planned Development
--	---

SURROUNDING CONDITIONS:

<u>North:</u>	B-2 Shopping Center District
<u>South:</u>	B-2 Shopping Center District
<u>East:</u>	R-2 Single Family Residential
<u>West:</u>	B-2 Shopping Center District

BACKGROUND:

On June 7, 2010, the Village Council approved a Planned Development Ordinance #O-62-10 granting the property owner the ability to construct a new residential unit, within an existing commercial building. The Petitioner did not complete the requested improvements, within the Code allotted 3-year time limit. On August 15, 2016 the Planned Development was reinstated (#O-107-16) and once again the improvements were not completed. Presently, a new owner requesting to reinstate the Planned Development following the same 2016 footprint, with the exception of changing from a 2-bedroom unit to a 1-bedroom. Therefore, the Petitioner is requesting:

**Final Planned Development (reinstatement) to allow a mixed-use building,
with commercial and residential uses.**

SITE ANALYSIS:

- The most recent approved plans showed the proposed residential unit located at the east end of the building maintaining 2 commercial spaces which would follow the B-2 use list. The Petitioner proposes to maintain the residential unit on the easternmost tenant space, however is proposing to have a 1-bedroom unit vs the previously approved 2 units. Directly to the east of the property and proposed tenant space is a single-family residential neighborhood. Therefore, the residential unit is closer to the residential uses and separated from the commercial uses.
- The proposed remodeling of the interior of the unit would not result in any exterior modifications to the building. The existing structure is built to the property lines on almost all sides.
- A residential unit would require a minimum of 2 parking spaces. As the parking for the commercial uses is located within the Glencoe Street right-of-way, this cannot serve the residential unit. No on street overnight parking is permitted within the Village. The plans provide the required two parking spaces in an existing on-site garage.

DEPARTMENTAL REVIEWS:

Community Services	No issues identified
Engineering	No issues identified
Environmental Health	N/A
Fire Prevention	Fire separation will be required for new residential unit.
Public Works	N/A
Police	N/A

STAFF RECOMMENDATION:

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

1. The Planned Development shall substantially conform to the floor plan provided by Sang Inc. Architects except as such plans may be changed to conform to Village Codes and Ordinances.

2. The residential unit may be occupied by the building owner or operator of a commercial tenant space within the building. Any other proposed tenant of the residential unit requires Village Council Review.
3. All future commercial uses of the property shall conform to the B-2 General Business District Standards.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Plans
- #O-107-16
- #O-62-10
- Public Notice



Attachment: Aerial Map (101 & 103 S. Northwest Highway and 411 E. Glencoe Street.)

0 200 400
ft

Print Date: 10/26/2023

Notes

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



Preliminary & Final Planned Development

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

www.palatine.il.us

1. Name of Petitioner(s): Sung Choi
2. Authorized Agent of Petitioner (if different):
 Name: Jonghyun An
 Address: 115 S. WILKE RD. Ste# 101 Arlington Heights, IL
 Telephone No. (847) 630-7077
 Business No. [Click or tap here to enter text.](#)
 Relationship to Petitioner: Attorney
3. Property Interest of Petitioner(s): Owner
4. Address of the property for which this application is being filed:
 101 & 103 N. Northwest Highway and 411 E. Glencoe Ave.
5. All existing land use(s) on the property are: Commercial
6. The Current zoning of property: Planned Development
 Size of the property: ..17 Acres
7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:
 2 commercial spaces and 1 residential
8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):
 N/A

Attachment: Application (101 & 103 S. Northwest Highway and 411 E. Glencoe Street.)

Sep 15h, 2023
Village of Palatine
Planing & Zoning Department
200 E. Wood St.
Palatine IL 60067

Hunsang Lee
President of SAANG Inc. Sep. 15th 2023
Name & Title date

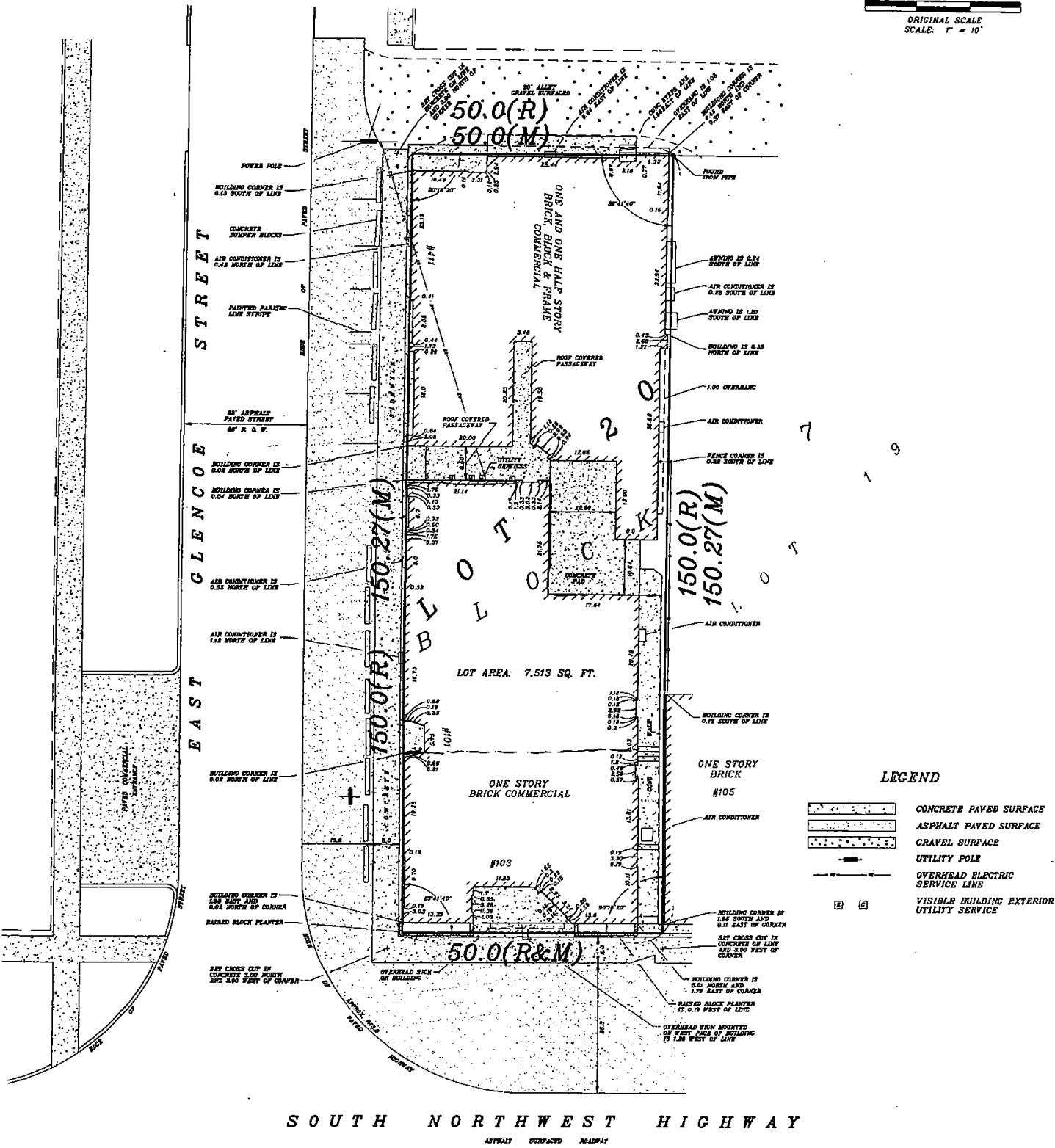
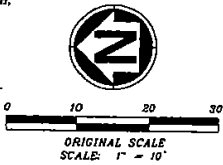
Attachment: Application (101 & 103 S. Northwest Highway and 411 E. Glencoe Street.)

