



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 • SEPTEMBER 14, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Aug 24, 2021 7:00 PM

III. PUBLIC HEARING

1. 1590 N Rand Road Unit E - WITHDRAWN

Special Use to permit a Unique Use - Swimming School with Private Indoor Pool, pursuant to Section 11.02 (d) (23) of the Palatine Zoning Ordinance.

2. 1630 N. Rand Road

Variation to permit a second freestanding sign, pursuant to Section 8.03 (a)(2)(a) of the Village of Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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ZONING BOARD OF APPEALS

MINUTES • AUGUST 24, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jul 27, 2021 7:00 PM - **Accepted**

Mr. Luszczak made a motion to approve the minutes of July 27, 2021; seconded by Mr. Larson

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

Minutes Acceptance: Minutes of Aug 24, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 888 W. Brookside Street - **Recommended to Approve**

Notice was published in the Daily Herald on August 9, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey/ Site Plan
4. Pool Elevation
5. Pictures from Petitioner- redacted
6. Public Notice

Sworn in staff: Ms. Lyn Bremanis

Sworn in the petitioner: Ms. Kim Cunningham 888 W Brookside

Ms. Cunningham stated they want to put an above ground pool and due to the location they require a variance. She referred to the site plan slide explaining the existing garage already exceeds the 150 sq.ft. Ms. Cunningham explained she is unable to install the pool elsewhere due to the septic field on the side of the property explaining they were told a pool would crush it. She explained they used to be unincorporated and the property has a unique layout with Crescent being the frontage which is part of needing the variance.

Ms. Bremanis gave a brief overview explaining the property is zoned R1. She stated there is an existing 2 car garage and adding the pool will bring the property up to approx. 1,082 sq.ft. She spoke to the uniqueness of the property with the house next door receiving setback relief due to the legal front yard being Crescent even though the house faces Kenilworth. Ms. Bremanis explained both properties functioning backyards are legally side yards. She spoke to the septic field that restricts the petitioner from installing the pool on that side of the property pointing out due to square footage of garage and pool they would still require relief. Ms. Bremanis stated they meet all setbacks and lot coverage requirements. She stated Community Services and Engineering have reviewed and had no issues.

Mr. Pirog asked if septic area is unusable.

Ms. Cunningham explained the well and septic is still in use.

Ms. Bremanis clarified the question is if it is buildable.

Ms. Cunningham explained there is a weight restriction and the pool would crush it.

Mr. Luszczak asked if they spoke to the neighbors.

Ms. Cunningham answered yes. She pointed out other neighbors have pools as well.

Ms. Bremanis referred to aerial slide referring to neighboring lot with in ground pool that did not require relief.

Mr. Pirog asked if swing sets are considered as an accessory structure.

Ms. Bremanis explained swing sets are not considered as an accessory structure.

Mr. McGinn asked about known flooding issues.

Ms. Cunningham explained they are on well and septic so have no flooding.

Mr. McGinn asked about neighborhood flooding.

Ms. Cunningham answered no not to her knowledge.

STAFF RECOMMENDATION:

The Petitioner is requesting to add a 594 square-foot above-ground pool to the Subject Property. Due to the configuration of the property, the location of the proposed pool and existing detached garage are located within the legal side yard, which, per Code, only allows a maximum of 150 square feet of accessory structures. This property is also unique as it was annexed into the Village in 2002 with the existing detached garage in its current location. In addition, the Subject Property has an existing well and septic system in the legal rear yard, which would not support a pool to be located in the rear yard. Staff notes that the building and lot coverages are below the maximum allowed in the R-1 District, the proposed pool meets setback requirements and the side yard is currently a functioning rear yard, which indicates there is capacity for the improvements. Therefore, the proposed pool should not change the essential character of the neighborhood. Staff intends to draft an accessory structure text amendment to better distinguish between the square footage limitations of detached garages, shed, and swimming pools for Plan Commission and Village Council consideration.

Therefore, Staff recommends approval of the proposal, subject to the following conditions:

1. The Variation shall substantially conform to the Site Plan and Elevations submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.

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

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

DELIBERATIONS:

Mr. Cavanaugh made motion seconded by Ms. Roth-Wurster.

Mr. Cavanaugh stated the main issue is the garage being counted as accessory

structure and in conjunction with the septic field it creates unique circumstance. He stated he sees no issues and it meets the standards.

