



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS

AGENDA • OCTOBER 23, 2018

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Sep 11, 2018 7:00 PM

III. PUBLIC HEARING

1. 1002 E Olde Virginia Road

Special Use to permit a building addition to be setback 10 feet from the rear yard lot line instead of the required 20 feet pursuant to Planned Development Ordinance #O-09-87

2. 10-12 N. Bothwell Street

Special Use to permit a restaurant pursuant to Section 11.02 (d)(19) of the Palatine Zoning Ordinance.

3. 1410 W Northwest Highway

Special Use to permit an electronic message board sign pursuant to Section 8.01 (i) (1) of the Palatine Zoning Ordinance.

Variation to permit a sign freestanding sign to be 300 square feet instead of the maximum 100 square feet pursuant to Section 8.03 (a) (2)(c) of the Palatine Zoning Ordinance.

Variation to permit a sign freestanding sign to be 27 feet in height instead of the maximum 20 feet pursuant to Section 8.03 (a) (2)(d) of the Palatine Zoning Ordinance.

Variation to permit 3 freestanding signs instead of the permitted 1 freestanding sign pursuant to Section 8.03 (a) (2)(a) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS MINUTES • SEPTEMBER 11, 2018

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff present: Ms. Katie Romack and Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Aug 28, 2018 7:00 PM - **Accepted**

Mr. Luszcak made a motion to accept the minutes of the August 28, 2018 ZBA meeting; seconded by Mr. Larson

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

Minutes Acceptance: Minutes of Sep 11, 2018 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 40 E Daniels Road - **Recommended to Approve**

Notice was published in the Daily Herald on August 27, 2018 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Proof of Ownership
3. Site Plan
4. Elevation
5. Public Notice

Sworn in staff: Ms. Katie Romack and Ms. Lyn Bremanis

Sworn in petitioner: Mr. Jim Ramona 40 E. Daniels Rd

Mr. Romano stated they would like to put a fence to the east on the side yard. He stated they are a corner lot and have a dog so would like to go out to sidewalk because the yard is small. He pointed out if they put the fence where zoning allows it would cut the yard in half and not make much sense. Mr. Romano stated a few years ago the neighbor at 5 E. Daniels did exactly the same thing.

Mr. Pirog asked if the fence at 5 E Daniels go to the property line.

Mr. Romano stated they are a foot from the sidewalk. He spoke the location at 5 E Daniels being 2ft on their neighbor's property and pointed out they will be staying on their own property.

Ms. Bremanis clarified the other location was on the property line just like this request.

Mr. Pirog asked is the rule is 2ft or 6 inches in.

Ms. Bremanis explained the rule for a fence abutting a street and for this particular case where their rear yard is abutting the neighbors it would have to be 5 ft. She added if it was abutting the neighbor's front yard it would have to be 20ft.

Ms. Wood asked why they are asking for a variation not to install landscaping.

Mr. Romano stated he is confused about the landscaping. He asked if she is referring to the foot between the sidewalk and the fence.

Ms. Bremanis explained the code speaks to fences abutting streets that require a 5 or 20ft setback which requires landscaping between the fence and the property line. She further explained Mr. Romano is asking for relief not to do that because he is putting his fence on the property line. Ms. Bremanis stated staff added a

condition to require that strip between the fence and the sidewalk has some type of landscaping.

Mr. Romano stated he has no problem doing so. He referred to the picture of 5 E Daniels pointing out they have no landscaping.

Ms. Bremanis stated there was a condition that they were supposed to install landscaping so the Village will need to follow up on that.

Mr. Romano restated he has no problem putting the landscaping there stating he has landscaping there now. He stated he did not make the request not to install landscaping.

Mr. Luszczyk asked if they spoke to the neighbors.

Mr. Romano answered yes. He stated 54 E Daniels wants to put a fence between us. He stated they spoke to 41 E Daniels and 169 S Hale and all were fine with it.

Mr. Pirog referred to aerial and asked if 169 S Hale has a fence that is 5ft. back.

Mr. Romano explained she has a fence that goes up to his garage and stopped. He stated he thinks it is right on their lines.

Mr. Pirog pointed out the area he was referring to.

Mr. Romano explained that used to be an alley way which was vacated and they each got 8ft.

Ms. Bremanis referred to the Plat of Survey/Site Plan to show the vacated alleyway

Ms. Wood asked about the location for the variation for the landscaping

Ms. Bremanis explained if they met code and installed the fence 5ft off of the lot line the code would require them to install landscaping between the fence and their lot line. She further explained because of where their lot line and the sidewalk there is an area of ground so as a condition staff is asking for them to include landscaping in that area which is in the right of way.

Ms. Wood asked if the board is looking at the variation not to install landscaping.

Ms. Bremanis explained any fence put on the line would require the landscape variation

Mr. Pirog clarified it's because there is no room to put landscaping.

Ms. Bremanis answered yes because it is on the lot line.

Mr. Romano pointed out the lot line is a 1ft in from the sidewalk. He stated there will be 1ft from sidewalk to the fence so agreed the landscaping would look nice to not just have dirt.

Ms. Bremanis referred to slide to show where fence would be if they followed code.

Mr. Pirog clarified the top portion does not require the 5ft because it isn't abutting

a street

Ms. Bremanis answered yes.

Mr. Cavanaugh clarified the condition is needed because it is in the right of way.

Ms. Bremanis answered yes

Mr. McGinn asked if they are concerned with visibility backing out of the driveway.

Mr. Romano pointed out 5 E Daniels did a picket style fence to see through it which they plan to do the same.

Ms. Bremanis gave a brief overview of the request stating the property is zoned R2. She stated Community Services and Engineering reviewed and had no concerns.

STAFF RECOMMENDATION:

The petitioners are requesting to install a fence on the lot line adjacent to E Daniels Road. Due to the proposed height of 4 feet and an open picket style therefore; staff does not believe that the fence would have a negative impact on the neighborhood. Therefore, Staff recommends approval of the proposed Special use and Variation to the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff would recommend the following conditions:

1. The Special Use and Variation shall substantially conform to the site plan submitted by the Petitioners, Jim and Marisa Romano on 08/23/2018, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The final landscaping/planting plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the installed landscaping shall be maintained by the property owner, so as not to overhang or obstruct the sidewalk.

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

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

Mr. Larson stated it is an open style fence so should not have a negative impact on the surrounding properties. He stated corner lots always have fence issues and this makes sense since there is a variation down street for the exact same thing. He stated it meets the standards for both the special use and the variation.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, October 1, 2018.

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

2. 438 S. Wilke Road - **Recommended to Approve**

Notice was published in the Daily Herald on August 27, 2018 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in petitioner: Mr. Tom Przepiorka son of owner

Mr. Przepiorka stated they are looking to add a second story addition. He explained the addition will go straight up with the front wall of the existing house which is already encroaching into setback. He stated they are also looking to add a rear ground level addition that will be roughly 20 by 20ft.

Mr. McGinn asked if they have spoken to the neighbors.

Mr. Przepiorka yes spoke to neighbors before they had plans and briefly discussed and they seemed to be happy since the current condition is an eye sore of the block.

Mr. McGinn clarified the neighbors had no concerns or issues

Mr. Przepiorka stated they did not voice any

Mr. Pirog clarified they are not expanding out just going up from the existing home.

Mr. Przepiorka explained they are not expanding in the front but the rear is expanding toward back of yard.

Mr. Luszczyk clarified the second story setbacks would be 3ft instead of 5 ft. He asked what the existing house is.

Mr. Przepiorka stated it is currently 5 ft.

Mr. Luszczyk asked if it just the overhang

Mr. Przepiorka explained the setback on the second story will be set inside the house. He referred to the Site Plan slide pointing out there is 35 ft for the existing house line and the setback is 40ft. Mr. Przepiorka stated the second story addition will be approx. 37 ft from front of property line.

Mr. Pirog clarified the existing garage will be drive through

Mr. Przepiorka answered yes explaining they will punch a hole through the rear of the garage to have a drive through to the back of the yard to where they will put a 2 car garage.

Ms. Wood asked if it will be a detached garage
Mr. Przepiorka answered yes

Ms. Wood asked if they will pave through there
Mr. Przepiorka explained they will most likely pave an asphalt driveway

Ms. Romack gave a brief overview of the request explaining the property is zoned R1C with a lot size of 34,000 sq.ft. She stated the petitioner is looking to get a special use for setback reductions for a new addition to the rear of the home as well as a second story addition on the existing footprint. She stated the home is currently nonconforming with a front yard setback of approx. 35ft. Ms. Romack stated the rear yard meets code and the side yard is approx. 4ft with 5ft being required. She stated they are putting in a new detached garage that is approx. 550 sq.ft. She stated when you account for the new garage combined with the existing shed the total square footage for accessories structures exceeds the maximum allowable code. Ms. Romack stated they have agreed to remove the shed which is a condition of approval to meet the square footage requirements for accessory structures. She stated the height of the structure meets code as well as all the setbacks on the detached garage and building and lot coverage. Ms. Romack stated there were no issues identified by any of the departments. She went through the slides to show elevations, floor plans, and existing conditions.