560410

ALTA/ACSM LAND TITLE SURVEY

OF PROPERTY DESCRIBED AS

LOT 20 IN BLOCK 7 IN MERRILL'S HOME ADDITION TO PALATINE, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 101 AND 103 SOUTH NORTHWEST HIGHWAY, PALATINE, ILLINOIS
411 EAST GLENCOE STREET, PALATINE, ILLINOIS



I, JOHN C. AVAMPATO, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-001857
HAVE, ON OCTOBER 12, 2006, PERFORMED THIS SURVEY AND TO MY BEST KNOWLEDGE
AND BELIEF THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS OF PRACTICE FOR A BOUNDARY SURVEY.

John C. Avampato
JOHN C. AVAMPATO LICENSE EXPIRES 11-30-06



STATE OF ILLINOIS) SS
COUNTY OF KANE)
To: Foster Bank
Tutor Title Insurance Co.
Yong Lee and M. Young SU Lee

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 4, 7a, 8, 9, 10, 14, 16 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy survey does not exceed that which is specified therein.

Advanced Engineering and Surveying
Professional Design Firm License 186-002867
John C. Avampato
JOHN C. AVAMPATO PLS 035-001857
OWNER
License Expires: 11-30-06

Date: October 12, 2006



1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE
WITH TIGOR COMMITMENT FOR TITLE INSURANCE
NO. 2000 004000470 SC EFFECTIVE DATE SEPTEMBER 11, 2006.

PREPARED FOR
COWLIN, CURRAN & COPPEDGE
20 GRANT STREET
CRYSTAL LAKE, ILLINOIS 60014

AS ADVANCED
ENGINEERING AND SURVEYING
JOHN C. AVAMPATO PE, PLS

386 E. CHICAGO STREET
ELGIN, IL 60120
PH: 1-847-888-2900
FAX: 1-847-888-1945

JOB NO.: 33207
FILE: C-89

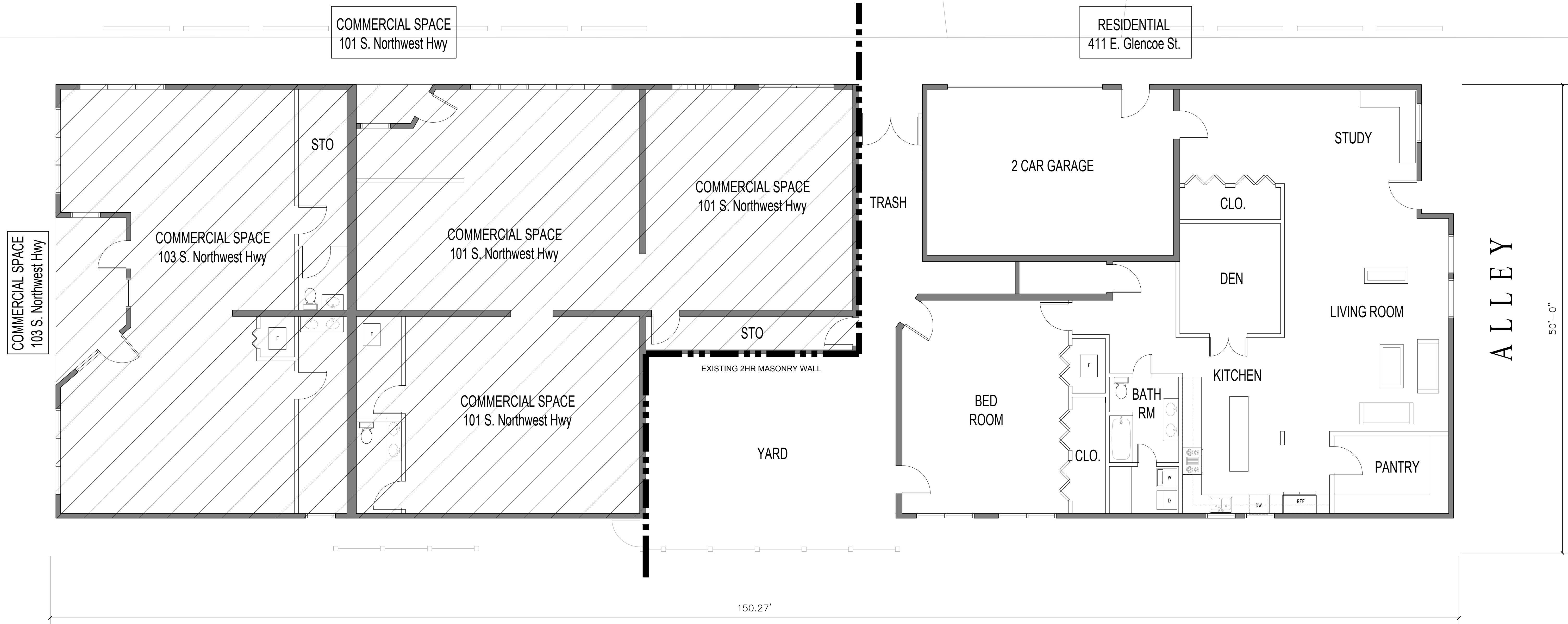
PETITIONER'S EXHIBIT

5

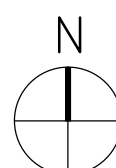
Attachment: Plat of Survey (101 & 103 S. Northwest Highway and 411 E. Glencoe Street.)

EAST GLENCOE STREET

S. NORTHWEST HIGHWAY



1 SITE PLAN
001 SCALE : 3/16" = 1'-0"



PROJECT DATA

NAME

AND ADDRESS

ZONING DATA

ZONING DISTRICT

DWELLING UNIT

LOT SQUARE FOOTAGE

BUILDING DATA

CONSTRUCTION TYPE :

ADJACENT SPACE USE :

BUILD OUT SQUARE FOOTAGE :

OCCUPANT LOAD :

FIRE SUPPRESSED :

FIRE RESISTANT RATING OF STRUCTURAL ELEMENTS:

1. EXTERIOR WALLS : 3

2. INTERIOR PARTITION 1

3. ROOF FRAMING 1/2

4. ROOF COVERING/CLASS A OR CLASS B

PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

1. INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION 2. INTERNATIONAL BUILDING CODE, 2009 EDITION

3. INTERNATIONAL MECHANICAL CODE, 2009 EDITION 4. INTERNATIONAL FUEL GAS CODE, 2009 EDITION

5. INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION 6. NATIONAL ELECTRICAL CODE, 2011 EDITION

7. ILLINOIS STATE PLUMBING CODE, 2014 EDITION

8. ILLINOIS STATE ACCESSIBILITY CODE, LATEST EDITION

9. PALATINE CODE OF ORDINANCES

10. LIFE SAFETY CODE, NFPA 101, 2010 EDITION

11. INTERNATIONAL FIRE CODE, 2009 EDITION

12. IRC SOLUTION 315-CARBON MONOXIDE ALARM 2009

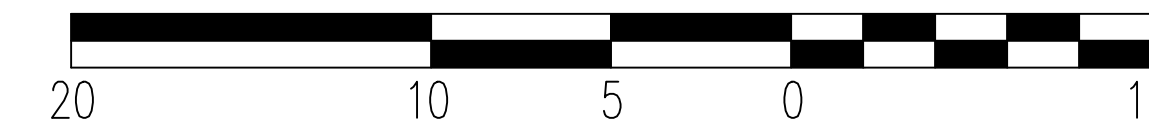
INTERIOR REMODELING
SINGLE FAMILY DWELLING UNIT
411 EAST GLENCOE STREET PALATINE, ILLINOIS

COMMERCIAL / RESIDENTIAL DWELLING UNIT
SINGLE FAMILY UNIT / COMMERCIAL
7500 SQ FT

II-C
RESIDENTIAL/COMMERCIAL
2,877SF
NA
NO

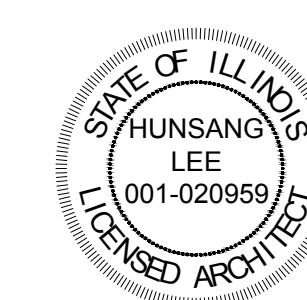
1. EXTERIOR WALLS : 3
2. INTERIOR PARTITION 1
3. ROOF FRAMING 1/2
4. ROOF COVERING/CLASS A OR CLASS B

PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
1. INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION 2. INTERNATIONAL BUILDING CODE, 2009 EDITION
3. INTERNATIONAL MECHANICAL CODE, 2009 EDITION 4. INTERNATIONAL FUEL GAS CODE, 2009 EDITION
5. INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION 6. NATIONAL ELECTRICAL CODE, 2011 EDITION
7. ILLINOIS STATE PLUMBING CODE, 2014 EDITION
8. ILLINOIS STATE ACCESSIBILITY CODE, LATEST EDITION
9. PALATINE CODE OF ORDINANCES
10. LIFE SAFETY CODE, NFPA 101, 2010 EDITION
11. INTERNATIONAL FIRE CODE, 2009 EDITION
12. IRC SOLUTION 315-CARBON MONOXIDE ALARM 2009



THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THEY ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL MY KNOWLEDGE AND BELIEF AND THE EXTENT OF MY CONTRACTUAL OBLIGATION, BUILDING CODE.