Ms. Roth-Wurster pointed out the location is unique because of layout and side yard. She stated even with adding the pool the property stays within percentage of coverage so not a big deal.

Mr. Luszczyk stated they are under lot coverage so sees no issue.

Mr. McGinn summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on September 7, 2021.

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

2. 515 S. Echo Lane - Recommended to Approve

Notice was published in the Daily Herald on August 9, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Elevations
6. Photos from Petitioner
7. Public Notice

Sworn in the petitioner: Mr. Adam Haley 515 S Echo Lane

Mr. Haley explained they are looking to add a front porch the entire length of house aside from the garage. He stated they live on a quiet street with slow traffic which allows their 3 kids to play with the other neighborhood kids in the front yard. He stated it would be nice to watch the kids from the porch. Mr. Haley stated this is their forever home so they want to grow into and enjoy to its fullest. He stated it will not only be beneficial but will also beautify the neighborhood. He explained they bought partially because of the in ground pool and due to pavers around pool they are over coverage. Mr. Haley stated with the preexisting conditions at time of purchase the additional porch puts them over even more. He stated he has had no flooding and all neighbors are excited about porch as well.

Ms. Bremanis made a brief overview stating the property is zoned R2 allowing a maximum of 45%. She explained with the preexisting pool and groundwork the property is at 59%. Ms. Bremanis stated the pool was built in 1967 prior to lot coverage requirements. She spoke to the request being for a front porch that is approx. 185 sq.ft. bringing the total lot coverage to 61.3%. Ms. Bremanis stated the building coverage does meet code. She stated both Community Services and Engineering have reviewed and have no issues. She referred to existing condition slides to show location of proposed porch and existing pool.

Ms. Roth-Wurster asked if they looked into ways to help minimize lot coverage Mr. Haley answered yes. He explained they can remove a few pavers and put down pea gravel but would not get them down enough and would make more of a mess. He further explained the difficulty of removing pavers around the pool and remaining areas are sidewalks, which are needed.

Ms. Roth-Wurster asked about actual dimensions.

Mr. Haley explained the current porch is 10ft and the proposed is 10ft by 30ft.

Mr. Pirog asked about the many walkways.

Mr. Haley referred to slide explaining where they each lead.

STAFF RECOMMENDATION:

The Petitioners are requesting to expand the existing covered porch at the front of the residence. At 59.2%, the property currently exceeds the maximum lot coverage (45%) as the existing pool and surrounding patio were permitted and approved in 1967, prior to lot coverage regulations. Staff believes the proposed porch will not alter the essential character of the area, as a majority of the existing lot coverage is located in the rear yard. However, the proposed porch will further increase the overall lot coverage that already exceeds the maximum permitted. The Village Engineer did not identify any specific stormwater management issues with the Subject Property.

Nevertheless, Staff recommends action at the discretion of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

1. The Special Use and Variation shall substantially conform to the Site Plan and Elevations submitted by the Petitioners, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.

Ms. Roth-Wurster asked why lot coverage was created.

Ms. Bremanis explained flooding was an issue in certain areas so they implemented a standard that seemed reasonable.

Mr. Pirog application doesn't mention the porch speaks to walkways

Mr. Haley explained the application process brought attention to their existing lot coverage overage which led to the current request to include the sidewalks.

Ms. Bremanis clarified they have an existing nonconforming condition and the current request gives the variation for existing and proposed conditions. She stated the ordinance will speak to the proposed site plan.

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

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

DELIBERATIONS:

Mr. Cavanaugh stated he is torn but the fact the pool is an existing condition they bought into and they are trying to make their forever home and beautify the neighborhood just barely meets the standards.

Mr. Luszcak pointed out the porch will still be even with the house not encroaching any further into front yard. He stated the patio is permeable so don't see problem.

Mr. McGinn stated issue would be with flooding and the Village Engineer does

not see any concern and the petitioner testified there is no flooding.

Ms. Roth-Wurster stated she is torn. She spoke to the standards including uniqueness and reasonable return and how she doesn't think meets them. She agreed it is nice to have a porch and agrees it helps with neighborhood.

Mr. Pirog stated he is torn but agrees with Mr. Cavanaugh being that the property has a history.

Mr. McGinn summarized that this request has met the standards and was approved by a vote of 5-1. This item will tentatively go to Village Council on September 7, 2021.