Mr. Cavanaugh asked if the lot coverage is ok with the new asphalt drive
Ms. Romack answered yes explaining it is only at 14% because their lot is so large.

STAFF RECOMMENDATION:

The Petitioner is requesting to construct a new addition at the rear of the home as well as a second story addition. The addition off the rear of the home encroaches in the required side yard setback and the second story addition encroaches in the required front and side yard setbacks. However, the existing residence has existing non-conforming front and side yard setbacks, and the proposed additions would align with the existing home. Most of the surrounding properties were subdivided in 1939 and later annexed in 1960. With that being said, Staff recommends approval of the Special Uses, subject to the following conditions:

1. The Special Uses shall substantially conform to the site plan, elevation plans, and floor plan submitted by the Petitioner's agent, Mr. Przepiorka Przepiorka, on 07/23/2018, as such plans may be changed to conform to Village Codes and Ordinances.
2. If approved, the Petitioner shall include the demolition of the shed as part of the building permit for the new additions. If the Petitioner would like to keep the shed, then a Variation shall be applied for.

Mr. Pirog asked if the shed needs to go because it pushes them past the lot

coverage

Ms. Romack answered yes for accessory structures.

Mr. Pirog asked if the demo include removing the cement then

Ms. Romack stated she would assume that would be part of it.

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

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

Mr. Pirog stated it meets the standards especially since it is not going beyond the existing setbacks. He stated it meets the lot coverage so there is no reason to not approve.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, October 1, 2018.

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

3. 856 E Holly Way - **Recommended to Approve**

Notice was published in the Daily Herald on August 27, 2018 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in petitioner: Ms. Katharina Nigliaccio 856 E Holly Way

Ms. Nigliaccio stated they have a pool in the backyard and want to add small deck to make it easier to access the pool for older guests and grandson. She stated they would like to have steps onto deck and into pool rather than a ladder.

Ms. Wood asked what is included in the 1586 sq.ft.

Ms. Bremanis explained it includes the pool, shed and the proposed deck.

Ms. Wood asked if staff had the amount of each.

Ms. Bremanis answered no stating they were non-conforming in accessory structures before adding the deck so anything they would add would require relief.

Mr. Luszcak asked about lot coverage

Ms. Bremanis stated they are well under being at 29%.

Ms. Wood asked how the 674 is computed

Ms. Bremanis explained it is 50% of the primary structure which includes the house not the attached deck. She explained since that number is less than the 700 they go with the more restrictive code.

Ms. Wood asked what the approx. square footage of the pool

Ms. Nigliaccio stated it is 28ft diameter

Ms. Wood asked what the square footage of the proposed deck is.

Ms. Nigliaccio stated approx. 20ft by 12ft

Ms. Bremanis gave a brief overview of the request stating the property is zoned R2. She stated the deck will be setback 20ft from side lot line to the east and 30ft from the rear and 10ft from the house which all meet code. She stated both building and lot coverage meets code. Ms. Bremanis stated Community Services and Engineering have reviewed and have no concerns. She went through the slides to show existing conditions.

Mr. Pirog asked petitioner to address the standards.

Ms. Nigliaccio stated she doesn't understand

Ms. Wood asked how long pool has been there

Ms. Nigliaccio stated the survey has a date and that's the year the pool was put in

Mr. McGinn asked how the deck would enhance the enjoyment of the pool

Ms. Nigliaccio stated it would be easier for everyone to get in and out of the pool. She stated she has a 3 year old grandson that she worries about when he is on the current ladder. She stated it would be easier for her when her older relatives to use as well.

Ms. Wood asked how long have they been in the home

Ms. Nigliaccio stated since December of 1982

Ms. Wood asked if they put the pool in

Ms. Nigliaccio answered yes many years after

Ms. Wood asked within the last 10 years

Ms. Nigliaccio answered longer

Ms. Wood asked staff if the pool itself would go over the accessory structure

Ms. Bremanis stated the pool is approx. 572 sq.ft. and the additional deck is 379 and the exiting shed is 222 sq.ft.

Ms. Wood asked if the shed has been there

Ms. Nigliaccio stated the shed was there before the pool

Ms. Bremanis repeated her overview of the project.

Mr. Dittrich asked what the square footage of the principle structure

Ms. Bremanis answered 1388

Discussion on the square footage calculations.

Mr. Dittrich asked if the 28.95 % lot coverage includes the proposed deck.

Ms. Bremanis answered that is correct

Ms. Wood clarified if the house was bigger it could be up to 750sq.ft.

Ms. Bremanis answered accessory structures are a maximum of 700sq.ft.

Mr. Pirog referred to the plat of survey/site plan slide and asked if along the fence is all cement by the basketball net.

Ms. Nigliaccio answered no there is a sidewalk that runs to the back of the house.

STAFF RECOMMENDATION:

The petitioner is proposing to construct a new deck onto a portion of the existing

above-ground pool. The pool does not have a deck connected to it at this time. They currently have a patio and above-ground deck connected to the home. The proposed deck will not be connected to the existing deck. The petitioner has indicated that they want to create this separation for the safety reasons related to their grandchildren.

The property, without the proposed deck, exceeds the maximum allowable coverage for accessory structures.

Please note that the 2017 Aerial shows the lot located directly to the east (862) has a pool with a deck which completely surrounds the pool. There are also several pools located north and east of the subject property.

The proposed deck will enhance the overall use and enjoyment of the pool for the petitioners. It should not impact the surrounding property owners or impact the essential character of the neighborhood. Therefore, Staff recommends approval of the proposed Variation to the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff would recommend the following condition:

1. The Variation shall substantially conform to the site plan submitted by the Petitioners, Katharina and Andrew Nigliaccio on 08/03/2018, except as such plans may be changed to conform to Village Codes and Ordinances.

Ms. Wood asked when the wood deck around house would part of an accessory structure

Ms. Bremanis answered when the deck is 16 inches in heights and not connected to the home

Ms. Wood asked if part of it is connected

Ms. Bremanis stated the petitioner can answer.

Ms. Nigliaccio explained there is a walkway and planter box that is connected to the deck that is connected to the home.

Ms. Wood asked if it is possible the deck would not be considered an accessory structure

Ms. Bremanis stated according to the numbers any addition accessory square footage would require relief. She pointed out the relief is tied to this site plan.

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

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

Mr. Dittrich fits in with neighborhood which has a lot of pools. He pointed out the overall lot coverage is still 30% which isn't much of a concern. Mr. Dittrich stated they have been living here for a while and have had the pool so this is a matter of convenience for their older and younger relatives. He stated it won't alter the

essential character of the locality

Ms. Wood stated the board wants to look at each matter individually and historically overall how we view things. She stated these requests are common with a pool because the pool generally take up a lot of room so would most likely be over the accessory structure. Ms. Wood pointed out the deck is not outrageous and there is plenty of room in the backyard so it would not stand out or affect the essential character of the locality.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, October 1, 2018.

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

4. 207 W. Glade Street - **Recommended to Approve**

Notice was published in the Daily Herald on August 27, 2018 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey/Site Plan
4. Elevations
5. Public Notice

Sworn in petitioner: Mr. Robert Feekin 207 W Glade RD

Mr. Feekin stated they had brick a patio with a concrete stoop but the brick patio was dilapidated so decided to enlarge the patio and do stamped concrete. He explained in this process they removed the concrete stoop so now in order to get down from the house to the patio they are requesting to build a small 6ft. by 12ft. deck. He further explained since the house is in a flood plain so needs approval to build the deck. Mr. Feekin pointed out the steps in the existing condition slide are temporary.

Ms. Romack gave a brief overview of the request stating the property is zoned R2. She stated the petitioner wants to replace a concrete stoop with a new deck. She referred to the aerial showing most of the property is located in the flood plain. Ms. Romack explained per the subdivision ordinance elevated decks require special use review and approval. She stated he did receive a minor use special use and variation to remove and replace an existing shed. Ms. Romack stated the deck will be approx. 72 sq.ft. and both building and lot coverage meets code. She stated there were no issues identified by any of the departments. She went through the slides of existing conditions.

Mr. Pirog asked if there is no increase in lot coverage.