EXPIRES: 11/30/2023



09/20/2023
SIGNATURE DATE

ORDINANCE NO. 0-107-16

**AN ORDINANCE REINSTATING PLANNED DEVELOPMENT
ORDINANCE #0-62-10 FOR THE PROPERTY AT
101 & 103 S. NORTHWEST HIGHWAY AND 411 E. GLENCOE STREET**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on August 15, 2016**

ORDINANCE NO. 0-107-16

AN ORDINANCE REINSTATING PLANNED DEVELOPMENT ORDINANCE #O-62-10
FOR THE PROPERTY AT 101 &103 S. NORTHWEST HIGHWAY AND
411 E. GLENCOE STREET

WHEREAS, Ordinance #O-62-10 granted Final Planned Development approval to allow a residential unit in this commercial building; and

WHEREAS, the Petitioner has requested to reinstate the Planned Development approval pursuant to Village Council review on August 15, 2016, in accordance with the applicable provision of the Village Code, and they have reported their findings on the following legally described property:

Lot 20 in block 7 in Merrill’s Home Addition to Palatine being a subdivision in the East ½ of Section 23, township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 101 & 103 S. Northwest Highway and 411 E. Glencoe Street (#02-23-206-001).

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

SECTION 1: That Planned Development Ordinance #O-62-10 is reinstated; subject to the following conditions:

- 1. The proposed residential unit may be relocated to the eastern unit, as indicated on the attached floorplan.
- 2. All conditions of Ordinance #O-62-10, as amended, shall remain in effect.

8/15/2016 11:06 AM

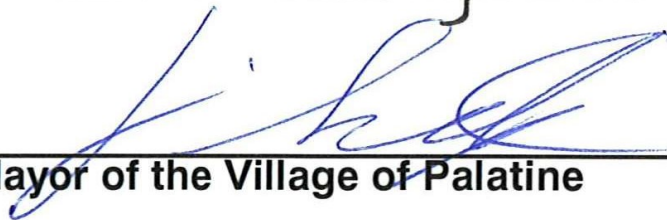
Attachment: #O-107-16 (101 & 103 S. Northwest Highway and 411 E. Glencoe Street.)

SECTION 2: This Ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 15 day of August, 2016

AYES: 5 NAYS: 1 ABSENT: 0 PASS: 0

APPROVED by me this 15 day of August, 2016



Mayor of the Village of Palatine

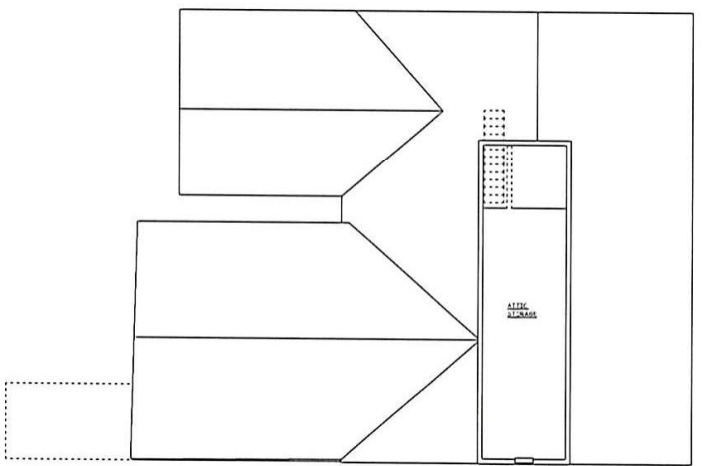
ATTESTED and FILED in the office of the Village Clerk this

15 day of August, 2016

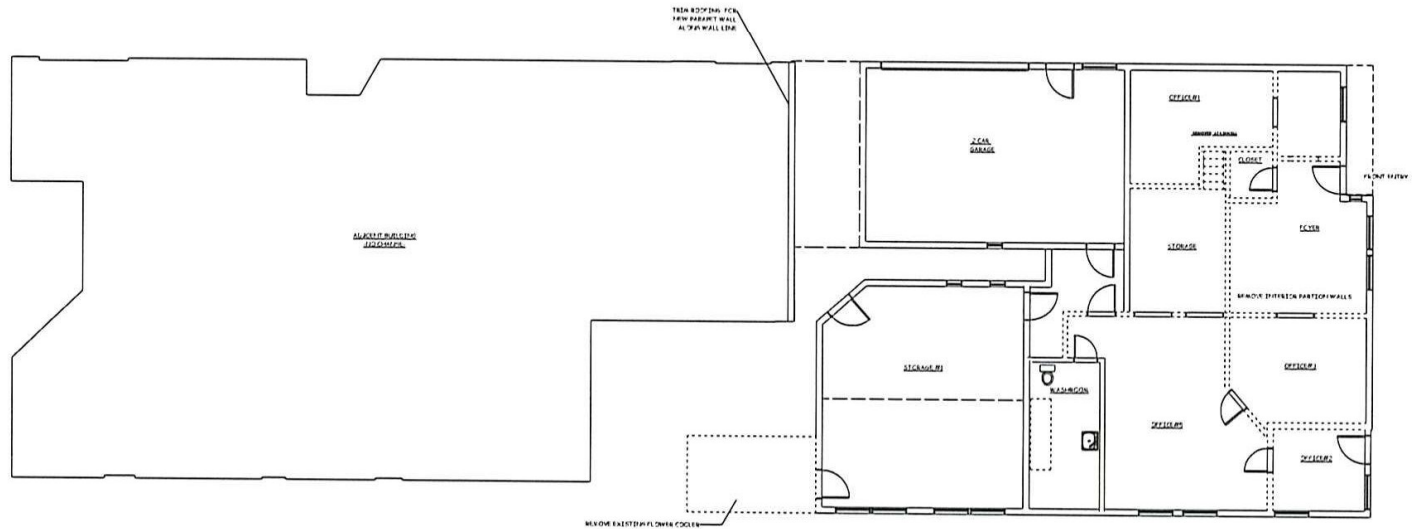


Village Clerk

Attachment: #O-107-16 (101 & 103 S. Northwest Highway and 411 E. Glencoe Street.)