RESULT:	RECOMMENDED TO APPROVE [5 TO 1]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Jerry Luszczak, Commissioner
AYES:	Larson, Luszczak, McGinn, Cavanaugh, Pirog
NAYS:	Roth-Wurster
ABSENT:	Wood

3. 1611 N. Rand Road - **Recommended to Approve**

Notice was published in the Daily Herald on August 9, 2021 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. Floor Plan
5. Business Plan
6. Public Notice

Sworn in petitioner: Mr. Teej Patel 219 Rohlwing Road and Maulik Patel 831 Valley Stream Drive, Wheeling

Mr. Patel stated he will be the owner if approved. He stated he has lived in Palatine for 14 years. He stated they saw the empty store and inquired. Mr. Patel stated the Village has helped them through process since this is their first time. Mr. Maulik Patel explained they are friends and he will be the co-owner.

Ms. Bremanis gave a brief overview explained the plaza is zoned B2 and packaged liquor stores require a special use in all districts in the Village of Palatine. She spoke to their business plan indicating they would be open Monday-Sunday 10am-10pm having 2 employees present during hours of operation. She stated in addition to liquor they will sell prepackaged mixers and tobacco. Ms. Bremanis spoke to deliveries being made to rear of entrance referring to the existing conditions slide. She spoke to the parking which is not changing noting there is a license agreement to allow parking on side of plaza between 6am-7pm. Ms. Bremanis stated Community Services, Fire Prevention and Police have all reviewed and have no issues.

Mr. Pirog asked about signs.

Mr. Patel stated they will put up a sign with name and Liquors and will follow all village code.

Ms. Bremanis explained they are allowed up to 40ft and will require a building permit.

Mr. McGinn asked if they had any experience.

Mr. Patel answered yes. He stated in his college years he ran a liquor store and is currently helping run the store at the corner of Rand and 53. He stated he is currently working office in the medical field. Mr. Patel stated he also has experience in gas stations and tobacco stores.

Mr. McGinn asked if Mr. Patel would be there most of the time.

Mr. Patel answered yes explaining that he will typically be there after his current job around 1 PM.

STAFF RECOMMENDATION:

The proposed liquor store will occupy a vacant tenant space in the Chicago Clock Shopping Plaza, previously occupied by Sports Fan Marketing, a retail use. As the parking requirements are not changing, and the center has a license agreement to use additional parking spaces on Capri Drive, Staff did not identify any specific parking concerns. Additionally, the Police Department has reviewed the proposal and did not identify any initial concerns. Ultimately, the locations for liquor stores are policy recommendations for the Zoning Board to review and policy decisions for the Village Council and Liquor Commission. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.
2. The Petitioner shall follow the Village of Palatine's Clean Indoor Air Ordinance and drug paraphernalia regulations in Chapter 12 of the Village Code.

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

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

DELIBERATIONS:

Mr. Pirog stated it is a good use of area. He stated even though parking is tight the business is one that people only stay for 5 minutes and leave so parking should not be an issue. He stated it could be a good addition and meets the standards.

Mr. McGinn summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on September 7, 2021 or September 13, 2021.

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

IV. COMMUNICATIONS**V. ADJOURNMENT****1. Motion to Adjourn - Motion Carried by Voice Vote**

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

Minutes Acceptance: Minutes of Aug 24, 2021 7:00 PM (Approval of Minutes)

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 09/14/21 07:00 PM

CASE STAFF STATEMENT (ID # 7106)

1590 N Rand Road Unit E - WITHDRAWN

The Petitioner has withdrawn the Special Use Request for the property

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 09/14/21 07:00 PM

CASE STAFF STATEMENT (ID # 6951)

1630 N. Rand Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Luiz Carman Komu, Ozko Signs and Lighting

CASE NUMBER: 21-59

ADDRESS: 1630 N. Rand Road

PROPOSAL:

Variation to permit a second freestanding sign, pursuant to Section 8.03 (a)(2)(a) of the Village of Palatine Zoning Ordinance

<u>LOCATION:</u> 1630 N Rand Road District 3 (Myslinski)	<u>CURRENT ZONING:</u> B-2 General Business District
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SURROUNDING CONDITIONS:

<u>North:</u>	B-2 General Business District
<u>South:</u>	B-2 General Business District
<u>East:</u>	B-2 General Business District
<u>West:</u>	B-2 General Business District

BACKGROUND:

The petitioner is requesting to have a second freestanding sign on an existing sign pole on the E. Dundee Road entrance. Therefore, the Petitioner is requesting:

Variation to permit a second freestanding sign

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business District and was previously Wolf Cabinetry and Granite, which relocated across Rand Road to another center. The building had been vacant for over 10 years. Burger King was approved for a new restaurant and drive-through in 2018, however, the redevelopment was never implemented. Cabinet City is the current tenant and is a permitted use.
- The Subject Tenant Space is 5,400 square feet and the lot is approximately ½ an

acre. The site is unique as it has three entrances, two coming from Rand Road and one from Dundee Road. There is an offset to the building location coming from the Dundee Road entrance and there is not a clear line of sight to the business. Additionally, there is an existing sign pole off of the Dundee Road entrance, which does not currently have a sign on it.

- The Subject Property was annexed in 1997, with two freestanding signs on the property as existing conditions. Since the pole has been vacant and without any existing signage upon it, a variation is required for the second sign. Also, although the Dundee Road entrance is a separate parcel, the zoning ordinance would identify these lots as one zoning lot, given the connecting access drive and parking area.
- The proposed sign is approximately 60 square feet and is identical to the approved sign on Rand Road. The total signage for the Subject Property meets the code requirements.

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 install an additional freestanding sign on an existing entrance on Dundee Road. While the pole is an existing condition, it has not contained any signage for an extended period of time.

The property is unique as there are two entrances on two separate streets. The second sign is proposed at the entrance on Dundee Road, which does not have a line of sight to the existing business. Staff believes that the property presents a unique circumstance

with its layout and the fact that there is an existing signpost at the Dundee Road entrance, which was permitted, under Cook County's regulations. In addition this should not alter the essential character of the area. Therefore, Staff recommends approval of the Variation subject to the following conditions:

1. The Variation shall substantially conform to the site plan and elevation plan submitted by the Petitioner on 6/10/21, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Site Plan
- Sign Elevations
- Public Notice





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) Luz Carmen Komu		Business Name (if applicable) Ozko Signs and Lighting Company	
	Subject Property Address 1630 North Rand Road, Palatine, IL 60074			
	AUTHORIZED AGENT (if applicable) Engin Komu		Business Name (if applicable) Ozko Signs and Lighting Co	
	Address 1131 S Springinsguth Road Schaumburg IL		City/State/Zip Code	
	Telephone 312-312-912-4014	Fax 224-653-8531	Email ekomu@ozkosignsandlighting.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:			
	The Clieen will leke the oportunity to install a sencont sign on the existing pole on the Rand side, whre ther is an 2nd entrance to the location. The legal lot has 2 enter and exit. The sign will help bring customers driving on Rand. We will installa s illuminated box sign to the existing pole.			

Attachment: Application (1630 N. Rand Rd - VAR Freestanding Sign)

VILLAGE OF PALATINE

VARIATION

Required Materials

- ☒ Filing Fee of \$ 812⁰⁰
- ☒ 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

