



VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

AGENDA • SEPTEMBER 12, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Aug 22, 2023 7:00 PM

III. PUBLIC HEARING

1. 85 W. Fair Oaks Court

Special Use to permit a fence in the side yard abutting a street, where the side lot line of said yard abutting a street abuts the side lot line of the front yard of an adjacent lot.

2. 766 E. Dundee Road

Planned Development Amendment to the Dundee Point Shopping Center, #O-151-04, as amended, to permit the continued use of an existing single user freestanding sign and convert the panel to a multi-tenant.

3. 37 N. Plum Grove Road

Preliminary Planned Development to allow 5 new single-family residential lots for the construction of 5 new single-family homes

IV. COMMUNICATIONS

V. ADJOURNMENT



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PLANNING AND ZONING COMMISSION

MINUTES • AUGUST 22, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Aug 8, 2023 7:00 PM - **Accepted**

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

Minutes Acceptance: Minutes of Aug 22, 2023 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 666 N. Hawk Street - **Recommend To Approve**
SU-000064-2023 - 666 N. Hawk St.

Notice was published in the Journal & Topics on August 3rd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Mr. Bradshaw gave a brief overview and stated that the petitioner is proposing to construct a covered, open style porch, along the front of the existing residence. The proposed set back would be 25 feet from the front lot line instead of the minimum 30 feet.

Sworn in petitioner: Chris Lindgren - 666 N. Hawk St - Owner

Mr. Lindgren states it is a friendly neighborhood with young families and children. He has three young children and states that having the front porch to enjoy while the kids play outside would also provide an added safety feature. He has discussed his project with surrounding neighbors and has had positive feedback.

Commissioner Kolososki asks how long he has lived in the neighborhood.
Mr. Lindgren states he has lived in his home for (3) years.

Commissioner Bettenhausen asks about the cutout area shown near the garage.
Mr. Lindgren states it is a gas meter.
Commissioner Bettenhausen asks if the sidewalk will be changed.
Mr. Lindgren states it may be changed in the future.

Mr. Bradshaw provides additional information and refers to the subject property's current front and backyard setbacks. He provides information regarding surrounding properties who have the same setbacks, but few have front porches that encroach in required setback. He states no other approved special uses for front set back in the surrounding area. Similar projects required front yard setback reductions have been approved in other areas of the Village within the R-2 zoning district.

STAFF RECOMMENDATION:

The Petitioner is requesting to construct a new open-style covered porch on the front of the existing residence. Although there are not many comparable front porches in the surrounding area, the proposed porch's open-style, should diminish the visual impact, when compared to adjacent properties in the neighborhood. Ultimately, the design and location of the proposed addition should not cause substantial injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the submitted site plan and elevation plans submitted by the Petitioner, Chris Lindgren, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Commissioner Cavanaugh states the request fits the neighborhood and would benefit the family. It would not have a negative impact to the surrounding properties.

Commissioner Kolososki agrees and states that the added porch would be a nice amenity.

Chairman Wood states that the standards have been met.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Tuesday, September 5th, 2023.

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

2. 1307 N. Doe Road - Recommend To Approve**SU-000060-2023 - 1307 N. Doe Road**

Notice was published in the Journal & Topics on August 3rd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Mr. Bradshaw gave a brief overview and stated the petitioner is proposing to construct an addition to include a new family room and expanding the current 2 car garage to a 3-car garage. Addition would result in a 21-foot setback from the side lot line abutting Dundee Road. Petitioner is requesting a setback of 21 feet from the side lot line abutting a street, instead of the minimum required 40 feet.

Sworn in petitioner: Adam Plawer - 1307 N. Doe Rd - Owner

Mr. Plawer states he would like to increase the 2-car garage to a 3-car garage and expand the living space at the back of the house with a 20'x18' addition. The addition would provide a view to the pool and allow them to enjoy the outdoor space. He refers to the proposed interior floor plan and states they would rearrange some of the rooms in the house for an open floor plan concept. He further explains that the garage expansion would allow for bigger cars and additional storage space. The expansion would match the roof line of the right side of the home which would increase the curb appeal. The front of the home would have a covered porch.

Mr. Bradshaw provides additional information and states that the property is zoned R-1 Single Family. The existing structure is set back 35 feet from the side yard abutting a street lot line along Dundee Road. The residence is existing non-conforming to the required 40-foot side yard abutting a street setback. He states there is also an above ground swimming pool and a 67 square foot shed in the rear yard. The only area that needs relief is the garage addition. He provides information on surrounding properties that are also non-conforming to the side yard abutting a street setback.

Commissioner Cavanaugh asks if the surrounding properties were also built as non-conforming.

Mr. Bradshaw states that is correct.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct an addition to the north side of the existing residence that will reorient the attached garage to face west, towards Doe Road. The expanded portion of the garage will be the only portion of the residence that will encroach into the required 40-foot setback. Additionally, there are multiple corner lots in the immediate area that have existing non-conforming side yard setbacks along Dundee Road. With that said, the proposal should not cause substantial injury to the value of other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the site plan, floor plan, and elevation plan submitted by the Petitioner, Adam Plawer, except as such plans may be changed to conform to the Village Codes and Ordinances.

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

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

DELIBERATIONS:

Commissioner Cavanaugh states that it will be a massive project for the petitioner but will add value to the neighborhood. Meets the standards.

Commissioner Roth-Wurster states that the update to the house will be a nice improvement.

Chairman Wood states it would add value both aesthetically and functionally and would not have a negative impact on surrounding properties.

Commissioner Friedman states it would be consistent with other surrounding homes.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Tuesday, September 5th, 2023.

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

3. 879 W. Leonard Road - **Recommend To Approve**
SU-000063-2023 - 879 W. Leonard Road

Notice was published in the Journal & Topics on August 3rd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Mr. Bradshaw provided a brief overview and states that the petitioner is proposing to construct a 2-story addition to the existing single-family home. The addition would include a covered open-style front porch set back approximately 21 feet from the side lot line abutting W. Leonard Road. The footprint would remain the same except for the addition of the front porch.

Sworn in petitioner: Paul Sieben - 870 W. Hillside - owner of 879 W. Leonard property.

Mr. Sieben states he currently lives 3 houses away from the subject property and has resided at his current location for 26 years. He purchased the subject property to remodel. He will be adding a second story addition and a covered front porch. The current set back will remain the same. The remodel will be a total refresh to the current home which will complement the newer surrounding properties.

Chairman Wood asks if the front porch is for aesthetic and functionality.

Mr. Sieben states that is correct and he is matching the style to other homes in the area.

Commission Friedman asks for clarification regarding the size & depth of the entry way which appears to be deeper.

Mr. Sieben agrees that it is deeper to give accentuation to the front door of the house and provide coverage during inclement weather.

Mr. Bradshaw provides additional information and states that the subject property is zoned R-1 Single Family. The existing residence is currently non-conforming to the required corner side yard abutting a side street setback. The shorter lot width is considered the front yard. The Petitioner is seeking a special use for a side yard abutting a street setback to permit the construction of a 2-story addition with a front porch. He states that the addition will have a peak height of 28.5 feet. He

notes that very few residences in the neighborhood conform to the setback requirements. He states that building and lot coverage are well within maximum permitted by code. All departments reviewed with no issues identified except Fire Prevention which noted that the work is greater than 50% and fire sprinkler will be required.

Resident - William Mephram - 28 S. Quentin Rd - States he has no issues with this plan, and voiced his support for the project.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a 2-story addition to the existing residence at the corner of W. Leonard Road and S. Crescent Avenue. Most of the proposed addition will be on the existing footprint of the home set back approximately 30 feet from Leonard Road. Although the residence is currently existing non-conforming, most of the properties in the surrounding neighborhood are existing non-conforming to either the required front yard or side yard abutting a street set back. Conclusively, the proposed addition should not cause substantial injury to the value of the other properties within the neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the site plan, floor plan, and elevation plans submitted by the Petitioner, Paul Sieben, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Commissioner Fedota states it would be a good use of the property and an improvement.

Commissioner Roth-Wurster states it will improve property values.

Chairman Wood states she is familiar with the area and the neighborhood has changed dramatically over the years. The plan fits in with the neighborhood and would add value to the property. It is a nice property and addition. Meets the standards.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Tuesday, September 5th, 2023.

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

4. 1108 W. Northwest Highway - **Recommend To Approve**
SU-000057-2023 - 1108 W. Northwest Highway

Notice was published in the Journal & Topics on August 3rd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Ms. Bremanis gave a brief overview and explained that the petitioner is proposing to open a children's indoor play place, Bee Happy Club, in the Cove Shopping Center and is requesting a Planned Development Amendment to permit an indoor sports and recreational facility as a Special Use.

Sworn in petitioner: Anastasiia Filippova - 1108 W. Northwest Highway - business owner

Ms. Filippova explains that the indoor playground is an alternate play area for parents to spend time with their kids in a comfortable atmosphere. It will consist of toys and play structures and is geared toward children under 7-years old. Parents are able to bring their own snacks but the center will not offer any food or beverages.

Chairman Wood asks if they will offer craft classes or party options.

Ms. Filippova states that the intention is to have an open play area from 9am to 3pm. It is not a drop off facility and parents will always stay while kids are playing. She states they may offer an art class and would be able to accommodate small parties for up to 10 children and 10 adults. The space would be closed to the public during private events. It is a small space that is geared towards open play. She refers to the floor plan and provides information on the layout and play areas.

Chairman Wood asks about her other location.

Ms. Filippova states that she has another facility in Bolingbrook and this would be a second location.

Commissioner Kolososki confirms that parents would accompany children.

Ms. Filippova states that is correct.

Commissioner Roth-Wurster asks if employees require licensing.
Ms. Filippova states it is not required as it is not a daycare.

Chairman Wood questions what the capacity would be for this location.
Ms. Filippova states that there would be a 14- to 16-person capacity which includes adults and children.

Commissioner Bettenhausen asks if dads are welcome too and if there would be adult seating.
Ms. Filippova states that dads are always welcome and adult seating is provided.

Ms. Bremanis provides additional information and states the subject property is zoned Planned Development and the B-1 regulations apply. This use is not contemplated in the B-1 use list. Therefore a Planned Development Amendment would be required to allow this business as a special use. She further states that the space is approximately 2500 square feet and is currently vacant. There is only one other business in the shopping center and the rest are all vacant. She states that the use would require 8 parking spaces and the parking meets the code requirements.

Commissioner Friedman asks if the prior use was authorized under a special use.
Ms. Bremanis stated it did not because it was under 3000 square feet. The use is somewhat similar in regards to the parking usage.

Commission Fedota asks if the parking will be sufficient.
Ms. Bremanis states they are comfortable with the parking requirements from the previous health club being in this location when the center had additional uses as well.

Chairman Wood states that the 8 parking spaces may be conservative but refers to the petitioner's statement that they would limit the number of patrons to what they have identified as their capacity. Ms. Wood also states that the parking may have to be adjusted for new tenants and will need to be worked out with the landlord.

Ms. Bremanis states that this location had previous businesses that had no issues with parking.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a second location for a kid's play place in a vacant tenant space previously occupied by a health club in Cove Shopping Center. The shopping center is currently vacant, with the exception of the Animal Hospital. The proposed used should be compatible with the other retail, service,

and restaurant uses permitted in the center and should not alter the essential character of the locality. Therefore, Staff recommends approval of the Planned Development Amendment to allow an indoor sports and recreational facility as a Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the floor plan and Bee Happy Club business plan, prepared by the petitioner submitted on 07/18/2023, except such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Commissioner Cavanaugh states he is excited to have a new tenant and supports the business. He states it meets the standards.

Chairman Wood states that the parking concerns have been addressed and based on the business plan, does not anticipate parking to be an issue. She states it has met the special use standards and is a good use of the space.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Tuesday, September 5th, 2023.

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

5. 139 N. Northwest Highway - **Recommend To Approve**
SU-000040 - 139 N. Northwest Highway

Notice was published in the Journal & Topics on August 3rd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Floor Plans**
5. **Rep's Burgers Business Plan**
6. **Letter of Objection**
7. **Letter of Objection 2**
8. **Public Notice**

Ms. Bremanis provides a brief overview and states the Petitioner is proposing to renovate the existing building, formally Arby's to open a restaurant with a drive thru and liquor service for dine in. Their request is to permit a restaurant with liquor service and drive thru.

Sworn in petitioner: Mike Reppe - 139 N. Northwest Highway

Mr. Reppe states that he and his partner have been in the restaurant business for the last couple of decades and has another location in Rolling Meadows. He states this would be the first location with a drive thru. They will work to correct any issues presented by staff or surrounding residents.

Chairman Wood asks if the fence issue would be addressed as this seems to be an issue.

Mr. Reppe states that the fence issue is being working on with the landlord and have a fence company that is helping them to resolve.

Chairman Wood clarifies that the property is leased not owned.

Mr. Reppe states that is true.

Commissioner Kolososki asks if they will be on site to manage.

Mr. Reppe states they have a team of partners that have a consolidated business experience of over 80 years.

Chairman Wood inquires as to what the business hours would be.

Mr. Reppe states 11pm or Midnight - has not made a final decision.

Ms. Bremanis states the business plan application requested midnight and they would be allowed the requested hours but if they wanted to close earlier they could.

She also states that if there are complaint issues regarding the hours or sound they would address at the time.

Commissioner Cavanaugh asks if a new lighting plan would be required.

Ms. Bremanis states that if the current lighting plan meets code, they would be allowed to use the existing.

Commissioner Roth-Wurster asks if that would also apply to the drive thru speaker.

Mr. Reppe states that a new drive thru system will be installed and will have a lower speaker system directed at the car windows.

Chairman Wood states past complaints for similar businesses along this stretch have been regarding dumpster banging, trash and noise from the drive thru. She would like to ensure matters of this nature are addressed.

Mr. Reppe states that these types of matters would be addressed and would like to be a good neighbor for a long time. They will find the best speaker location, provide a suitable fence and keep the property safe.

Commissioner Bettenhausen asks if the current pole for signage will be utilized.

Mr. Reppe states it would be.

Ms. Bremanis provides a site analysis and explains the business plan to renovate the building and the proposed hours. She clarifies the property lines for this property and states that the area behind the fence line belongs to the subject property and are responsible to maintaining.

Resident - Lars Anderson - 128 N. Linden Ave.

Mr. Anderson states they are excited to have a new business at this lot since the existing is run down and an eyesore. He has concerns regarding the light shining from cars onto his property. He requests a side fence at the dumpster area which would address this issue. He asks that the existing tree in that area not be cut down as it provides a buffer. He further explains that the current speaker system is disruptive and asks if the new system might face the adjacent business. He also states that staying open until midnight seems excessive.

Resident - Lisa Lindemann - 132 N. Linden Ave.

Ms. Lindemann states that the back of the subject property has been a hangout place for employees and patrons in the past. She points out that the concrete barrier is a place that they can stand on and see into the adjacent yards and has always been uncomfortable with this situation. She requests that the fence be installed directly on top of the asphalt to deter people from standing on the concrete and throwing garbage into the open area between the fence and the lot lines. She also states that the speaker should be kept at a lower volume.

Commission Friedman refers to the diagram of the fence submitted for this application and clarifies which fence is her fence.

Mr. Bradshaw clarifies the fence locations.

Commissioner Noonan asks who maintains the property between the fences.

Ms. Bremanis states that the property owner of the subject property is required to maintain the property.

Further discussion ensues regarding fence location and height.

Resident - Robertina Villalobos - 138 N. Linden Ave.

Ms. Villalobos states her concerns regarding the late hours, speakers, loud music and the fence. They have resided in her home for 6 years and states these issues have been a problem in the past and would like to be sure they are addressed.

Mr. Reppe addresses the neighbors' concerns and states the fence issue will be resolved. They will work with the property owner to have the fence installed in front of the concrete slab. He also states they will try to keep the area clean and safe. He notes that the drive thru menu is a small limited menu and anticipate that the drive thru requests will be short. He will work to install the speaker system so as not to be too disruptive to the neighbors. He states that outdoor seating is in his future plans and may request 3 or 4 round tables at the front of the restaurant but will not have this plan in place until next year.

Commissioners further discuss fence and speaker situation.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new restaurant, with drive-thru at the former Arby's. The existing building site plan will generally remain the same and the use is consistent with the neighboring businesses along Northwest Highway. Per Staff review and submitted resident comments, the existing 4' fence does not appear to provide an adequate buffer between the commercial business and the residential neighborhood to the east. To that end, a taller fence would help contain loose debris & refuse and dampen the noise from the drive-thru speaker. There are also Code requirements that will insure that such deficiencies are managed. Ultimately, as the previous use operated with a drive-thru, with no identified issues, the proposal should not cause any injury to the value of the other properties within the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Site Plan, Floor Plan, and Business Plan submitted by the Petitioner, Mike Reppe, Rep's Place, except as such plans may be changed to conform to Village Codes and Ordinances.
2. A revised site plan, including a dumpster enclosure and solid fence plan/elevation along the east side of the property, shall be submitted through the building permit process, in a manner acceptable to the Planning and Zoning Director.

Resident - Lars Anderson states he would like to confirm the fence would follow through to the dumpster area.

Ms. Bremanis - Condition concerning fence will address this:

Revised site plan for the dumpster enclosure and solid fence plan elevation should be submitted through the building permit process in a manner acceptable to the Planning and Zoning Director.

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

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

DELIBERATIONS:

Commissioner Kolososki states it would be a good project.

Commissioner Cavanaugh states there should be no issue with restaurant with liquor license and drive thru. He thinks the petitioner is willing to work with the neighbors and the project meets the standards.

Commissioner Fedota states it meets standards and will be a good use.

Chairman Wood states there is a good reputation for this business. Confident staff will make sure buffers are in place for the surrounding neighbors. She notes that the Petitioner has a successful business in Rolling Meadows and this request meets the standards.

Commissioner Friedman states the neighbors will have an advantage having a local business owner vs an out of state corporate chain.

Commissioner Roth Wurster states the petitioner has a positive business in Rolling Meadows and the request has met the standards.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, September 11th, 2023.

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

IV. COMMUNICATIONS**Communications:**

969 N Carmel St request for the rear addition was approved unanimously at Village Council

615 E Delgato was approved at Village Council last night

Ms. Wood asks about the Helen property request that was recently heard.

Mr. Bradshaw states it was denied by Village Council. The petitioner resubmitted plans that meet code and are now moving forward with the project.

Palatine Street Fest is this weekend.

Next hearing is scheduled for 9/12/23.

V. ADJOURNMENT

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 09/12/23 07:00 PM

STAFF REPORT (ID # 8595)

85 W. Fair Oaks Court

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Brandon Burr

PLAN NUMBER: SU-000061-2023

ADDRESS: 85 W. Fair Oaks Court

PROPOSAL:

Special Use to permit a fence in the side yard abutting a street, where the side lot line of said yard abutting a street abuts the side lot line of the front yard of an adjacent lot.

<u>LOCATION:</u> 85 W. Fair Oaks Court District 2 (Lameland)	<u>CURRENT ZONING:</u> Planned Development
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SURROUNDING CONDITIONS:

North:	P - Planned Development (Single-Family Residential)
South:	R-1B Single-Family Residential
East:	P - Planned Development (Single-Family Residential)
West:	R-1 (Christ the King - Lutheran Church)

BACKGROUND:

The Petitioner is proposing to install a 4-foot tall picket fence set back, approximately 5 feet from the side property line abutting S. Brockway Street. Therefore, the Petitioner is requesting:

Special Use to permit a fence in the side yard abutting a street, where the side lot line of said yard abutting a street abuts the side lot line of the front yard of an adjacent lot.

SITE ANALYSIS:

- The Subject Property is within the Fair Oaks Place Planned Development, which adheres to the R-2 zoning district bulk standards and setback requirements. The property currently contains a single-family residence.

- The Petitioners are proposing to construct a 4-foot tall picket fence in their rear side yard abutting S. Brockway Street. The proposed fence would be set back 5 feet from said side property line. The proposed fence would be directly adjacent to the front side yard of the property to the south, 62 W. Michigan Ave.
- The proposed fence would be set back 5 feet from the side property line abutting S. Brockway Street. In addition, there are some existing trees in the southwest corner of the property that are to be removed as part of this project. This will help to alleviate the existing line of sight issues for the neighbor at 62 W. Michigan Ave.
- Per the submitted application, the Petitioner indicated that the fence will be utilized to enclose their dog in their rear yard.
- The adjacent neighbor to the south, 62 W. Michigan Ave, has an existing non-conforming split rail fence near their front property line. Staff also notes that the driveway for 62 W. Michigan Ave is approximately 8 feet south of the shared property line.

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), (3), and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

- (5) With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:
- a. Will meet the following aesthetic criteria:
 - i. Will not destroy existing vistas in the area;
 - ii. Will enhance the appearance of the homes and the streets in the area; and
 - iii. Will not detract from the overall appearance of the community; or

- b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

STAFF RECOMMENDATION:

The Petitioner is proposing to enclose their rear and side yard abutting S. Brockway Street with a 4-foot tall picket fence. The proposed fence will be set back 5 feet from the side property line. In addition to the 5-foot setback, there is a considerable parkway that is approximately 18 feet wide, which provides the proposed fence a greater set back from the street. Ultimately, as there were no line-of-sight issues identified by Staff, and due to the proposed fence will roughly lining up with the existing non-conforming split rail fence in the front yard of the adjacent property, the proposal should not cause substantial injury to the value of other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan and fence elevation plan submitted by the Petitioner, Brandon Burr, except as such plans may be changed to conform to the Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Fence Elevation
- Public Notice



Attachment: Aerial Map (85 W. Fair Oaks Ct - SU Fence)

0 50 100
ft

Print Date: 7/20/2023

Notes

Cook County Aerial 2022

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



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Brandon Burr

Business Name (if applicable)

Subject Property Address

85 W. Fair Oaks Court

Please provide a description of your proposed request:

We are looking to install a 4' tall PVC picket fence around the back perimeter of our backyard. The property is on a corner, so the backyard connects with one of the roads.

Petitioner Justification

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

That use deemed necessary for the public convenience at that location. Explain:

We have dogs on our property, we want to enclose the backyard with fencing so that the dogs will not go out on to the sidewalk, the streets, or neighboring areas.

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

The location of the fence will not be intrusive to anybody who is nearby our property or walking around our property. It will keep our dogs away from the rest of the neighborhood too when they are in the backyard, which will enhance the public welfare.

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

The picket fence will be aesthetically pleasing and non-intrusive. It will add value to the neighborhood by making the neighborhood clean and orderly.

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

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

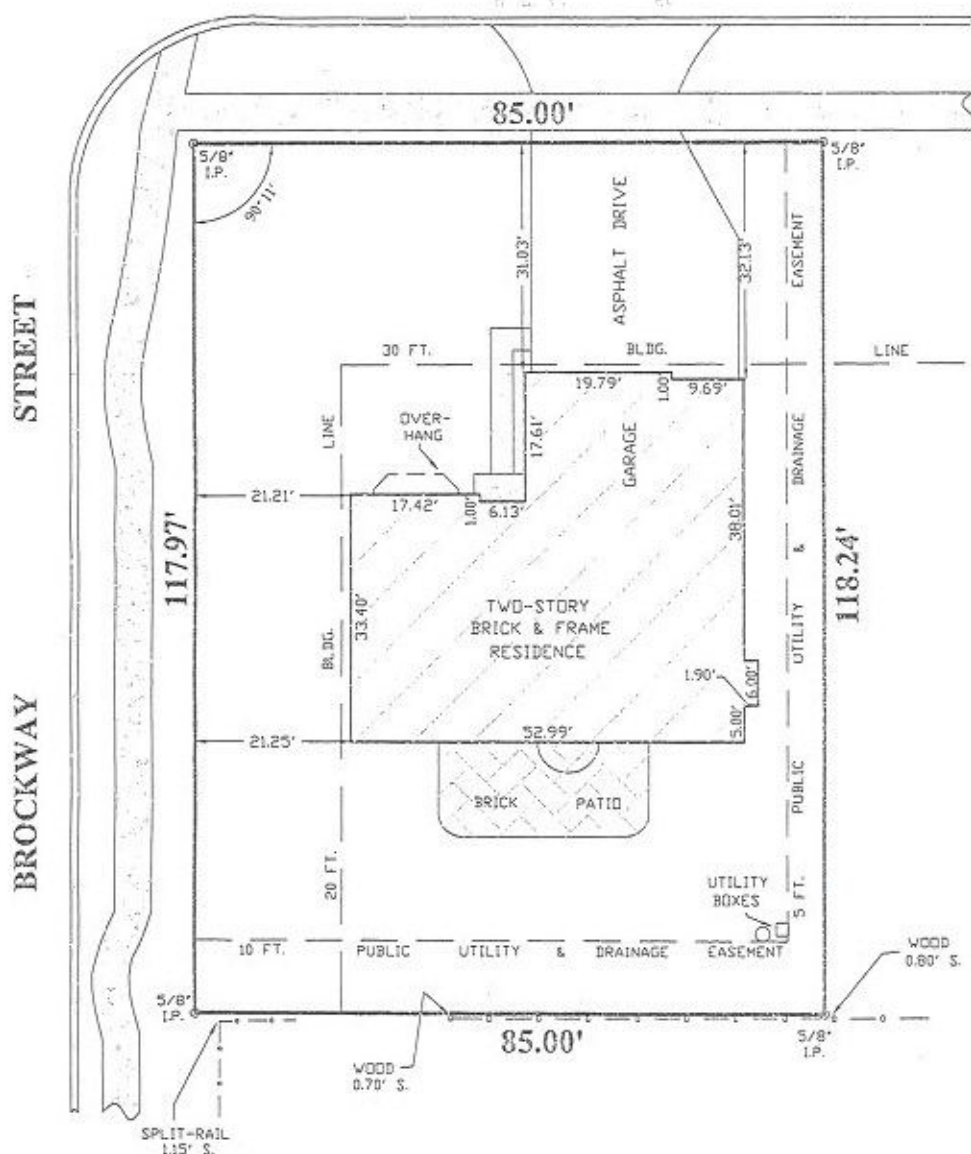
b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

The fence will be aesthetically pleasing to the neighborhood, not destroy any existing vistas, won't detract from the overall appearance of the neighborhood, as well as it will be necessary to protect our private property.

SCALE: 1" = 20 FEET

LOT 1 IN FAIROAKS PLACE, BEING A RESUBDIVISION OF LOTS 8, 9, 10 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 1 OF THE SOUTHEAST 1/4 OF SECTION 22, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF FAIROAKS PLACE RECORDED AS DOCUMENT 0021041966, IN COOK COUNTY, ILLINOIS.

W. FAIROAKS COURT



STATE OF ILLINOIS)
COUNTY OF KANE) SS:

I, ANDREW J. TOBIN, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD, AND THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.

BY: Andrew J. Tobin
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 35-3519
EXPIRES 11/30/24

ANY DISCREPANCY IN MEASUREMENTS SHOULD BE PROMPTLY
REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

COMPARE THE DESCRIPTION ON THIS PLAT WITH DEED.
REFER TO DEEDS FOR EASEMENTS AND BUILDING LINES.

THIS SURVEY IS ONLY VALID WHEN ACCOMPANIED BY AN EMBOSSED SEAL.

DATED: MAY 11, 2023
 PREPARED FOR: FORTE LAW OFFICE
 PROPERTY ADDRESS: 85 W. FAIROAKS COURT
PALATINE, ILLINOIS
 SELLER: GOPOLAN
 SURVEY ORDER NO: 23183

INDICATES FOUND STAKE ○ CHAIN LINK FENCING
INDICATES SET STAKE ⊗ WOOD FENCING
INDICATES CONCRETE

ANDREW J. TOBIN

P.O. BOX 42 DUNDEE, ILLINOIS 60118 847-695-

Packet Pg. 25

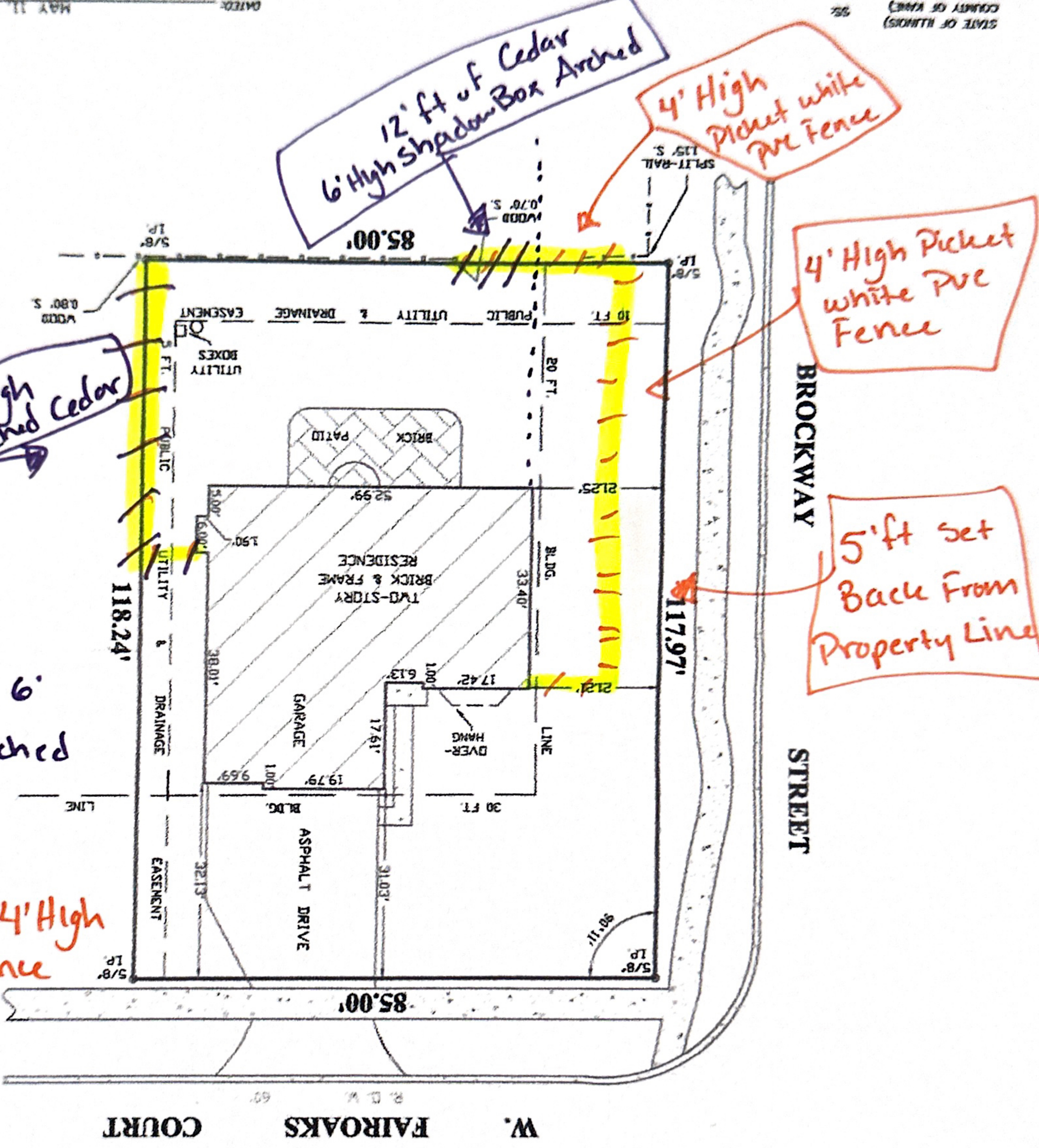
Attachment: Plat of Survey (85 W. Fair Oaks Ct - SU Fence)

PLAT OF SURVEY

OF



LOT 1 IN FAIROAKS PLACE, BEING A RESUBDIVISION OF LOTS 8, 9, 10 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 1 OF THE SOUTHEAST 1/4 OF SECTION 22, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF FAIROAKS PLACE RECORDED AS DOCUMENT 0021041966, IN COOK COUNTY, ILLINOIS.