EXISTING ATTIC PLAN
SCALE 1/8" = 1'-0"



FIRST FLOOR DEMOLITION PLAN
SCALE 1/8" = 1'-0"



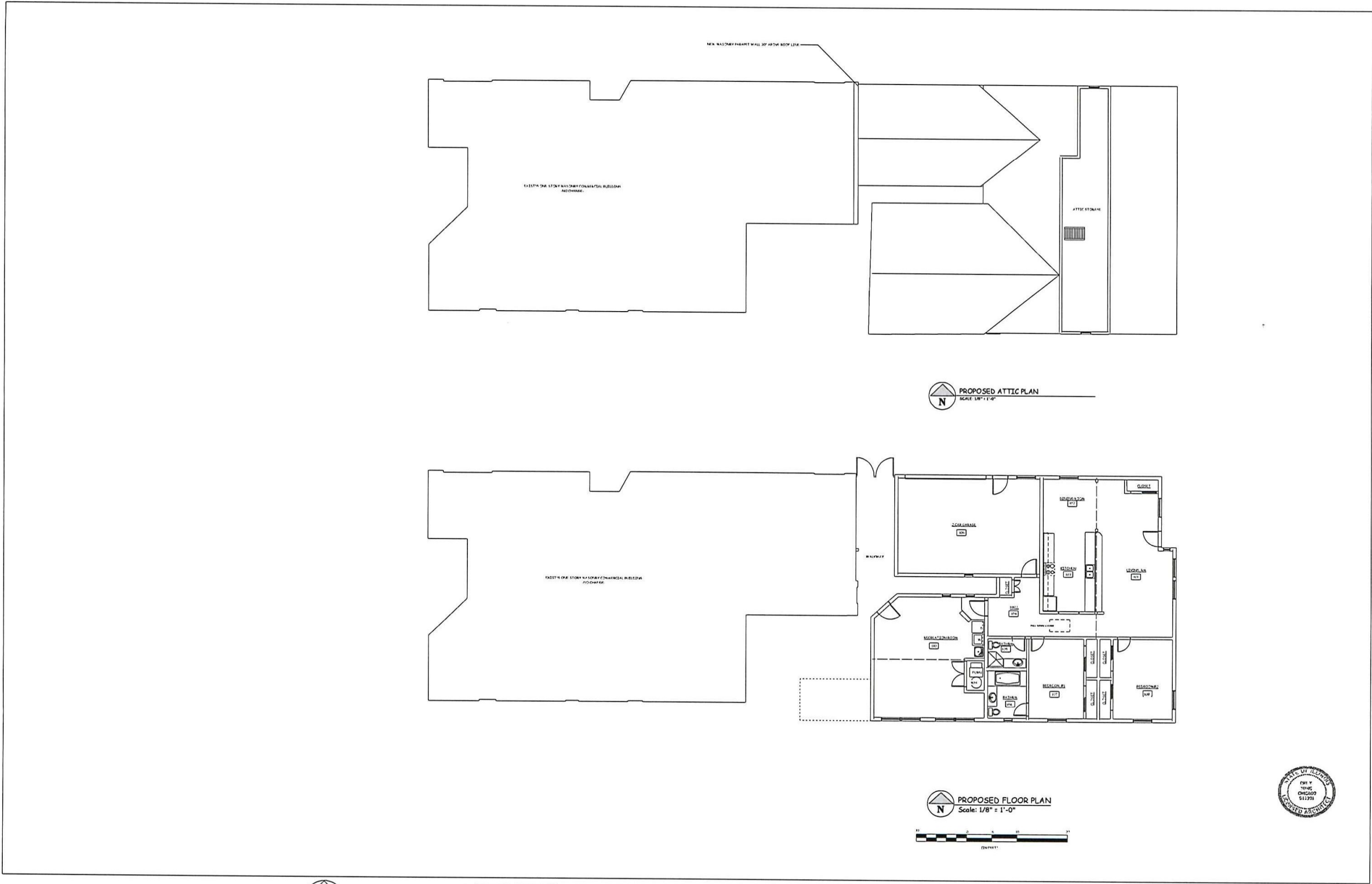
BOND ASSOCIATES INC.
Architecture and Engineering Services
1422 N. Elston Avenue Chicago, IL 60642
Tel: (773) 478-1200
email: info@bondinc.com

DESIGNED BY	DATE
07/15	2/18/20

REVISIONS		
NO.	DATE	DESCRIPTION

ZONING MODIFICATION REQUEST
TO ALLOW SINGLE FAMILY DWELLING UNIT
AT 411 EAST GLENCOE ST. PALATINE ILLINOIS

SHEET NO
A2
OF 3

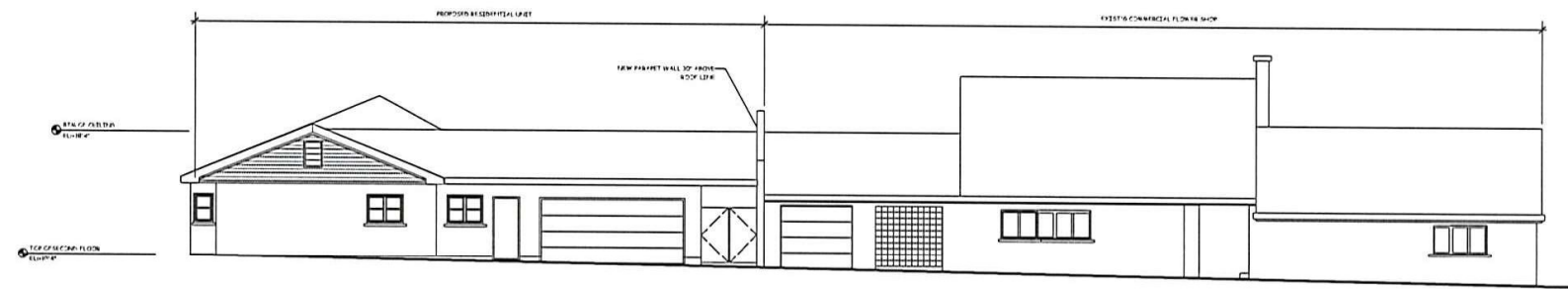


RONG ASSOCIATES INC.
Architecture and Engineering Services
1471 N. Elmhurst Avenue, Chicago, IL 60618
Tel: (773) 462-2286
email: rong.architect@earthlink.net

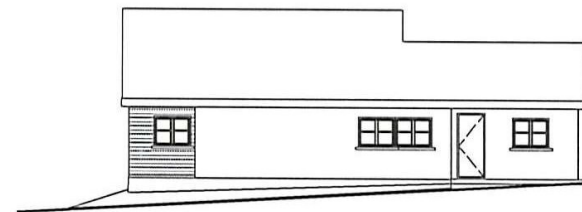
REVISIONS		
NO.	DATE	DESCRIPTION

ZONING MODIFICATION REQUEST
TO ALLOW SINGLE FAMILY DWELLING UNIT
AT 411 EAST GLENCOE ST, PALATINE ILLINOIS

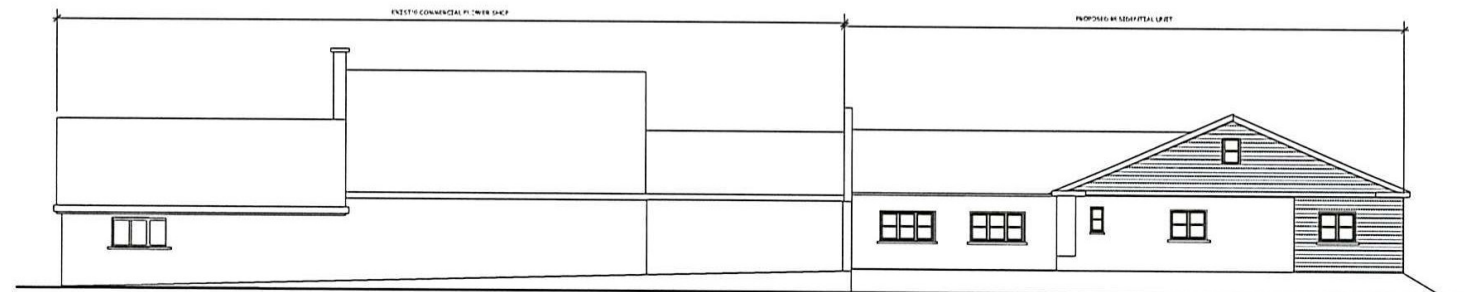
SHEET NO
A3
OF 4



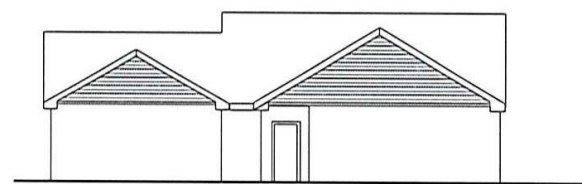
3 FRONT ELEVATION (NORTH SIDE)
Scale: 1/8" = 1'-0"



7 SIDE ELEVATION (WEST SIDE)
Scale: 1/8" = 1'-0"



6 REAR ELEVATION (SOUTH SIDE)
Scale: 1/8" = 1'-0"



4 SIDE ELEVATION (EAST SIDE)
Scale: 1/8" = 1'-0"



REVISIONS		
NO.	DATE	DESCRIPTION

ZONING MODIFICATION REQUEST
TO ALLOW SINGLE FAMILY DWELLING UNIT
AT 411 EAST GLENCOE ST, PALATINE ILLINOIS

SHEET NO
A4
OF 4

ORDINANCE NO. 0-62-10

**AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
FOR THE PROPERTY AT 101 & 103 S. NORTHWEST HIGHWAY
AND 411 E. GLENCOE STREET (CASE NO. 10-17)**

Attachment: #O-62-10 (101 & 103 S. Northwest Highway and 411 E. Glencoe Street.)