Ms. Romack answered there is no increase showing on the slide that the patio has already been replaced which was approved by a building permit and the deck will go on the existing patio so it will not increase the lot coverage.

Mr. McGinn asked if Mr. Feekin has spoken to the neighbors

Mr. Feekin answered yes stating one neighbor is here today. He stated he spoke to the other neighbors when he got the shed.

Ms. Wood asked if there were no objections

Mr. Feekin answered no pointing out it is not visible to most neighbors.

Mr. Dittrich asked staff to see the flood plain aerial.

Ms. Romack explained any elevated structures on this property would require relief.

Mr. Pirog asked Mr. Feekin if his property floods
 Mr. Feekin answered no. He stated with all the rain the lawn goes down and the water retention area floods and goes to the far part of his lot by the fence. He further explained as soon as it stops raining it drains away. Mr. Feekin stated his basement never floods.

Ms. Romack pointed out the detention basin is far enough away that it won't have any adverse effect.

Ms. Wood stated the Village has done a lot of work to address this issue.

STAFF RECOMMENDATION:

While the floodplain encumbers much of the surrounding area, the Village Engineer has reviewed this proposal and does not have any concerns. Additionally, the Petitioner recently removed and replaced a shed in the floodplain, which was reviewed ultimately approved by Village Council. Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan submitted by the Petitioner, Robert Feekin, on 08/09/2018 except as such plans may be changed to conform to Village Codes and Ordinances.

Sworn in Ms. Joanna Przywara 223 W Glade

Ms. Przywara stated she is the closest neighbor and doesn't see any issues. She stated they have a nice yard and this will help them.

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

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

Mr. McGinn stated it is straightforward and will have not have a negative impact on the surrounding properties. He pointed out the neighbor testified that they have no issues

Ms. Wood stated she doesn't see how it will have a negative impact on the surrounding properties values and will be consistent with the public health safety and welfare.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, October 1, 2018.

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

5. 1613 N Rand Road - **Withdrawn**

The project was withdrawn prior to the meeting.

RESULT:	WITHDRAWN
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IV. COMMUNICATIONS

V. ADJOURNMENT

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

Mr. Dittrich made a motion to adjourn; seconded by Mr. Cavanaugh.

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

Minutes Acceptance: Minutes of Sep 11, 2018 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 10/23/18 07:00 PM

CASE STAFF STATEMENT (ID # 4867)

1002 E Olde Virginia Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Ashok Desai

CASE NUMBER: 18-92

ADDRESS: 1002 E Olde Virginia Road

PROPOSAL:

Special Use to permit a building addition to be set back 10 feet from the rear yard lot line, instead of the minimum required 20 feet pursuant to Planned Development Ordinance O-09-87.

<u>LOCATION:</u> 1002 E Olde Virginia Rd District 4 (Solberg)	<u>CURRENT ZONING:</u> P - Planned Development
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SURROUNDING CONDITIONS:

<u>North:</u>	P - Planned Development
<u>South:</u>	P - Planned Development
<u>East:</u>	P - Planned Development
<u>West:</u>	R-1 Single Family (Palatine High School)

BACKGROUND:

The petitioner would like to build a screened in sunroom off the back of the home that encroaches into the rear yard setback. Therefore the petitioner is requesting:

Special Use to permit a building addition to be set back 10 feet from the rear yard lot line, instead of the minimum required 20 feet

SITE ANALYSIS:

- The Subject Property is zoned Planned Development and is within the Meadow Lake subdivision. Per the Planned Development, the minimum required rear yard setback is 20 feet.
- The existing home is set back approximately 22 feet from the rear lot line.

- The proposed sunroom is 12 feet X 15 feet and would have a rear yard setback approximately 10 feet from the rear lot line.
- The peak height of the addition meets code.
- At 5,238 square feet, the lots in the Meadow Lake subdivision are reduced in size from the typical R-2 zoning lots of 9,000 (interior) and 10,000 (corner) square feet. The proposed sunroom is to be placed over an existing patio, thus not changing the lot 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 SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The proposed sunroom encroaches into the minimum required rear yard. The home is set back approximately 22 feet from the rear property line and the proposed 12-foot addition requires relief. Many of the homes in this subdivision have decks with railings with similar encroachments. Staff is aware of only one other similar building addition that encroaches into the rear yard. This addition is a sunroom which is open in nature, but is a single story structure as opposed to the existing decks in the area. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the ZBA recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the site plan submitted on 10/4/18 and elevation submitted 9/25/18 by the Petitioner, Ashok Desai, except as such plans may be changed to conform to Village Codes and Ordinances.

Case Staff Statement (ID # 4867)
Meeting of October 23, 2018

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Site Plan
- Elevation
- Public Notice

1002 E Olde Virginia Road

3.1.a



Attachment: Aerial (1002 E Olde Virginia Road - SU Setback)



SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S) Ashok Desai		Business Name (if applicable)	
	Subject Property Address 1002 E. Olde Virginia Rd, Palatine, IL 60074			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District PD	Existing Land Use residential	Proposed Land Use same	
	Generally describe your request:			
	We want to build a Sunroom addition to our home in support for new arising medical condition for the homeowner. This condition can limit ability for use of stairs.			

Attachment: Application (1002 E Olde Virginia Road - SU Setback)



SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ 348
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

Not applicable.

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

There should be no negative effect

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

There should be no negative effect

4. With respect to live entertainment uses, the use shall not:
 - a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

Not applicable.

PLAT OF SURVEY

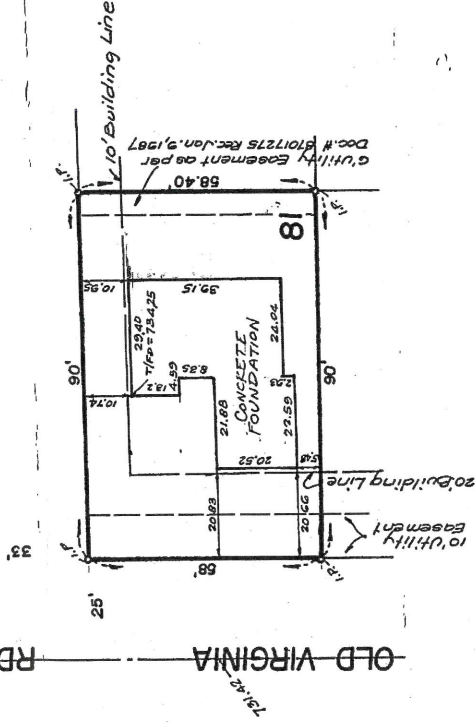
BY:
Suburban Surveying Service, Ltd.

REGISTERED LAND SURVEYORS

17204 THORNWOOD DR. • SOUTH HOLLAND, ILL. 60473 • 312/331-6262 339-8882

lot 81 in Meadowlake Subdivision (a Planned Unit Development) in the East 1/2 of the Southwest 1/4 of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, as per Plat thereof recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on August 15th, 1986, as Document No. 86356936, all in Cook County, Illinois.

RD. CUNNINGHAM DR.



For: PASQUINELLI CONSTRUCTION CO. State of Illinois
County of Cook

Scale: 1" = 30 FEET

Order No.

Resurveyed to locate buildings.

Date July 30, 1988

Ordered by Order No. 88-07-128

Contractor or Builder should verify and compare all points before beginning any construction and at once report any discrepancies to the Surveyor.

I, GIOVANNI POSTACCHINI, a Registered Illinois Land Surveyor, do hereby state that I have surveyed the property described in the caption to the hereon drawn plat and that the foregoing plat is a true and correct representation of the same. All dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Date March 11th, 1987

Certificate No. 2020

PLAT OF SURVEY

BY:

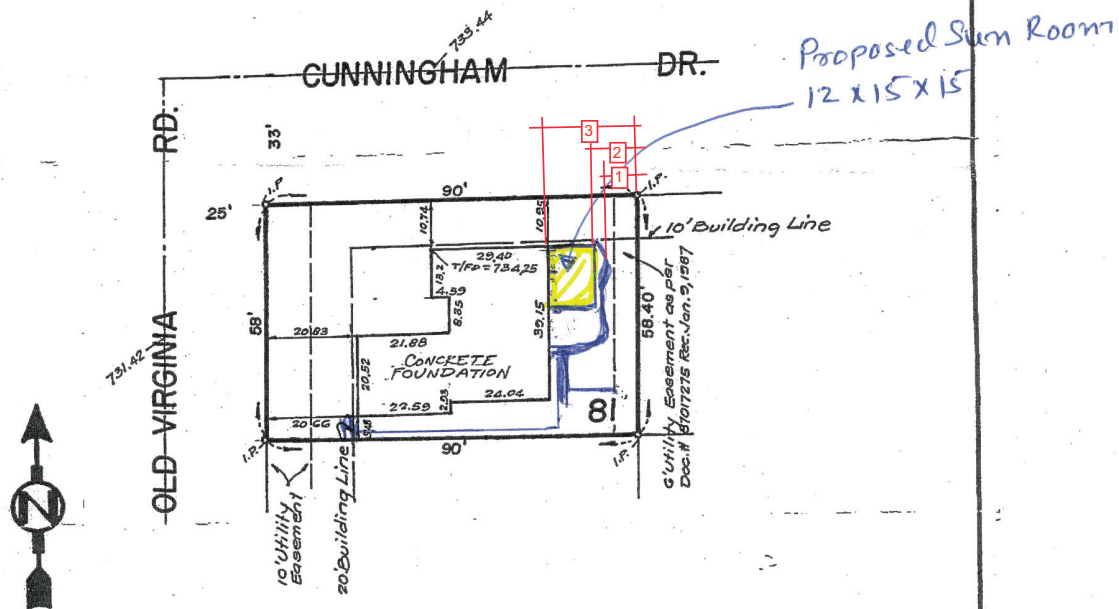
Suburban Surveying Service, Ltd.