- Install 71 feet of 6' High ShadowBox Arched Cedar wood Fence
- Install 109 feet of 4' High Picket white PVC Fence

DATE: MAY 11, 2023
PREPARED FOR: FORTI LAW OFFICE
PROPERTY ADDRESS: 85 W FAIROAKS COURT
PALATINE, ILLINOIS
SELLER: GOPOLAN
SURVEY ORDER NO: 23103
INDICATES FOUND STAKE: ○
INDICATES SET STAKE: ●
INDICATES CONCRETE: ■



STATE OF ILLINOIS
COUNTY OF WADE
I, ANDREW J. TOBIN, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD AND THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.
ANDREW J. TOBIN
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 35-3519
EXPIRES 11/30/24
ANY DISCREPANCY IN MEASUREMENTS SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.
COMPARE THE DESCRIPTION ON THIS PLAT WITH DEEDS REFER TO DEEDS FOR EASEMENTS AND BUILDING LINES.
THIS SURVEY IS ONLY VALID WHEN ACCOMPANIED BY AN EMBOSSED SEAL.



CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 85 W. FAIROAKS CT.



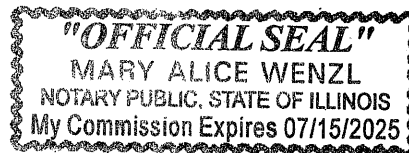
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 24TH day of AUGUST, A.D. 2023, and the last publication thereof was made on the 24TH day of AUGUST, A.D. 2023.

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

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



Mary Alice Wenzl

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 24TH day of AUGUST, A.D., 2023.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 24TH day of AUGUST, A.D., 2023.

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

Attachment: Public Notice (85 W. Fair Oaks Ct - SU Fence)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 09/12/23 07:00 PM

STAFF REPORT (ID # 8594)

766 E. Dundee Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Steve Haramaras

PLAN NUMBER: FPD-000066-2023

ADDRESS: 766 E. Dundee Road

PROPOSAL:

Planned Development Amendment to the Dundee Point Shopping Center Planned Development Ordinance #O-151-04, as amended, to permit the continued use of an existing single user freestanding sign, with conversion into a multi-tenant sign.

<u>LOCATION:</u> 766 E. Dundee Road District 4 (Solberg)	<u>CURRENT ZONING:</u> Planned Development
--	---

SURROUNDING CONDITIONS:

North:	B-2 General Business District
South:	Planned Development (Commercial)
East:	Planned Development (Bank)
West:	B-2 General Business District

BACKGROUND:

The Petitioner is proposing to maintain an existing freestanding sign and convert it from a single use into a multi-tenant sign. Therefore, the Petitioner is requesting:

Planned Development Amendment to the Dundee Point Shopping Center to permit the continued use of an existing single user freestanding sign and convert the panel to a multi-tenant.

SITE ANALYSIS:

- The Subject Property is zoned Planned Development. The existing sign located at the south east corner of the property and was approved through a Planned Development amendment for second freestanding sign for Verizon. The Planned Development Amendment included the condition that the sign could only be used

for the duration of Verizon's tenancy at Dundee Point.

- The Petitioners are requesting to maintain the sign and convert it into a multi-tenant sign. The Subject Property is 3.0002 acres.
- The sign total size and location will remain the same, save for the single tenant panel being converted into a 3-tenant panel.
- Staff is not aware of any complaints generated by the current sign. Per the approved Planned Development Ordinance, Dundee Point follows the B-2 district uses lists. And, there was a specific Dundee Point sign code drafted by the developer, which included a single freestanding sign. This sign code was adopted for inclusion with the Planned Development plans and materials.
- Per the sign code allowances for unified centers between 2 and 5 acres, two freestanding signs up to 100 square feet each would be permitted, if the property were zoned B-2.

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

STAFF RECOMMENDATION:

In 2010 this sign was approved as a Planned Development Amendment to allow the construction of this sign for Verizon, with a condition that it would be removed if Verizon vacated the site. The Petitioner proposes to maintain the existing monument sign; currently a single-tenant sign, with a conversion to a multi-tenant sign.

The subject property is unique as there are two separate multi-tenant buildings on a single lot. The proposed amendment would allow for visibility of the uses in the easterly building, before the right-in only entrance off of Dundee Road. Additionally, if the lot were zoned B-2, the subject monument sign would be permitted, as the lot exceeds 2 acres. Therefore, Staff recommends approval of the Planned Development Amendment subject to the following conditions:

1. The subject multi-tenant sign shall significantly conform the sign plans prepared by TFA Signs dated 4/12/23, except as such plans may be changed to conform to

Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application 766 E Dundee Rd
- Plat of Survey
- Site Plan
- Sign Elevation
- Planned Development Amendment Ordinance #O-60-10
- Dundee Point Planned Development Ordinance (including initial sign criteria) #O-151-04
- Public Notice



0 300 600
ft

Print Date: 9/5/2023

Notes

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

Attachment: Aerial Map (766 E Dundee Road - PD Amend Sign)



PLANNED DEVELOPMENT AMENDMENT APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Haramaras, Steve

Business Name (if applicable)

United Invesco, L.P.

Subject Property Address

766 E DUNDEE RD Palatine, IL 60074

All existing land uses on the property:

A retail shopping center.

Property acreage and proposed land use:

3 acres continuing same land use as commercial.

Property attributes (acreage and subdivision name):

3 acres United Invesco Resub. Unit 2

Description:

We want to apply for a permanent monument sign with up to 3 tenant names on it. The sign is currently in place and was approved and used by Verizon as a sole tenant.

Attachment: Application 766 E Dundee Rd (766 E Dundee Road - PD Amend Sign)

PLAT OF SURVEY

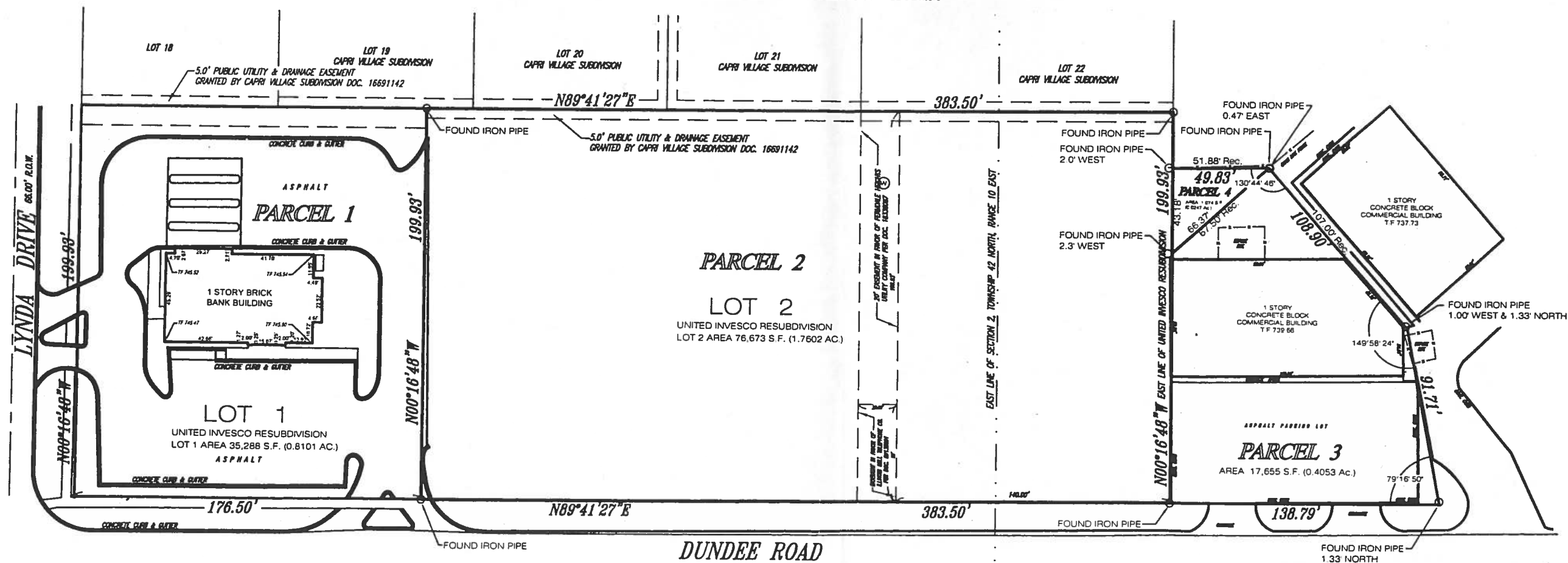
PARCEL 1: LOT 1 IN UNITED INVESCO RESUBDIVISION OF LOTS 1 THRU 5 (BOTH INCLUSIVE) IN CAPRI VILLAGE, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD

PARCEL 2: LOT 2 IN UNITED INVESCO RESUBDIVISION OF LOTS 1 THRU 5 (BOTH INCLUSIVE) IN CAPRI VILLAGE, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION, 84.60' 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 50 DEGREES 14 MINUTES 13 SECONDS, A DISTANCE OF 67.50 FEET; THENCE SOUTHEASTERLY ON A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE OF 89 DEGREES 01 MINUTES 01 SECONDS, A DISTANCE OF 107.00 FEET; THENCE SOUTHEASTERLY ON A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE OF 30 DEGREES 00 MINUTES 27 SECONDS, A DISTANCE OF 142.37 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 1; THENCE WEST ALONG THE SAID SOUTH SECTION LINE, A DISTANCE OF 148.25 FEET TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 50.00 FEET FROM THE ABOVE DESCRIBED PROPERTY TAKEN FOR PUBLIC ROADWAY, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN 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 TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ON A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE OF 50 DEGREES 14 MINUTES 13 SECONDS, A DISTANCE OF 67.50 FEET; THENCE WEST ON A COURSE FORMING A DEFLECTION ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE OF 39 DEGREES 45 MINUTES 47 SECONDS, A DISTANCE OF 51.87 FEET TO A POINT IN SAID PARALLEL LINE, SAID POINT BEING 43.18 FEET NORTH (AS MEASURED ALONG SAID PARALLEL LINE) OF THE POINT OF BEGINNING; THENCE SOUTH 43.18 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TOTAL AREA = 3.0002 ACRES



SOUTH LINE OF SECTION 9 TRIMMED 42 NORTH RANCE 10 EAST

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYORS SEAL

COMPARE THE DESCRIPTION OF THIS PLAY WITH YOUR DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS }
COUNTY OF DECATUR } S.S.

GENERAL SURVEY, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFIES THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED UNDER OUR DIRECTION AND THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.

MAILED THIS 15th DAY OF AUGUST, A.D. 2004

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2348
REGISTERED AGENT OF GEORGE SURVEY PC
LICENSED TO BE RENEWED NOVEMBER 30, 2004

GRAPHIC SCALE



1 INCH = 60 FEET



REVISIONS:

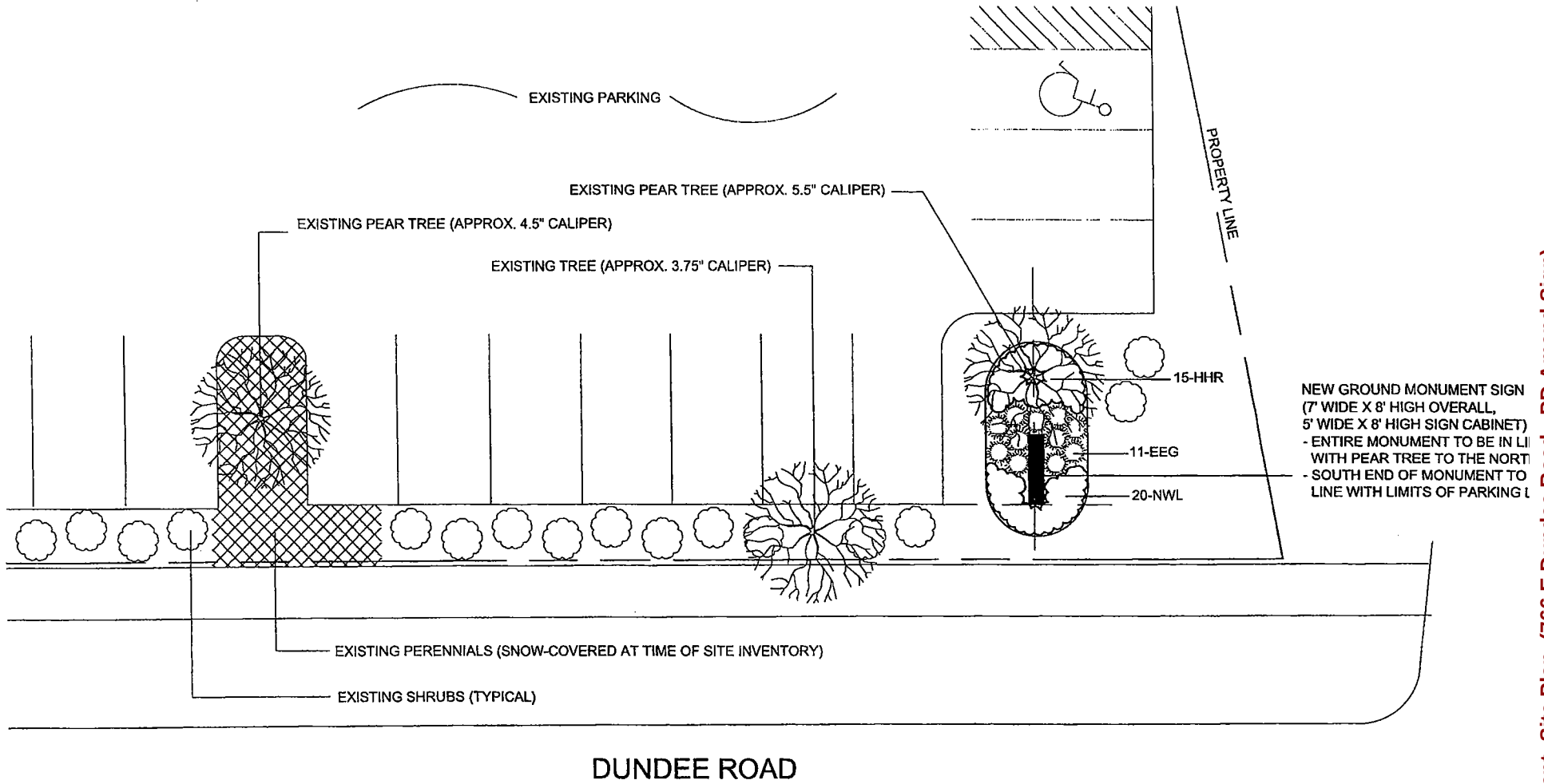
PROJ MGR: KAW
DRAWN BY: KAW
DATE: 8-13-04

PLANS PREPARED FOR:
GRAYSTAR CORPORATION
13100 DUNDEE ROAD
DALLAS, TEXAS 75244

PLAT OF SURVEY

Genesis Survey, PC
 1000 LINDSEY DR. S.W. UNIT No. 104
 ALBUQUERQUE, NM 87102
 (505) 263-1111

GENESIS JOB NO.



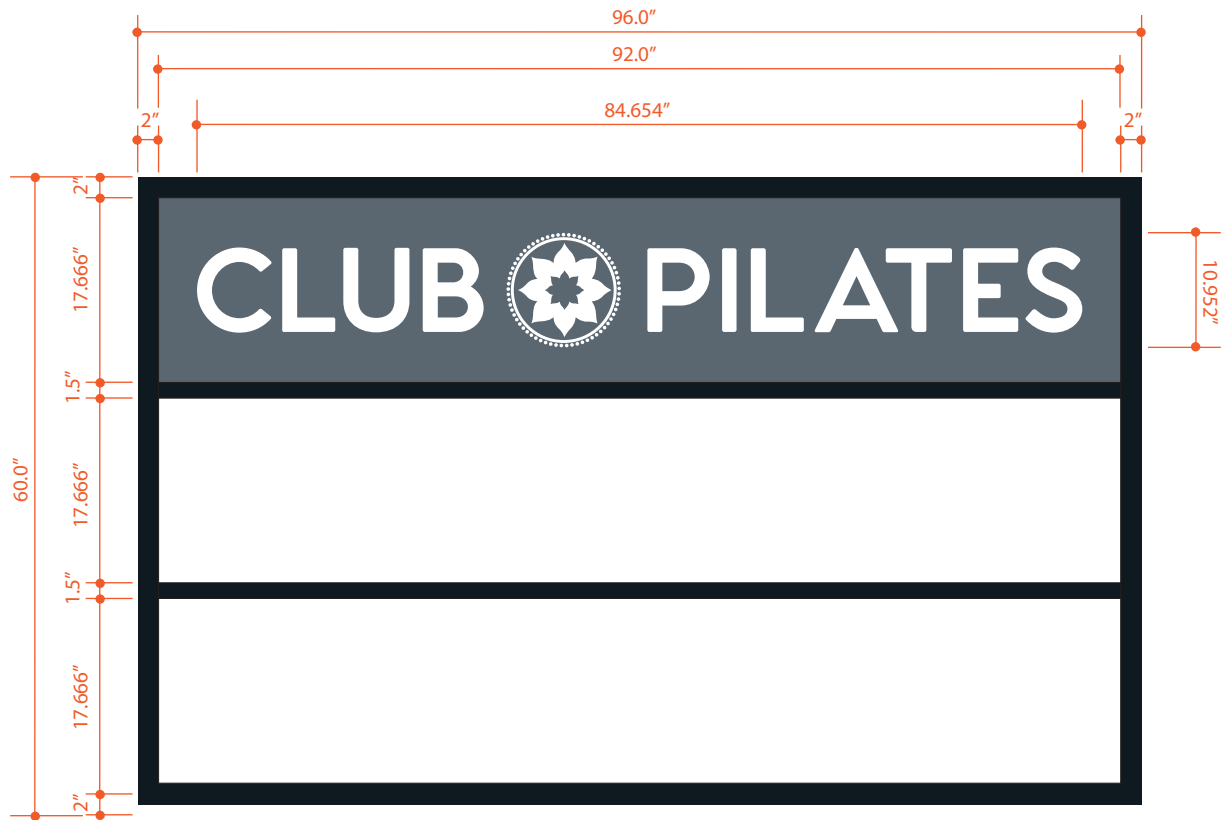
RENOVATION LANDSCAPE PLAN

SCALE: 1"



EXHIBIT 'A'

Attachment: Site Plan (766 E Dundee Road - PD Amend Sign)



50% SIGNFACE COVERAGE

NOTE: TO PUT NEW DIVIDER BAR

E PYLON SIGN FACE, DIGITAL PRINT GRAPHIC - DOUBLE SIDED
SIGN FACE WITH NEW POLYCARBONATE / LEXAN PLASTIC FACE

QUANTITY: TWO (2)
Overall Height: 27.875"
Overall Length: 92.0"
Total Sq.Ft.: **24.916 sq.ft.**
Face: Polycarbonate / Lexan
First-surface translucent vinyl:
3M #3630-61 Slate Gray Vinyl applied to first surface w/ copy weeded out



NOTE: SITE SURVEY NEEDED

3.2.e



Attachment: Sign Elevation (766 E Dundee Road - PD Amend Sign)



5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfasigns.com

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Permission of TFA Signs - First Ad Signs Inc.

CLIENT & LOCATION

CLUB PILATES
786 E. Dundee Rd, Palatine, IL

CLIENT APPROVAL:

LANDLORD APPROVAL:

LEAD NO.:

SM - PM
Mich

DATE STARTED:
04.12.2023

DRAWN BY:
LEO

REVIEWED BY:

SHEET NO.:

Packet Pg. 36

ORDINANCE NO. 0-60-10

**AN ORDINANCE AMENDING PLANNED DEVELOPMENT
ORDINANCE #0-151-04, AS AMENDED BY ORDINANCE #0-196-05,
720-830 (EVEN) E. DUNDEE ROAD – VERIZON WIRELESS (CASE NO. 10-26)**

Attachment: Planned Development Amendment Ordinance #O-60-10 (766 E Dundee Road - PD Amend Sign)

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

ORDINANCE NO. 0-60-10

**AN ORDINANCE AMENDING PLANNED DEVELOPMENT ORDINANCE #0-151-04,
AS AMENDED BY ORDINANCE #0-193-05
720-830 (EVEN) E. DUNDEE ROAD –VERIZON WIRELESS (CASE NO. 10-26)**

WHEREAS, upon petition of owners of said property, hearings were held by the Village of Palatine on May 4, 2010 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Planned Development Amendment to Planned Development Ordinance #O-151-04 as amended by #O-193-05 to permit the installation of a second freestanding sign at the southeast corner of the development, on the following legally described property:

Lots 1, 2 and 3 and the East 23.50 feet of Lot 4, in Capri Village Subdivision of part of the Southwest ¼ of Section 1 and part of the Southeast ¼ of Section 2, Township 42 North, Range 10, East of the Third Principal Meridian, Cook County, Illinois

commonly known as 720-830 (even) E. Dundee Road (PINs 02-02-412-011 and -012). The proposal would allow Verizon Wireless to install a 40 square foot, freestanding sign in front of their tenant space in the Dundee Point Shopping Center.

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

SECTION 1: That a Planned Development Amendment to Planned Development Ordinance #O-151-04 as amended by #O-193-05 to permit a change in the approved sign plans to permit the installation of a second freestanding sign at the southeast corner of the development, is hereby granted, subject to the following conditions:

1. The sign shall significantly conform to the sign plans attached hereto as Exhibit 'A' except as such plan may be changed to conform to Village Codes and Ordinances.
2. Upon the request of the Village to the Shopping Center Owner, the sign shall be removed in the event Verizon Wireless is no longer a tenant.

SECTION 2: The petition, a copy of the public notice and minutes of the Plan Commission are attached hereto and form a part hereof.

SECTION 3: This ordinance shall be in full force and effect from and after is passage and approval as provided by law.

PASSED: This 7 day of June, 2010

AYES: 6 **NAYS:** 0 **ABSENT:** 0 **PASS:** 0

APPROVED by me this 7 day of June, 2010

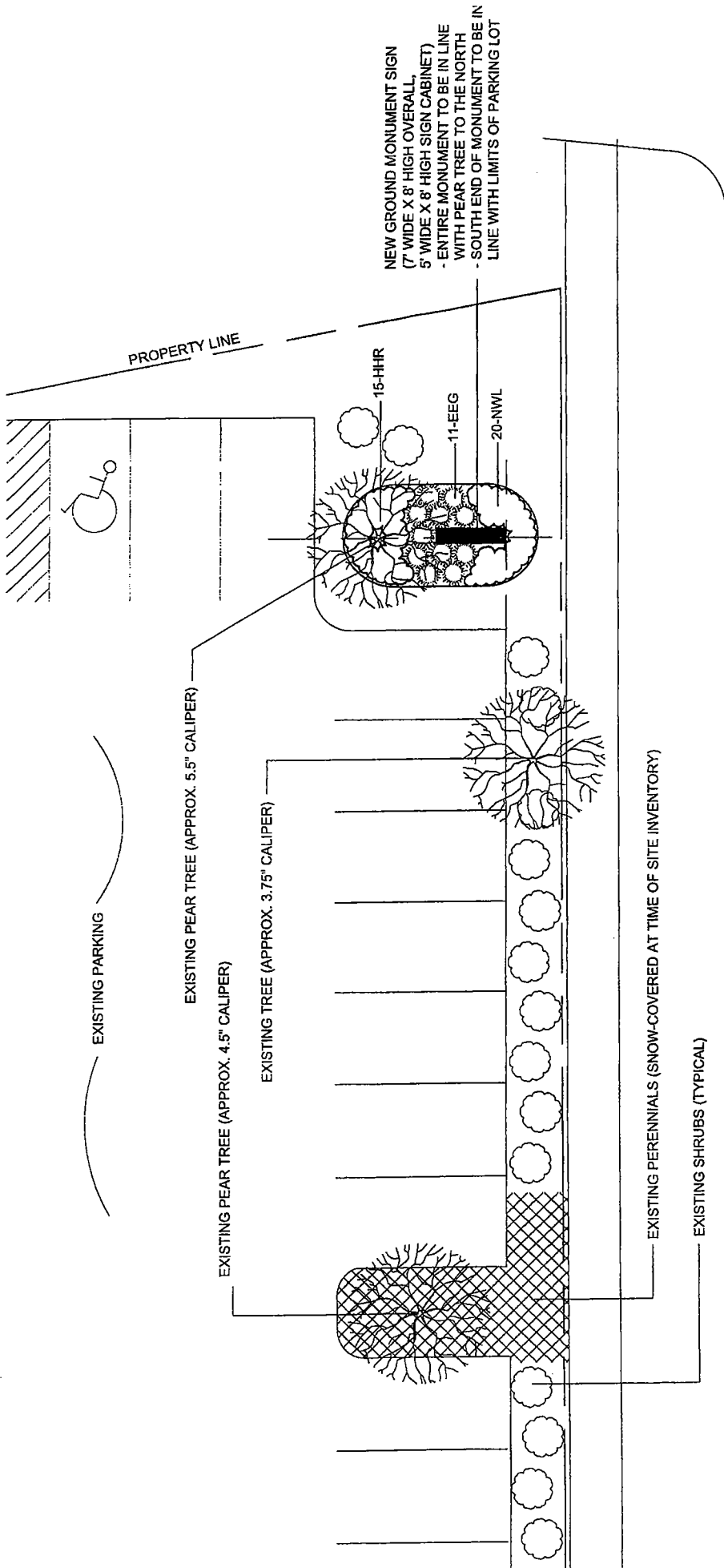


 Mayor of the Village of Palatine

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



 Village Clerk



RENOVATION LANDSCAPE PLAN

SCALE: 1" = 10'



3.2.f

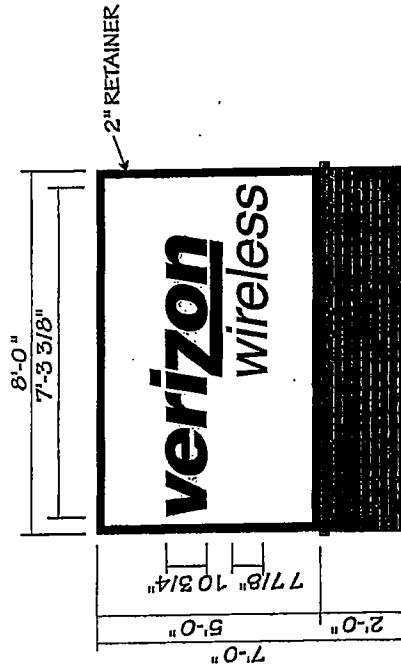


Proposed Sign # 1

Note: _____



Existing Sign #: 1 Illum. ☐ Non Illum. ☐ S/F ☐ D/F ☐
H NA W NA D NA OAH NA
Note: _____



CUSTOM D.F. ILLUMINATED MONUMENT- 40 SQ. FT.

SCALE: 3/8"=1'-0"

QTY: 1

Address: 784 W. Dundee Road
City/State: Palatine, IL.
Zip:

Landlord Approval: 
Print Name: Cos's Han
Customer Approval: _____
Print Name: _____
Date: 2/12/16
☒ Approved as shown ☐ Approved w/ changes noted

ORDINANCE NO. 0-151-04

**AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
732-830 E. DUNDEE ROAD**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on July 6, 2004 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for Final Planned Development approval.

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

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

Lot 2 in United Invesco Resubdivision of Lots 1 thru 5 (both inclusive) in Capri Village, a subdivision of part of the Southwest quarter of Section 1 and part of the Southeast quarter of Section 2, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

ALSO that part of the West 1/2 of the Southwest 1/4 of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, 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 50

Attachment: Planned Development Amendment Ordinance #O-60-10 (766 E Dundee Road - PD Amend Sign)

degrees 14 minutes 13 seconds, a distance of 67.50 feet; thence Southeasterly on a course forming a deflection angle to the right with the last described course of 89 degrees 01 minutes 01 seconds, a distance of 107.00 feet; thence Southeasterly on a course forming a deflection angle to the right with the last described course of 30 degrees 00 minutes 27 seconds, a distance of 142.37 feet to a point on the South line of said Section 1; thence West along the said South section line, a distance of 148.25 feet to the point of beginning, except the South 50.00 feet from the above described property taken for public roadway, in Cook County, Illinois

commonly known as 732-830 E. Dundee Road.