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on June 7, 2010**

ORDINANCE NO. 0-62-10

**AN ORDINANCE GRANTING
FINAL PLANNED DEVELOPMENT APPROVAL FOR THE PROPERTY AT
101 & 103 S. NORTHWEST HIGHWAY AND 411 E. GLENCOE STREET
(CASE NO. 10-17)**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on April 20, 2010 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for Final Planned Development approval.

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

SECTION 1: That final approval of a Planned Development is hereby granted pursuant to Section 13.05 of the Palatine Zoning Ordinance for the real estate described as follows, to wit:

Lot 20 in Block 7 in Merrill’s Home Addition to Palatine, being a subdivision in the East ½ of Section 23, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois

commonly known as 101 & 103 S. Northwest Hwy. and 411 E. Glencoe Street (PIN 02-23-206-001).

SECTION 2: That final approval of a Planned Development is hereby granted to the above described property pursuant to Section 13.05 of the Palatine Zoning Ordinance, subject to the following conditions:

- 1. The interior build out shall substantially conform to the floor plans prepared by CML Architects and Builders, Inc. dated and last revised 3/9/10 except as such plans may be changed to conform to Village Codes and Ordinances.
- 2. Prior to the issuance of a building permit the Petitioner shall submit an executed lease agreement for two off street parking spaces or, the Petitioner shall submit proof of written notice to the tenant of 411 E. Glencoe Street requiring vacation of the garage space.
- 3. The residential unit may be occupied by the building owner or operator of a commercial tenant space within the building. Any other proposed tenant of the residential unit requires Village Council review.
- 4. All future commercial uses of the property shall conform to the B-2 General Business District standards.
- 5. Wheel stops shall be properly located in front of all parking stalls.

SECTION 3: That the petition for preliminary and final planned development, a copy of the public notice, be attached hereto and form a part of this ordinance.

SECTION 4: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 7 day of June, 2010
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0
APPROVED by me this 7 day of June, 2010