No

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

Yes

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

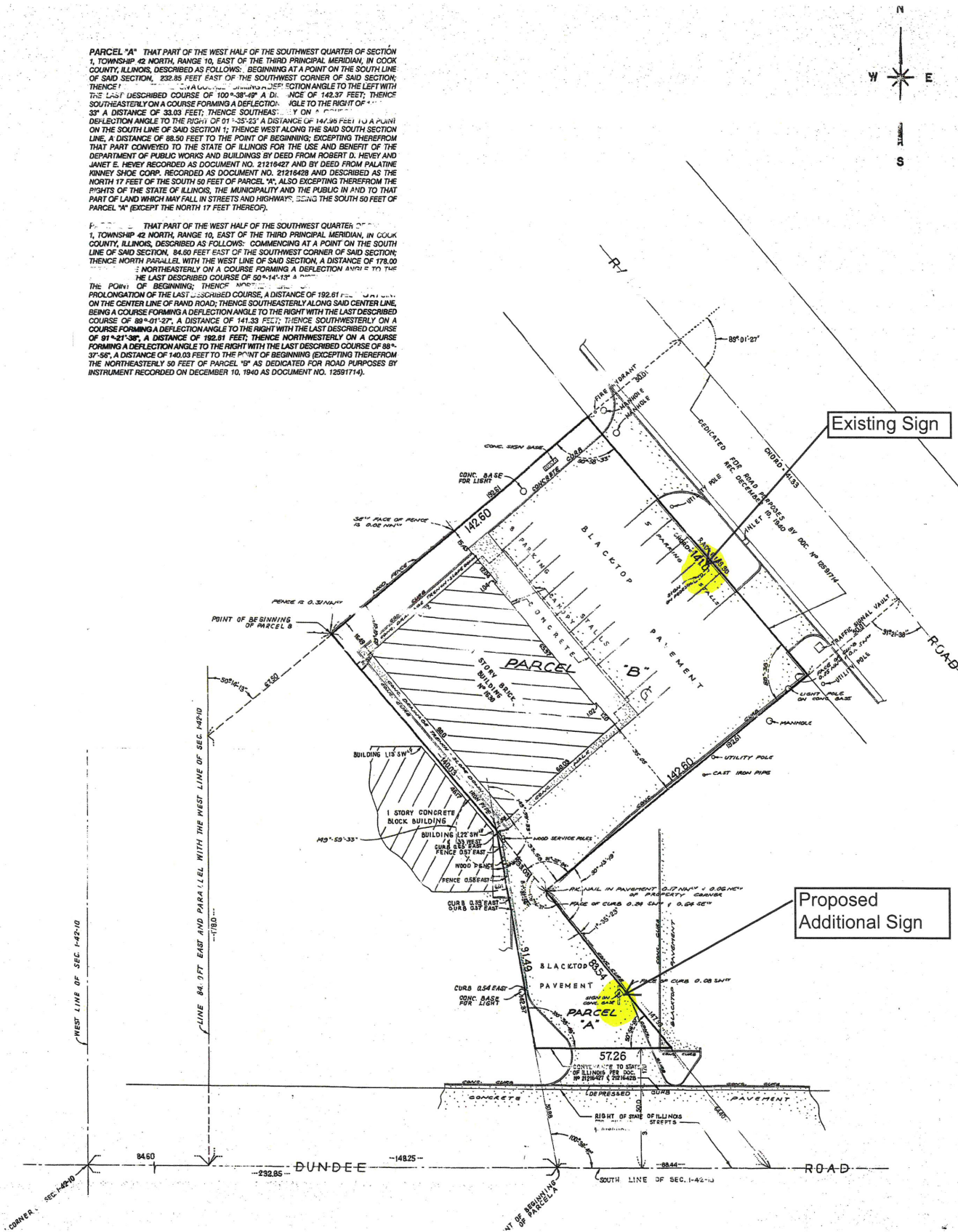
Yes, it will not alter the essential character.

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

PARCEL "A" THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION, 232.85 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE SOUTHEASTERLY ON A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE OF 100°-38'-44" A DISTANCE OF 142.37 FEET; THENCE SOUTHEASTERLY ON A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT OF 33°-01'-27" A DISTANCE OF 33.03 FEET; THENCE SOUTHEASTERLY ON A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT OF 01°-35'-23" A DISTANCE OF 147.96 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 1; THENCE WEST ALONG THE SAID SOUTH SECTION LINE, A DISTANCE OF 88.50 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS FOR THE USE AND BENEFIT OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS BY DEED FROM ROBERT D. HEVEY AND JANET E. HEVEY RECORDED AS DOCUMENT NO. 21216428 AND BY DEED FROM PALATINE KINNEY SHOE CORP. RECORDED AS DOCUMENT NO. 21216428 AND DESCRIBED AS THE NORTH 17 FEET OF THE SOUTH 50 FEET OF PARCEL "A", ALSO EXCEPTING THEREFROM THE RIGHTS OF THE STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF LAND WHICH MAY FALL IN STREETS AND HIGHWAYS, BEING THE SOUTH 50 FEET OF PARCEL "A" (EXCEPT THE NORTH 17 FEET THEREOF).

PARCEL "B" THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION, 84.60 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 178.00 FEET; THENCE NORTHEASTERLY ON A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE OF 50°-14'-13" A DISTANCE OF 192.61 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY ON THE CENTER LINE OF RAND ROAD, THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, BEING A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE OF 88°-01'-27", A DISTANCE OF 141.33 FEET; THENCE SOUTHWESTERLY ON A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE OF 91°-21'-01", A DISTANCE OF 182.61 FEET; THENCE NORTHWESTERLY ON A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE OF 88°-37'-56", A DISTANCE OF 140.03 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE NORTHEASTERLY 50 FEET OF PARCEL "B" AS DEDICATED FOR ROAD PURPOSES BY INSTRUMENT RECORDED ON DECEMBER 19, 1940 AS DOCUMENT NO. 12931714).