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

1. The planned development shall substantially conform to the site plan by MIM Architects, dated 1/20/04, last revised 6/17/04, and to the engineering plans by Pearson Brown and Associates, dated 4/8/04, last revised 5/20/04, and to the architectural plans and elevations by MIM Architects dated 1/20/04, last revised 3/18/04, and to the landscape plan by James Dowden & Associates dated 9/25/02, last revised 6/17/04, except as such plans may be changed to conform to Village codes and Ordinance and the following conditions below. (Staff)
2. A letter of credit in the amount of \$50,000 to ensure the completion of the planned development shall be submitted prior to the issuance of a building permit. (Code)
3. A letter of credit and 10% cash bond, to ensure the completion of the public improvements in a form and amount acceptable to the Village Engineer shall be submitted prior to the start of construction. (Code)
4. MWRD, IEPA, IDOT & NPDES permits are required. (Staff)
5. The petitioner shall execute a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney prior to the start of construction. (Code)
6. Parking lot and building lighting shall be provided in a manner acceptable to the Village Engineer. (Staff)
7. The uses for the shopping center shall conform to B-2 standards for permitted and special uses. (Staff)

8. Signage for the center shall adhere to the sign criteria attached hereto as exhibit "A". In the event that the sign criteria and the Village sign code conflict, the more restrictive shall apply. (Staff)

9. All existing wells and septic systems shall be properly abandoned. (Staff)

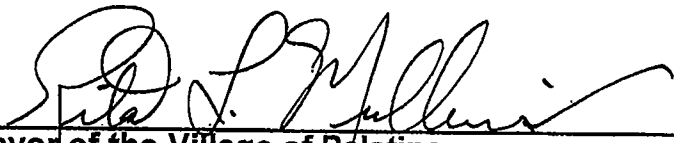
SECTION 3: That the petition for preliminary and final planned development, a copy of the public notice, be attached hereto and form a part of this ordinance.

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

PASSED: This 19th day of July, 2004

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 19th day of July, 2004



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 19th day of
July, 2004



Village Clerk

Attachment: Planned Development Amendment Ordinance #O-60-10 (766 E Dundee Road - PD Amend Sign)

DUNDEE POINT SHOPPING CENTER

EXHIBIT A1

SIGN CRITERIA FOR TENANT'S SIGNAGE

This criteria has been established for the purpose of assuring signage to enhance the Shopping Centers visual impact to the public, for the mutual benefit of all Tenants, conformance will be strictly enforced and any install non-conforming or unapproved signs must be brought into conformance at the sole expense of the Tenant.

General requirements:

This exhibit shall govern the design, construction and installation of all signs to be installed by the tenant at any time in conjunction with the provisions of the Lease to which exhibit is attached. Landlord shall make all final controlling determination concerning any question of interpretation, its design, text, style, color, spacing, overall dimensions and legibility shall be a major criteria for approval.

- 1) All Tenant identification shall be required to identify its Lease Premise by erecting at least one sign which shall be directly attached to the building fascia where shown on Landlord architect's drawing which is subject to approval of Landlord.
- 2) Tenants shall be limited to the building Façade Signage.
- 3) Tenant's signage not conforming to the approved sign criteria will require the approval of the Landlord and a Sign Permit obtained prior to the installation of the sign.
- 4) Any damage caused to the Landlord's work by Signage installation shall be repaired by the Landlord and charged to the Tenant. All signage, its removal and restoration of the sign fascia will be by Tenant at Tenant's expense.

Exhibit "A"

5) Building Façade Signage Design Criteria:

- a) Signage will be composed of individually constructed illuminated channel letters with Aluminum backs and returns with Plexiglas faces. Exterior disconnect switch on raceway end. UL listed.
- b) Letters are to be mounted on aluminum raceway that is painted to match building fascia color (provided by Landlord)
- c) Maximum height and maximum total area of letters shall be limited as shown in the following chart. Total area of letters shall be computed on the basis of a single rectangle enclosing all sign letters. Maximum sign height shall be subject to Landlord and Village approval. Maximum width of signage shall be no greater than window/door width. The letters shall be centered in an 40" tall area starting 4" above soldier course brickwork line.

LEASE FRONTAGE	MX. SIGN HGHT.	TOTAL AREA
Up to 15 feet	24"	15 SF
Up to 20 feet	24"	20 SF
Up to 30 feet	24"	30 SF
Up to 90 feet	30"	90 SF
Over 90 feet	30"	150 SF

6) Landlord signage Specifications:

Each letter shall be fabricated in channel block or logo style having the body of the letter 4 – 5" deep. Letter channels and faces (Color varies) shall be formed in exact shape of the letter. UL Listed.

Material used for each channel letter shall be .060 to .090 Aluminum sheet and shall be cleaned free of oil and grease. These channel letters shall be primed with Matthew's 3125-A wash primer. Two coats of finish color Acrylic Polyurethane applied. Finished surfaces to be smooth and free of lint and dust.

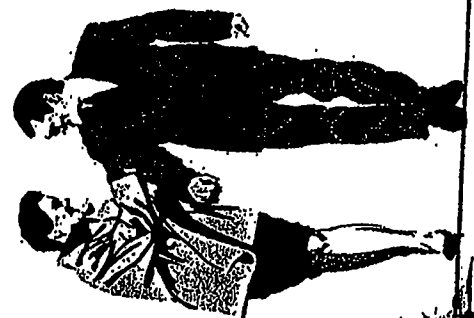
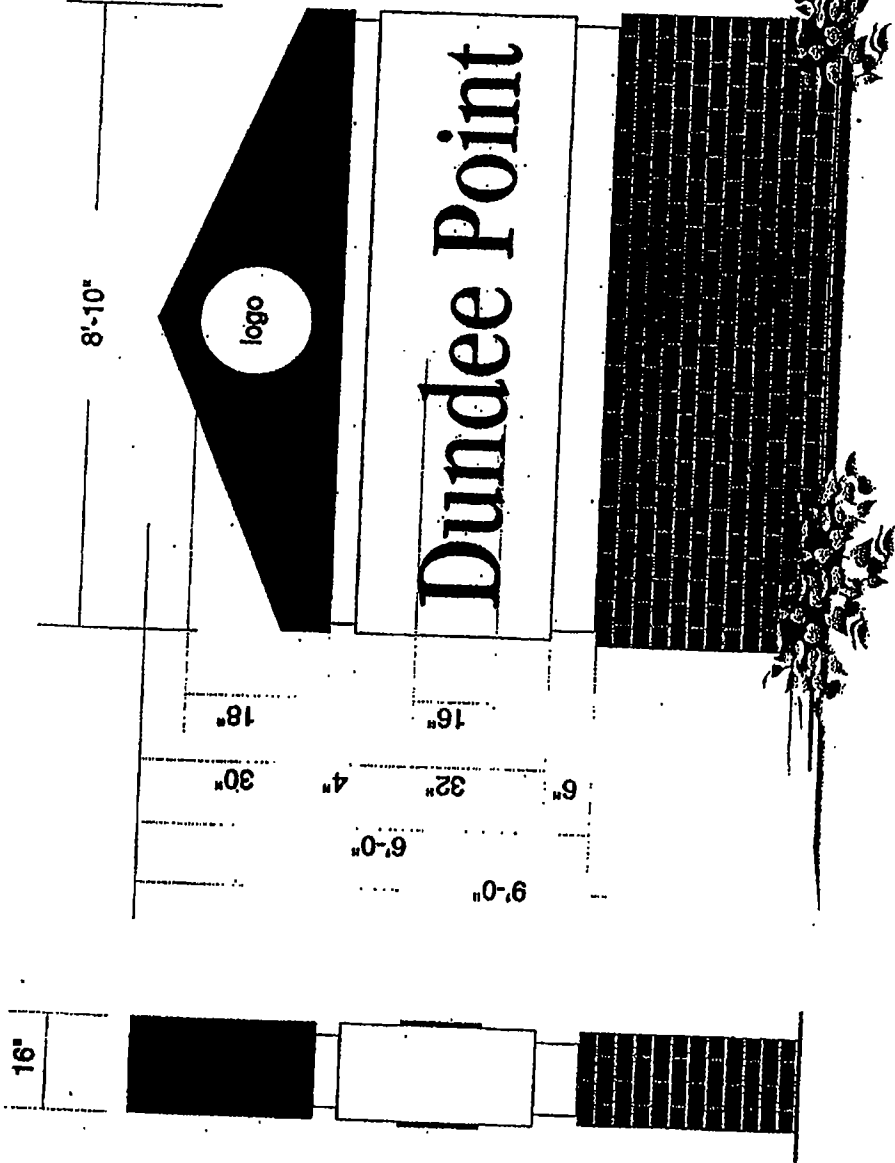
Miscellaneous Provisions:

Window graphics/NEON/vinyl lettering may utilize no more than 30% of the storefront window area to which it applied and incorporate no more than two separate colors. Not more than one paper sign will be permitted and not to exceed 2" in height by window panel width, for temporary sales or promotions only. Landlord reserves the right to order Tenant to remove any deteriorated or unsightly window signage. Window border neon is expressly prohibited.

Drafted on 5/20/04 by:

North Shore Sign for the express use of Dundee Point Center

Revised on 6/9/04



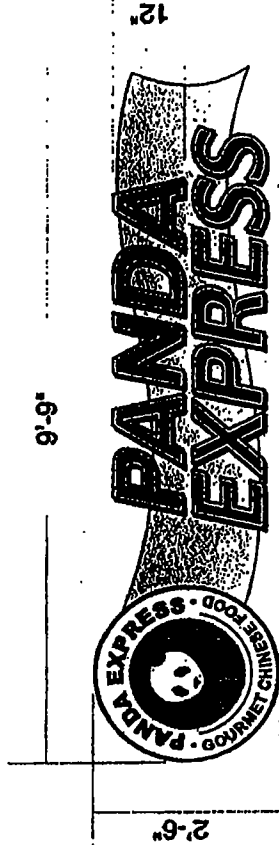
DOUBLE FACE ILLUMINATED DISPLAY
3/8" = 1'-0"

FABRICATED METAL CABINET W/ OFF WHITE POLYURETHANE (SIM. BLDG. COLOR) FINISH
AND INTERIOR FLUORESCENT ILLUMINATION / ROUTED OUT / BACKED UP WHITE PLEX COPY
3/4" THICK CLEAR PLEX PUSH THRU COPY W/ TEAL (PMS 322) APPLIED VINYL TO 1ST SURFACE
BRICK BASE BY OTHERS. METAL ROOF W/ TEAL FINISH AND ILLUM. PLEX LOGO.

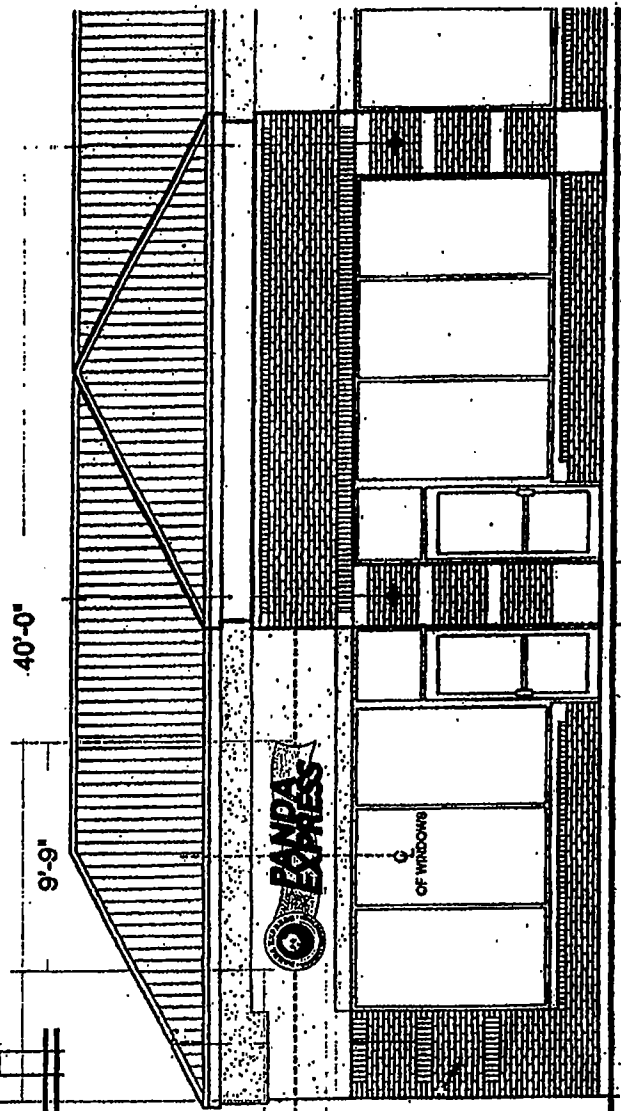
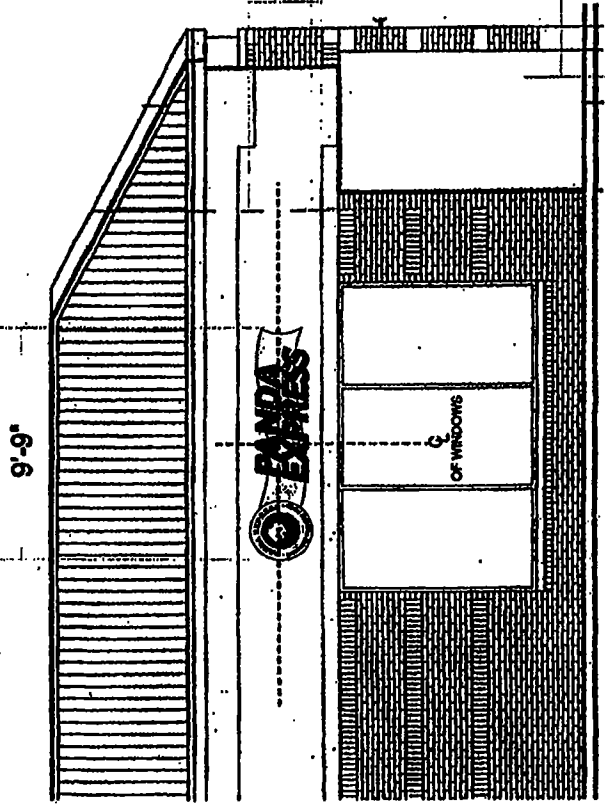
REVISED	DATE	BY	APPROVED BY	DRAWING NO.
A	6/9/04	NEW LAYOUT		
DUNDEE POINT CENTER				
723 - 826 EAST DUNDEE RD. PALATINE, IL.				
SCALE	1/2"	DRAWN BY	AS	
DATE	5/20/04	REVISED		
SUPERVISOR		APPROVED BY		

These plans are the exclusive property of North Shore Sign Co. and are the result of the effort and work of its employees. They are submitted to your company for the sole purpose of your review and approval. No part of these plans may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of North Shore Sign Co. Distribution or exhibition of these plans without the prior written permission of North Shore Sign Co. is expressly prohibited. In the event of such violation, North Shore Sign Co. agrees to be reimbursed \$500.00 for each violation. For more and other details in creating these plans, © North Shore Sign Co.

NORTH SHORE SIGN
 925 Industrial Drive Libertyville, Illinois 60048 847-816-7020
"Quality Signage Since 1990"



INDIVIDUAL ILLUMINATED CHANNEL LETTER DISPLAY
3/8" = 1'-0"

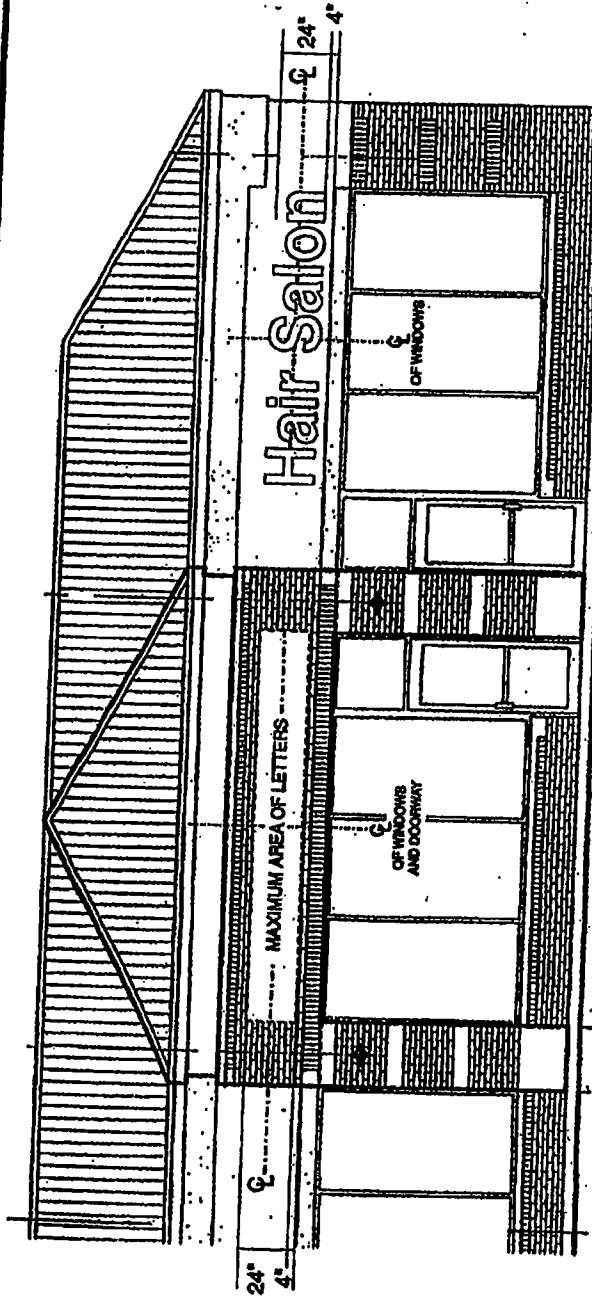


NORTH SHORE SIGN
1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020
"Quality Signage Since 1930"

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© North Shore Sign Co.

DUNDEE POINT CENTER
723 - 826 EAST DUNDEE RD. PALATINE, IL.

SCALE	1/2"	DRAW BY:	AS
DATE	5/20/04	REVISED	
SALESPERSON		APPROVED BY:	
		A DT	04283

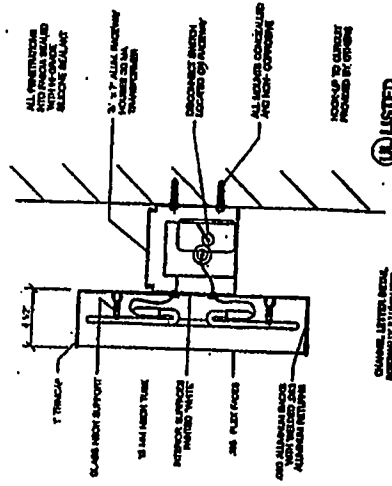


PARTIAL ELEVATION VIEW
1/8" = 1'-0"

Hair Salon

(TYPICAL)
INDIVIDUAL ILLUMINATED CHANNEL LETTER DISPLAY
1/2" = 1'-0"

FABRICATED INDIVIDUAL CHANNEL LETTERS W/ ACRYLIC POLYURETHANE
FINISH AND NEON ILLUMINATION / PLEX FACES / PLASTIC TRIM CAPS
ALL MOUNTED TO RACEWAY W/ PAINTED TO MATCH BLDG. COLOR



CHANGES LISTED HEREIN
REPLY TO THE
DRAWING NUMBER
SCALE 1/2"

ALL LISTED

NORTH SHORE SIGN
925 Industrial Drive Libertyville, Illinois 60048 847-816-7020
"Quality Signage Since 1930"

These plans are the exclusive property of North Shore Sign Co. and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase from North Shore Sign Co. a sign manufactured by North Shore Sign Co. or to purchase from another company. North Shore Sign Co. does not warrant or guarantee the quality of its work or the quality of the materials used in its signs. It is the responsibility of the purchaser to inspect the signs and to accept or reject them as they are. North Shore Sign Co. is not responsible for any damage to property or for any injury to persons or animals caused by the use of its signs. © North Shore Sign Co.

DUNDEE POINT CENTER
723 - 826 EAST DUNDEE RD. PALATINE, IL.

SCALE 1/2"	DATE 5/20/04	SALES/PERSON	APPROVED BY:
DRWN BY: AS	REVISED	DATE 5/20/04	BY: JIM AVALOS

PLAN COMMISSION
Tuesday, May 18, 2010

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

Absent: Patrick Noonan.

Minutes of the May 4 meeting were approved as distributed.

Report of Public Hearing - Case 10-26 – 784 E. Dundee rd.

Case 10-26 was removed from the untabled from May 4 after the public notice and list of petitioner's exhibits had had a public reading. Petitioner Verizon Wireless joined by United Invesco, LP, seeks approval of a planned development amendment to Planned Development Ordinance #O-151-04, as amended by #O-193-05, to permit a change in the approved sign plans to permit a second freestanding sign for approximately 2.19 acres at 784 E. Dundee rd in the Dundee Point Shopping Center.

Charles Schwartz of Verizon Wireless, lessee, and Jessica Heath-Bolden of Icon Identity Solutions, sign contractor, were sworn in.

Schwartz said Verizon has been located in this shopping center for five years. Their lease is up for renewal. He characterized this store as "underperforming."

He seeks approval of a monument sign to attract Dundee rd. and Rand rd. traffic. It would be located on the southeastern end of the shopping center in a spot that is currently a green space.

Hansen noted that monument signs are allowed for a shopping center but not for individual tenants.

Schwartz said he feels that the Jiffy Lube obliterates all long distance vision. Traffic approaches the center traveling between 35 and 45 miles per hour. A monument sign can capture a driver's "cone of vision" much more than a façade-mounted sign, he said, noting that when cars are parked in the parking lot against the parkway, they obstruct the sign on the store's wall.

Hansen asked, "How then can you deny another tenant in the same shopping center a monument sign?" Schwartz responded that at 3,500 square feet, this is the largest tenant in the center. It is the only national tenant, he added. For this reason, the landlord has joined in the petition. "This is an economic imperative," he said, claiming it could boost sales.

The proposed sign would be 7 feet high and 8 feet long. It would be about 40 square feet. Schwartz said it would be lower and less obtrusive than the Dundee Point Shopping Center monument sign. He said his lease for the space would be for three years. Pugsley and LaHaie will landscape the sign once it is in, he said.

plan commission
tuesday, may 18, 2010

page 2

Kevin Anderson was sworn in. He gave background on the request, stressing that the planned development ordinance is tied to a set of sign criteria that the petitioner created. One stipulation allows one freestanding sign for the shopping center to identify the name of the shopping center only with no tenant panels.

Other points of information that Anderson feels are salient are:

- In 2005, the property owner sought and received a Planned Development Amendment to permit attached signage for the end cap tenant spaces on the sides of the building rather than just on the front as the original sign plans allowed. Verizon currently has two attached signs, one on the south face of the building and one on the east face of the building.
- Commercial Centers larger than 2 acres are permitted to have two freestanding signs in the B-2 and B-5 zoning districts but they are intended to advertise the center, not an individual tenant.

Staff Recommendation

The proposal would not likely have a negative impact on the surrounding neighborhood. However, Staff has concerns with setting a precedent for an individual tenant to have his own freestanding signs. Therefore, Staff recommends action at the discretion of the Plan Commission. If the Plan Commission recommends approval of the proposal, staff recommends the following condition:

The sign shall significantly conform to the sign plans attached hereto as Exhibit 'A' Except as such plan may be changed to conform to village codes and ordinances.

Schwartz said he is able to comply with the condition, and he would agree to a dismantling clause should such wording be suggested as a second condition..

The public hearing was closed at 8:35 p.m.

During discussion, commissioners noted the following:

Lewandowski - said he thinks granting this request would be opening a can of worms. It would be precedent setting. He would like to see a monument sign for the center with a list of multiple tenants listed.

Hansen - Concurs with Lewandowski. He noted that commissioners do understand that two shopping center signs would be allowed if zoning were B2 or B5.

Mrs. Sawyer – said she concurs with Hansen. She would like the tenant to work with the landlord to modify the existing sign.

Applegate – Is inclined to let them have what they want. Aesthetics are pretty much gone in this area, he said, noting the “hodge podge of stuff” along Dundee rd. He, too, is concerned about precedent setting, but he feels the sign is modest.

Dwyer – if the village is concerned about aesthetics, a sunset provision could be inserted into the recommendation outlining when the sign would have to come down.

plan commission
tuesday, may 18, 2010

page 3

RECOMMENDATION

Hansen moved, Applegate seconded that the plan commission recommend to the village council that it approve the request of the petitioners in Case 10-26, Verizon Wireless and United Invesco, LP, who seek approval of a planned development amendment to Planned Development Ordinance #O-151-04, as amended by #O-193-05, to permit a change in the approved sign plans to permit a second freestanding sign for approximately 2.19 acres at 784 E. Dundee rd in the Dundee Point Shopping Center.

Such approval shall be contingent upon petitioners' complying with the staff condition listed above and a plan commission condition stating the petitioner is responsible for dismantling the sign in 10 years or when Verizon Wireless is no longer a tenant in the shopping center.

Those voting aye: Muldowney, Applegate, Smith, Seiffert, Dwyer.

Those voting nay: Mrs. Williams, Mrs. Sawyer, Lewandowski, Hansen.

The motion carried.
(5-4)

Report of Public Hearing – Case 10-27 – Text Amendments

Case 10-27 was removed from the table where it was placed April 20, 2010, to allow staff additional time to complete the final text draft for Plan Commission review.

The village seeks approval of text amendment to 12.01 (f) and (h) – Manufacturing District list of permitted and special uses to expand these lists in the manufacturing district of the Palatine zoning ordinance.

The following petitioner's exhibits were introduced:

1. Current Manufacturing Use List
2. Minutes of the April 20, 2010 plan commission meeting

Anderson repeated the following items as rationale for the proposed revisions:

- The manufacturing economy has shrunk over the last 30 years, and Palatine is not immune to those changes. Many reasons exist for this decline, including the expansion of technologies, the cost of goods produced, and the existing tax structure within Cook County.
- In reviewing Palatine's existing manufacturing use list and ordinance, staff believes that the language could be updated and expanded. In preparation for this discussion, staff has surveyed Palatine's present mix of manufacturing uses and examined manufacturing use lists and ordinances from numerous other communities. In an effort to update the Manufacturing Use lists with the village, staff proposes to expand the Permitted and Special Use lists.

**Village of Palatine
Petition for a Hearing
Regarding a Planned Development Amendment**

In the Matter of the)
Petition for Variance)
Regarding a Monument Sign)

1. The Petitioners:

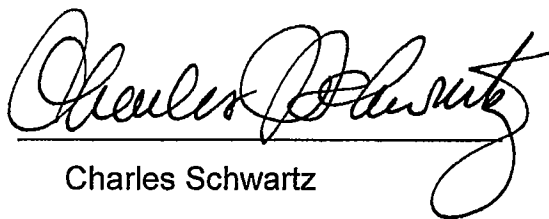
For the Tenant: **Verizon Wireless, by Charles Schwartz**
1515 Woodfield Road 14th Floor
Schaumburg, IL 60173
847 706 2501 Fax 847 706 1724

For the Landlord: **United Invesco, LP, by Gus Haramaras**
c/o GHP Group, Inc
8280 Austin Avenue
Morton Grove, IL 60053
847 410 3305 Fax 847 583 0890

2. omitted.
3. Verizon Wireless is the Tenant and United Invesco, LP is the Landlord of The property wherein the monument sign is proposed to be erected.
4. The closest address to the proposed sign is the address of the Verizon Wireless Communication store: 784 East Dundee Road, Palatine, IL.
5. The property is improved with multi-tenant retail store buildings.
6. The property is currently zoned as a Planned Development under Ordinance 0-151-04.
7. Proposed is the addition of a single monument sign to the existing signage approved pursuant to the existing ordinance.
8. No conditions for final approval are yet known.
9. Attached Check List of Documents are: Plat of Survey, Real Estate Interest Disclosure Form, Proof of Ownership/Lease; Sign Plans, Landscape Plans.

10. The Petitioner's signature below indicates that the information contained in this application and accompanying documents are true and correct to the best of my knowledge and belief.

Date: March 15, 2010

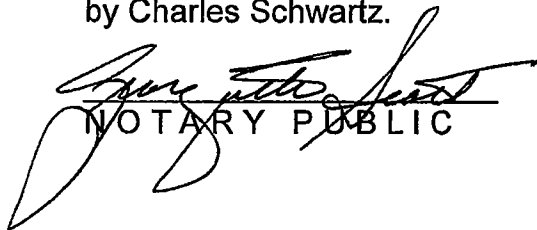

Charles Schwartz

State of Illinois

County of Cook

This instrument was acknowledged before me this 15th day of March, 2010

by Charles Schwartz.


NOTARY PUBLIC



Of

TOTAL AREA = 3.0002 ACRES



1 INCH = 60 FEET

11/11/11

...and the ...

2004

7

ALWAYS ORDER IN THE EARLY MORNING
BEFORE THE DAY'S BUSINESS BEGINS

ALBANY, N.Y. 12202

WINNER'S EXHIBIT

10

2

the Road - PD Ameri

Packet Pg. 56

PETITIONER'S EXHIBIT

PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Tuesday, May 4, 2010, at 8:00 PM, in the Village Council Chamber in the Palatine Community Center, 200 E. Wood Street, relative to a request for the following:

1. Planned Development Amendment to Planned Development Ordinance #O-151-04 as amended by #O-193-05 to permit the installation of a second freestanding sign at the southeast corner of the development.

The property is commonly known as 720-830 (even) E. Dundee Road (PINs 02-02-412-011 and -012).

The proposal would allow Verizon Wireless to install a 40 square foot, freestanding sign in front of their tenant space in the Dundee Point Shopping Center.

The above petition has been jointly filed by Verizon Wireless (represented by Charles Schwartz) and United Invesco LP (represented by Gus Haramaras) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 10-26
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
Published in Daily Herald
April 19, 2010 (4208520)N

3.2.f

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 19, 2010 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Holly Bratanick
Authorized Agent

Control # 4208520

Attachment: Planned Development Amendment Ordinance #O-60-10 (766 E Dundee Road - PD Amend Sign)

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

DESCRIPTION: Consideration of a Planned Development Amendment to Planned Development Ordinance #O-151-04 as amended by #O-193-05 to permit a change in the approved sign plans to permit a second freestanding sign for Dundee Point shopping center.