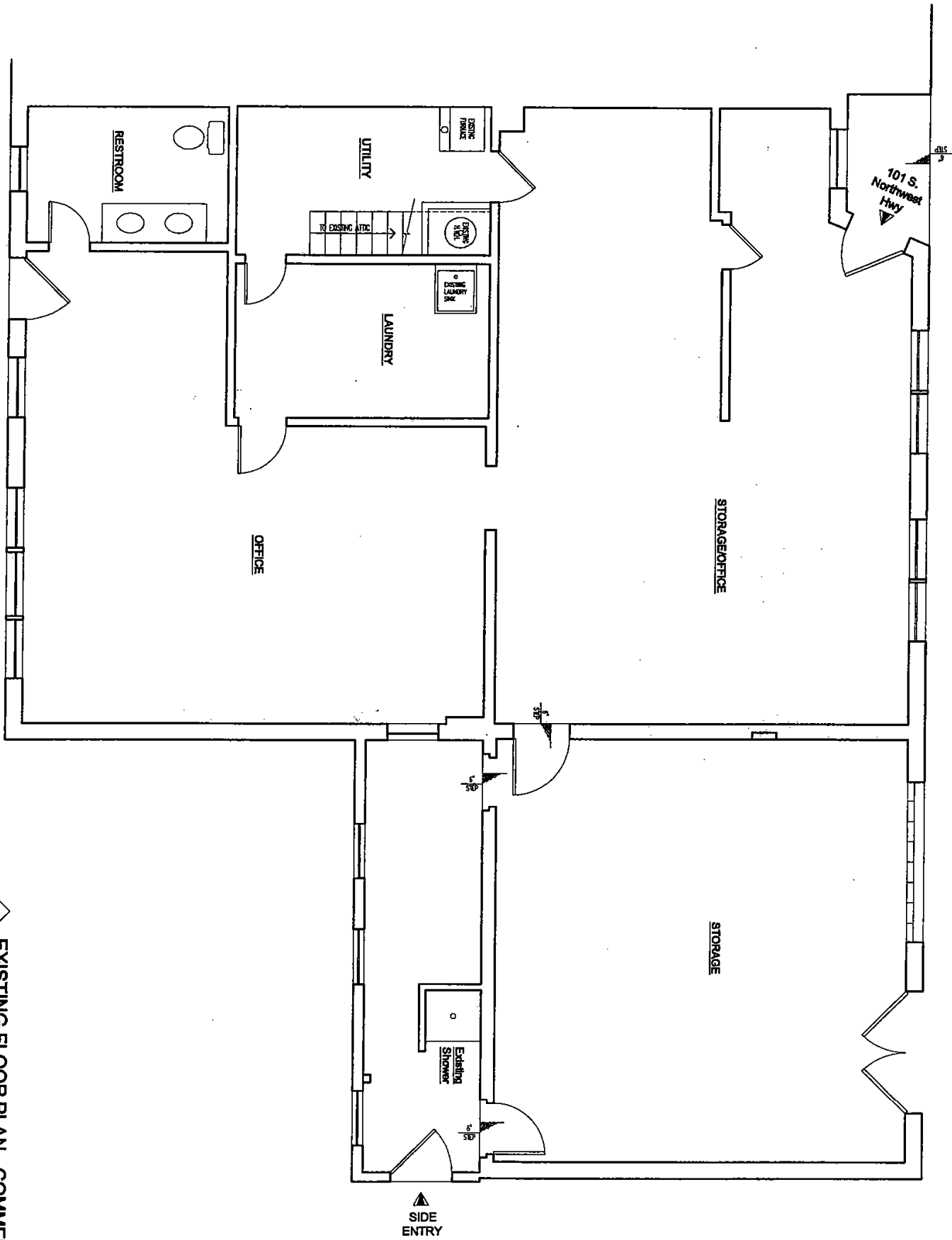


Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 7 day of June, 2010



Village Clerk

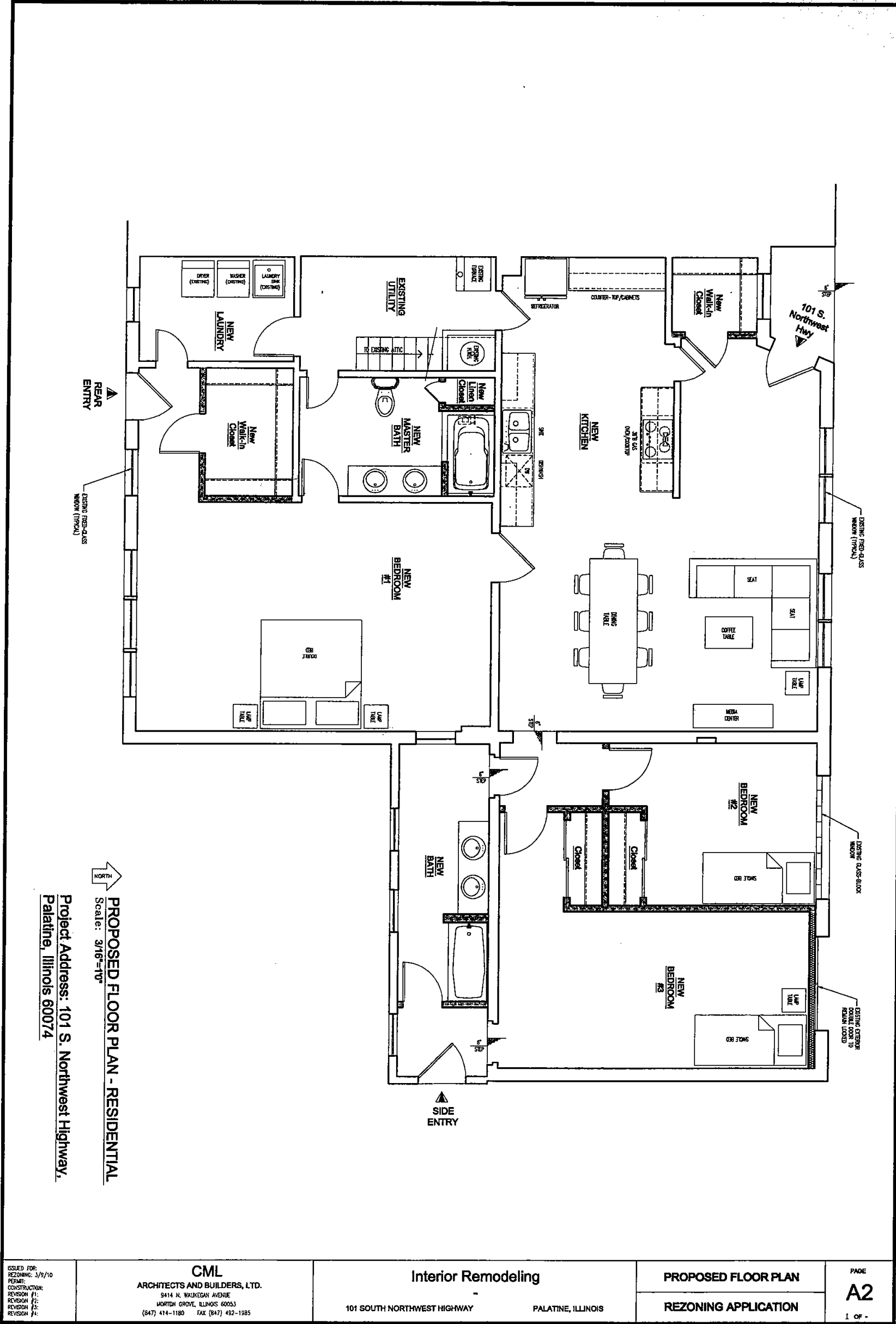


 **EXISTING FLOOR PLAN - COMMERCIAL**
Scale: 3/16"=1'-0"

Project Address: 101 S. Northwest Highway,
Palatine, Illinois 60074

PETITIONER'S EXHIBIT

CML ARCHITECTS AND BUILDERS, LTD. 5414 N. WAUKESHA AVENUE MORTON GROVE, ILLINOIS 60053 (847) 414-1180 FAX (847) 492-1985	Interior Remodeling 101 SOUTH NORTHWEST HIGHWAY PALATINE, ILLINOIS	EXISTING FLOOR PLAN	PAGE A1
		REZONING APPLICATION	1 OF 1



Kevin Anderson - Re: 1st Review - 101 & 103 S. Northwest Hwy.

From: Peter Lee <bestflorist@earthlink.net>
To: Kevin Anderson <kanderson@palatine.il.us>
Date: 03/24/2010 3:15 PM
Subject: Re: 1st Review - 101 & 103 S. Northwest Hwy.
CC: <cml.arch.build@sbcglobal.net>

Dear Kevin:

I just met the owners of the String Project, the occupant of the 55 S. Northwest Highway building.

They are willing to give us a sublease up to the duration of their lease for the two car parking space for over night parking since it would not interrupt their business at all.

It is my understanding that their lease is about 4 1/2 years.

Therefore, it is our proposal to the Village of Palatine that we will use the two parking space of 55 S. Northwest Highway, Palatine, IL for about 4 1/2 years until the String Project's lease expires with the building owner.

If we cannot renew our parking lease and we cannot get another suitable parking lease, we will ask our tenant, Mohawk Stamp, to move some of their operation to the back , so that we can make a room for two parking inside of our own building where it used to be garage.

I know Mohawk Stamp would not mind since they were thinking about giving up that space and move some of the operation back into the now empty room and cut their rent a little bit.

Our lease with Mohwak Stamp will expire after two years and before our lease with the String Project is over, we can insert those provisions in our lease agreement.

I understand that the Village of Palatine has a concern whether our parking space lease would be permanent. In this way, we can secure two permanent parking spaces for our residential unit since we can make our own space for two cars even if we cannot obtain two suitable parking spaces in the future after our sublease with the String Project expires.

Please comment on this parking plan so that we can move on our project.

Sincerely yours,

Yong Il Lee
 Store: 847-705-5555
 Cell: 847-962-5676

PETITIONER'S EXHIBIT

7

-----Original Message-----
 From: Kevin Anderson

file://L:\TEMP\XPgrpwise\4BAA2C8AVOPDOMECC-PO10016B736D1E9541\GW_00... 03/24/2010

Attachment: #O-62-10 (101 & 103 S. Northwest Highway and 411 E. Glencoe Street.)

Sent: Mar 22, 2010 11:39 AM
To: bestflorist@earthlink.net
Cc: cml.arch.build@sbcglobal.net
Subject: Re: 1st Review - 101 & 103 S. Northwest Hwy.

Peter,

Typically residential parking spaces would be located on the property being served. However, given the lack of available space on site I suggested you seek an agreement for nearby spaces which could be reserved for the residence. With that in mind, you need to make the argument that the supplemental spaces are sufficient for the duration that this residence would be occupied.

I understand the complications with off site parking (ownership changes, leases expire) but the Village needs to be assured that there will not be a parking deficiency in the future.

I am not in the office today as I'm not feeling well, but I will be checking my email periodically.

Kevin

>>> Peter Lee 03/22/10 10:10 AM >>>

Would you let me know how long the agreement should be for 2 parking space.

Your prompt response to this matter will be highly appreciated.

Sincerely yours,

Yong Il Lee

|

Attachment: #O-62-10 (101 & 103 S. Northwest Highway and 411 E. Glencoe Street.)

file://L:\TEMP\XPgrpwise\4BAA2C8AVOPDOMECC-PO10016B736D1E9541\GW_00... 03/24/2010

PLAN COMMISSION
Tuesday, April 20, 2010

Present: Dennis Dwyer, Conrad Hansen, Teri Williams, Matthew Lewandowski,
Patrick Noonan, Dave Seiffert, Katherine Sawyer, Russ Smith, Gavin Muldowney,
Planner Kevin Anderson.

Absent: Ben Applegate

Minutes of the April 6 meeting were approved as distributed.

Report of Public Hearing - Case 10-17 – 101 & 103 S. Northwest hwy and 411 E. Glencoe rd.

The notice of public hearing was read by the chairman. The petitioner in Case 10-17, Yong Il Lee, seeks preliminary and final approval of a Planned Development to permit a mixed use building with commercial and residential uses and approval of rezoning from B2 to P Planned Development for 7,500 square feet located at 101 and 103 S. Northwest hwy. and 411 E. Glencoe st.

The following petitioner's exhibits were introduced:

1. Petition for Preliminary and Final Planned Development
2. Palatine Real Estate Disclosure Form
3. Trustees Deed
4. Lease Addendum with Mohawk Stamp Co.
5. Plat of Survey
6. Architectural Plans
7. E-mail from Peter Lee dated March 24, 2010

Yong Lee, the building owner, was sworn in. He said he is also the owner of the flower shop located in the building. He has been unable to rent empty spaces in the building for the past three years. In order to use the empty space, he would like to make it his home. Therefore, he seeks approval for a mixed use building in a commercial zone. He said that in doing his research he discovered that the property was originally residential.

Kevin Anderson was sworn in. He explained the rationale for the request, noting however, that a drawback for the residential use is there currently is no parking available. Existing parking for present commercial use is in the right-of-way, but overnight parking for the residential use would be prohibited. The residential use would require two parking spaces.