REGISTERED LAND SURVEYORS

17204 THORNWOOD DR. • SOUTH HOLLAND, ILL. 60473 • 312/331-6262 339-8882

lot 81 in Meadowlake Subdivision (a Planned Unit Development) in the East 1/2 of the Southwest 1/4 of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, as per Plat thereof recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on August 15th, 1986, as Document No. 86356936, all in Cook County, Illinois.

1. Lot line to edge of patio = 7 feet 4 inches
2. Lot line to proposed edge of Sunroom patio = 10 feet 9 inches
3. Lot line to house = 22 feet 9 inches



For: PASQUINELLI CONSTRUCTION CO. State of Illinois
Scale: 1" = 30 FEET County of Cook
Order No. _____

Resurveyed to locate buildings.

Date July 30, 1988Ordered by _____
Order No. 68-07-128

Contractor or Builder should verify and compare all points before beginning any construction and at once report any discrepancies to the Surveyor.

State of Illinois
County of Cook

I, GIOVANNI POSTACCHINI, a Registered Illinois Land Surveyor, do hereby state that I have surveyed the property described in the caption to the hereon drawn plat and that the foregoing plat is a true and correct representation of the same. All dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Date MARCH 11TH, 1987

Certificate No. 2020

Brick Patio 29X16 ft



Completed elevation will be
closed to this photo

Sunroom size=12'
(L)X15'(W)X14'(H)

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, October 23, 2018 at 7:00 P.M., in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a building addition to be setback 10 feet from the rear yard lot line instead of the required 20 feet pursuant to Planned Development Ordinance O-09-87.

The property is commonly known as 1002 E Olde Virginia Road (02-12-314-034-0000).

The Petitioner is requesting to build a screened in porch. The above petition has been filed by Ashok Desai and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 18-92
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 8th day of October, 2018
Published in Daily Herald
October 8, 2018 (4510754)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published October 8, 2018 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baitz*
Authorized Agent

Control # 4510754

Attachment: Public Notice (1002 E Olde Virginia Road - SU Setback)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 10/23/18 07:00 PM

CASE STAFF STATEMENT (ID # 4846)

10-12 N. Bothwell Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Celia Kallenborn, Sweet C's LLC

CASE NUMBER: 18-86

ADDRESS: 10-12 N. Bothwell Street

PROPOSAL:

Special Use to permit a restaurant pursuant to Section 11.02 (d)(19) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 10-12 N. Bothwell St District 6 (Helms)	<u>CURRENT ZONING:</u> B-1 Shopping Center District
--	---

SURROUNDING CONDITIONS:

<u>North:</u>	B-3 Central Business District
<u>South:</u>	B-3 Central Business District
<u>East:</u>	B-1 Shopping Center District
<u>West:</u>	B-3 Central Business District

BACKGROUND:

The Petitioner is proposing to expand her current bakery, Sweet C's and add seating for 8. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant

SITE ANALYSIS:

- The Subject Property is zoned B-1 Shopping Center and is located in the downtown business district. The Subject Tenant Space is approximately 1808 square feet and is within a multi-tenant building that is approximately 9,000 square feet.
- The proposed hours of operation are Tuesday - Saturday from 9 am to 7 PM; Sunday 9 am - 3 pm; Monday closed.

- There will be 2 employees
- The petitioner is proposing to have parties that will be private events and limited to the 8 seats provided.
- The Subject Property is located in the Central Business District and allows for the required parking to be reviewed by the Administrator. There is public parking along N. Bothwell Street and W. Railroad Avenue. Per the business plan, there is one designated parking space in a private off-street parking lot for customer parking and the owner will purchase downtown employee parking passes for staff.

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The petitioner is proposing to expand the square footage of an existing bakery to include seating for 8. The expansion should not have a negative impact on the surrounding businesses. In addition, the business plan indicates that employees will utilize the Village's employee parking passes and will have one private parking space for customers to utilize as well. Therefore, staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the business plan submitted on 10/11/18 and the floor plan submitted by the petitioner on 9/6/18 except as such plans may be changed to conform to Village Codes and Ordinances.
2. All employees Sweet C's shall enroll in and utilize the designated downtown employee parking areas.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Business Plan
- Floor Plan
- Public Notice

10-12 N Bothwell Street

3.2.a

VILLAGE OF
PALATINE

Village of Palatine Fire Fighter's Memorial

Attachment: Aerial (10-12 N. Bothwell Street - SU Restaurant)

0 140 280
1 in. = 124 ft. Feet

Packet Pg. 32

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S) Celia G. Kallenborn		Business Name (if applicable) Sweet C's LLC		
	Subject Property Address 10 N Bothwell St Palatine, IL 60067				
	AUTHORIZED AGENT (if applicable) Celia G. Kallenborn		Business Name (if applicable) Sweet C's LLC		
	Address 10 N. Bothwell St		City/State/Zip Code Palatine, IL 60067		
	Telephone 847-496-7929	Fax N/A	Email Celia@sweetcsbakery.com		
	Relationship to Petitioner (contractor, architect, etc.)				
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation				
	Existing Zoning District		Existing Land Use		Proposed Land Use
	Generally describe your request: Expanding into location next door for seating, & Additional menu items, & Kids parties Existing menu: Cakes, cookies, Cupcakes, Brownies, Lemon Bars, muffins, scones Adding menu: Coffees, teas, Kurtos, various pastries.				

Attachment: Application (10-12 N. Bothwell Street - SU Restaurant)



SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
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- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

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

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

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

Yes

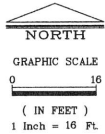
3. The use will not cause substantial injury to nearby property values

NO

4. With respect to live entertainment uses, the use shall not:
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023
 7100 N. Tripp Ave., Lincolnwood, Illinois 60712
 Tel. (847) 875-3000 Fax (847) 875-2167
 e-mail: pa@professionalsassociated.com
 www.professionalsassociated.com

PLAT OF SURVEY
OF

LEGAL DESCRIPTION AS PROVIDED:

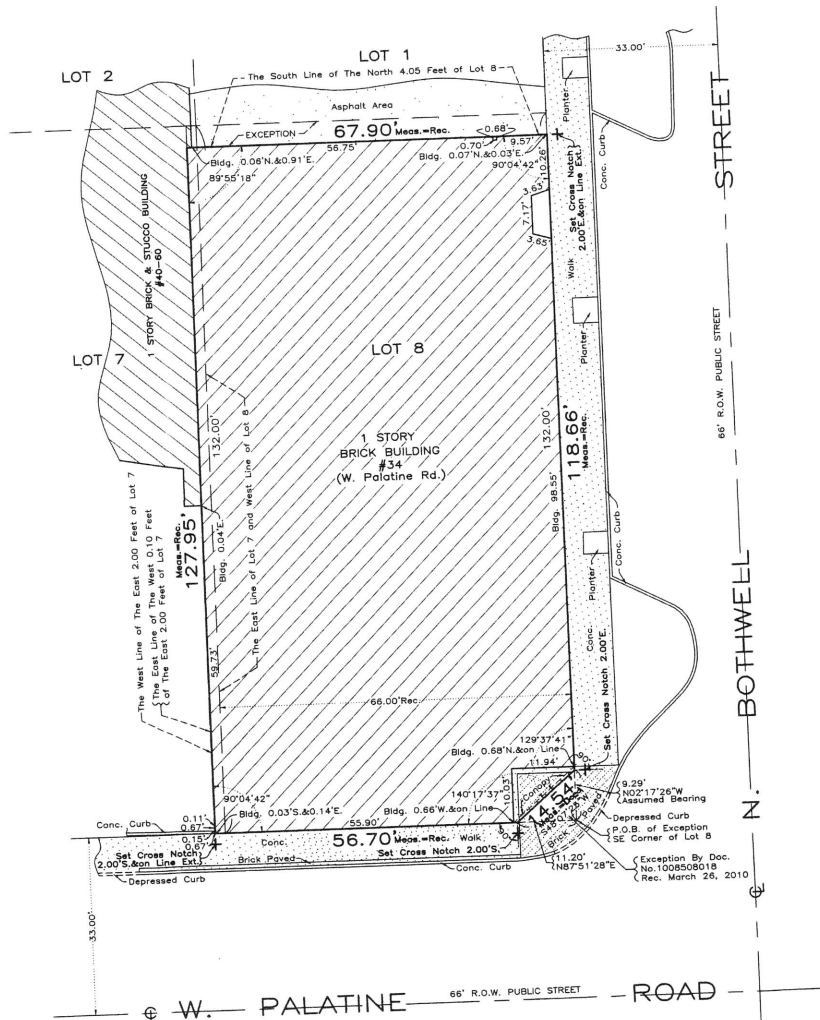
LOT 8 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND THE EAST 2.0 FEET OF LOT 7 (EXCEPT THE NORTH 4.05 FEET THEREOF AND EXCEPT THE WEST 0.10 FEET LYING SOUTH OF THE NORTH 4.05 FEET THEREOF) IN BLOCK "L" IN PALATINE IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED BY JOEL WOOD RECORDED DECEMBER 7, 1855, IN BOOK 98 OF MAPS, PAGE 28; IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION AS SURVEYED:

LOT 8 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND THE EAST 2.0 FEET OF LOT 7 (EXCEPT THE NORTH 4.05 FEET THEREOF AND EXCEPT THE WEST 0.10 FEET LYING SOUTH OF THE NORTH 4.05 FEET THEREOF) IN BLOCK "L" IN PALATINE IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED BY JOEL WOOD RECORDED DECEMBER 7, 1855, IN BOOK 98 OF MAPS, PAGE 28; AND ALSO EXCEPTING THAT PART OF SAID LOT 8 CONVEYED TO STATE OF ILLINOIS FOR HIGHWAY PURPOSES BY DOCUMENT NUMBER 1008508018, RECORDED MARCH 28, 2010, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE ON AN ASSUMED BEARING NORTH 02 DEGREES 17 MINUTES 26 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 9.29 FEET; THENCE SOUTH 48 DEGREES 07 MINUTES 25 SECONDS WEST A DISTANCE OF 14.54 FEET TO THE SOUTH LINE OF SAID LOT 8; THENCE NORTH 87 DEGREES 51 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 11.20 FEET TO THE POINT OF BEGINNING.

LAND TOTAL AREA: 8,635.77 SQ. FT. = 0.1983 ACRE.

COMMONLY KNOWN AS: 34 WEST PALATINE ROAD, PALATINE, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

ORDER NO. 14-87150
 SCALE: 1 INCH = 16 FEET.
 DATE OF FIELD WORK: March 10, 2014.
 ORDERED BY: CENTAUR CONSTRUCTION

NOTE:
SURFACE DETAILS OBSCURED BY SNOW.

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

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: March 12, 2014.

IL. PROF. LAND SURVEYOR LICENSE EXP. DATE: NOV. 30, 2014.
 Drawn By: S. K.

Attachment: Plat of Survey (10-12 N. Bothwell Street - SU Restaurant)

Sweet C's Bakery
10 N. Bothwell St
Palatine, IL 60067
847-496-7929

As for the hours we will be open
9-7 Tuesday-Saturday
9-3 Sunday
Closed Monday

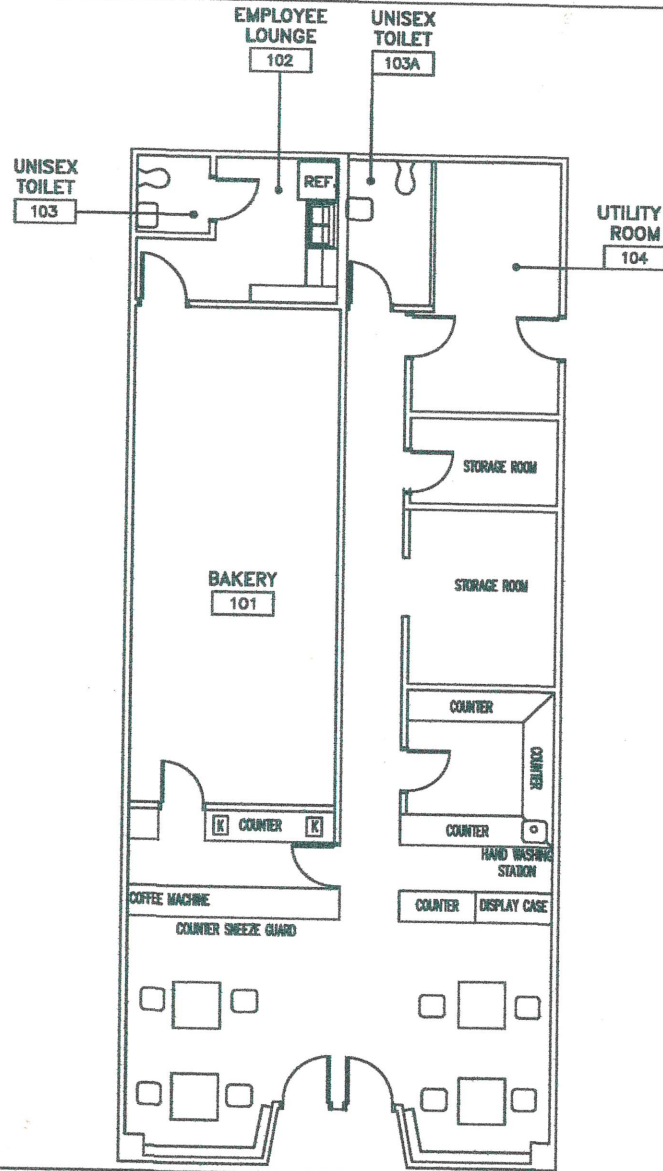
I will have 2 employees.

With our lease we are allowed 1 parking space for employees in the private parking lot that is north of the building. We are going to designate that 1 space for customers only limited to 1 hour. For myself and my employees we will purchase business parking passes and park in the business parking pass designated areas approved by the village.

Currently we only anticipate having seating for 8, so that's what we hope to for parties. Events will be held two-four times weekly, depending on how many people book it. These would be private pre booked events.

Sample Menu

Cakes
Cookies
Cupcakes
Muffins
Scones
Cake pops
Kurtos (chimney cakes)
Caramel dipped apples
Brownies
Lemon bars
Bottled water
Bottled soda
(Possibly milk)
Various coffees & teas
Other baked pastries



Drawing No. 1

ZD1.1

ZONING PLAN

Revisions

Issue Date

09/05/2018

Client/Project Location

Sweet C's Bakery
10 N. Bothwell Street
Palatine, Illinois 60067

Mechanical, Electrical, and Plumbing Engineering

20/10 Engineering Group, LLC
601 C Busse Road
Elk Grove Village, Illinois 60007
847. 427. 2010

Architect

Kerri A. Callahan, AIA, IIDA, LEED AP

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, October 23, 2018 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a restaurant pursuant to Section 11.02 (d)(19) of the Palatine Zoning Ordinance.
 The property is commonly known as 10-12 N Bothwell Street (02-15-430-013-0000). The Petitioners are requesting to expand an existing bakery and add seating. The above petition has been filed by Celia Kallenborn, Sweet C's LLC and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 18-86
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 8th day of October, 2018
 Published in Daily Herald
 October 8, 2018 (4510752)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published October 8, 2018 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY *Danila Baitz*
 Authorized Agent

Control # 4510752

Attachment: Public Notice (10-12 N. Bothwell Street - SU Restaurant)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 10/23/18 07:00 PM

CASE STAFF STATEMENT (ID # 4847)

1410 W Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: John Mannion, Studio 41

CASE NUMBER: 18-78

ADDRESS: 1410 W Northwest Highway

PROPOSAL:

Special Use to permit an electronic message board sign, pursuant to Section 8.01 (I) (1) of the Palatine Zoning Ordinance.

Variation to permit a sign freestanding sign to be 300 square feet, instead of the maximum 100 square feet pursuant to Section 8.03 (a) (2)(c) of the Palatine Zoning Ordinance.