(United Invesco/Verizon Wireless, Schwartz - Case No. 10-26) (District 3)

COMMITTEE ACTION:

DATE:

BACKGROUND:

The Subject Property, approximately 2.19 acres, is the existing Dundee Point Shopping Center with related parking lot. The Petitioners, one the lessee and one the owner of the property are proposing to construct a second freestanding sign for the Verizon Wireless store. The Planned Development Ordinance is tied to a set of sign criteria which the Petitioner created. The sign criteria included only one freestanding sign for the shopping center. Therefore, the Petitioner is seeking approval of the following:

Planned Development Amendment to Planned Development Ordinance #O-151-04 as amended by #O-193-05 to permit a change in the approved sign plans to permit a second freestanding sign.

ANALYSIS:

- Planned Development Ordinance #O-151-04 permitted a Final Planned Development for a new shopping center. The Ordinance was approved on July 19, 2004.
- The developer, United Invesco, provided a set of sign criteria for the new development. Those sign criteria included one freestanding sign on the property identifying the name of the shopping center only and not including any tenant panels.
- One of the shopping center tenants is Verizon Wireless. They are proposing to construct a new freestanding sign near the southeast corner of the property advertising for Verizon wireless only.
- The proposed sign would be approximately 40 square feet and would be 7 feet in height.
- In 2005, the property owner sought and received a Planned Development Amendment to permit attached signage for the end cap tenant spaces on the sides of the building rather than just on the front as the original sign plans allowed. Verizon has two attached signs currently, one on the south face of the building and one on the east face of the building.
- The Plan Commission recommended a condition limiting the sign approval to ten years or the termination of Verizon's lease at this location. If the Council chooses to approve this request, Staff believes that this condition is not required.
- Commercial Centers greater than 2 acres are permitted to have 2 freestanding signs in the B-2 and B-5 zoning districts but they are intended to advertise the overall center, not an individual tenant. Staff understands the Petitioner's desire to have additional tenant signage, but the underlying intent of the sign ordinance is not to have multiple freestanding individual tenant signs within a unified center. Such identification is perhaps better achieved through the use of wall signage.

ALTERNATIVES:

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

RECOMMENDATION:

Public Hearing: May 20, 2010 Plan Commission

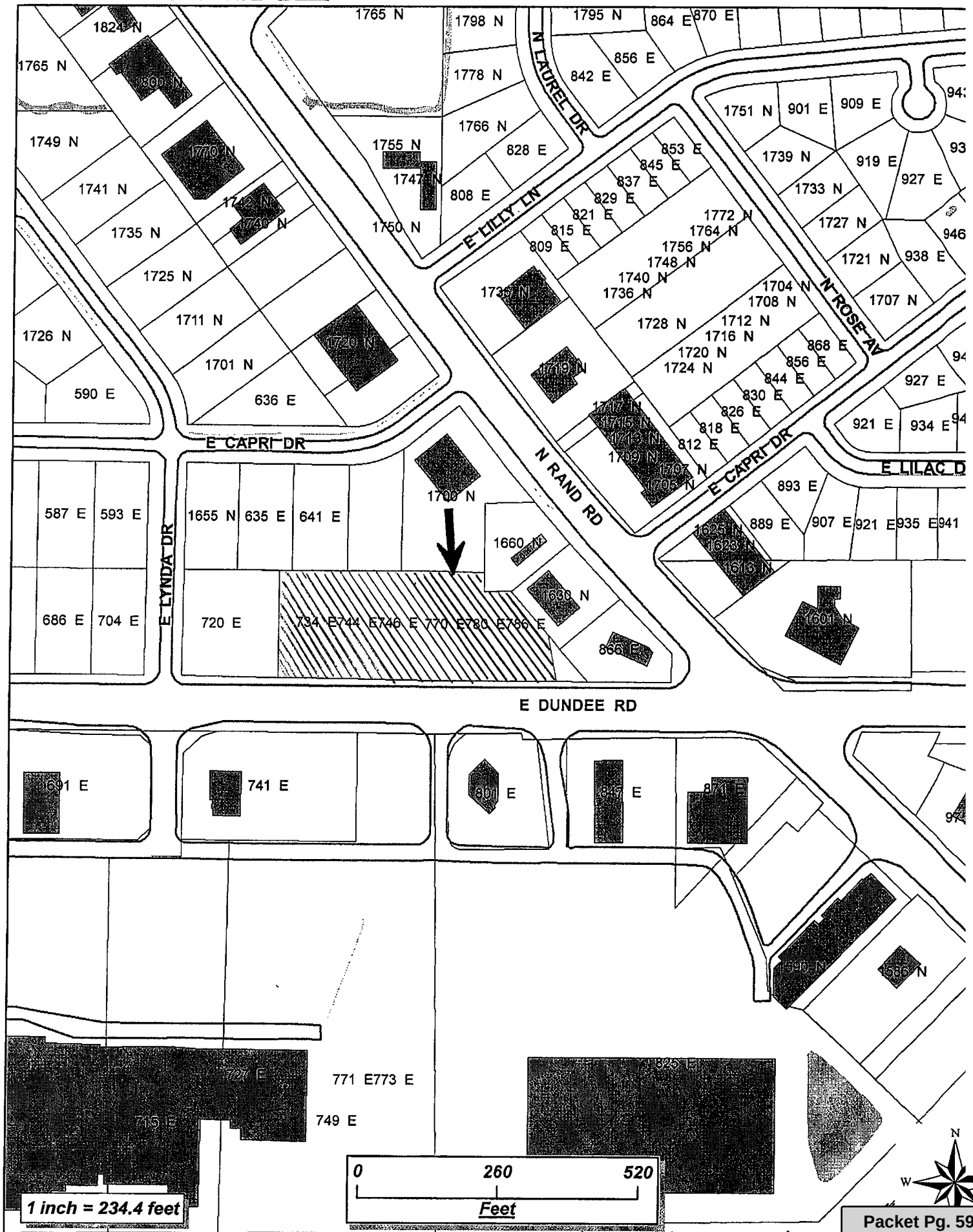
Residents Testifying: None

Concerns: None

Vote: The Plan Commission recommended 5 to 4 to approve the request. Staff recommends action at the Village Council's discretion.

ACTION REQUIRED:

Consideration of an Ordinance granting a Planned Development Amendment to Planned Development Ordinance #O-151-04 as amended by #O-193-05 to permit a change in the approved sign plans to permit a second freestanding sign for Dundee Point shopping center.



ORDINANCE NO. 0-151-04
ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
- 732-830 E. DUNDEE ROAD

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On July 19, 2004**

ORDINANCE NO. 0-151-04

**AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
732-830 E. DUNDEE ROAD**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on July 6, 2004 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for Final Planned Development approval.

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

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

**Lot 2 in United Invesco Resubdivision of Lots 1 thru 5 (both inclusive) in Capri Village, a subdivision of part of the Southwest quarter of Section 1 and part of the Southeast quarter of Section 2, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.
ALSO that part of the West 1/2 of the Southwest 1/4 of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, 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 50**

07/12/2004 3:35 PM

Attachment: Dundee Point Planned Development Ordinance (including initial sign criteria) #O-151-04 (766 E Dundee Road - PD Amend Sign)

degrees 14 minutes 13 seconds, a distance of 67.50 feet; thence Southeasterly on a course forming a deflection angle to the right with the last described course of 89 degrees 01 minutes 01 seconds, a distance of 107.00 feet; thence Southeasterly on a course forming a deflection angle to the right with the last described course of 30 degrees 00 minutes 27 seconds, a distance of 142.37 feet to a point on the South line of said Section 1; thence West along the said South section line, a distance of 148.25 feet to the point of beginning, except the South 50.00 feet from the above described property taken for public roadway, in Cook County, Illinois

commonly known as 732-830 E. Dundee Road.

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

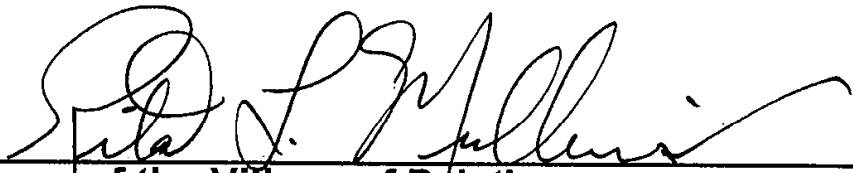
1. The planned development shall substantially conform to the site plan by MIM Architects, dated 1/20/04, last revised 6/17/04, and to the engineering plans by Pearson Brown and Associates, dated 4/8/04, last revised 5/20/04, and to the architectural plans and elevations by MIM Architects dated 1/20/04, last revised 3/18/04, and to the landscape plan by James Dowden & Associates dated 9/25/02, last revised 6/17/04, except as such plans may be changed to conform to Village codes and Ordinance and the following conditions below. (Staff)
2. A letter of credit in the amount of \$50,000 to ensure the completion of the planned development shall be submitted prior to the issuance of a building permit. (Code)
3. A letter of credit and 10% cash bond, to ensure the completion of the public improvements in a form and amount acceptable to the Village Engineer shall be submitted prior to the start of construction. (Code)
4. MWRD, IEPA, IDOT & NPDES permits are required. (Staff)
5. The petitioner shall execute a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney prior to the start of construction. (Code)
6. Parking lot and building lighting shall be provided in a manner acceptable to the Village Engineer. (Staff)
7. The uses for the shopping center shall conform to B-2 standards for permitted and special uses. (Staff)

- 8. Signage for the center shall adhere to the sign criteria attached hereto as exhibit "A". In the event that the sign criteria and the Village sign code conflict, the more restrictive shall apply. (Staff)
- 9. All existing wells and septic systems shall be properly abandoned. (Staff)

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

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

PASSED: This 19th day of July, 2004
AYES: 6 **NAYS:** 0 **ABSENT:** 0 **PASS:** 0
APPROVED by me this 19th day of July, 2004

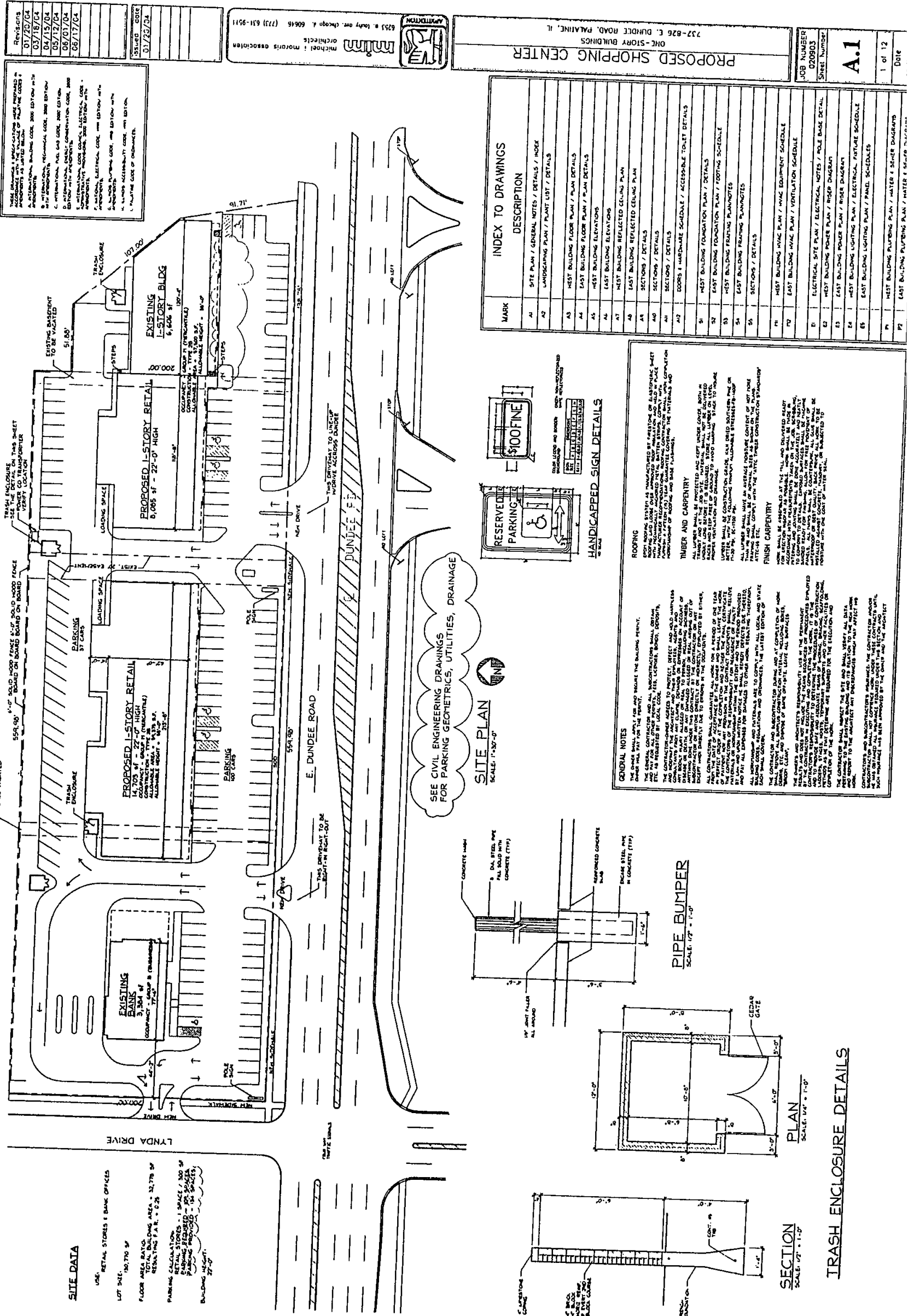


Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 19th day of July, 2004



Village Clerk




 michiel | morris ommogheas
 architects
 6753 n louhy ave chicago il 60646 (773) 631-9511

NUMBER	of 12	Date
220903		
Number		
A.2		

1) ALL TRAIL, EVERGREENS, SHRUBS AND PERENNIAL BEDS SHALL BE PLANTED WITH 3" OF MULCHED WOOD-CHIP.

2) SOIL COMPOSITION IN ALL PERENNIAL BEDS SHALL INCLUDE 50% COMPOST.

3) CONCRETIONS SHALL SECURE ALL PERMITS REQUIRED TO CONDUCT ANY WORK IN THE CITY OF SEATTLE LOCATIONS BEFORE JOB COMMENCEMENT. (S&P) PER-21

4) THE CONTRACTOR SHALL AGREE TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SEATTLE FROM AND AGAINST ALL PERSONAL INJURY, PROPERTY DAMAGE, AND ALL OTHER LIABILITY, INCLUDING ATTORNEY'S FEES, DAMAGES, LOSSES, AND COSTS, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE OBLIGATIONS DUE TO INDemnIFICATION.

JAMES DOWDEN &
ASSOCIATES inc.

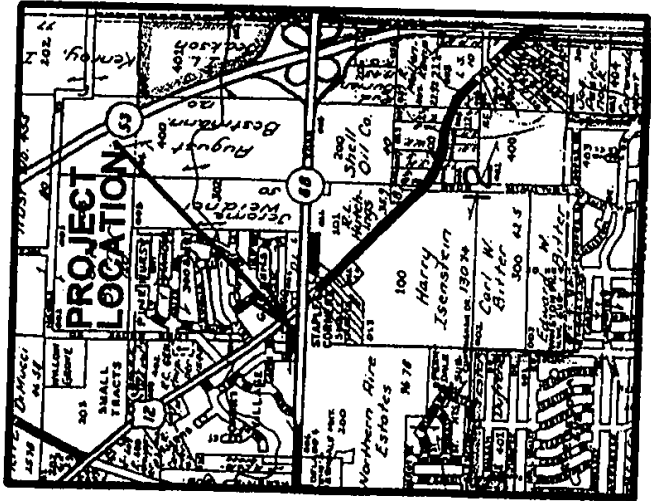
LANDSCAPE DESIGNERS &
PLANNERS

LIBERTYVILLE, ILLINOIS
847-362-1254



DUNDEE POINT

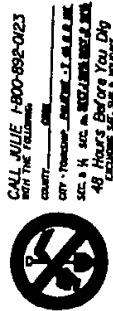
PALATINE, ILLINOIS



NORTH  **LOCATION MAP**

BENCH MARKS:

- BENCHMARK #1:**
TOP OF WALL @ OFF. CORNER NO. 128
E. DUNDEE ROAD
ELEVATION: 738.48
- BENCHMARK #2:**
CURB CUT IN EXISTING SIDEWALK
SOUTHEAST OF DUNDEE ROAD
ELEVATION: 743.04
- BENCHMARK #3:**
PK NAIL IN ASPHALT OF LYNDA
DRIVE, 32' NORTH OF EX. EDGE OF
CONCRETE APRON AND 2.3' WEST OF EAST
EDGE OF PAVEMENT
ELEVATION: 746.08



PERMIT **NUMBER** **DATE ISSUED**

NOT FOR CONSTRUCTION

INDEX

1. COVER SHEET
2. SPECIFICATIONS & NOTES
3. SPECIFICATIONS & NOTES
4. GEOMETRIC PLAN
5. GRADING PLAN
6. EROSION CONTROL PLAN
7. EROSION CONTROL NOTES & DETAILS
8. UTILITY PLAN
9. DETAILS
10. STORM TRAP DETAILS

LEGEND

EXISTING	PROPOSED
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	

ORIGINAL ISSUE DATE:
APRIL 8, 2004
REVISED MAY 20, 2004

DEVELOPER:
UNITED INVESTCO L.P.
7650 N. ST. LOUIS AVE., SKOKIE, IL 60076 (647) 324-8800

CONSULTING ENGINEERS:
PEARSON, BROWN & ASSOCIATES, INC.
1850 W. WINCHESTER ROAD, SUITE 205, LIBERTYVILLE, IL 60048 (647) 357-4707

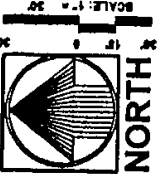


REVISIONS

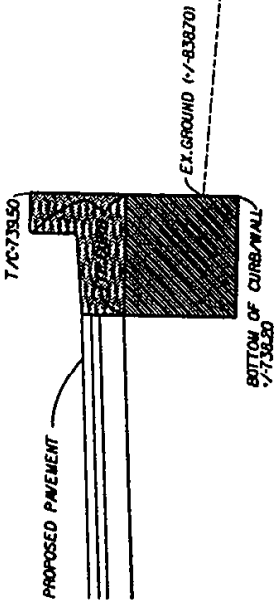
RECEIVED
JAN 10 1964
U.S. DEPARTMENT OF AGRICULTURE
WASHINGTON, D.C.

DUNDEE POINT

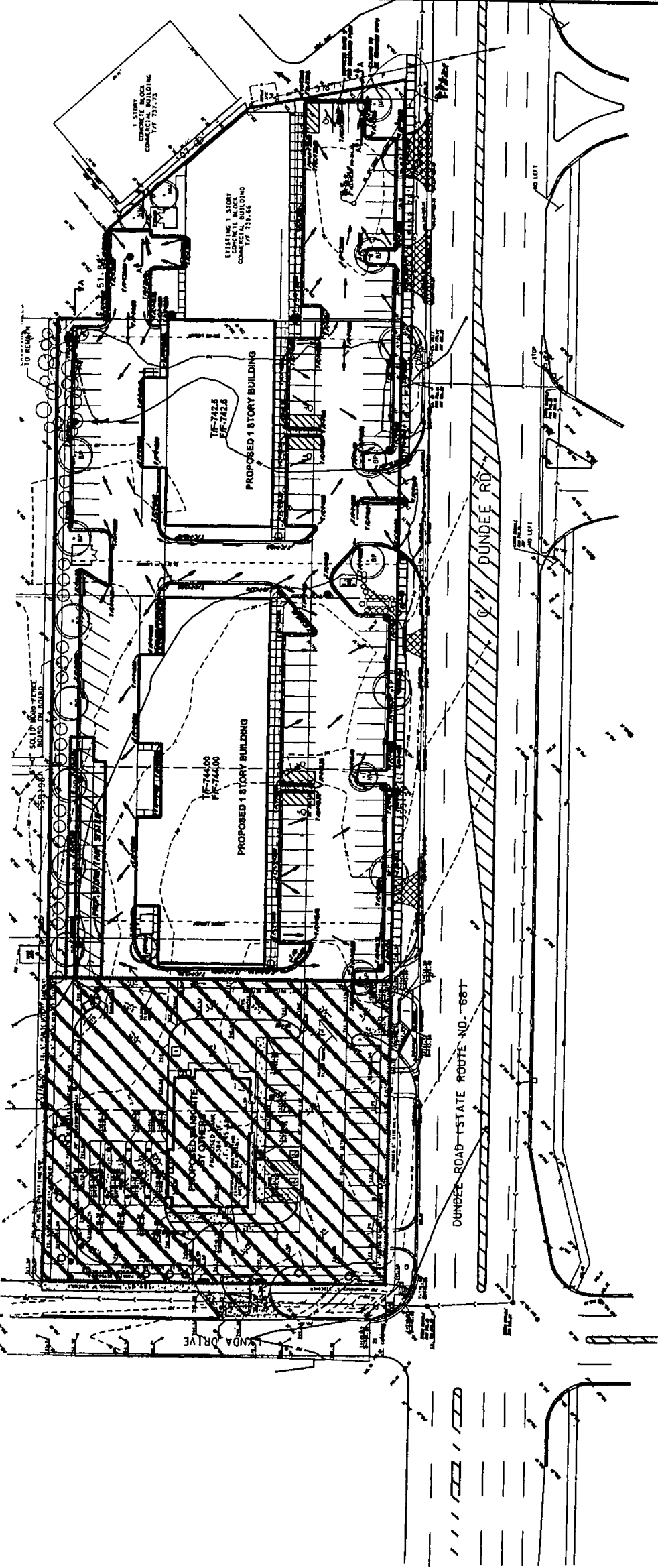
PAULINE ELSON
I & ASSOCIATES, INC.
CONSULTING ENGINEERS
1000 W. WASHINGTON ROAD - SUITE 200
LIBERTYVILLE, IL 60069
(630) 307-0787
FAX (630) 307-0867
E-MAIL ADDRESS: jeh@iawna.com



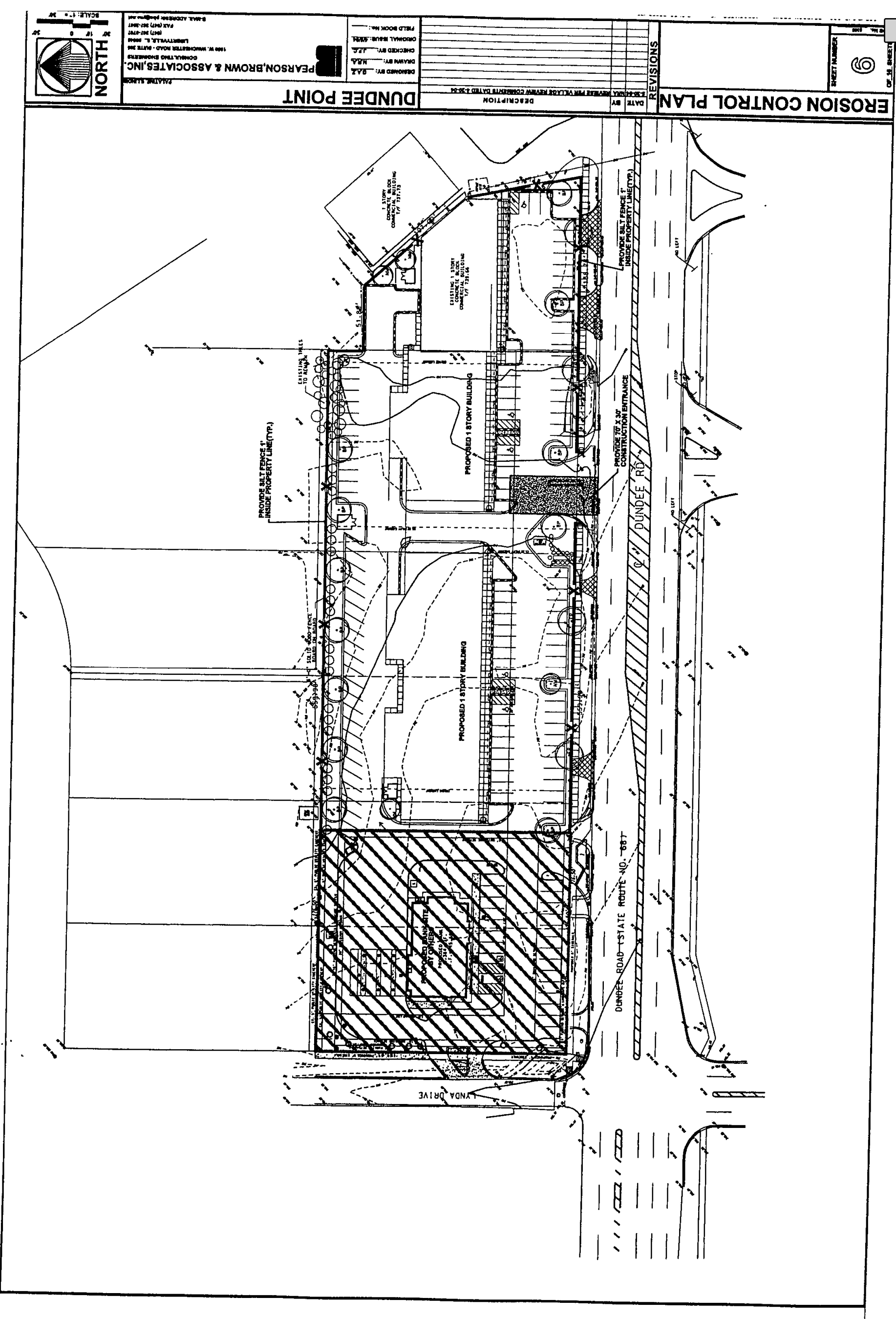
SECTION A-A CURB DETAIL AT ADJACENT PARCELS



EXTEND CURB TO 0.50' BELOW EXISTING GROUND TO FORM A RETAINING WALL IN AREAS WHEREAS IT IS NOT POSSIBLE TO ACHIEVE A 3:1 SLOPE AT ADJACENT PARCELS.



DETENTION REQUIREMENTS (STORE SIDE ONLY)	
SITE AREA	2.19 AC.
AUTOCLEAR FOR PROPOSED DETENTION	1.76 AC.
REQUIRED STORAGE RATE	0.79 GFS.
REQUIRED STORAGE	0.32 AC.FT.
PROVIDED STORAGE (IN STORM TRAP SYSTEM)	0.34 AC.FT.



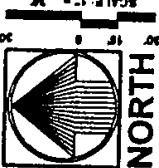
UTILITY PLAN

REVISIONS

DATE	BY	DESCRIPTION
12-20-2014	REDA	REVIEW FOR VILLAGE REVIEW COMMITTEE DATED 4-28-14

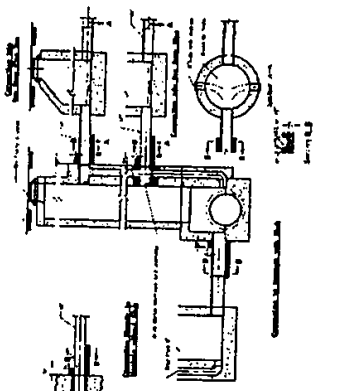
DUNDEE POINT

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1400 W. WILSON ROAD - SUITE 200
LIBERTYVILLE, IL 60154
TEL: 630.331.1100
FAX: 630.331.1101
E-MAIL ADDRESS: pba@pba.com

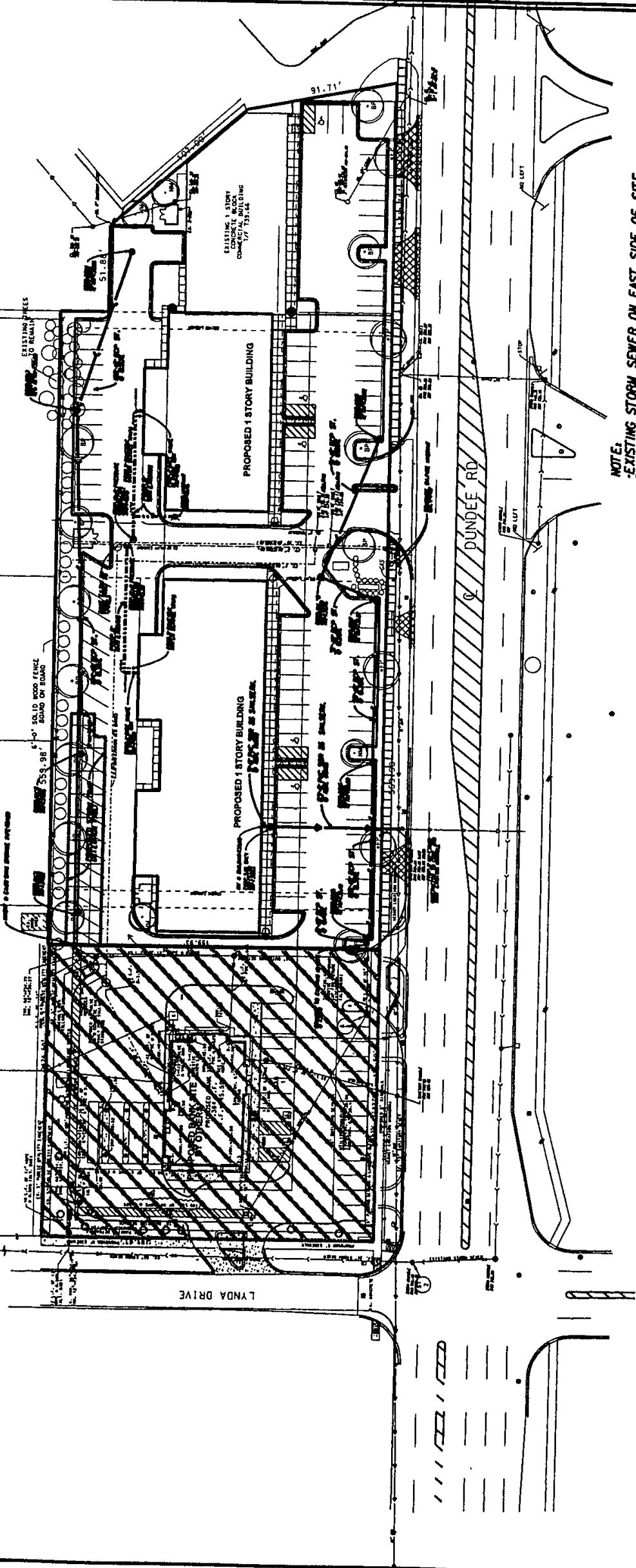
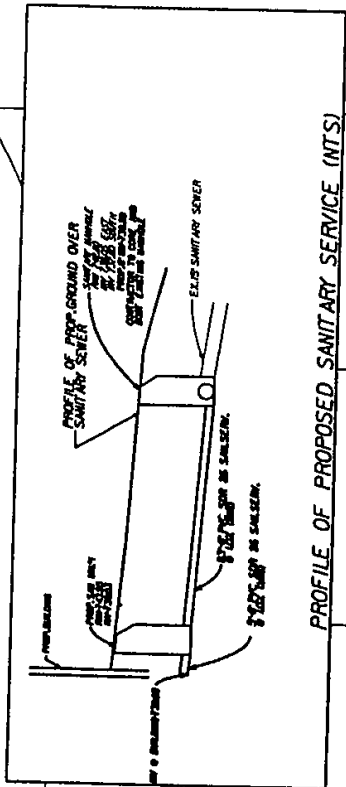


NOTE:
-EXISTING STORM SEWER ON EAST SIDE OF SITE
TO BE CLEANED OUT AND INSPECTED TO
ENSURE IT IS FUNCTIONING PROPERLY.
-PROPOSED CENTRAL BUILDING AND EXISTING
EASTERN BUILDING SHALL BE INTERNALLY
PLUMBED TO THE EXISTING 6" SANITARY SERVICE
AT THE NORTH EAST CORNER OF THE EXISTING
BUILDING (SEE ARCH. PLANS FOR DETAILS)

Methods of Connecting to MWRD Manholes



PROFILE OF PROPOSED SANITARY SERVICE (INTS)



PROPOSED SHOPPING CENTER

ONE-STORY BUILDINGS

732-826 E. DUNDEE ROAD, PALMATE, IL

APPROVED

6553 E. LOUAY ONE CHICAGO A. 60645 (773) 631-9511

Michael J. Moroff Associates

Revisions

01/20/04

03/18/04

04/19/04

05/12/04

Sheet No.