THE POINT OF BEGINNING; THENCE NORTHEASTERLY ON THE CENTER LINE OF RAND ROAD, THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, BEING A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE OF 88°-01'-27", A DISTANCE OF 141.33 FEET; THENCE SOUTHWESTERLY ON A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE OF 91°-21'-01", A DISTANCE OF 182.61 FEET; THENCE NORTHWESTERLY ON A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE OF 88°-37'-56", A DISTANCE OF 140.03 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE NORTHEASTERLY 50 FEET OF PARCEL "B" AS DEDICATED FOR ROAD PURPOSES BY INSTRUMENT RECORDED ON DECEMBER 19, 1940 AS DOCUMENT NO. 12931714).





Customer & Job Name:	Address:	Scale:	File Name:	Salesperson:	Revision Date:	Original Date:	Design Rev:
Cabinets City	1630 N Rand Road	As Noted	Cabinet City Sign 2 B	Engin Komu	03/09/21	01/29/21	L. Holt

Note: Existing pole and foundation only installing the Illuminated Sign B Cabinet
This Sign is facing Dundee

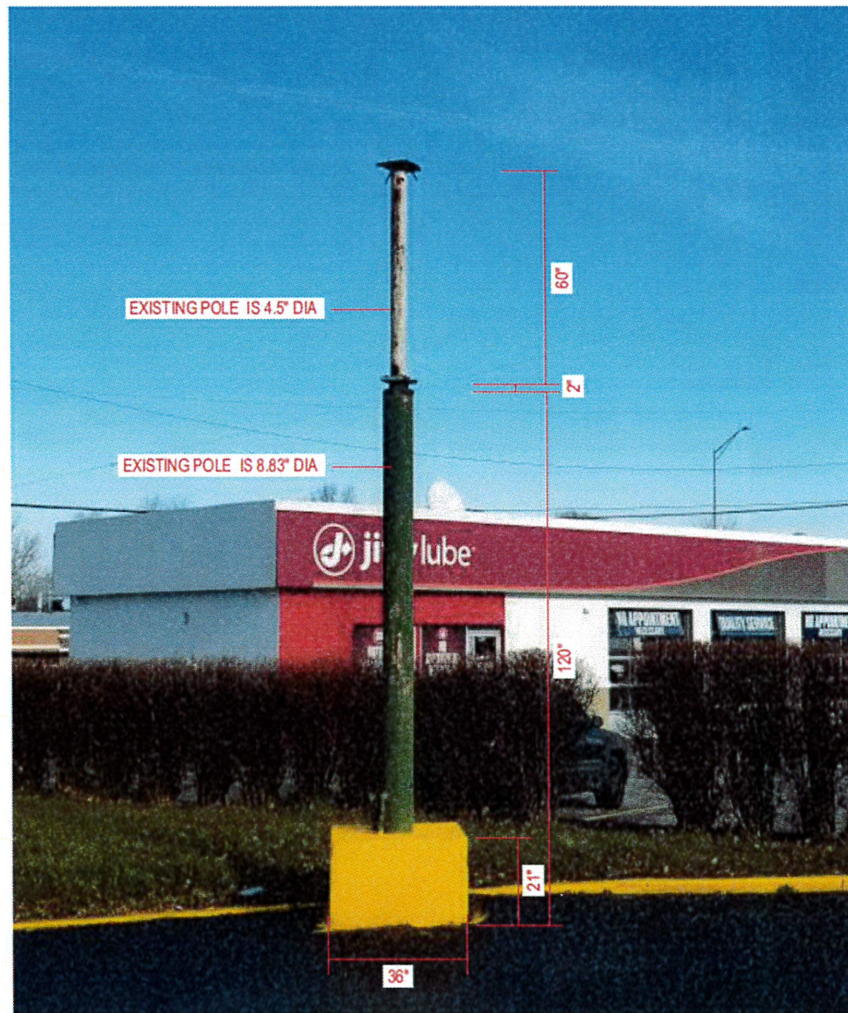


PHOTO SURVEY OF EXISTING- DUNDEE ROAD

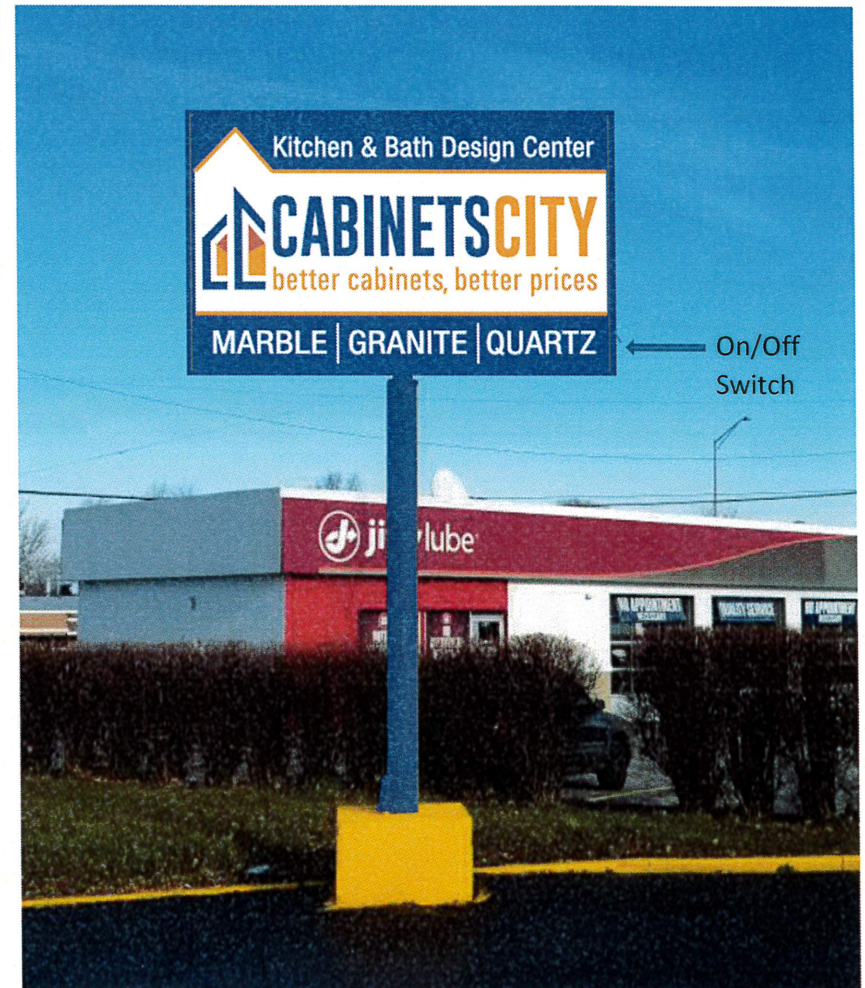


PHOTO SURVEY OF PROPOSED - DUNDEE ROAD

B

Attachment: Sign Elevations (1630 N. Rand Rd - VAR Freestanding Sign)



Customer & Job Name:	Address:	Scale:	File Name:	Salesperson:	Revision Date:	Original Date:	Design By:	Page:
Cabinets City		As Noted	Cabinet City R3	Engin Komu	03/09/21	01/29/21	L. Holton	3 of 5



A B

D/F CABINET FOR EXISTING POLE

Scale: 3/4" = 1'-0"

ILLUMINATED
CABINET & RETAINERS, PAINT BLUE
WHITE POLYCARBONATE FACE W/ TRANSLUCENT DIGITAL PRINT

PAINT EXISTING POLE BLUE

DISCONNECT SWITCH

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Customer & Job Name:	Address:	Scale:	File Name:	Salesperson:	Revision Date:	Original Date:	Design By:
Cabinets City	1630 N Rand Road	As Noted	Street view	Engin Komu	03/09/21	01/29/21	L. Holton



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PUBLIC NOTICE
A public hearing will be held before the Village of Palatine Zoning Board of Appeals on Tuesday, September 14, 2021 at 7:00 P.M. in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Variation to permit a second freestanding sign, pursuant to Section 8.03 (a)(2)(a) of the Palatine Zoning Ordinance

The property is commonly known as 1630 N. Rand Road (02-01-301-006-0000).

The Petitioner is requesting to install a second freestanding sign for Cabinets City at the second entrance drive from Dundee Road. The above petition has been filed by Luiz Carman Kornu, Ozko Signs and Lighting and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 21-59

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

DATED: This 30th day of August, 2021
Published in Daily Herald
August 30, 2021 (4569377)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs 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 **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

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 in general circulation throughout said Village(s), County(ies) and State

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notice 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 copy, was published 08/30/2021 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Daule Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4569377

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