Lee said he is negotiating a lease for two spaces at 55 S. Northwest hwy. (across Glencoe street from this parcel) occupied by the String Project, that is willing to lease him two spaces for 4½ years. If that should not work, he also can utilize two spaces in an interior garage currently used by Mohawk Stamp. He said he would have two vehicles, a car and his delivery truck.

Anderson noted that a mixed use building was approved at the northwest corner of Northwest hwy. and Glencoe st. in 2006. Other residential does exist in some commercial locations along Northwest hwy. He noted that remodeling the interior unit would result in no exterior building modifications.

plan commission
tuesday, april 20, 2010

page 2

Staff Recommendation

While the Village commercial districts do not allow residential uses, this is generally intended to shield residents from possible high intensity uses which might not be compatible. However, Glencoe st. is uniformly residential to the east of this property, and the commercial unit in question is marginal for commercial purposes. This particular tenant space has no frontage on Northwest hwy., little pedestrian appeal, and a parking shortage. The residential proposal would not conflict with the existing businesses and is not uncommon in this corridor. Therefore, staff recommends approval of the proposal subject to the following conditions:

1. The interior build out shall substantially conform to the floor plans prepared by CML Architects and Builders, Inc. dated and last revised 3/9/10 except as such plans may be changed to conform to Village Codes and Ordinances.
2. Prior to the issuance of a building permit the petitioner shall submit an executed lease agreement for two off street parking spaces, or the petitioner shall submit proof of written notice to the tenant of 411 E. Glencoe st. requiring vacation of the garage space.
3. All future commercial uses of the property shall conform to B-2 General Business District standards.
4. Wheel stops shall be properly located in front of all parking stalls.

Lee said he is able to comply with all conditions.

The public hearing was closed at 8:15 p.m.

RECOMMENDATION

Smith moved, Noonan seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Case 10-17, Yong Il Lee, who seeks preliminary and final approval of a Planned Development to permit a mixed use building with commercial and residential uses and rezoning from B2 to P Planned Development for 7,500 square feet located at 101 and 103 S. Northwest hwy. and 411 E. Glencoe st. Such approval shall be contingent on petitioner’s complying with four staff conditions listed above.

Unanimously carried.
(9-0)

Report of Public Hearing – Case 04-147 – 812-868 (even) N. Franklin ave. and 841-879 (odd) N. Maple ave. aka Dagan Park Estates

The notice of public hearing was read by the chairman. The petitioner in Case 04-147 Dagan Builders, Inc. seeks approval of an amendment to Planned Development Ordinance.#O-94-05 to permit a change in the final approved plans and approval of a final plat of resubdivision to permit the relocation of some property lines for 2.9 acres at 812-868 (even) N. Franklin ave. and 841-879 (odd) N. Maple ave. commonly known as Dagan Park Estates.

DEPT. OF PLANNING AND ZONING
VILLAGE OF PALATINE

PETITION FOR HEARING

Zoning Docket #

Property recorded in Torrens

Filing Fee \$ _____ Date Filed

**PRELIMINARY AND FINAL PLANNED
DEVELOPMENT**

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Yong IL Lee
 Address: 577 Cobblestone Lane, Buffalo Grove, IL 60089
 Telephone No. 847/962-5676 Business No. 847-705-5555
 Email best-blondet@earthlink.net
2. Authorized Agent of Petitioner (if different):
 Name: _____
 Address: _____
 Telephone No. _____ Business No. _____
 Email _____
 Relationship to Petitioner: _____
3. Property Interest of Petitioner(s): Owner
 Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
 _____ Palatine, Illinois
5. All existing land use(s) on the property are:
6. Current zoning of property: B2 Size of the property: 0.2 acres
7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc:
8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

PETITIONER'S EXHIBIT

1

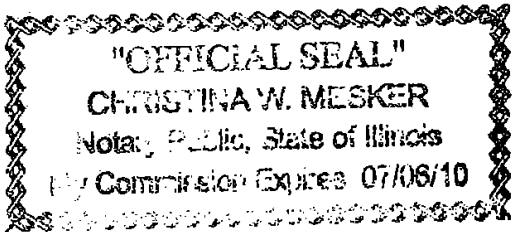
9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.

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

Date: 3/9/10 [Signature]

State of Illinois
County of Cook

This instrument was acknowledged before me on March 9, 20 10 by Yong IL Lee.



(Seal)

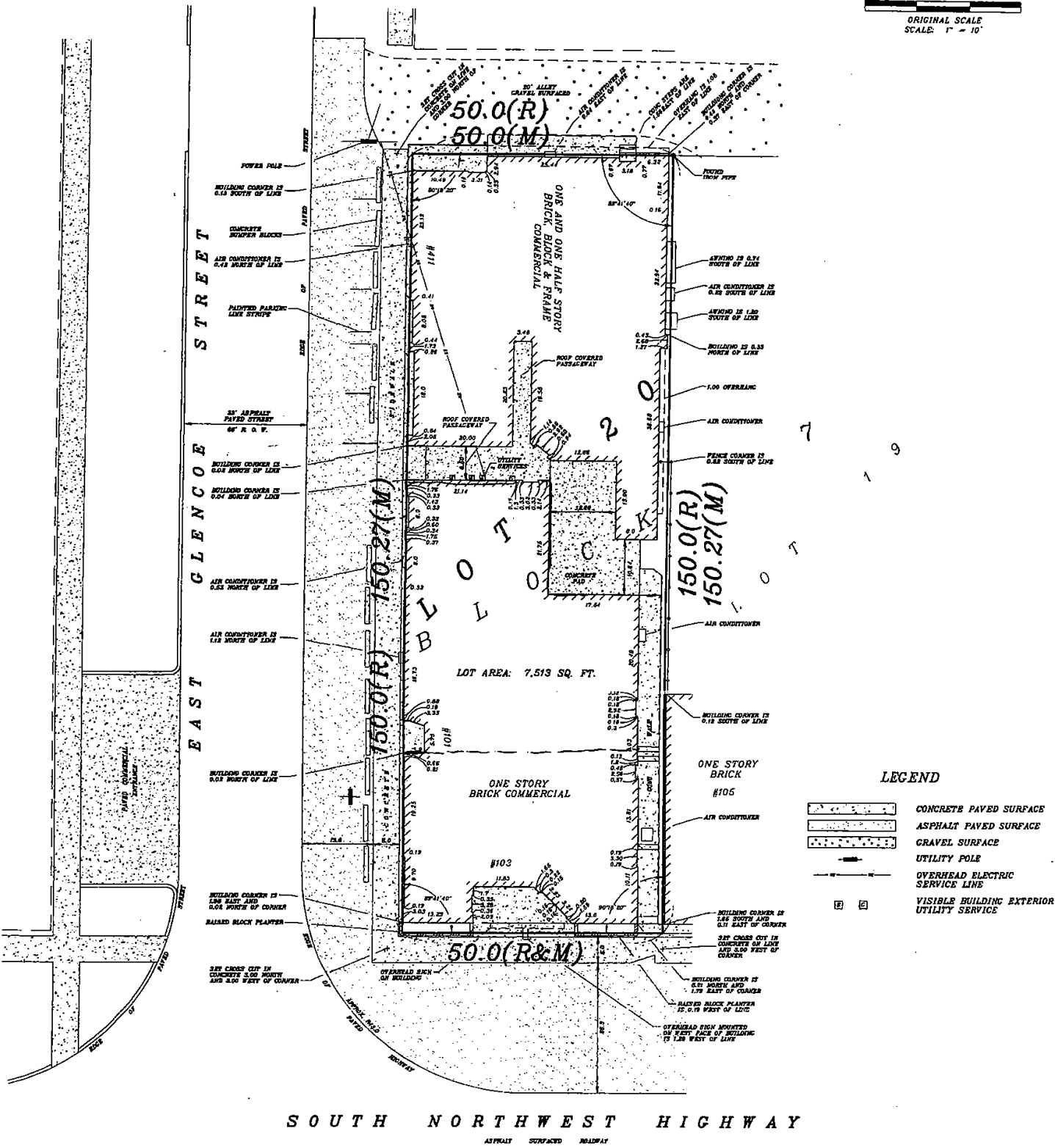
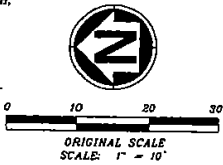
Christina W. Mesker
Notary Public

560410

ALTA/ACSM LAND TITLE SURVEY

OF PROPERTY DESCRIBED AS

LOT 20 IN BLOCK 7 IN MERRILL'S HOME ADDITION TO PALATINE, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 101 AND 103 SOUTH NORTHWEST HIGHWAY, PALATINE, ILLINOIS
411 EAST GLENCOE STREET, PALATINE, ILLINOIS



SOUTH NORTHWEST HIGHWAY

NOTES

1. JOHN C. AVAMPATO, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-001857 HAVE, ON OCTOBER 12, 2006, PERFORMED THIS SURVEY AND TO MY BEST KNOWLEDGE AND BELIEF THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR A BOUNDARY SURVEY.