01/23/04

Job Number

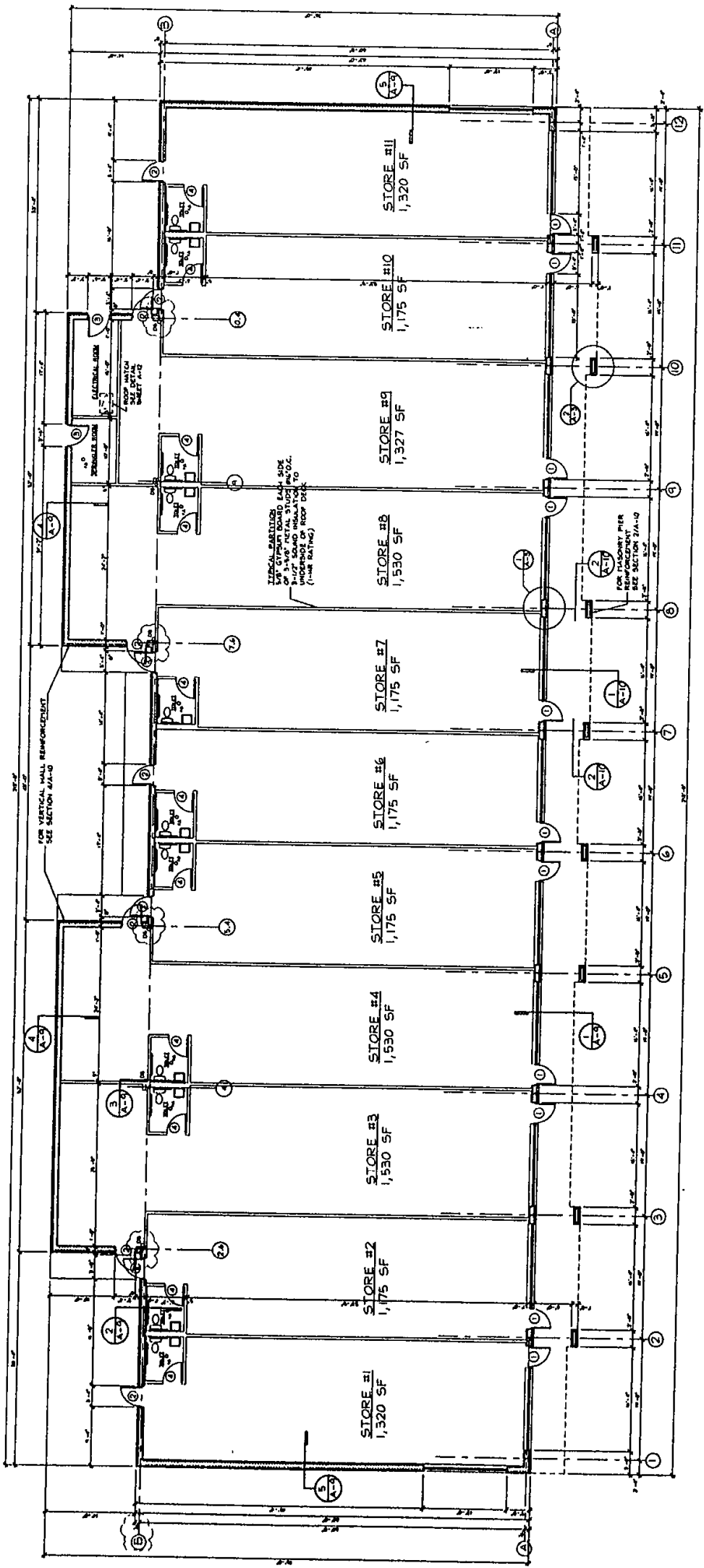
020903

Sheet Number

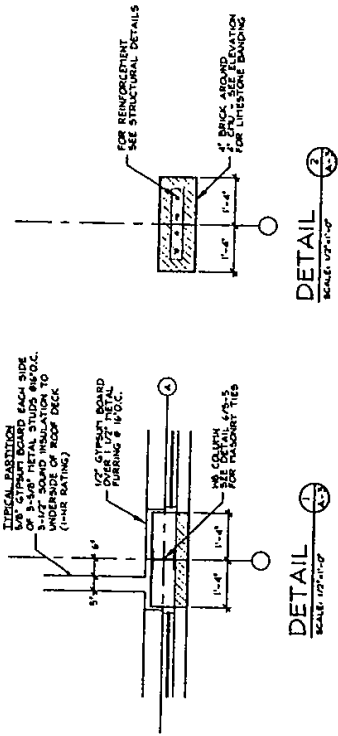
3 of 12

Date

A.3



FLOOR PLAN - WEST BLDG
SCALE: 1/8"=1'-0"



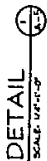
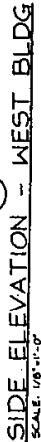
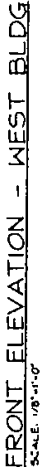


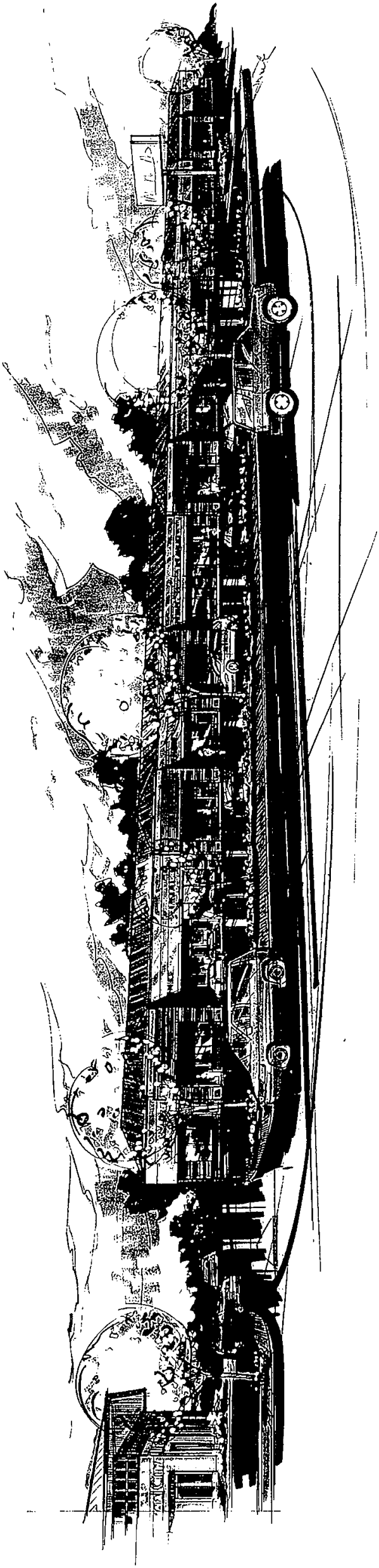
APR 1973

 6755 S. Lounsbury Ave., Chicago 2, 60646 (773) 631-9511
 michael j morris associates
 architects

732-826 E. DUNDIE ROAD, PALATKA, IL

A.5





DUNDEE POINT SHOPPING CENTER

EXHIBIT A1

SIGN CRITERIA FOR TENANT'S SIGNAGE

This criteria has been established for the purpose of assuring signage to enhance the Shopping Centers visual impact to the public, for the mutual benefit of all Tenants, conformance will be strictly enforced and any install non-conforming or unapproved signs must be brought into conformance at the sole expense of the Tenant.

General requirements:

This exhibit shall govern the design, construction and installation of all signs to be installed by the tenant at any time in conjunction with the provisions of the Lease to which exhibit is attached. Landlord shall make all final controlling determination concerning any question of interpretation, its design, text, style, color, spacing, overall dimensions and legibility shall be a major criteria for approval.

- 1) All Tenant identification shall be required to identify its Lease Premise by erecting at least one sign which shall be directly attached to the building fascia where shown on Landlord architect's drawing which is subject to approval of Landlord.
- 2) Tenants shall be limited to the building Façade Signage.
- 3) Tenant's signage not conforming to the approved sign criteria will require the approval of the Landlord and a Sign Permit obtained prior to the installation of the sign.
- 4) Any damage caused to the Landlord's work by Signage installation shall be repaired by the Landlord and charged to the Tenant. All signage, its removal and restoration of the sign fascia will be by Tenant at Tenant's expense.

Exhibit "A"

- 5) Building Façade Signage Design Criteria:
- a) Signage will be composed of individually constructed illuminated channel letters with Aluminum backs and returns with Plexiglas faces. Exterior disconnect switch on raceway end. UL listed.
 - b) Letters are to be mounted on aluminum raceway that is painted to match building fascia color (provided by Landlord)
 - c) Maximum height and maximum total area of letters shall be limited as shown in the following chart. Total area of letters shall be computed on the basis of a single rectangle enclosing all sign letters. Maximum sign height shall be subject to Landlord and Village approval. Maximum width of signage shall be no greater than window/door width. The letters shall be centered in an 40" tall area starting 4" above soldier course brickwork line.

LEASE FRONTAGE	MX. SIGN HGHT.	TOTAL AREA
Up to 15 feet	24"	15 SF
Up to 20 feet	24"	20 SF
Up to 30 feet	24"	30 SF
Up to 90 feet	30"	90 SF
Over 90 feet	30"	150 SF

- 6) Landlord signage Specifications:
- Each letter shall be fabricated in channel block or logo style having the body of the letter 4 – 5" deep. Letter channels and faces (Color varies) shall be formed in exact shape of the letter. UL Listed.

Material used for each channel letter shall be .060 to .090 Aluminum sheet and shall be cleaned free of oil and grease. These channel letters shall be primed with Matthew's 3125-A wash primer. Two coats of finish color Acrylic Polyurethane applied. Finished surfaces to be smooth and free of lint and dust.

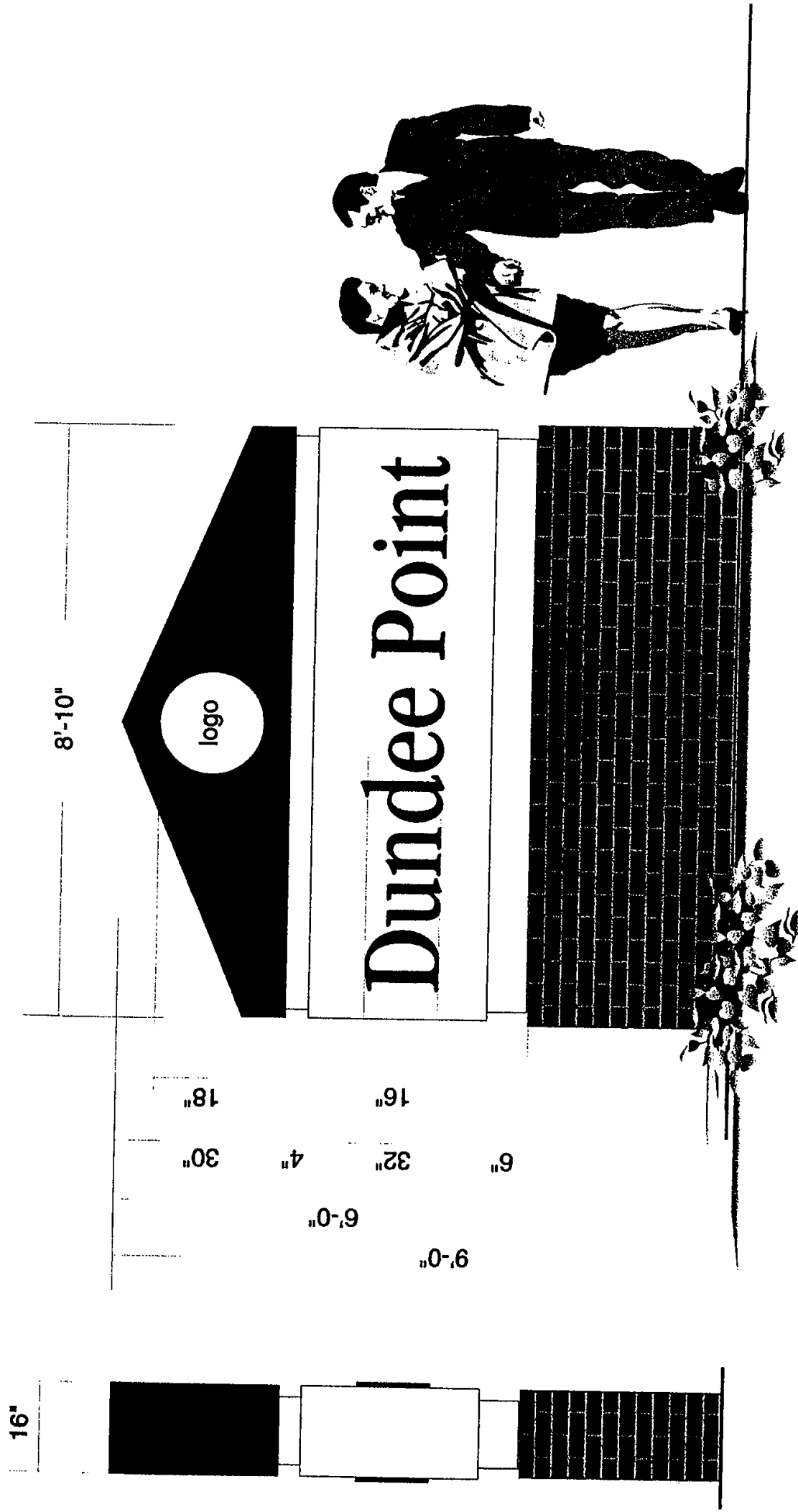
Miscellaneous Provisions:

Window graphics/NEON/vinyl lettering may utilize no more than 30% of the storefront window area to which it applied and incorporate no more than two separate colors. Not more than one paper sign will be permitted and not to exceed 2" in height by window panel width, for temporary sales or promotions only. Landlord reserves the right to order Tenant to remove any deteriorated or unsightly window signage. Window border neon is expressly prohibited.

Drafted on 5/20/04 by:

North Shore Sign for the express use of Dundee Point Center

Revised on 6/9/04



DOUBLE FACE ILLUMINATED DISPLAY
3/8" = 1'-0"

FABRICATED METAL CABINET W/ OFF WHITE POLYURETHANE (SIM. BLDG. COLOR) FINISH
AND INTERIOR FLUORESCENT ILLUMINATION / ROUTED OUT / BACKED UP WHITE PLEX COPY
3/4" THICK CLEAR PLEX PUSH THRU COPY W/ TEAL (PMS 322) APPLIED VINYL TO 1ST SURFACE
BRICK BASE BY OTHERS. METAL ROOF W/ TEAL FINISH AND ILLUM. PLEX LOGO

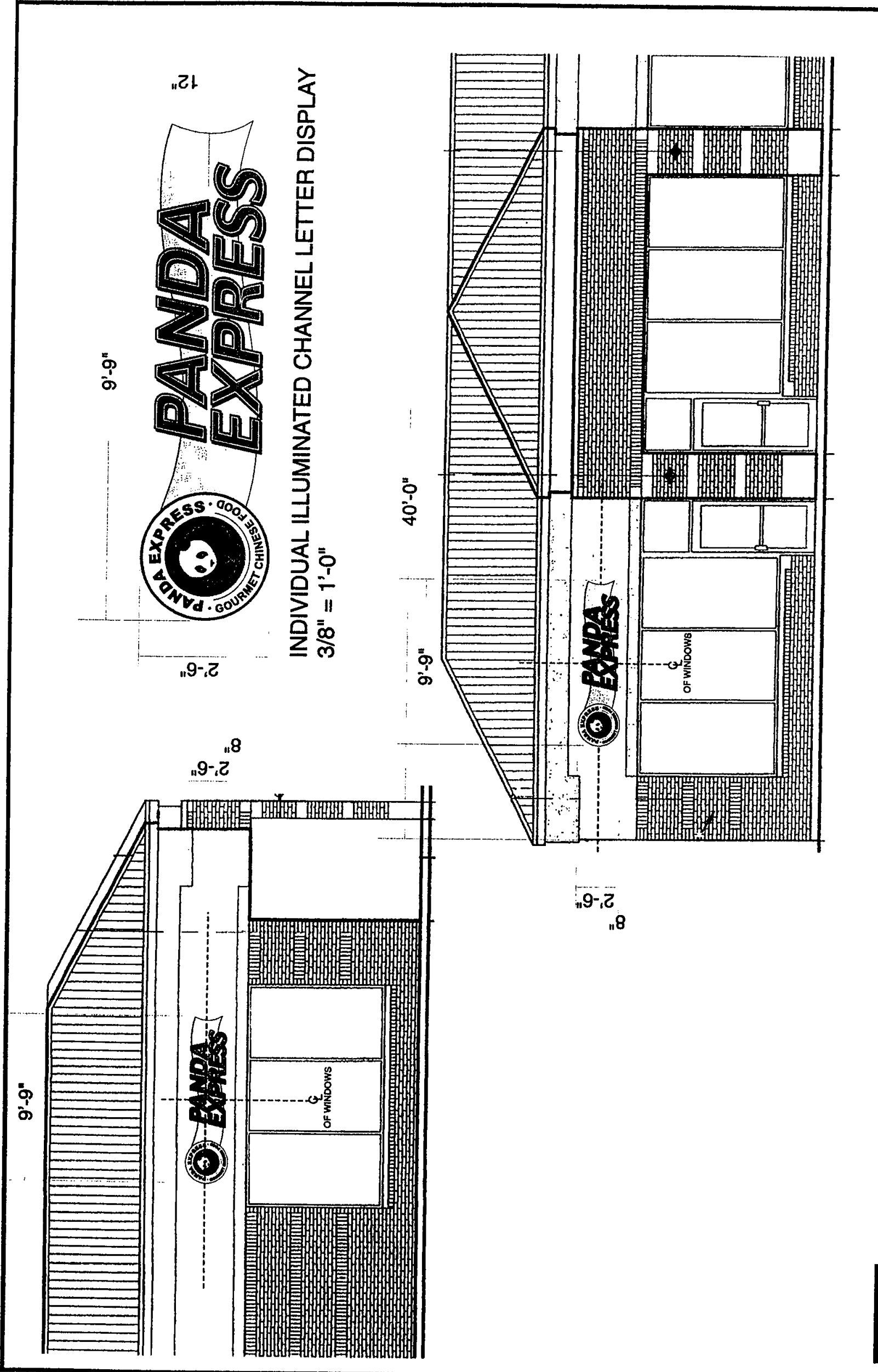


NORTH SHORE SIGN

1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020
"Quality Signage Since 1930"

These plans are the exclusive property of North Shore Co. and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from North Shore Sign Co. a sign manufactured according to these plans. Distribution or exhibition of these plans to construct a sign similar to the one herein is expressly forbidden. In the event that such exhibition occurs, North Shore Sign Co. expects to be reimbursed \$500.00 in compensation for time and effort entailed in creating these plans. © North Shore Sign Co.

REVISED		COMMENT	
A	6/9/04	NEW LAYOUT	
DUNDEE POINT CENTER			
723 - 826 EAST DUNDEE RD. PALATINE, IL.			
SCALE	1/2"		DRAW BY: AS
DATE	5/20/04		REVISED
SALESPERSON	ART	APPROVED BY:	DRAWING # 04283
			Doc. 2



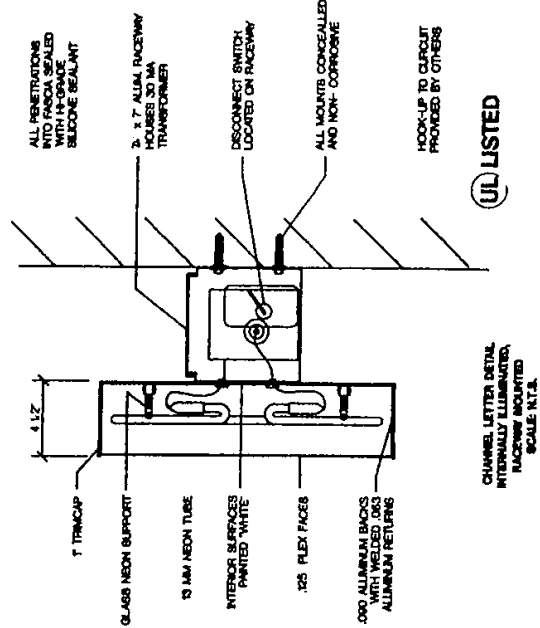
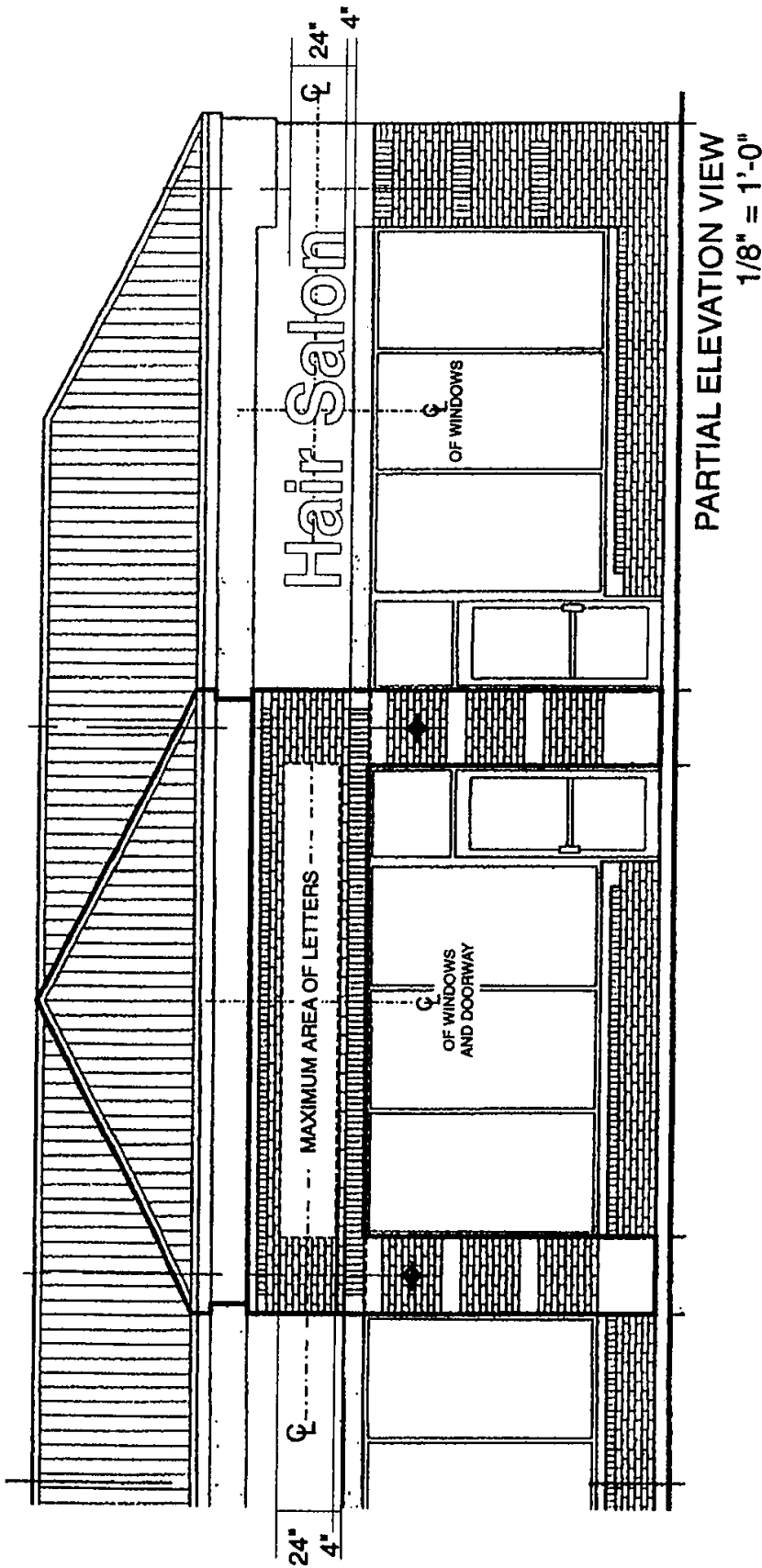
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© North Shore Sign Co.

DUNDEE POINT CENTER
723 - 826 EAST DUNDEE RD. PALATINE, IL.

SCALE 1/2"	DRAW BY: AS	
	DATE 5/20/04	
SALESPERSON ART		APPROVED BY:
		DRAWING # 04283
		pg. 3



12'-6"

Hair Salon

← RACEWAY

(TYPICAL)
INDIVIDUAL ILLUMINATED CHANNEL LETTER DISPLAY
1/2" = 1'-0"
FABRICATED INDIVIDUAL CHANNEL LETTERS W/ ACRYLIC POLYURETHANE
FINISH AND NEON ILLUMINATION / PLEX FACES / PLASTIC TRIM CAPS
ALL MOUNTED TO RACEWAY W/ PAINTED TO MATCH BLDG. COLOR

**NORTH SHORE SIGN**

1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020
"Quality Signage Since 1930"

These plans are the exclusive property of North Shore Co. and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration or whether to purchase these plans or to purchase from North Shore Sign Co. a sign manufactured according to these plans. Distribution or exhibition of these plans to construct a sign similar to the one herein is expressly forbidden. In the event that such exhibition occurs, North Shore Sign Co. expect to be reimbursed \$500.00 in compensation for time and effort entailed in creating these plans.

© North Shore Sign Co.

DUNDEE POINT CENTER 723 - 826 EAST DUNDEE RD. PALATINE, IL.			
SCALE	1/2"		DRAW BY: AS
DATE	5/20/04		REVISED
SALESPERSON	ART	APPROVED BY:	DRAWING # 04283

PLAN COMMISSION
Tuesday, July 6, 2004

Present: Dennis Dwyer, Bob Greenlees, Conrad Hansen, Bill Laymon, Alan Miller, Teri Williams, Russ Smith, Andy McPherson, Sally Sinacore, Planning and Zoning Administrator Chris Stilling.

Absent: Richard Kendzior, Kevin Thomas.

The minutes of the June 15 meeting were approved as amended. Six staff requests made of petitioner Tarsitano for Marvin Gardens on Winslowe dr. are to be added to the minutes.

Andev Condominium Building – Final Plat – 27 N. Quentin

Doug Anbar, CEO of Andev, seeks approval of the final plat of a 42-unit condominium building and rezoning from B2 and R1 to P for property at 27 N. Quentin rd.

The following petitioner's exhibits were introduced:

1. Petition for Final PUD
2. Palatine Real Estate Interest Disclosure Form
3. Plat of Survey
4. Landscape Plans
5. Architectural Plans
6. Engineering Plans
7. Balcony Plans, C, E, and F
8. MWRD Letter

Michael Samuels, representing the petitioner, and Doug Anbar, were present.

Chris Stilling gave background on the request. The parcel is currently improved with a partial foundation. The developer, contract purchaser and prospective lessee of the property, seeks to build a 4-story, 42-unit condominium building, using the MWRD property for outdoor parking. The village council granted preliminary planned development approval subject to 15 conditions on December 8, 2003.