Variation to permit a sign freestanding sign to be 27 feet in height, instead of the maximum 20 feet pursuant to Section 8.03 (a) (2)(d) of the Palatine Zoning Ordinance.

Variation to permit 3 freestanding signs, instead of the permitted 1 freestanding sign pursuant to Section 8.03 (a) (2)(a) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 1410 W Northwest Hwy. District 1 (Millar)	<u>CURRENT ZONING:</u> B-2 General Business District
--	--

SURROUNDING CONDITIONS:

<u>North:</u>	Planned Development (Residential)
<u>South:</u>	Out of Village Boundaries (Railroad Tracks)
<u>East:</u>	P- Planned Development (YMCA)
<u>West:</u>	P- Planned Development (Vacant Property)

BACKGROUND:

The Petitioner is opening a kitchen and bathroom design center - Studio 41 - and is requesting an EMB and 2 additional freestanding signs. Therefore, the Petitioner is requesting:

- **Special Use to permit an electronic message board sign.**
- **Variation to permit a sign freestanding sign to be 300 square feet, Instead of the maximum 100 square feet.**
- **Variation to permit a sign freestanding sign to be 27 feet in height, instead of the maximum 20 feet.**
- **Variation to permit 3 freestanding signs, instead of the permitted 1 freestanding sign.**

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business district.
- The Petitioner is proposing to install a freestanding sign, with an EMB sign, along with two entrance signs for a total of approximately 370 square feet. In addition, the attached signage is approximately 251 square feet and does not require any relief.
- The property has 572 feet of frontage allowing for a total of 858 square feet of signage (per Code 1.5 square feet of total signage, per 1 linear foot of frontage). Per code, one freestanding sign is permitted. The entrance signs at 9 feet in height would require a variation for 2 additional freestanding signs.
- The proposed sign is approximately 300 square feet and the proposed EMB portion is 45 square feet. This is approximately 15 percent of the total sign, which is below the 40 percent Code limitation. However, the sign exceeds the maximum 100 square feet thus requiring a variation.
- The overall height of the proposed sign is 26.33 feet. The maximum height is 20 feet thus this requires a variation.
- The closest EMB sign is the YMCA and is approximately 540 feet away. The minimum required separation is 500 feet, thus meeting code.
- The Subject Property has 305 feet of frontage along Northwest Hwy., which exceeds the minimum requirement of 300 feet. It is also located within one of the approved corridors of Rand Road, Northwest Highway, Lake Cook Road, and Dundee Road.
- The property was annexed into the Village in 1985. The original Jaguar freestanding sign was approved by the Village, through annexation and associated zoning relief to be 35 feet in height. This sign remained in place through the continuous operation of the Jaguar dealership, which was the

previous operating use, prior to Studio 41 acquiring the property.

- The previous owner - A.C. Imports - received variations for signage in 1989 per Ordinance O-22-89. Below is the relief that was previously approved for this location along with a comparison of the previous signage vs proposed:

	Previous Use		<i>Proposed Use</i>	
	Height	Square Footage	<i>Height</i>	<i>Square Footage</i>
Free Standing Sign #1	35 feet	100 + sq. feet	<i>27 feet</i>	<i>300 sq. feet (170 sq. feet grass accent graphic)</i>
Free Standing Sign #2	27 feet	152 sq. feet	<i>9 feet</i>	<i>35 sq. feet</i>
Free Standing Sign #3	N/A	N/A	<i>9 feet</i>	<i>35 sq. feet</i>

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

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 open a Studio 41 kitchen and design center on a 2.25-acre corner property along Northwest Highway. EMB's are contemplated as a Special Use along the Northwest Highway corridor and will meet all of the location and size requirements. In addition, the Petitioner has agreed to comply with all operational standards.

While the square footage of the main freestanding sign is 300 square feet, approximately 130 square feet are comprised of a solid/general accent graphic, which is typically a foundation and not included in the square footage calculation. As proposed, the definition of a sign would include this in the total sign square footage calculation.

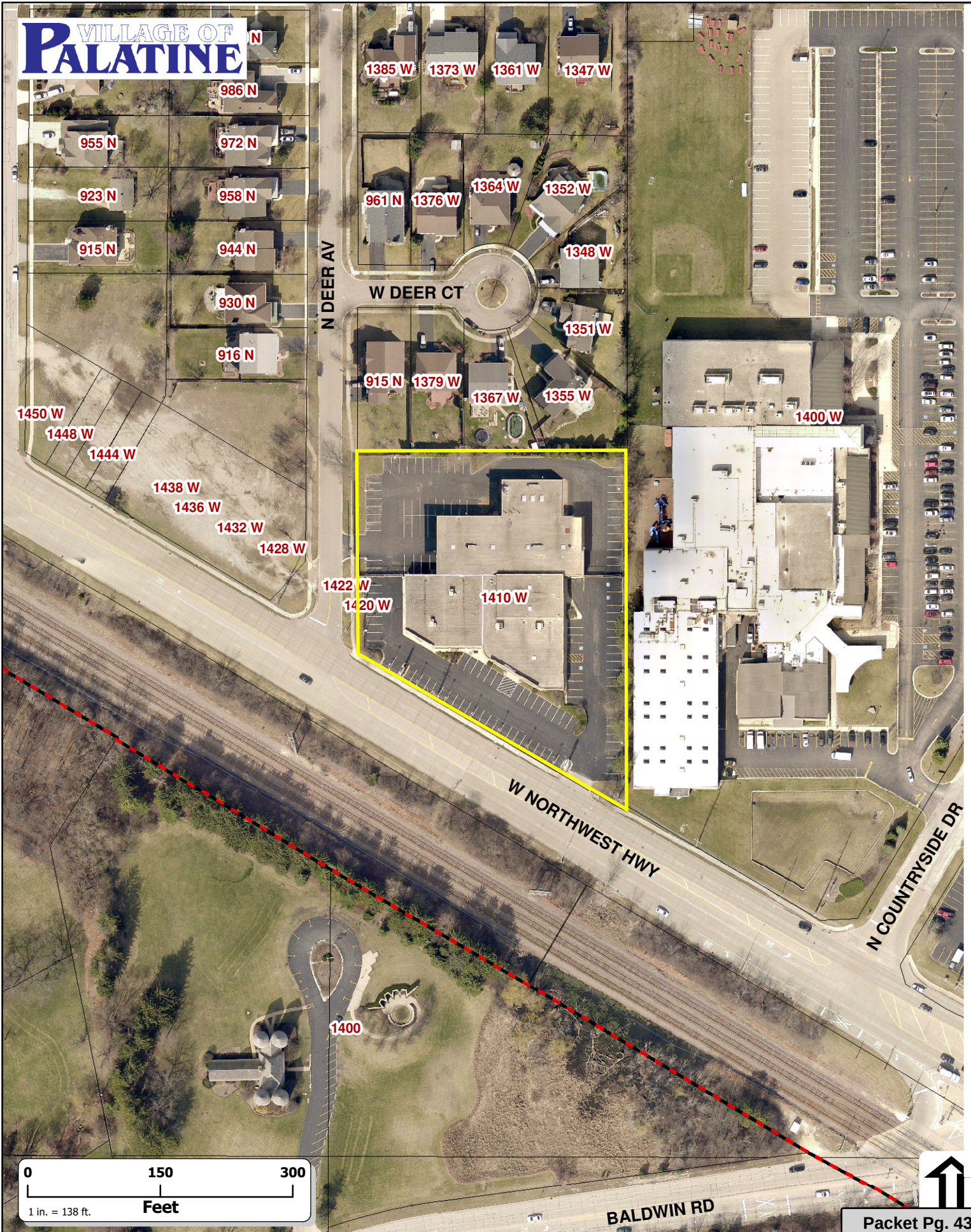
The Petitioner refers to the two additional signs located at the entrances along Northwest Highway and Deer Road as directional signage. However, per Village code these would be considered as additional freestanding signs due their size (35 square feet each versus what is typically considered directional signage at 8 square feet). As with the larger freestanding sign, a percentage of the sign is a basic solid base, with minimal accent graphic. Staff does not believe the proposal will have a negative impact on the surrounding properties and due to the previous signage relief granted and the size and location of the property. In addition, the previous signage received relief for height, square footage, and an additional freestanding sign. Therefore, Staff recommends approval of the Special Use and Variations with the following conditions:

1. The Special Use and Variations shall substantially conform to the site plan and elevations submitted by the petitioner on 7/20/18, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Site Plan and Sign Elevations
- Proposed Sign Comparisons with Previous Existing Commercial signs - Submitted by Petitioner
- Public Notice

VILLAGE OF
PALATINE



Attachment: Aerial (1410 W Northwest Highway - SU and VAR Sign)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	JOHN MANNION		SILVER-PALATINE, LLC	
	Subject Property Address			
	1410 N. NORTHWEST HIGHWAY			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	CHICAGO SIGN + LIGHT			
	Address		City/State/Zip Code	
	26 W 53 ST. CHARLES ROAD, CAROL STREAM, IL 60188			
	Telephone	Fax	Email	
	630-407-0802		CHICAGO SIGNS@ADL.COM	
Relationship to Petitioner (contractor, architect, etc.)				
CONTRACTOR				
TYPE OF APPLICATION (check one)				
☐ Special Use ☐ Special Use Amendment ☒ Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
B2		(FORMER) CAR DEALER		RETAIL
Generally describe your request:				
Converting previous AC Imports car dealership into a retail kitchen and bath showroom per signage plan.				