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH TIGER COMMITMENT FOR TITLE INSURANCE NO. 2000 004000470 SC EFFECTIVE DATE SEPTEMBER 11, 2006.

John C. Avampato
JOHN C. AVAMPATO LICENSE EXPIRES 11-30-06



STATE OF ILLINOIS) SS
COUNTY OF KANE)
To: Foster Bank
Tutor Title Insurance Co.
Yong Lee and M. Young SU Lee

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 4, 7a, 8, 9, 10, 14, 16 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy survey does not exceed that which is specified therein.

Advanced Engineering and Surveying
Professional Design Firm License 186-002867
John C. Avampato
JOHN C. AVAMPATO PLS 035-001857
OWNER
License Expires: 11-30-06

Date: October 12, 2006



PREPARED FOR
COWLIN, CURRAN & COPPEDGE
20 GRANT STREET
CRYSTAL LAKE, ILLINOIS 60014

AS ADVANCED
ENGINEERING AND SURVEYING
JOHN C. AVAMPATO PE, PLS

386 E. CHICAGO STREET
ELGIN, IL 60120
PH: 1-847-888-2900
FAX: 1-847-888-1945

JOB NO.: 33207
FILE: C-89

PETITIONER'S EXHIBIT

5

Attachment: #O-62-10 (101 & 103 S. Northwest Highway and 411 E. Glencoe Street.)

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, April 20, 2010, at 8:00 AM, in the Village Council Chamber in the Palatine Community Center, 200 E. Wood Street, relative to a request for the following:
Preliminary and Final Planned Development to permit a mixed use building with commercial and residential uses; and
Rezoning from B-2 General Business District to Planned Development.
The property is commonly known as 101 & 103 S. Northwest Hwy. and 411 E. Glencoe Street (PIN 02-23-206-1).
The proposal would allow the Petitioner to convert an existing commercial space to a residential dwelling unit while maintaining two additional commercial uses on the property.
The above petition has been filed by Yong Il Lee.; and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
LE #:10-17
VILLAGE OF PALATINE
Annis Dwyer, Chair
Palatine Plan Commission
Published in Daily Herald
April 3, 2010 (4206281)N

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, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood

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 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 3, 2010 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 Holly Bratanick
Authorized Agent

Control # 4206281

Attachment: #O-62-10 (101 & 103 S. Northwest Highway and 411 E. Glencoe Street.)

TYPE: ORDINANCE SUBMITTED BY: PLANNING & ZONING DATE: 06/07/2010

DESCRIPTION: Consideration of 1) Preliminary and Final Planned Development to permit a mixed use building - residential and commercial uses; and 2) Rezoning from B-2 Gen. Business to P Planned Development for the property at 101 & 103 S. Northwest Highway & 411 E. Glencoe Street.

(Lee - Case No. 10-17)

(District 6)

COMMITTEE ACTION:

DATE:

This item was initially discussed by the Village Council on May 10th and was subsequently deferred to allow the Petitioner and staff to further discuss the proposed modifications to determine if additional conditions could be added to the request to ensure the integrity of the commercial corridor and potentially contemplate the residential component to this building. Since the initial Village Council discussion, staff met with the Petitioner and had several follow-up conversations. While staff may question the elimination of commercial tenant space, this request is more feasible if the residential unit is tied directly to either the building owner or a commercial tenant within the building. Therefore, staff proposed a condition reflecting this requirement and requiring Village Council review to amend.

BACKGROUND:

The Subject Property, approximately 7,500 square feet, is an existing commercial building with three tenant spaces. The Petitioner, owner of the property, is proposing to modify the interior tenant space to accommodate a residential unit rather than commercial. The B-2 zoning district does not contemplate mixed use buildings or residential uses. Therefore, the Petitioner is seeking approval of the following:

- 1. Preliminary and Final Planned Development to permit a mixed use building with commercial and residential uses; and
- 2. Rezoning from B-2 General Business District to P Planned Development.

ANALYSIS:

- The Petitioner is proposing to convert an existing vacant commercial tenant space into a residential apartment. The two other tenant spaces are currently used by a florist's shop and Mohawk Rubber Stamp Company. The B-2 General Business District does not allow residential uses and only the downtown business district (B-3) allows mixed use buildings with commercial and residential. On the west side of Northwest Highway, there are residential units above ground floor commercial uses. Directly to the east of this property is a single-family residential neighborhood. The proposed remodeling of the interior unit would not result in any exterior modifications to the building. The existing structure is built almost to the property lines on all sides. Staff is concerned about the proposed residential use in the ground floor and street level space of a commercial structure. While there are residential uses in this corridor, all of them are located above the ground floor and not directly adjacent to the surrounding commercial uses. The B-3 (Central Business District) is the only commercial district where residential uses are contemplated. As such, they are not permitted to be part of the storefront and almost all of the residential uses are above ground.
- A residential unit would require a minimum of 2 parking spaces. As the parking for the commercial uses is located within the Glencoe Street right-of-way, this cannot serve the residential unit. No on street overnight parking is permitted within the Village. The Petitioner has indicated that he is in discussions for a lease agreement with the owner of the property at 55 S. Northwest Highway (The String Project) for the use of two parking spaces. The building at 55 S. Northwest Highway is ~3,600 square feet requiring a total of 12 parking spaces. There are 16 parking spaces on site.
- The Petitioner has also indicated that if for any reason the lease for the parking spaces at 55 S. Northwest Hwy. were to become invalid, he would have the ability to secure two parking spaces in an interior garage on site. This space is currently utilized by Mohawk Stamps but the Petitioner submitted a lease addendum signed by the lessee which would require them to vacate the garage space upon notification from the Petitioner.

ALTERNATIVES:

- 1. Recommend approval of the Planned Development.
- 2. Do not recommend approval of the Planned Development.

RECOMMENDATION:

Public Hearing: April 20, 2010 Plan Commission

Residents Testifying: None

Concerns: None

Vote: The Plan Commission voted to unanimously to approve the request. Staff recommends denial of the request.

ACTION REQUIRED:

Consider approval of an Ordinance granting 1) Preliminary and Final Planned Development to permit a mixed use building with residential and commercial uses; and 2) Rezoning from B-2 General Business to P Planned Development for the property at 101 & 103 S. Northwest Highway and 411 E. Glencoe Street.



CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 101 & 103 S. NORTHWEST HWY., 411 GLENCOE ST.

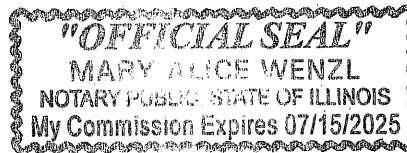
 County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 26TH day of OCTOBER, A.D. 2023, and the last publication thereof was made on the 26TH day of OCTOBER, A.D. 2023.

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

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



Mary Alice Wenzl
 IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 26TH day of OCTOBER, A.D., 2023.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
 State of Illinois

Subscribed and sworn to before me this 26TH day of OCTOBER, A.D., 2023.

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

Attachment: Public Notice (101 & 103 S. Northwest Highway and 411 E. Glencoe Street.)