Stilling read into the record the village council conditions and the present status of each:

- 1) *The preliminary planned development shall substantially conform to the Engineering Plans by Larson Engineering, dated 9/19/03 and to the architectural plans and elevations and site plan by Haylock Design dated 9/2/03, except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions. **The plans submitted adequately address this condition.***
- 2) *A letter of credit in the amount of \$100,000.00 to ensure the completion of the planned development shall be submitted prior to the issuance of a site development permit. **This condition will remain a condition of final approval.***
- 3) *A letter of credit to ensure the completion of the public improvements in a form and amount acceptable to the Village Engineer shall be submitted prior to the issuance of a site development permit. **This condition will remain a condition of final approval.***
- 4) *MWRD, CCHD, and NPDES permits are required. **This condition will remain a condition of final approval.***
- 5) *The petitioner shall execute a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney prior to the issuance of a site development permit. **This condition will remain a condition of final approval.***
- 6) *Cash in lieu of detention shall be paid prior to the issuance of a site development permit. **This condition will remain a condition of final approval.***
- 7) *An executed lease agreement or reassignment to ANDEV for the use of the MWRD property shall be provided prior to scheduling for final planned development approval. The agreement or assignment shall be in a form acceptable to the Village Attorney. **The petitioner has enclosed a letter from MWRD acknowledging the reassignment of the lease, along with a draft agreement. The petitioner has indicated that the executed lease would be provided after closing.***
- 8) *The retaining wall along the north property line shall be reduced in height or eliminated in a manner acceptable to the Village Engineer. **The petitioner has provided a plan showing the elimination of this retaining wall. To accommodate this, the petitioner is required to obtain permission from MWRD.***

plan commission
july 6, 2004

page 2

- 9) The public sidewalk shall continue south to connect to the bike path at Palatine Road. The plans submitted adequately address this condition.
- 10) Erosion control measures shall be added at the discharge of the storm sewer. The plans submitted adequately address this condition.
- 11) The public sidewalk shall be continuous through the driveways. The plans submitted adequately address this condition.
- 12) A separate fire and domestic water service line shall be provided. The plans submitted adequately address this condition.
- 13) Parking lot and building lighting shall be provided in a manner acceptable to the Village Engineer. Photometrics and light details shall be submitted prior to scheduling for final planned development approval. This condition will remain a condition of final approval.
- 14) All conditions of a final planned development shall apply. Okay
- 15) Balconies shall be kept clean, orderly, and free from clutter. Only patio furnishings shall be permitted on the balconies. Bicycles, scooters, or similar items shall not be stored on balconies. Clothing, sheets, blankets, laundry, and similar items shall not be hung, exposed, or stored on balconies. The use and storage of charcoal grills shall be prohibited. This condition shall be recorded as a deed restriction in a manner acceptable to the Village Attorney. Prior to the execution of a contract to purchase, the developer shall obtain from the purchaser a written acknowledgment of the restrictions (these restrictions are Village Ordinances) contained in this paragraph. Balconies shall be screened in a manner acceptable to the Village and shall conform to Option "C". The petitioner has provided 3 options to consider. The first option, "C", was approved by the Village Council during the preliminary hearings. These balconies show a solid masonry wall, matching the building. The second option, "E", would be constructed of stone. The final option, "F", would include a solid wall constructed on Stucco.

Samuels said he will have to discuss elevations with the village council.

Ron Warnstedt, Bridgeview West, presented a diagram of Quentin rd. to all commissioners and asked that the record show that the rumble strip on Quentin rd. will be removed.

Regarding balconies, Samuels said the petitioner prefers Option F. This is stucco cement applied to a plywood underlayment, he said. It is not dryvit construction. He said it would be as strong as Option C and weigh less. He explained that Options E and F were not available at the time the preliminary plan was presented.

During discussion, a poll of their balcony preference was taken by plan commissioners.

E	F	Let Village Council Decide
Mrs. Williams	Laymon	Greenlees
	Mrs. Sinacore	McPherson
	Smith	Dwyer
	Hansen	

Staff Recommendation

- 1. The planned development shall substantially conform to the Engineering Plans by Larson Engineering, dated 9/19/03, last revised 6/29/04, and to the architectural plans, elevation, site plan, and landscape plan by Haylock Design dated 9/2/03, last revised 5/17/04, except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
- 2. A letter of credit in the amount of \$100,000 to ensure the completion of the planned development shall be submitted prior to the issuance of a building permit.
- 3. A letter of credit and 10 percent cash bond, to ensure the completion of the public improvements in a form and amount acceptable to the Village Engineer shall be submitted prior to the start of construction.
- 4. MWRD, IEPA, and NPDES permits are required.
- 5. Cash in lieu of detention, in an amount acceptable to the Village Engineer, shall be paid prior to the issuance of a site development permit.

plan commission
july 6, 2004

page 3

6. The petitioner shall execute a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney prior to the start of construction.
7. Final homeowners declarations shall be revised in a manner acceptable to the Village Attorney.
8. Balconies shall be kept clean, orderly, and free from clutter. Only patio furnishings shall be permitted on the balconies. Bicycles, scooters, or similar items shall not be stored on balconies. Clothing, sheets, blankets, laundry, and similar items shall not be hung, exposed, or stored on balconies. The use and storage of charcoal grills shall be prohibited. This condition shall be recorded as a deed restriction in a manner acceptable to the Village Attorney. Prior to the execution of a contract to purchase, the developer shall obtain from the purchaser a written acknowledgment of the restrictions (these restrictions are Village Ordinances) contained in this paragraph.
9. Parking lot and building lighting shall be provided in a manner acceptable to the Village Engineer.
10. An executed lease agreement or reassignment to ANDEV for the use of the MWRD property shall be provided prior to the issuance of a site development permit. The agreement or assignment shall be in a form acceptable to the Village Attorney and have a term acceptable to the Village Council.
11. Balcony screening shall conform to option "C", attached hereto as exhibit "A".

Samuels said his client is able to comply with staff conditions.

RECOMMENDATION

Greenlees moved, Mrs. Williams seconded that the plan commission recommend that the village council approved the request of Andev, who seeks approval of the final plat of a 42-unit condominium building and rezoning from B2 and R1 to P for property at 27 N. Quentin rd.

Unanimously carried

Finding of Fact

The plan commission recommends that the village council study balcony options. Four of eight commissioners like Option F, which was not available at the time the village council reviewed preliminary plans.

Report of Public Hearing – Docket P-04-64 – Vacant Property behind 1300-1348 Rand Road

This is a continuation of a public hearing opened June 15, 2004. The petitioner in Docket P-04-64, Bill Tarsitano, seeks approval of a preliminary planned development for 18 townhomes; rezoning from B2 to P upon final planned development approval; approval of a preliminary plat of subdivision for 1.6 acres behind Boardwalk Plaza at 1300-1348 Rand rd.

The petitioner was not present at this time.

Hansen moved, Mrs. Williams seconded that the public hearing be continued until July 20, 2004.

Unanimously carried.

Report of Public hearing – Docket P-04-77 – 732-830 E. Dundee rd.

The notice of public hearing was read by the chairman. The petitioner in Docket P-04-77, Gus Haramaras, seeks preliminary and final approval (one step) for a planned development for a 30,000 square foot retail center and rezoning from R2 and B2 to P for 2.4 acres at 732-830 E. Dundee rd.

plan commission
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page 4

- The following petitioner’s exhibits were introduced:
- 1. Petition for Planned Unit Development
 - 2. Palatine Real Estate Interest Disclosure Form
 - 3. Plat of Survey
 - 4. Site Plan, Landscape Plan, and Architectural Plans
 - 5. Engineering Plans
 - 6. Sign Criteria

Petitioner Gus Haramaras and General Contractor Pat Adelman of Greystar Corporation, were sworn in. Haramaras stated that he had purchased the tire and muffler store located to the east of his original parcel, necessitating a new public hearing for a revised plan. The size of the parcel under consideration had been increased from 23,000 square feet to 29,000 square feet. He said that the National City Bank, the first structure in his PUD, is up and running. The new proposal will change the number of driveways on Dundee rd. from seven to two. Although the parcel is in the TIF District, he is asking for no TIF funds. He noted that the Rand/Dundee intersections is one of the busiest in the state.

Chris Stilling was sworn in. He explained that TIF assistance is driven by land costs. In this case, Haramaras has owned the property for several years, so it would probably not comply with TIF requirements. He noted that these requirements had recently become more stringent. Stilling noted that this petitioner has submitted the best sign criteria he has seen, and he is planning to use them as the village’s boilerplate in the future.

Stilling read the conditioners of approval for the preliminary PUD and their status:

- 1) *The preliminary planned development shall substantially conform to the site plan and landscape plan by MIM Architects, dated 9/25/02, last revised 6/19/03, and to the engineering plans by Pearson Brown and Associates, dated 5/7/03, last revised 6/18/03, and to the architectural plans and elevations by MIM Architects dated 9/25/02, last revised 6/10/03, except as such plans may be changed to conform to Village codes and Ordinances and the following conditions below* **The petitioner has increased the size of their development. They have purchased the former tire and Muffler shop located directly to the east and included it into their plans. The existing building would remain, however the entire façade would be replaced.**
- 2) *A letter of credit in the amount of \$50,000.00 to ensure the completion of the planned development shall be submitted prior to the issuance of a site development permit. This condition will remain a condition of final approval.*
- 3) *MWRD, IEPA, IDOT, and NPDES permits are required. This condition will remain a condition of final approval.*
- 4) *A cross access and parking agreement shall be submitted prior to scheduling for final approval permit. This condition has been addressed. The agreement needs minor revisions. Therefore, this will remain a condition.*
- 5) *The landscape plan shall be revised in a manner acceptable to the Village Forester prior to scheduling for final approval. The plans submitted adequately address this condition.*
- 6) *A detailed sign plan and uniform sign criteria shall be submitted prior to scheduling for final approval. This shall be in a manner acceptable to the Village. The plans submitted adequately address this condition. The petitioner is providing a freestanding sign that would be 9 feet high and 53 square feet in area.*
- 7) *All existing wells and septic shall be properly abandoned. This condition will remain a condition of final approval.*
- 8) *Light levels adjacent to residential shall not exceed .1 foot candles at the property line. This condition will remain a condition of final approval.*
- 9) *Specific users for the retail center shall be identified prior to scheduling for final approval.*
The petitioner has indicated the following tenants
 - a. UPS Store
 - b. Papa Murphy’s Pizza
 - c. Hair Salon
 - d. Tanning Salon

plan commission
july 6, 2004

page 5

- 10) All conditions of a final planned development shall apply. Okay.
- 11) The architectural plans and elevations shall be revised in a manner acceptable to the Director of Community Services prior to scheduling for final approval. The plans submitted adequately address this condition.

Staff Recommendation

Staff recommends approval of the Haramaras request with the following conditions:

1. The planned development shall substantially conform to the site plan by MIM Architects, dated 1/20/04, last revised 6/17/04, and to the engineering plans by Pearson Brown and Associates, dated 4/8/04, last revised 5/20/04, and to the architectural plans and elevations by MIM Architects, dated 1/20/04, last revised 3/18/04, and to the landscape plan by James Dowden & Associates, dated 9/25/02, last revised 6/17/04, except as such plans may be changed to conform to Village codes and Ordinance and the following conditions below.
2. A letter of credit in the amount of \$50,000 to ensure the completion of the planned development shall be submitted prior to the issuance of a building permit.
3. A letter of credit and 10 percent cash bond, to ensure the completion of the public improvements in a form and amount acceptable to the Village Engineer shall be submitted prior to the start of construction.
4. MWRD, IEPA, IDOT, and NPDES permits are required.
5. The petitioner shall execute a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney prior to the start of construction.
6. Parking lot and building lighting shall be provided in a manner acceptable to the Village Engineer.
7. The uses for the shopping center shall conform to B-2 standards for permitted and special uses.
8. Signage for the center shall adhere to the sign criteria attached hereto as exhibit "A". In the event that the sign criteria and the Village sign code conflict, the more restrictive shall apply.

Haramaras said he is able to comply with staff conditions.

Stilling said the proposal meets the village goals for diverse shopping alternatives. Since this is not a deep piece of property, the strip center would be considered the highest and best use here, he said.

The public hearing was closed at 8:45 p.m.

RECOMMENDATION

Smith moved, Mrs. Williams seconded that the plan commission recommend that the village council approve the request of the petitioner in Docket P-04-77, Gus Haramaras, who seeks preliminary and final approval (one step) for a planned development for a 30,000 square foot retail center and rezoning from R2 and B2 to P for 2.4 acres at 732-830 E. Dundee rd. Such approval shall be contingent upon the petitioner's compliance with eight staff conditions listed above.

Unanimously carried.

After communications, the meeting was adjourned at 9 p.m.

Natalie Meyer McKenzie
secretary

DEPT. OF COMMUNITY DEVELOPMENT
VILLAGE OF PALATINE
PETITION FOR HEARING

FOR OFFICE USE ONLY

Zoning Docket # _____

Property recorded in Torrens _____

Filing Fee \$ _____ Date Filed _____

PRELIMINARY AND FINAL PLANNED
DEVELOPMENT (ONE STEP)

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): United Invesco, L.P.
Address: 7500 N. St. Louis, Skokie, Ill. 60076
Telephone No. 312-259-0895 Business Telephone No. 847- 324-4166 City, State, Zip

2. Authorized Agent of Petitioner (if different):
Name: _____
Address: _____
Telephone No. _____ Relationship to petitioner: _____ City, State, Zip

3. Property interest of Petitioner(s): Owner
Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed: 732-830 Dundee Rd.
Palatine, Illinois

5. All existing land uses on the property are:
5 empty lots, 1 automotive repair facility

6. Current zoning of property in question: R2 single family Size of the property: 3.1 acres

7. Briefly describe the proposed Planned Development with regard to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:
22 units; restaurant and retail shopping

8. Describe any variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):
None

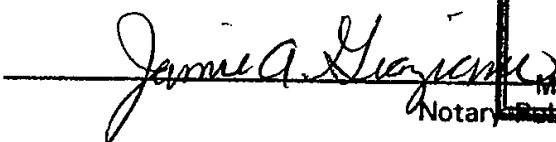
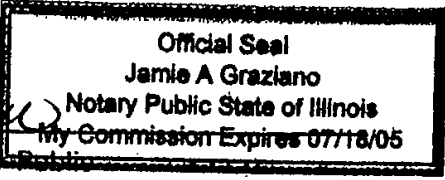
Exhibit 1

Attachment: Dundee Point Planned Development Ordinance (including initial sign criteria) #O-151-04 (766 E Dundee Road - PD Amend Sign)

- 9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing by the Plan Commission. All required documents must be submitted with this petition. Return the completed checklist along with the required submittals. All documents are subject to staff review and approval before the item is scheduled for a public hearing.
- 10. This applicant's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his(her) knowledge.

Date: _____ 

SUBSCRIBED AND SWORN to before me this 18th day of May, 2004.

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Public Notice
A public hearing will be held before the Plan Commission on Tuesday, July 6, 2004, at 8:00 p.m. in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for a Preliminary and Final Planned Development for a 30,000 square foot retail center located in two (2) buildings; Rezoning from "R-2" and "B-2" to "P" Planned Development; Vacating public utility easements; and Preliminary and Final Plat of Subdivision.
The property is legally described as follows:
Lot 2 in United Invesco Re-subdivision of Lots 1 thru 5 (both inclusive) in Capri Village, a subdivision of part of the Southwest quarter of Section 1 and part of the Southeast quarter of Section 2, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.
ALSO that part of the West 1/2 of the Southwest 1/4 of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, 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 50 degrees 14 minutes 13 seconds, a distance of 67.50 feet; thence Southeasterly on a course forming a deflection angle to the right with the last described course of 89 degrees 01 minutes 01 seconds, a distance of 107.00 feet; thence Southeasterly on a course forming a deflection angle to the right with the last described course of 30 degrees 00 minutes 27 seconds, a distance of 142.37 feet to a point on the South line of said Section 1; thence West along the said South section line, a distance of 148.25 feet to the point of beginning, except the South 50.00 feet from the above described property taken for public roadway, in Cook County, Illinois commonly known as 732-830 E. Dundee Road.
The above petition has been filed by Gus Haramaras and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
Zoning Docket: P-04-77
Village Of Palatine
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 21st day of June, 2004
Published In: Daily Herald
June 21, 2004 (3315587)N

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

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 June 21, 2004 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 Nancy Soller
Authorized Agent

Control # T3315587

Attachment: Dundee Point Planned Development Ordinance (including initial sign criteria) #O-151-04 (766 E Dundee Road - PD Amend Sign)

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 766 E. DUNDEE RD.



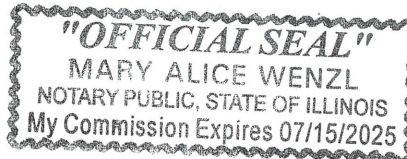
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 24TH day of AUGUST, A.D. 2023, and the last publication thereof was made on the 24TH day of AUGUST, A.D. 2023.

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

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



Mary Alice Wenzl

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 24TH day of AUGUST, A.D., 2023.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 24TH day of AUGUST, A.D., 2023.

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

Attachment: Public Notice (766 E Dundee Road - PD Amend Sign)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 09/12/23 07:00 PM

STAFF REPORT (ID # 8593)

37 N. Plum Grove Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg – Planning and Zoning Director

PETITIONER: ADG Development LLC – Greg Rose – GWR Builders

PLAN NUMBER: PPD-000006-2023

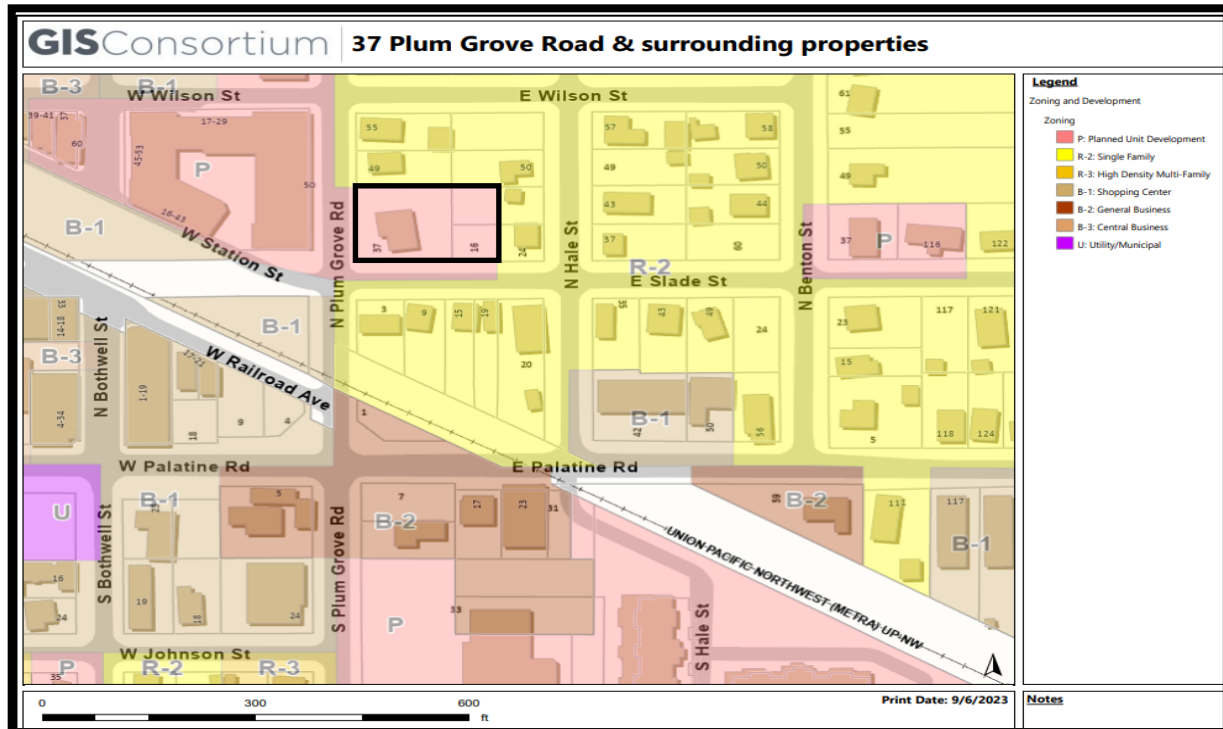
ADDRESS: 37 N. Plum Grove Road

PROPOSAL: Preliminary Planned Development to allow five new single-family residential lots to construct 5 new single-family homes.

<u>LOCATION:</u> 37 N. Plum Grove Road	<u>CURRENT ZONING:</u> Planned Development
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SURROUNDING CONDITIONS:

North:	R-2 single-family residential; single-family homes
South	R-2 single-family residential; Note – there is a 2-unit building located @ 3 E. Slade Street, a 2-unit building at 15 E. Slade Street, and a 4-unit apartment at 20 N. Hale Street.
East:	R-2 single-family residential; single-family homes
West:	Planned Development – Providence building – 112 units on 1.42 acres (79 units/acre)



BACKGROUND:

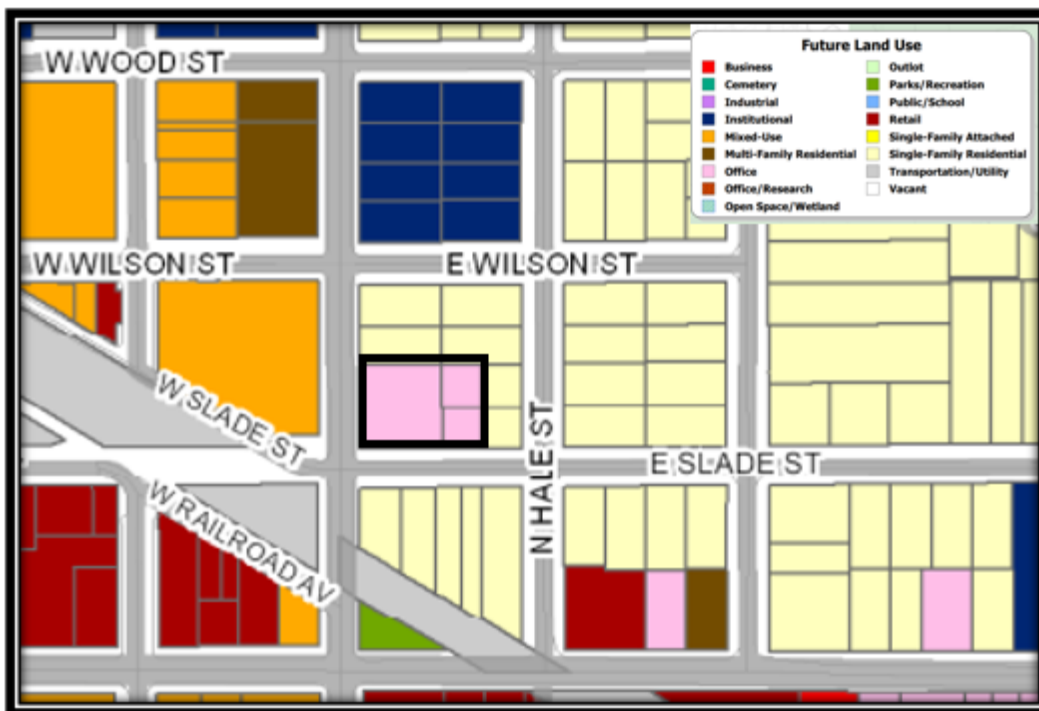
- The Subject Property is .6 acres (26,136 square feet). The building and site initially functioned as the location for Palatine Township offices until they moved into their current location in 1992. It was next occupied by a social service agency though 2010, when the property was granted a Planned Development designation to operate as a financial services office. The property was subsequently sold and the building was since demolished. The Petitioner has applied for a Preliminary Planned Development to allow for 5 single-family residential lots to construct 5 new single-family homes.



Source: Google Earth

SITE ANALYSIS:

- Per Code, the Preliminary Planned Development process is established in order to propose a land use designation, without the requirement of final engineering or final architectural plans. If a Preliminary Planned Development is approved, another Public Hearing before the Planning and Zoning Commission and second review before the Village Council would be required.
- In addition to the governmental and social service offices, the approval of a Planned Development (Note – prior to the Planned Development designation, the property was zoned R-1 single-family residential) for the commercial office use linked the Future Land Use designation, as an office use, as noted below:



- While not within the identified boundaries of the Central Business District (NOTE: The Zoning Ordinance identified the boundaries of the B-3 District/Central Business District as Wood Street (north), Smith Street (west), Johnson Street (south) and Plum Grove Road (east)), the Subject Property is directly across Plum Grove Road from the eastern District boundary. There are multiple differing densities, within some of the adjacent properties.
- While the lots to the north, south, and east are all zoned R-2 single-family residential, there are differing and, in some cases, legally non-conforming residential uses along Slade Street:
 - 3 E. Slade Street (directly south) – R-2 zoning - This property was constructed with 2 residential units on the property. Although the home was built for 2 units, the prior occupant maintained it as a single-family home. The subsequent owner received a Special Use in 2021 to reinstate the 2-units for this property. This lot is approximately 7,600 square feet (.174- acres) and is located directly north of the Union Pacific railroad tracks.
 - 15 E. Slade Street – R-2 zoning - This home was also constructed to allow 2 residential units on the property. It is legally non-conforming and currently operates with a 2-units. The lot is approximately 7,750 square feet (.177-acres).
 - 20 N. Hale Street – R-2 zoning – This property was developed as a multi-unit apartment building and was zoned for single-family residential uses for many years. Its development legally pre-dated the zoning designation.

It is legally non-conforming with 4 residential apartment uses. The lot is approximately 15,300 square feet (.351-acres).

- The two lots directly north and one lot directly east of the subject property are all zoned and occupied for single-family residential uses. The are 2 vacant lots to the northeast, which are owned and utilized by the church on the north side of Wilson Street.
- Ultimately, many of the surrounding single-family lots maintain uses and densities, other than single-family residential uses on the surrounding block from the Subject Property.
- The proposed development contemplates 5 single-family residential lots, for the construction of 5 new single-family homes. The following table summarizes the proposed lot characteristics:

LOT #	Area (SF)	Lot width (feet)	Setbacks FY/CS/SY (feet)
1	6,205	47	15/15/5
2	4,885	37	15/-/5
3	4,885	37	15/-/5
4	4,885	37	15/-/5
5	5,299	40	15/-/5 (note -eastern SY=8 feet)

Note – the rear yard setbacks for all of the lots are 37.5 feet, which is

directly comparable to the minimum R-2 setback of 40 feet.

- Most of the area homes have non-conforming and reduced front yard setbacks and many are comparable to the proposed front and corner side yard setbacks. The typical lot widths in this platted area of the Village, are all well below the minimum required R-2 lot width. In the R-2 district, the minimum side yard setback is determined by lot width, with lot less than 67 feet wide requiring a 5-foot setback. Therefore, the proposed lots would comply with the required 5-foot side yard setback. The 3 interior lots directly across Slade Street have an average lot width of 44 feet.

Architecture:

- The proposed square footage per 2-story home ranges from approximately 2,100-2,450 square feet. The building pads are 72'5" by 27'. The design concept and elevations are similar to the approved Preliminary Planned Development @ 52 W. Colfax Street. The development application described the proposed architecture, as follows:
 - ***The Subdivision features 5 new single-family homes. These "in-town" style homes are designed to blend in historically and***

aesthetically with their surroundings. These five homes are creating a great transition between the multi-story condo building to the west and the single-family homes to the east. Homes will be 2 stories and approximately 2100-2500sf. They will offer main level owners suites and ample second floor storage. The exteriors will feature LP Siding, architectural shingles, and front and side porches.

- Each 2-car garage is accessed through a 16-foot shared driveway on the north end of the property. The proposed apron is 17.5 feet deep and the driveway has a 4-foot setback to the north. If the Preliminary Planned Development were to be approved, Staff would anticipate a further landscaping and screen plan submission for the northern border of the property. This is reflected in the conditions. There is also a slight turn-around area for Lot 5 to provide an additional turning and backing access from that garage.
- Each of the homes has a front porch, with the lots 2 and 4 maintaining a full front porch at 27 feet wide, and lots 1, 3, and 5 having a 10-foot offset porch. Within each of the lots, the plans indicate an approximate 2,150 SF building area.
- All of the lots have interior patios, with proposed privacy fences, as well as a proposed fence along the eastern boundary.

Engineering:

- The lot coverage generally ranges from 52% (Lot 1) – 60% (Lot 5) – 66% (Lots 2-4). In its previously existing condition, the Subject Property maintained an approximately 90% lot coverage (23,606 SF/26,136 SF). The engineering plans extend the storm sewer infrastructure, which will provide some detention and reduce the burden to the existing storm sewer. As the property is only .6-acres in area, an MWRD permit and additional storm water detention measures would not appear to be required. The Village Engineer has conditionally reviewed the proposed engineering plans.
- The identified grading indicates that the property grades slightly north to south.

DEPARTMENTAL REVIEWS:

Community Services	The development shall comply with the Chapter 6 (6.41) Monotony Code requirements and subject to a full permit review, with any additional requirements therein.
Engineering	More detail about the proposed storm sewer shall be required, this will be a private storm sewer and maintenance shall be the responsibility of the homeowners. The 36-inch proposed storm sewer is shown connecting to the sanitary sewer, which will require revision. The two sanitary services, which are existing as part of the property, shall be called out to be reused, in a manner acceptable to the Village.

	The final design for the private driveway and turnaround area for lot 5 shall be revised in a manner acceptable to the Village Engineer.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

STANDARDS FOR PLANNED DEVELOPMENT:

13.03. Standards.

(a) *Standards for all planned developments.* All planned developments shall comply with the following general standards.

- (1) The planned development shall be designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
- (2) The planned development shall not cause substantial injury to the value of other property in the area in which it is located.
- (3) The establishment of the planned development shall not impede the normal and orderly development and improvement of surrounding property.
- (4) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

STAFF RECOMMENDATION:

As previously noted, the subject and surrounding properties present a myriad of differing setbacks, lot sizes, and densities. Many of the surrounding lots have shallow and substandard front yard setbacks, with several having narrower and substandard lot sizes.

The single-family land use and proposed architectural style are comparable those of the single-family surrounding properties. While all of the surrounding lots to the north, south, and east maintain an R-2 zoning designation, there are several non-single-family lands uses directly across from the proposed development. One of the results of differing lot sizes, widths, setbacks, and density inconsistencies, is a non-uniform development pattern, other than the underlying R-2 zoning designation.

The 8-story, with penthouse, Providence building is directly across Plum Grove Road.

The lack of unified development pattern and direct access and proximity to the Central Business District, railroad, and multi-family developments, ultimately present a policy question for the Planning and Zoning Commission to review and the Village Council to determine. Therefore, Staff recommends action at the Planning and Zoning Commission discretion.

Staff would recommend approval for a 4-lot development proposal.