Attachment: Application (1410 W Northwest Highway - SU and VAR Sign)



SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

SEE ATTACHED

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

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

4. With respect to live entertainment uses, the use shall not:
 - a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance



VARIATION

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Special Use only, you do not need to answer these items.***

1. 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

SEE ATTACHED

2. That the plight of the owner is due to unique circumstances

3. That the variation, if granted, will not alter the essential character of the locality

4. In order to supplement the above standards, the Zoning Board of Appeals 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 to the public welfare or other properties in the neighborhood
 - f. The request will not impair the 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



26w 535 St Charles Road, Unit A
 Carol Stream, IL 60188
 630-407-0802 Fax 630-407-0805
 ChicagoSigns@aol.com

Requested Variations and Special Use Permit for Studio 41 at 1410 N Northwest Highway:

- #1 Requested Sign Height of 26' 4" (Variation)
- #2 Requested Electronic Message Board (Special Use)
- #3 Requested total (freestanding) sign square footage = 247 (Variation)
- #4 Higher than typical Directional Signs (Variation)

Petitioner Justification:

#1 - A monument style / monolithic sign structure of this size is more compatible with and aesthetically complements the building and property size. At the same time, it is a reduction in height from the existing (former car dealer) sign which is 28' 7" tall.

#2 - A special use permit is requested for the EMB, but the frontage, separation, and % of total sign limitation all comply with the Code requirements. The placement of this sign on this property will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

#3 - The square footage calculation for the FS EMB sign would also include the "grassed" graphic on the lower portion of the sign. It is well within the maximum total signage allowed for the property. It is zoned B-2 and the sign code allow the total signage to be calculated @ 1.5 feet for every linear feet of frontage. The subject corner property will allow approximately 868.5 square feet of total signage.

One of the general goals of most communities is to maintain and enhance the economic viability of the community as a commercial and employment center. Having an adequately sized sign that identifies the nature of the activity at this site in a style that complements the facility will help maintain its viability and increase tax revenue.

Because of the large trade area radius, many people who will visit this facility are not familiar with the area. This sign will provide them with adequate advance notice. The placement of this sign on this property will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

#4 - While the sign code does not proscribe dimensional limitations for directional signs, the proposed signs are 9 feet tall by 3.75 feet wide. This is taller than what is normally permitted and approved; typically they range from 5-6 feet tall. This is done to maximize address visibility for emergency vehicles and accommodate the number of high-profile vehicles, the drivers of which may have trouble seeing the lower signs due to their height off the roadway. Inadequate signage, or improperly placed signage, creates confusion and imperils the safety of the public.

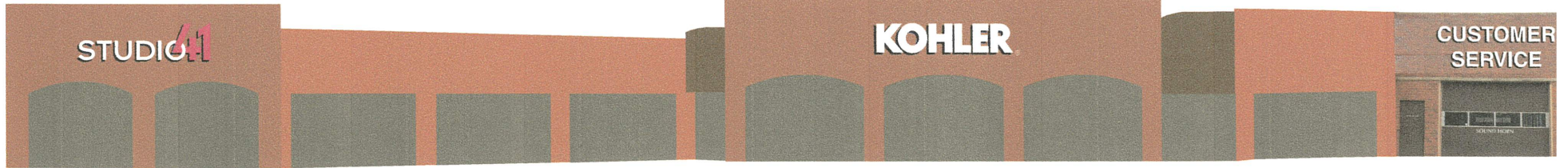


07.02.2018 Composite
Studio 41
1410 W. Northwest Highway
Palatine, IL 60067

5' 1" x 17' 10"

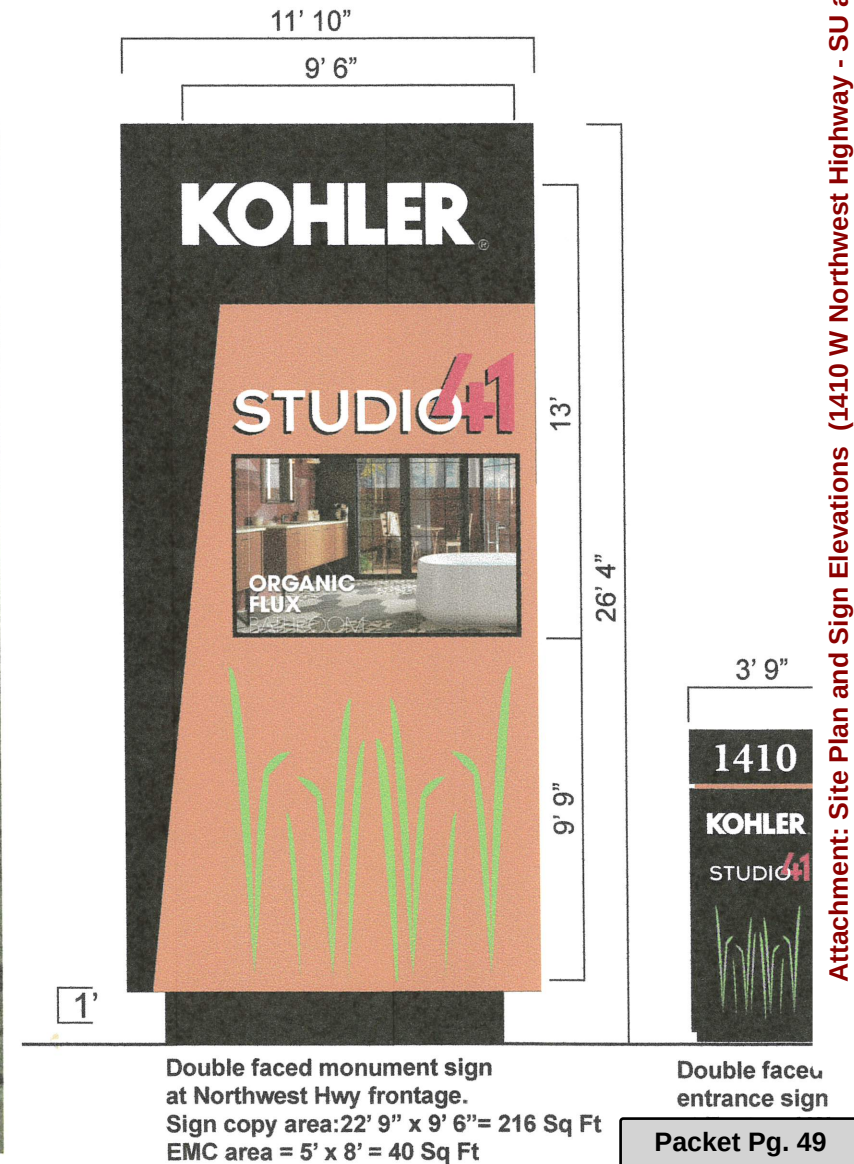
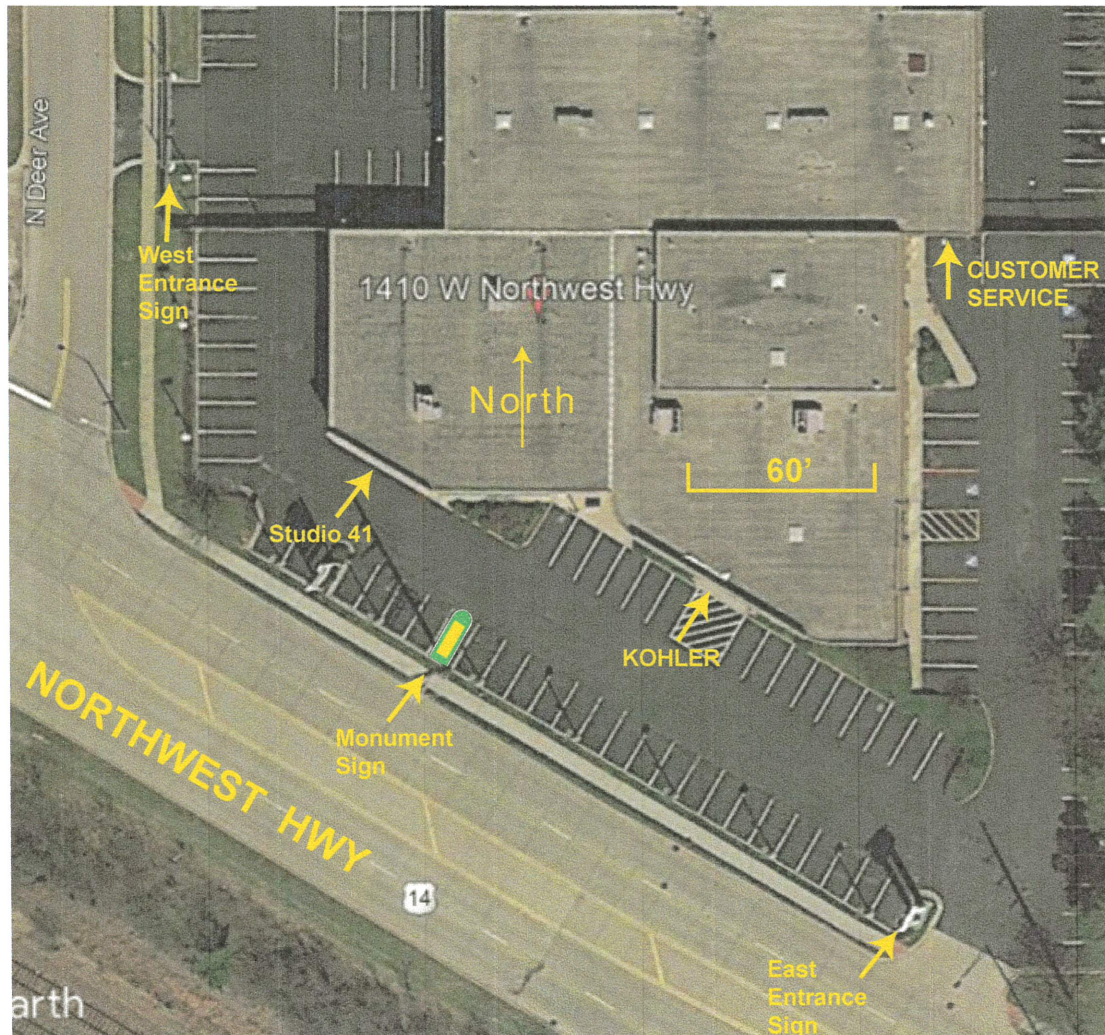
4' x 19'