If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The final engineering plan shall be submitted and revised in a manner acceptable to the Village Engineer.
2. The final plat of subdivision and the required easements and easement language shall be revised in a manner acceptable to the Village Engineer.
3. The 36" proposed storm sewer is shown connecting to the sanitary sewer this will need to be revised.
4. A homeowner's association and declarations shall be required to be submitted in a manner acceptable to the Village.
5. Blanket easement rights shall be granted to the Village of Palatine for access to the common areas.
6. An Engineers Estimate of Probable Cost shall be submitted in a manner acceptable to the Village Engineer. Review fees, based upon the finally accepted EEOPC, shall be submitted in a manner acceptable to the Village Engineer.
7. The Final landscaping and screening plan shall be submitted and revised in a manner acceptable to the Director of Planning and Zoning. This would include a final fencing plat for the interior patios and the other fencing plan for the development.
8. A Planned Development Letter of Credit in the amount of \$60,000 (Per Code, \$10,000 per lot) and a Public Improvement Letter of Credit in the amount of 115% of the full amount of the Public Improvement Cost, in a manner acceptable to the Village Engineer. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning.
9. A construction management plan shall be submitted in a manner acceptable to Village and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application.

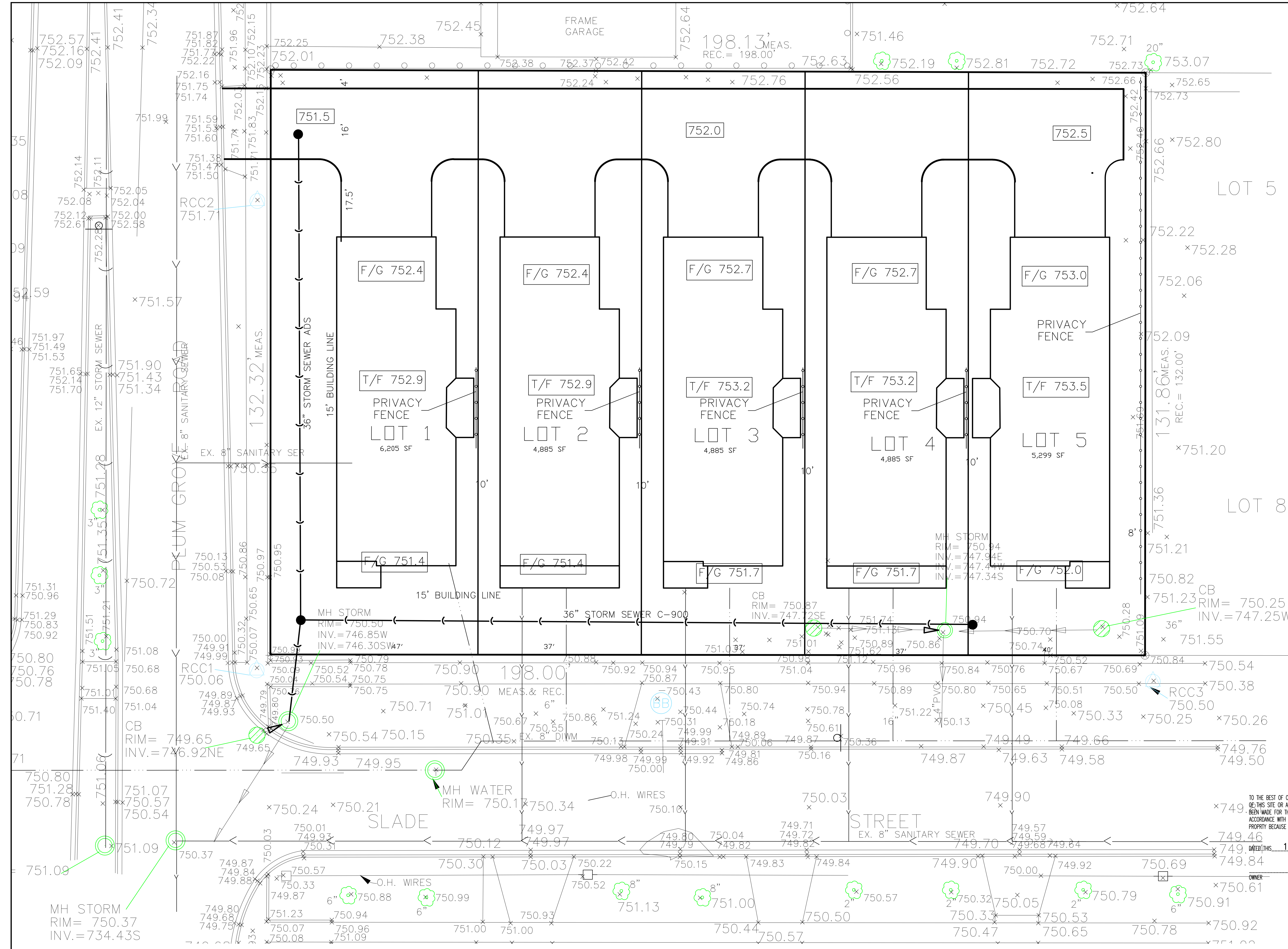
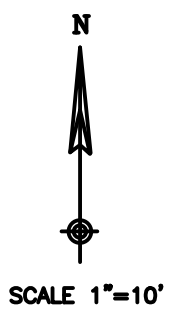
ATTACHMENTS:

- Aerial Map

- ENG Plan - 5351 preliminary engineering
- 5351 Preliminary Plat
- ARCH - Narrow Lot 1 - Front A - rev1_v1
- ARCH - Narrow Lot 1 - Front B widened porch_v1
- ARCH - Narrow Lot 1 - Front C - rev1_v1 ELEVATION same
- ARCH - Floorplan - Narrow Lot 1 - Plans_v1 Floorplan
- ARCH - Floorplan - Narrow Plan - 1st_v1_v1 (2).pdf - first floor
- ARCH - Floorplan Narrow Plan - 2nd_v1_v1 (1) second
- 37 N - Prel & Final Subdivision Application - filled
- Plat of Survey
- PRELLIMINARY PLANNED DEVELOPMENT application
- Planned Development Ordinance #O-36-2010 (Previous owner-occupant)
- Public Notice

**Legend****Notes**

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

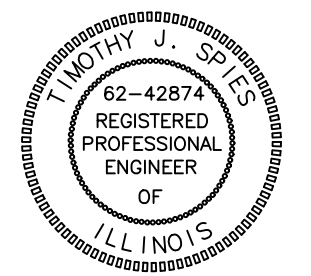


PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF
FIRE HYDRANT LOCATED AT THE NW CORNER
OF PLUM GROVE RD. & WILSON STREET
NGVD29 ELEVATION 755.77
TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

--- EXISTING CONTOUR LINE
+761.00 EXISTING ELEVATION
761.00 PROPOSED ELEVATION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 10TH DAY OF APR., AD 2023
OWNER
ENGINEER



SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS	
REV. DRV. 06-28-23	

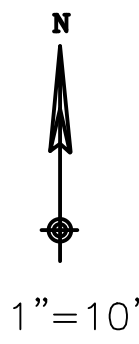
DRAWN BY: TJS	JOB NO. 5351
DESIGNED BY: TJS	SCALE: 1"=10'
CHECKED BY: TJS	DATE: 04-10-23

PRELIMINARY SITE DEVELOPMENT PLAN
SLADE SUBDIVISION

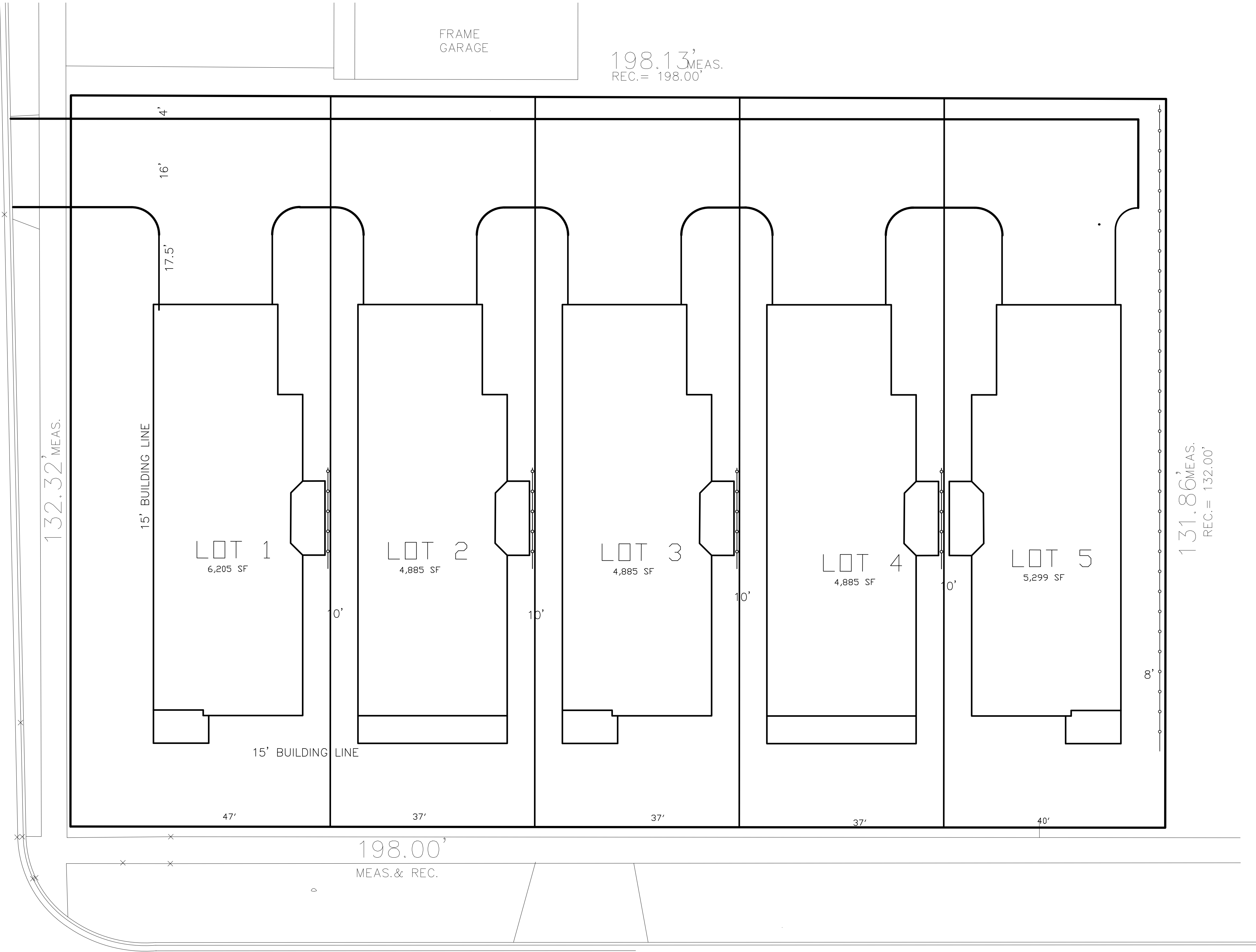
SHEET NO.
2
OF 2 SHEETS

PRELIMINARY PLAT OF SUBDIVISION OF
SLADE ST. SUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620



PLUM GROVE ROAD



SLADE

STREET

SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS	

DRAWN BY:	TJS
DESIGNED BY:	TJS
CHECKED BY:	TJS

JOB NO.	5351
SCALE:	1"=10'
DATE:	04-10-23

PRELIMINARY PLAT OF SUBDIVISION
SLADE ST. SUBDIVISION

SHEET NO.
1
OF 1 SHEETS



FRONT ELEVATION "A"

SCALE: 1/4" = 1'-0"



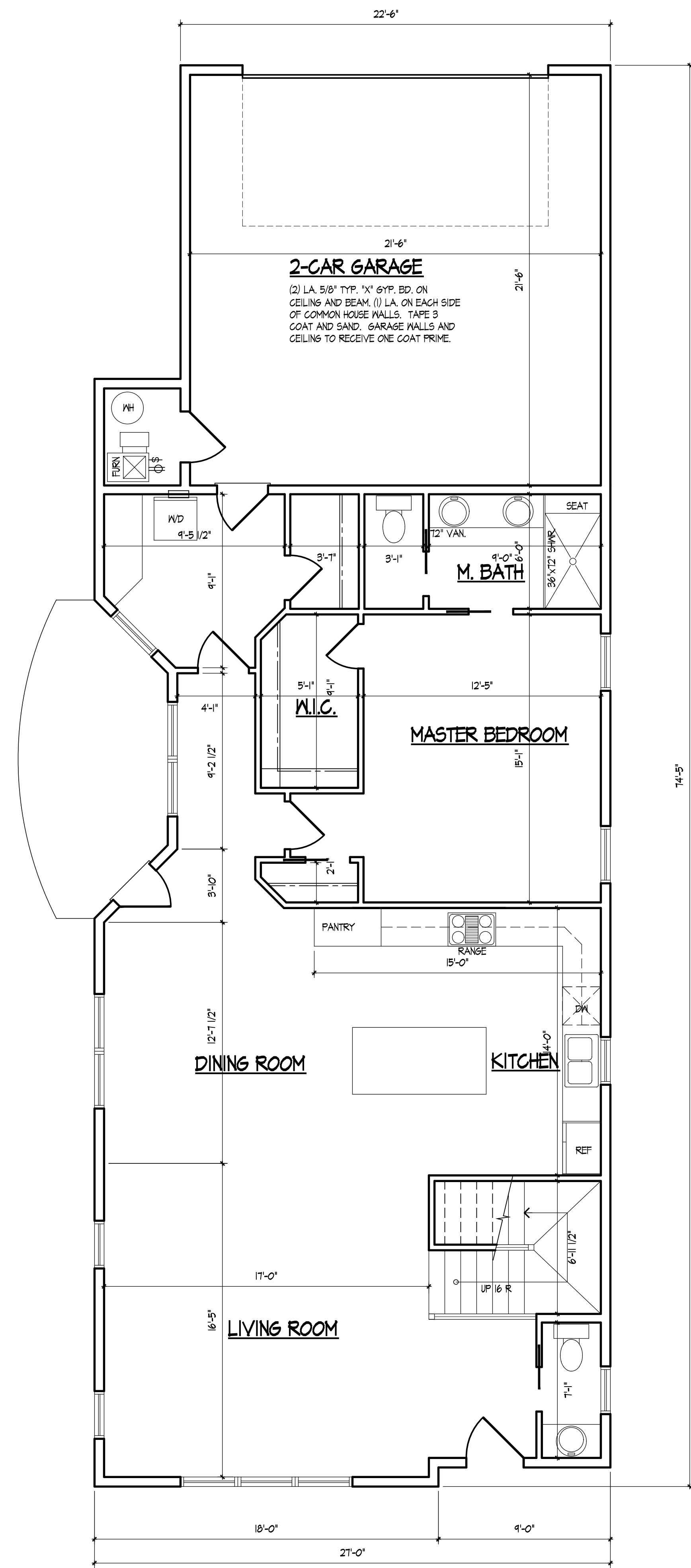
FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0"



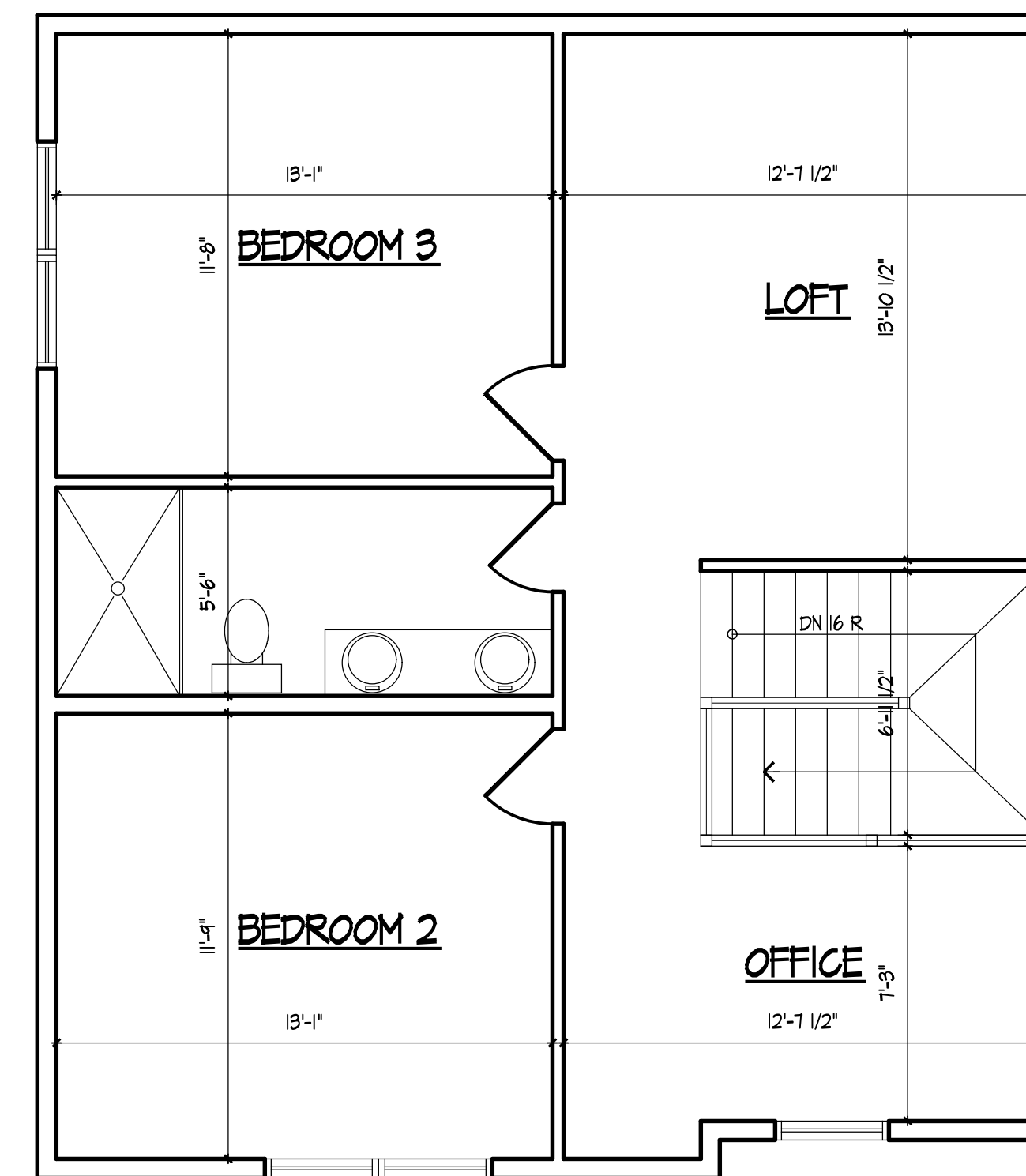
FRONT ELEVATION "C"

SCALE: 1/4" = 1'-0"



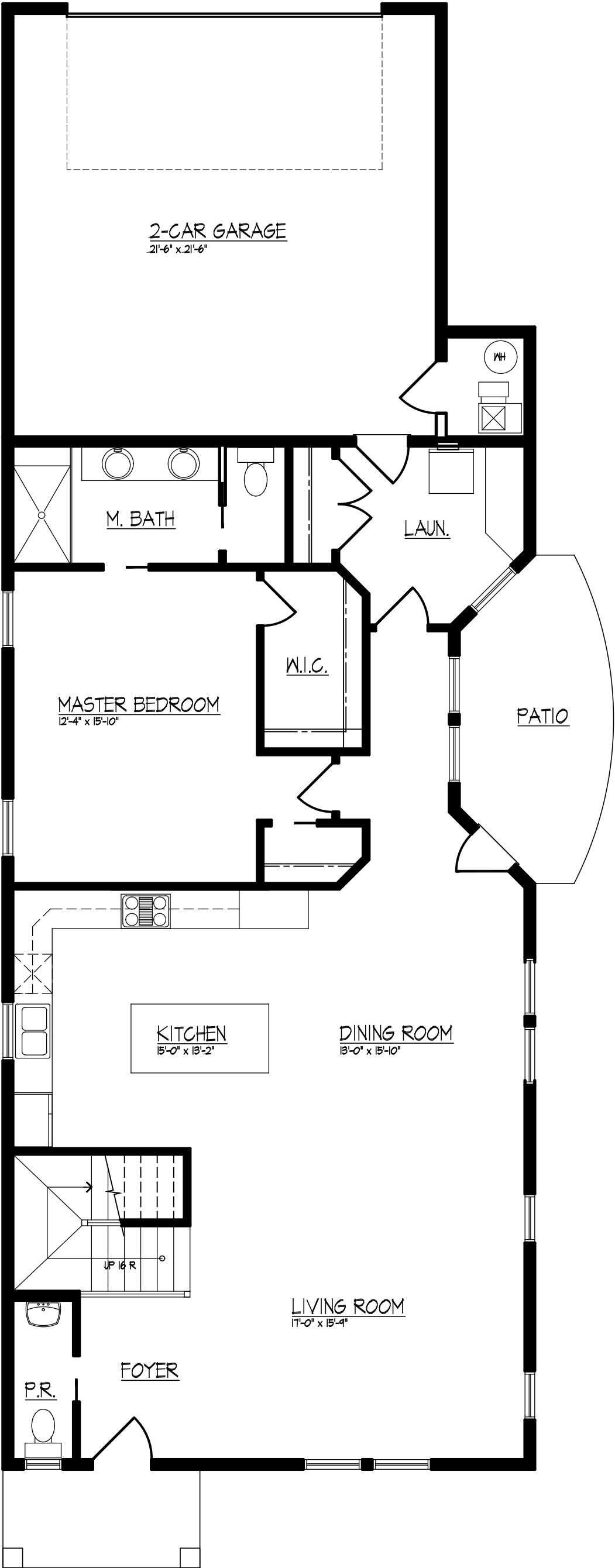
FIRST FLOOR PLAN

FIRST FLR = 1351 S.F.
SECOND FLR = 751 S.F.
TOTAL = 2102 S.F.
GARAGE = 520 S.F.



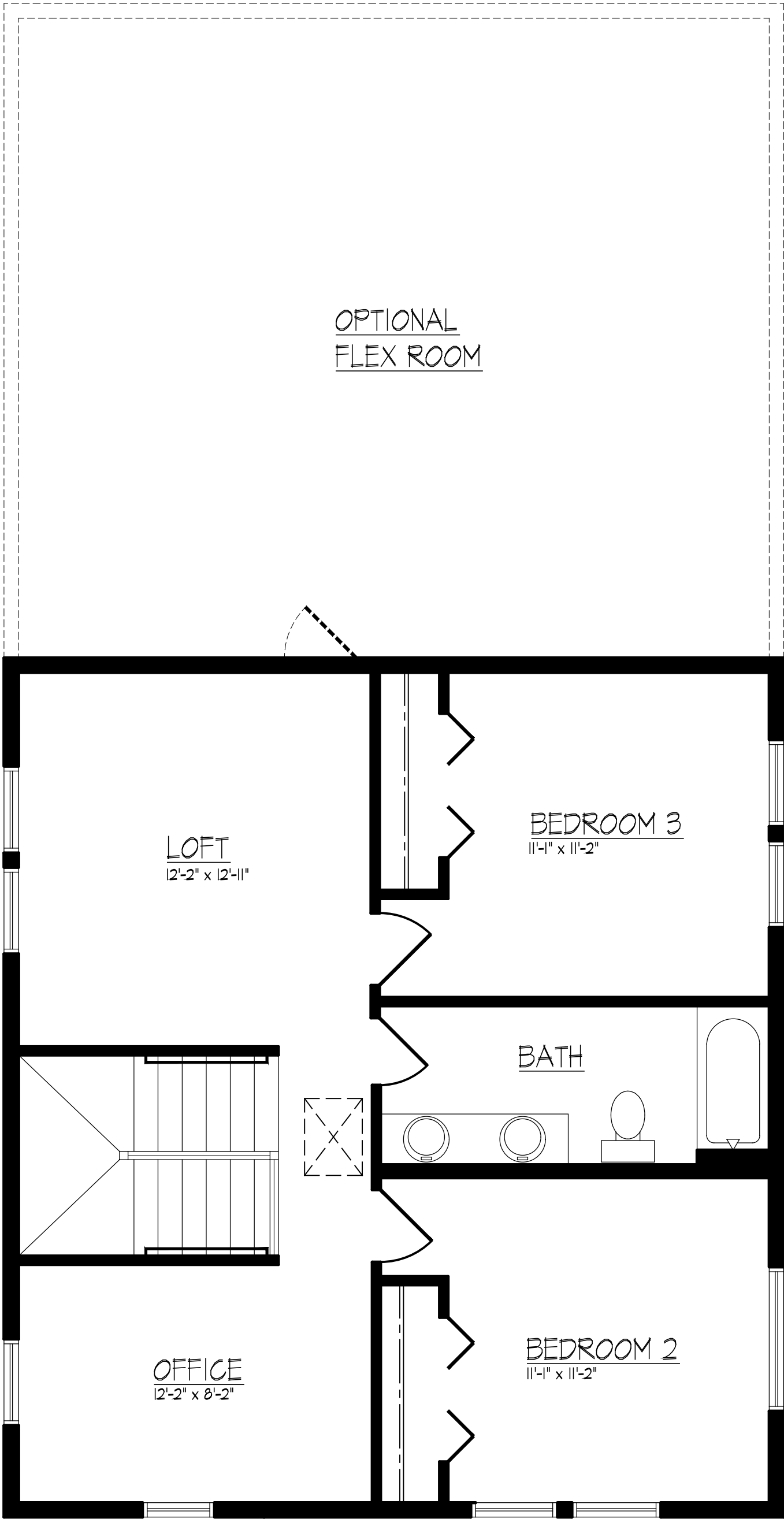
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

FIRST FLR. = 1366 S.F.
SECOND FLR. = 736 S.F.
TOTAL = 2102 S.F.
GARAGE = 520 S.F.
OPT. FLEX ROOM = 612 S.F.



SECOND FLOOR PLAN

VILLAGE OF PALATINE

PRELIMINARY & FINAL PLAT OF SUBDIVISION

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S) ADG Development LLC		Business Name (If applicable)	
Address 47 N Bothwell, Palatine, IL		City/State/Zip Code 60067	
Telephone 8472091214		Fax	
Email greg@gwrbuilders.com			
Subject Property Address 37 N Plum Grove			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Address		City/State/Zip Code	
Telephone		Fax	
Email			

I swear that the information contained herein and in any accompanying documents is accurate to the best of my knowledge.

Signature

04/28/2023

Date

VILLAGE OF PALATINE

PRELIMINARY & FINAL PLAT OF SUBDIVISION

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

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

date received

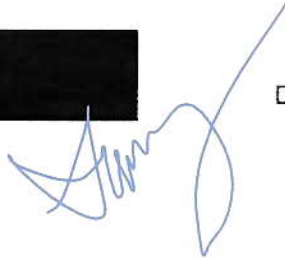
PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): ADG Development LLC
2. Authorized Agent of Petitioner (if different):
 Name: _____
 Address: _____
 Telephone No. _____ Business No. _____
 Email: _____
 Relationship to Petitioner: _____
3. Property Interest of Petitioner(s): Owner
 Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
37 N Plum Grove, Palatine, IL 60067
5. All existing land use(s) on the property are: Residential
6. The proposed use(s) on the property, if this petition is approved is (are): Residential
7. Current zoning of property: P Size of the property: .6 acres
8. State the specific action requested: Subdivide property into 5 single family lots

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



Date: 04/28/2022



State of Illinois
County of Cook

This instrument was acknowledged before me on 28 APRIL, 2023 by



Notary Public

(Seal)



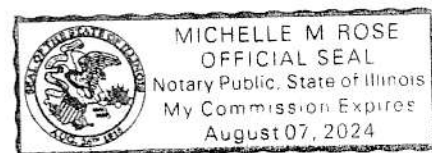


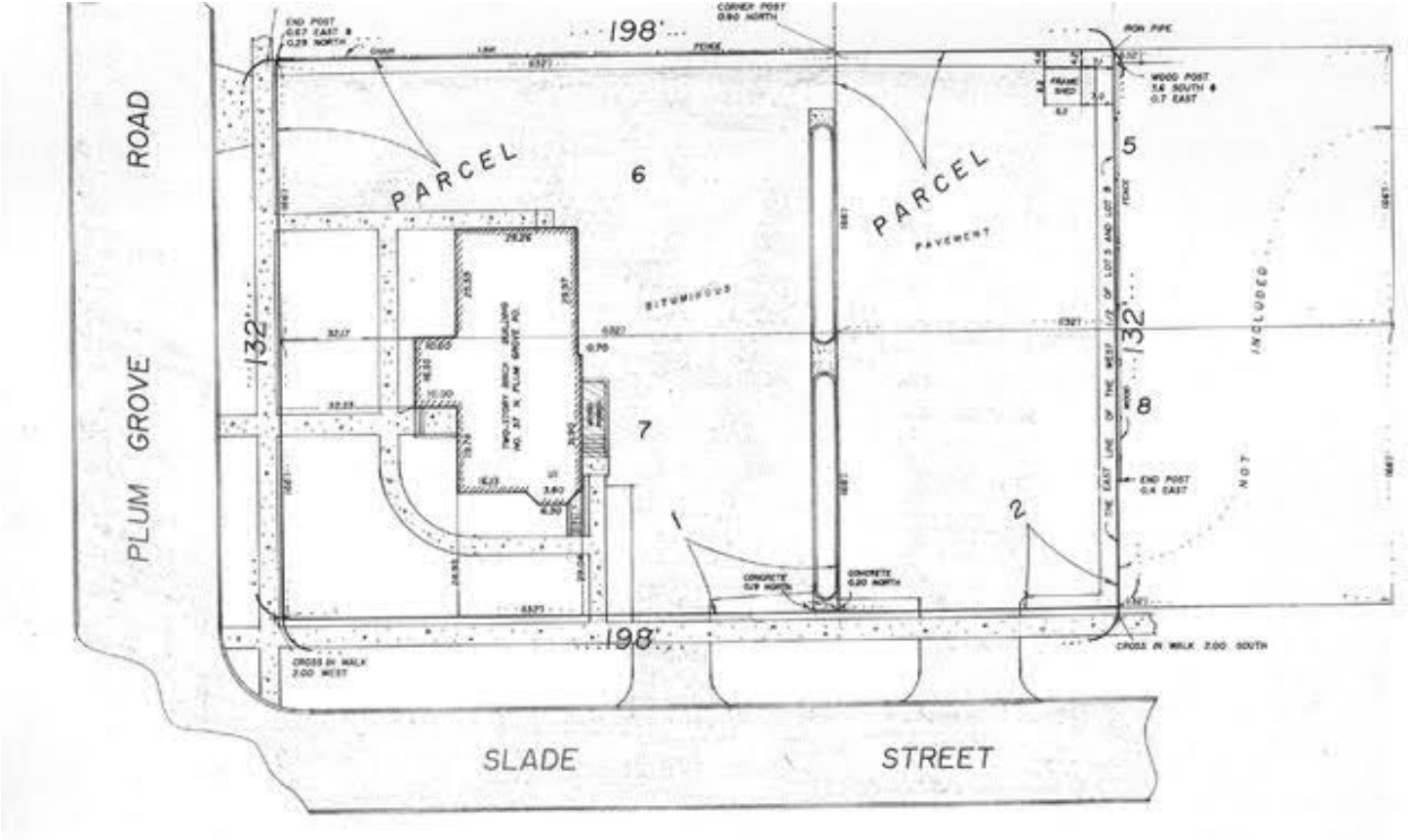
Real Estate Interest Disclosure Form

Name of Disclosing Party (individual, business, etc.) ADG Development LLC		
Relationship to Petitioner (check one) ☒ Petitioner ☐ Legal Entity holding an Interest (i.e. realtor, attorney, etc.) ☐ Legal Entity Holding a Right of Control (i.e. landlord, etc.)		
Address of Disclosing Party 47 N Bothwell, Palatine, IL 60067		City/State/Zip Code
Telephone 8472091214	Fax	Email greg@gwrbuilders.com
Address of Subject Property 37 N Plum Grove		City/State/Zip Code
Legal Description of Subject Property (see plat of survey or title) see attached		
List All Persons Deriving an Interest in Subject Property (i.e. owner, lessee, etc.)		
Name ADG Development LLC	Address	Legal Interest

I affirm that there are no other persons deriving any interest from or through me or from or through any other person or entities above set forth in the property which is the subject of the contract or application for which I am filing this disclosure notice whom I have not disclosed. I understand that if there are any changes in the interest disclosed in this disclosure notice during the terms of the subject contract or before the Village has taken final action on the matter for which this disclosure notice is filed, I shall file a subsequent disclosure notice disclosing such changes.	
Signature	Date 04/28/2022
SUBSCRIBED AND SWORN TO before me this <u>28</u> day of <u>April</u> 20 <u>23</u>	
 Notary Public Signature	

Project Planner	Zoning Case #
-----------------	---------------





PRELIMINARY PLANNED DEVELOPMENT application:

Project Description:

Subdivision features 5 new single- family homes. These "in-town" style homes are designed to blend in historically and aesthetically with their surroundings. These five homes are create a great transition between the multi-story condo building to the west and the single family homes to the east. Homes will be 2 stories and approximately 2100-2500sf. They will offer main level owners suites and ample second floor storage. The exteriors will feature LP Siding, architectural shingles, and front and side porches.

Preliminary acreage:

.6 acres

All existing land use(s) on property:

Commercial (office).

Proposed Land Use:

Residential

Describe any Variations from the Village Ordinances which would b required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

ORDINANCE NO. 0-36-10

**AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
FOR THE PROPERTY AT 37 N. PLUM GROVE ROAD
(AKA PRESERVATION OF HUMAN DIGNITY BUILDING) (CASE NO. 10-19)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on April 19, 2010**

ORDINANCE NO. 0-36-10

**AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR
THE PROPERTY AT 37 N. PLUM GROVE ROAD
(AKA PRESERVATION OF HUMAN DIGNITY BUILDING) (CASE NO. 10-19)**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on April 6, 2010 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for Final Planned Development approval.

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

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

Lots 6 and 7 in Block "G" in the Village of Palatine, Illinois, according to the map of Joel Wood's Subdivision in Sections 14, 15, 22 and 23 in Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, recorded on December 7, 1855 in Book 98 of Maps on page 28.

commonly known as 37 N. Plum Grove Road (aka Preservation of Human Dignity building) (PINs 02-14-323-007, -008, -011)

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

- 1. The business shall be operated in a manner which significantly conforms to the Business Operations Plans by John Liess and John Breen dated March 2, 2010 attached hereto as Exhibit A, except as such plan may be changed to conform to Village Codes and Ordinances.**

2. Uses of the building shall be limited to business, professional or governmental office uses and shall not include medical or dental offices.
3. Any proposed freestanding sign shall not exceed 5 feet in height or 25 square feet in area, shall be non-illuminated, and shall be designed and located in a manner acceptable to the Director of Planning and Zoning.
4. Any proposed future tenant/business of the building shall submit a business operations plan for review by the Village Council to ensure compliance with Condition #2.

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

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

PASSED: This 19 day of April, 2010

AYES: 6 **NAYS:** 0 **ABSENT:** 0 **PASS:** 0

APPROVED by me this 19 day of April, 2010



Mayor of the Village of Palatine

ATTESTED and **FILED** in the office of the Village Clerk this 19 day of
April, 2010



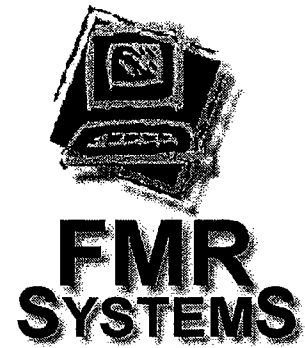
Village Clerk

March 2, 2010

Mr. Kevin Anderson
Village of Palatine
137 W. Wood Street
Palatine, IL 60067
kanderson@palatine.il.us

RE: Zoning Compliance - 37 Plum Grove Road, Palatine

Dear Mr. Anderson:



We are co-owners of a Palatine business, FMR Systems, Inc. We have recently signed a contract to purchase 37 N. Plum Grove Road, currently known as the PHD facility. The contract contains a zoning contingency that must be fully resolved by May 28th. Although 37 Plum Grove has a long history of 'office' use, we understand that the current R2 special use zoning may not allow our business to use the facility as a professional office.

The purpose of this letter is to provide a "snapshot" of our company, explain our preference for the downtown Palatine location of 37 Plum Grove, and seek your recommendations and assistance in working with the Village to obtain appropriate zoning for our offices at 37 Plum Grove. We will gladly answer any questions that the Village has.

FMR Systems, Inc. develops custom software for the banking industry (www.fmr-systems.com). FMR maintains a staff of 14 full time professionals to service the 7 major regional U. S. banks that currently use our software. Our company was formed in 1994, and FMR has been renting office space at 855 Sterling in Palatine for the past 12 years. For the past 5 years, FMR has been searching for a facility to purchase in either downtown Palatine or one of the nearby towns. 37 Plum Grove's proximity to the Metra station is a key attribute for us – many of our employees commute to and from Chicago or suburbs further Northwest of Palatine.

Since several of our staff members work at home a few days each week, only 7 to 10 are usually in the office at any one time. Although we anticipate some growth, we plan on no more than 15 employees based out of the Plum Grove Road facility. Our employees are degreed professionals and tend to be conservative by the nature of our specialty. Operating hours are typically from 8 am till 5 pm Monday through Friday, and we currently have no preset operating hours during weekends. We have no 'walk-in' traffic for our business. Since our bank customers are located out of town (e.g., Orlando, Birmingham, Atlanta, Detroit, Houston, Dallas, Chicago, Charlotte), and we typically travel to their sites for meetings; it is extremely rare for us to have any visitors at our offices.

We respectfully request a meeting to address any questions that you or your staff may have about FMR or our specific planned use of 37 Plum Grove. Surrounding residents will find FMR to be a good neighbor, 37 Plum Grove will return to the tax rolls, and FMR will provide Palatine's downtown area with additional revenues for restaurants and various retail stores. Upon your understanding of our business and proposed use of 37 Plum Grove, we need to understand what steps are required to obtain appropriate zoning/special use.

Mr. Anderson, thank you in advance for your consideration. We can be reached at the numbers below, or you may reply to this email. We look forward to speaking with you soon.

Sincerely,

John E. ('Jack') Liess
Managing Director
847-934-5566 Office
847-528-5566 Cell

John P. Breen
Vice President
847-934-5566 Office
847-477-3414 Cell

EXHIBIT "A"

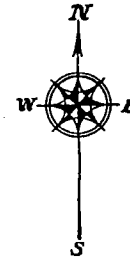


MURRY AND MOODY, LTD.

Land Surveyors

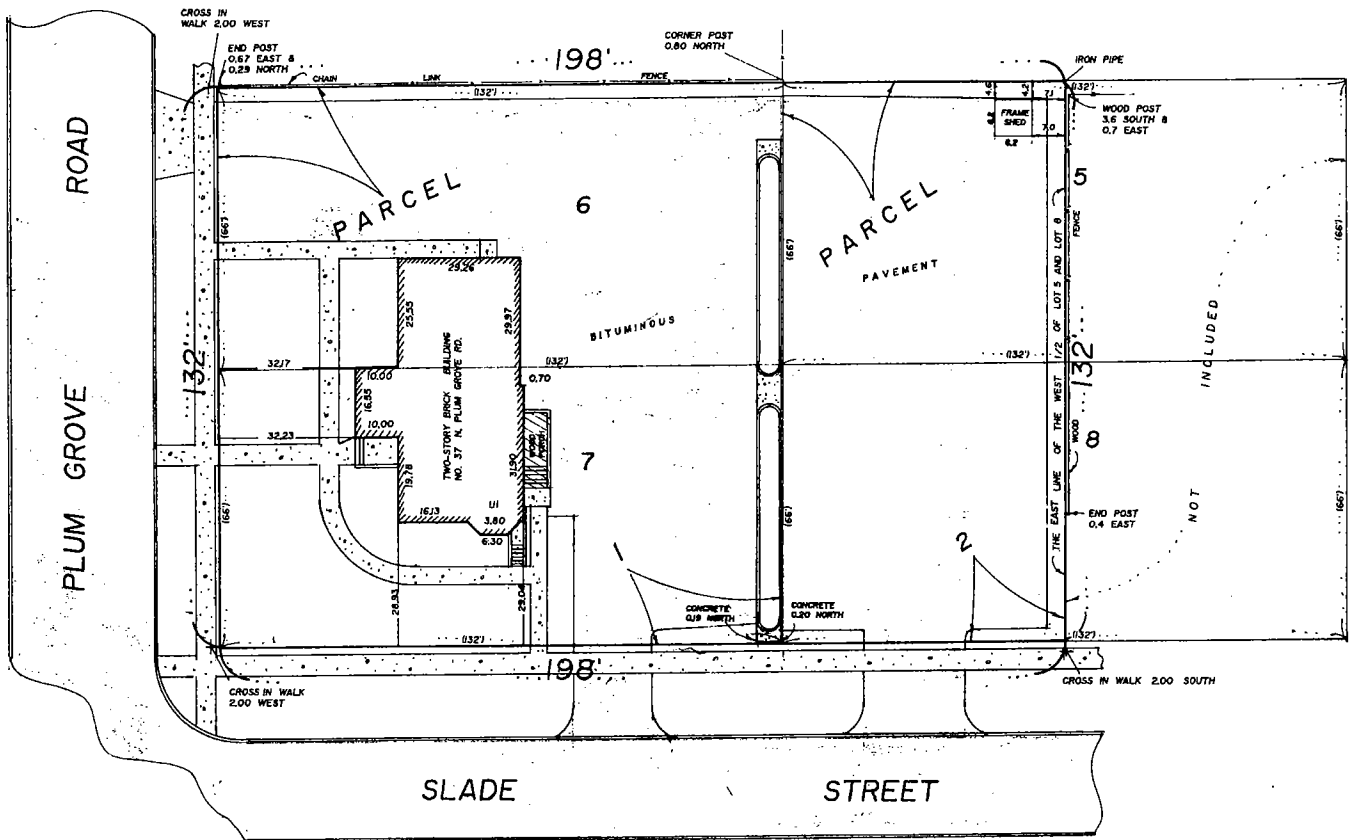
933 S. Plum Grove Rd., Suite 101 Palatine, Illinois 60067
Phone (708) 358-5960

PLAT OF SURVEY OF



PARCEL 1: LOTS 6 AND 7 IN BLOCK "G" IN THE VILLAGE OF PALATINE, ILLINOIS, ACCORDING TO THE MAP OF JOEL WOOD'S SUBDIVISION IN SECTIONS 14, 15, 22 AND 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED ON DECEMBER 7, 1855, IN BOOK 98 OF MAPS ON PAGE 28.

PARCEL 2: THE WEST 1/2 OF LOT 5 AND THE WEST 1/2 OF LOT 8 IN BLOCK "G" IN JOEL WOOD'S SUBDIVISION OF TOWN OF PALATINE, AS PLATTED AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK 98 OF PLATS, PAGE 28, IN SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS } ss.
COUNTY OF McHENRY }

Dimensions shown thus: 50.25 are feet and decimal parts thereof.
Dimensions shown thus: 50'-3" are feet and inches.

I, Thomas M. Sheets an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Huntley, Illinois SEPTEMBER 30, 1992

Thomas M. Sheets
Illinois Professional Land Surveyor

Check legal description, building lines and easements with Title Policy or
Tortious Certificate and report any discrepancies immediately.

ORDER No. 92-2125 104M69 & 73 SURVEY MADE FOR TOWNSHIP OF PALATINE SCALE 1" = 20'
REFER TO: 79-528, 80-590 & 63-643

PLAN COMMISSION
Tuesday, April 6, 2010

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

Minutes of the March 16 meeting were approved as distributed.

Report of Public Hearing – Community Development Block Grant Program

Christine Johnson, Community Block Grant Program (CDBG) Administrator, and Planner Kevin Anderson were sworn in. Ms. Johnson said she is currently working on the FY 2010 Action Plan as well as the FY 2010-2014 Consolidated Plan since a new 5-year plan is required this year because the previous 5-year plan is expiring.

She cited two significant projects that have had impact from block grant funds to the village:

- the connection of Brentwood Estates to the village water system;
- widening of Buffalo Creek in the summer of 2010 which will ameliorate flooding.

Strategic criteria, according to Ms. Johnson, are for the homeless, special needs persons, housing, and community development. More specific information is on the village web site, she added. Any residents or social service agencies are eligible to apply. Applications, due May 7, are being accepted now for 2010 grants, she said, noting that the CDBG fiscal year starts September 1. The village council will be asked for its final approval for applicants in July. HUD determines the dollar amount allocated based on need.

Carl Huenink, Executive Director, Northwest Center Against Sexual Assault, said his agency provides bi-lingual counseling services. The CDBG grant enables them to provide services on a wider scale, and he thanked the village for its support on their behalf.

Report of Public Hearing - Case 10-19 – 37 N. Plum Grove rd.

The notice of public hearing was read by the chairman. The petitioners in Case 10-19, John Liess and John Breen, seek preliminary and final approval of a Planned Development to permit a professional office to occupy and operate within an existing building. The building is located on a 26,136 square foot parcel on property commonly known as 37 N. Plum Grove rd.

The following petitioner's exhibits were introduced:

1. Petition for Preliminary and Final Planned Development
2. Palatine Real Estate Disclosure Form
3. Real Estate Purchase contract
4. Plat of Survey
5. FMS Business Operations Plan
6. PHD Business Operations

plan commission
tuesday, april 6, 2010

page 2

Petitioners John Liess and John Breen were sworn in to present the request.

Liess said the company develops software solutions for commercial banks in North America. They occupy space on Sterling now, so they are familiar with Palatine. They like the location of this building close to the central business district and train station. They have no walk-in traffic and haven't had a client on their premises in eight years.

For the past 14 years they have had between 12 and 14 employees who park between eight and 10 cars per day. Hours of operation are 8 a.m. to 5 p.m., Monday through Friday. Any person's presence on weekends is rare, he added.

Kevin Anderson said previous professional office users of the building are Palatine Township offices and the Preservation of Human Dignity social service agency. He added that professional offices of this nature are not contemplated in the R2 zone. Therefore, the petitioner seeks the planned development zoning designation. Anderson said the petitioners propose no changes to the property or building

Carl Bethke, 57 N. Hale, was sworn in. He said he thought business uses were generally confined to the west side of Plum Grove Road. "Why rezone for business in a residential area," he asked, "when commercial areas are available?" He asked that the line for residential use be held on the east side of Plum Grove rd.

Anderson said this petitioner is not proposing redevelopment. The proposed zoning classification of PUD is more restrictive than a commercial zoning designation because the Village can restrict the uses. He pointed out that the proposed use is actually less intense than what has historically been on the site for the past 30 years. He pointed out that future uses would be restricted to the professional office use classification, as specified in Condition #2.

Noonan asked if all the space would be used, or would Liess and Breen rent out space. Liess said no space would be rented to an outside user.

Staff Recommendation

Given the historic uses of the building and the limited scope of proposed uses for professional offices only, Staff believes this proposal will not have a negative impact on the surrounding neighborhood. Therefore, Staff recommends approval of the proposal with the following conditions:

1. The business shall be operated in a manner that significantly conforms to the Business Operations Plans by John Liess and John Breen dated March 2, 2010, attached hereto as Exhibit A, except as such plan may be changed to conform to Village Codes and Ordinances.
2. Uses of the building shall be limited to business, professional or governmental office uses and shall not include medical or dental offices.

plan commission
tuesday, april 6, 2010

page 3

3. Any future use of the building shall be reviewed and approved by the Village Council prior to issuance of a business license.

During discussion of the conditions, commissioners offered the following modification in wording to Condition #3. "Any use of the building other than that described in Conditions #1 and #2, shall be reviewed and approved by the village council prior to issuance of a business license."

Liess said he is able to comply with all conditions, as amended.

The public hearing closed at 8:30 p.m.

RECOMMENDATION

Lewandowski moved, Mrs. Williams seconded that the plan commission recommend to the village council that it approve the request of the petitioners in Case 10-19, John Liess and John Breen, who seek preliminary and final approval of a Planned Development to permit a professional office to occupy and operate within an existing building located on a 26,136 square foot parcel on property commonly known as 37 N. Plum Grove rd. Said approval shall be contingent upon petitioners' complying with three staff conditions, as reworded, listed above.

Unanimously carried.
(8-0)

Report of Public Hearing – Case 10-23 – Text Amendment

The notice of public hearing was read by the chairman. The petitioner in Case #10-23, the Village of Palatine, seeks approval of a text amendment to the Palatine zoning ordinance to exclude rights-of-way from computation of the 250-foot notification zone for all public notices.

The following petitioner's exhibit was introduced:

Proposed Zoning Text

Anderson said the proposal would codify the text to conform to what the village does and what the state requires.

During discussion Dwyer suggested the following changes to proposed text working: For single-family residential special uses and variations

*The Village of Palatine shall mail the notification letter by standard mail, to all taxpayers of record of property and occupants located within 250 feet of the boundaries of the subject property, at least 15 days prior to the public hearing. **The number of feet occupied by public roads, streets, alleys and other public ways shall be excluded in computing the 250 feet requirement.** The taxpayers of record shall be the name(s) of the taxpayer(s) as indicated on the most recent real estate tax records available from the Cook County Assessor's Office.*

DEPT. OF PLANNING AND ZONING
VILLAGE OF PALATINE

PETITION FOR HEARING

Zoning Docket # 10-19

Property recorded in Torrens

Filing Fee \$ 628.00 Date Filed 3-12-10

**PRELIMINARY AND FINAL PLANNED
DEVELOPMENT**

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): JOHN E. LIESS, JOHN P. GREEN
 Address: FMR SYSTEMS, INC. 855 STERLING AVE, PALATINE IL 60067
 Telephone No. 847-528-5566 Business No. 847-934-5566
 Email JOHN.LIESS@FMR-SYSTEMS.COM JOHN.GREEN@FMR-SYSTEMS.COM
2. Authorized Agent of Petitioner (if different):
 Name: _____
 Address: _____
 Telephone No. _____ Business No. _____
 Email _____
 Relationship to Petitioner: _____
3. Property Interest of Petitioner(s): CONTRACT PURCHASER
 Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
37 PLUM GROVE RD. Palatine, Illinois
5. All existing land use(s) on the property are:
6. Current zoning of property: R-2 Size of the property: .6 acres
7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc:
operation of FMR offices
8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

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

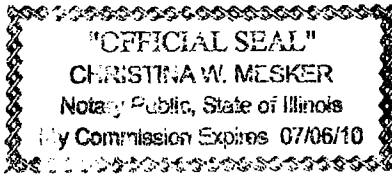
10. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Date: 03/12/10

John Liess
John Breen

State of Illinois
County of Cook

This instrument was acknowledged before me on March 12, 20 10 by
John Liess and John Breen.



(Seal)

Christina W. Mesker
Notary Public

Public Notice

3.3.m

A public hearing will be held before the Palatine Plan Commission on Tuesday, April 6, 2010, at 8:00 P.M., in the Village Council Chamber in the Palatine Community Center, 200 E. Wood Street, relative to a request for the following:

1. Preliminary and Final Planned Development to permit a professional office to occupy and operate within an existing building. The property is commonly known as 37 N. Plum Grove Road (aka Preservation of Human Dignity building) (PINS 02-14-323-007, -008, -011).

The proposal would allow a professional office to operate from this location within the existing structure.

The above petition has been filed by John Liess & John Breen; and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 10-19

VILLAGE OF PALATINE
Dennis Dwver, Chair
Palatine Plan Commission
DATED: This 22nd day of
March, 2010
Published in Daily Herald
March 22, 2010 (4204202)N

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published March 22, 2010 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Holly Bratonic
Authorized Agent

Control # 4204202

Attachment: Planned Development Ordinance #O-36-2010 (Previous owner-occupant) (37 N. Plum Grove Road - Preliminary Planned

TYPE: ORDINANCE **SUBMITTED BY:** PLANNING & ZONING **DATE:** 04/19/2010

DESCRIPTION: Consideration of a 1) Rezoning from R-2 single-family residential to P Planned Development; and 2) Preliminary and Final Planned Development to permit a professional office to occupy and operate from an existing structure for the property at 37 N. Plum Grove Road.

(Leiss & Breen - Case No. 10-19)

(District 6)

COMMITTEE ACTION:

DATE:

BACKGROUND:

The Subject Property, approximately 26,136 square feet, is the existing Preservation of Human Dignity social service agency with related parking facilities. The Petitioner, contract purchaser of the property, is proposing to operate a professional office from this location. The R-2 zoning district does not contemplate professional offices, although PHD and Palatine Township operated from this location, with a Special Use within the R-2 District. Therefore, the Petitioner is seeking approval of the following:

**Rezoning from R-2 single family residential to P Planned Development
Preliminary and Final Planned Development to permit a professional office to occupy and
operate within an existing building.**

ANALYSIS:

- The subject property, including the existing building, was previously used as the Palatine Township offices until August of 1992. The Preservation of Human Dignity was granted a Special Use to operate by Ordinance #O-180-92 in November of 1992. Social service agencies are listed as special uses in the R-2 zoning district.
- Even though Palatine Township and PHD operated as office uses, the R-2 district does not allow professional offices (excepting social agencies or other similar uses as a Special Use), as either a permitted or a special use
- The Petitioners are not proposing to make any changes to the property or to the building. They propose to occupy the existing building, in its present state.
- The Petitioner is proposing a Planned Development classification to allow office uses without expanding the potential uses of the property to include commercial uses, which would likely be more objectionable, given the surrounding single-family neighborhood.
- The Petitioner's own and operate FMR Systems, a software development company serving the banking industry. The company has 14 full time staff members. Standard office hours of 8:00 am to 5:00 pm. Several of FMR's staff work from home, so there are typically 7-10 employees working in the office at any one time. Since their bank customers are located throughout the United States, their staff usually travels offsite and it is extremely rare to have any customers come to their offices. For context, PHD has 14 staff members, 10-15 volunteers and typically sees 25-30 visitors per day, with 5-10 daily visitors. In 2009, PHD provided services to 6,500 clients.
- Given the nature of their business and the national distribution of the firm's clients, there are not typically any visitors to the offices. To maintain the a similar appearance and impact, staff is recommending that any proposed freestanding signage not exceed 5 feet in height and 25 square feet.

ALTERNATIVES:

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

RECOMMENDATION:

Public Hearing: April 6, 2010 Plan Commission

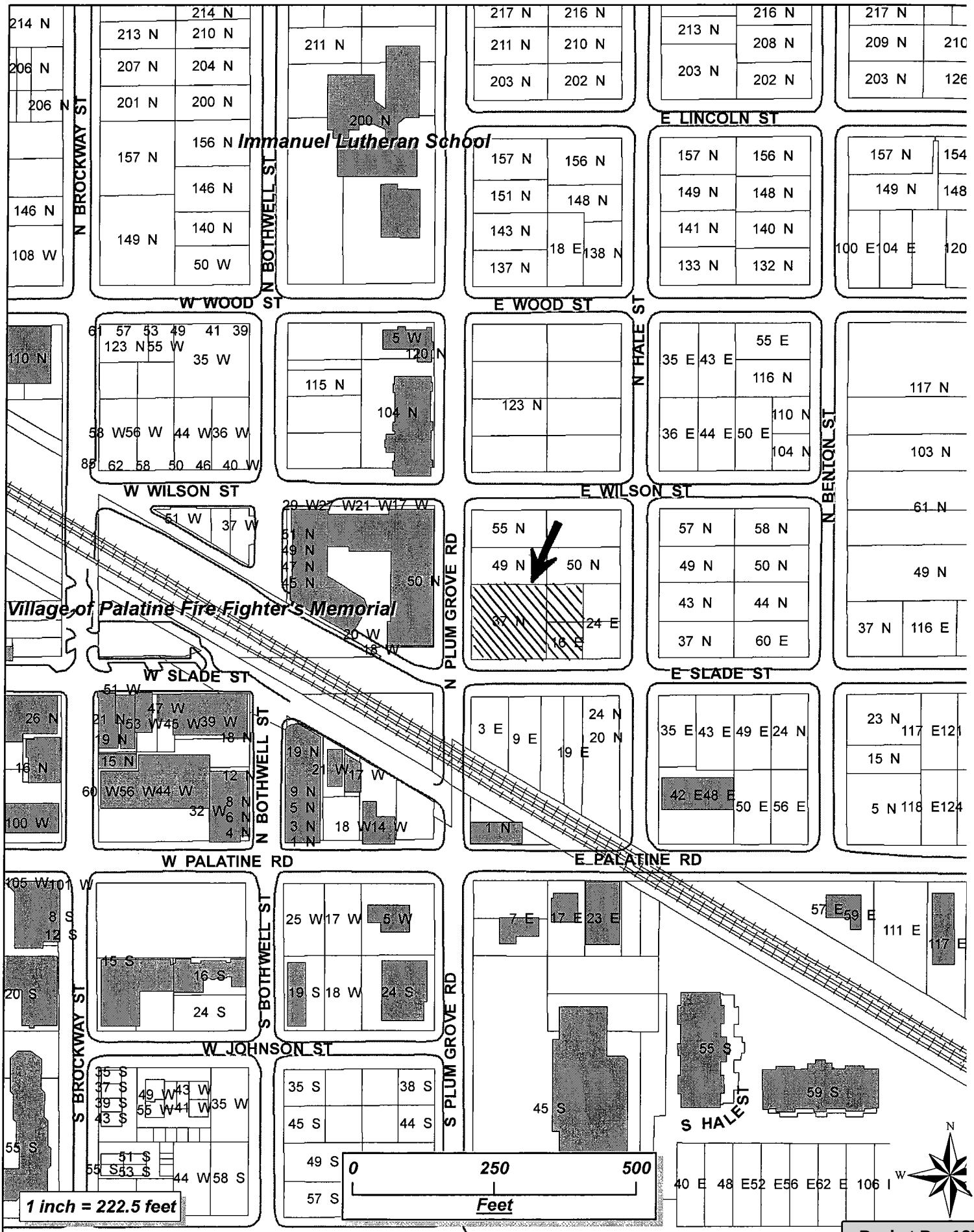
Residents Testifying: 1

Concerns: Commercial uses east of Plum Grove Rd.

Vote: The Plan Commission voted to unanimously to approve the request. Staff concurs with this recommendation.

ACTION REQUIRED:

Consideration of an Ordinance granting 1) Preliminary and Final Planned Development to permit a professional office to occupy and operate from an existing structure; and 2) Rezoning from R-2 single-family residential to P Planned Development for the property at 37 N. Plum Grove Road.



DES PLAINES JOURNAL INC.

AKA(JOURNAL & TOPICS
NEWSPAPERS INC.)
622 GRACELAND AVE
DES PLAINES, IL 60016

Invoice

Date	Invoice #
8/23/2023	190899

Bill To
VILLAGE OF PALATINE 200 E. WOOD ST. PALATINE, IL 60067 ATTN: ALEX BRADSHAW

Head Ident
37 N. PLUM GROVE RD.

P.O. No.	Terms	Due Date	Rep	Account #	Ordered By
	Due on receipt	8/23/2023	RM435	359900	ALEX BRADSHAW
Serviced	Item	Description	Rate	Amount	
8/24/2023	LEGALS	1 COL X 4 3/4" 1 WEEK	10.00PCI	47.50	
	ZONE (2)	LEGAL APPEARED IN THURSDAY PAPER Palatine Topics			
We appreciate your prompt payment!					Total \$47.50 Payments/Credits \$0.00 Balance Due \$47.50

Attachment: Public Notice (37 N. Plum Grove Road - Preliminary Planned Development - 5 single-family homes)

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 37 N. PLUM GROVE RD.



County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 24TH day of AUGUST, A.D. 2023, and the last publication thereof was made on the 24TH day of AUGUST, A.D. 2023.

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

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



Mary Alice Wenzl

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 24TH day of AUGUST, A.D., 2023.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 24TH day of AUGUST, A.D., 2023.

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

Attachment: Public Notice (37 N. Plum Grove Road - Preliminary Planned Development - 5 single-family homes)