5' 4" x 15' 9"



Nominal Southwest Elevation

20' scale



Attachment: Site Plan and Sign Elevations (1410 W Northwest Highway - SU and VAR Sign)

Chicago Sign® and Light Company

Studio 41

1410 W. Northwest Highway

Palatine, IL 60067

Monument Sign



2 ACRE
PARCEL

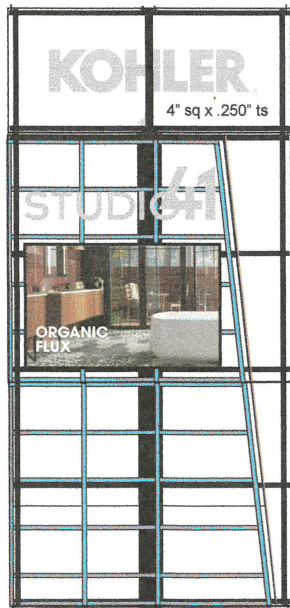


100'

1'

Side View

South Elevation (North same).



Aluminum cabinet.
Angle iron framing.
Individual face illuminated
letters with LED lighting.
"grass" graphic is pin mount
aluminum, non-illuminated.
Edge glow at Studio 41 panel
is LED strip lighting.

Floodlight wash at "grass"
graphic.

46 amp / 120v
UL label, disconnect switch.
Lift bolts, venting, drain holes.

1'

12" sq x .375" ts

120v

3' 6" diam x 12' dp
concrete base.

Grnd
rod



1-1/2" base bolts
13-1/2" x 18" pattern
18" x 22" x 1-1/2" base plate



Night Appearance

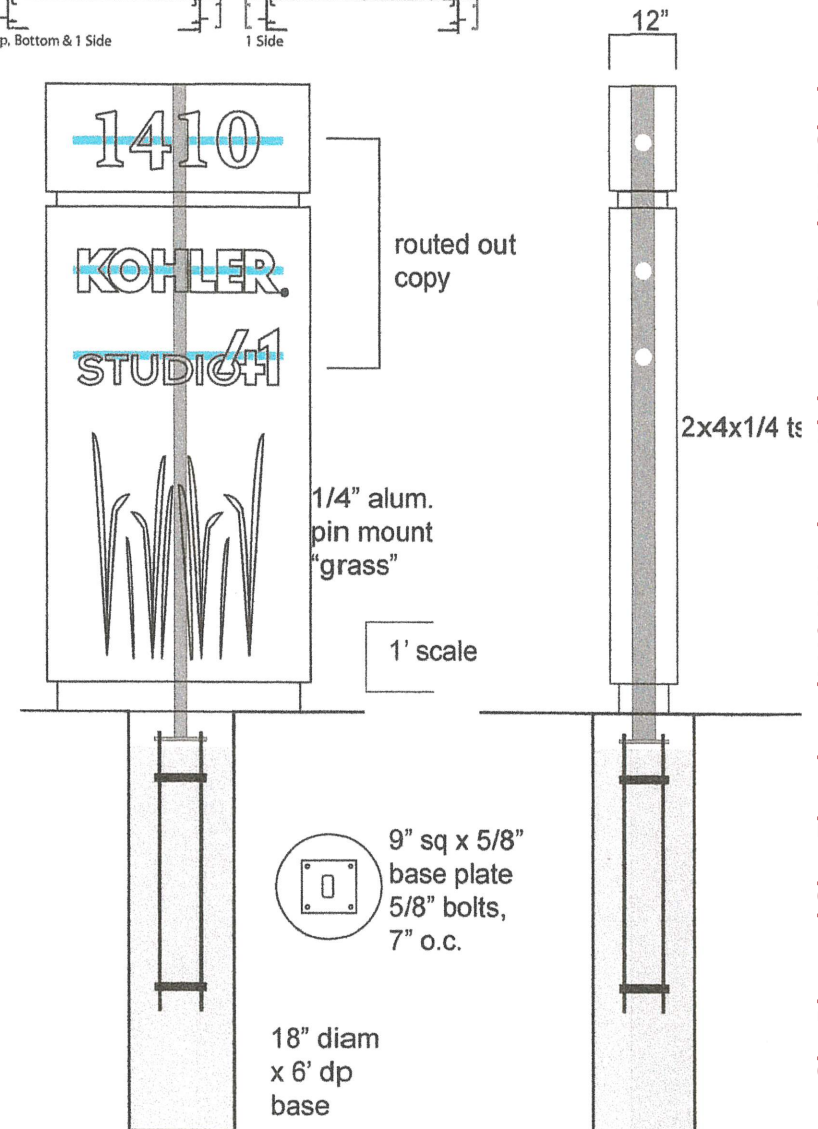
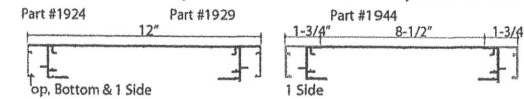
07.05.2018 Directionals



Double faced
entrance sign
at East and West
entrances

Sign Comp Extrusion:

1Part 12" D/F Body and 2Part 12" D/F Body with 2Part Retainer





PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, October 23, 2018 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit an electronic message board sign pursuant to Section 8.01 (1) (1) of the Palatine Zoning Ordinance.

Variation to permit a sign freestanding sign to be 300 square feet instead of the maximum 100 square feet pursuant to Section 8.03 (a) (2)(c) of the Palatine Zoning Ordinance.

Variation to permit 3 freestanding signs instead of the permitted 1 freestanding sign pursuant to Section 8.03 (a) (2)(c) of the Palatine Zoning Ordinance. The property is commonly known as 1410 W Northwest Highway (02-29-315-012-0000).

The Petitioners are requesting to open a Kitchen and Bathroom Design Center. The above petition has been filed by John Mannion, Studio 41 and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 18-78
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 8th day of October, 2018
Published in Daily Herald
October 8, 2018 (4510753)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published October 8, 2018 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baitz*
Authorized Agent

Control # 4510753

Attachment: Public Notice (1410 W Northwest Highway - SU and VAR Sign)