



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS AGENDA • SEPTEMBER 9, 2020

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Aug 25, 2020 7:00 PM

III. PUBLIC HEARING

1. 1070 S Brockway Street

To be continued to the October 13, 2020 ZBA Meeting

2. 707 W Helen Road

To be continued to a date to be determined.

3. 154 N. Maple Street

Special Use to permit a home to be setback 10 feet from the side yard abutting a street lot line, instead of the required 20 feet pursuant to Section 10.06 (c)(12) of the Palatine Zoning Ordinance.

4. 373 W. Northwest Highway

Special Use Amendment to permit a restaurant pursuant to Section 14.05 (b) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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ZONING BOARD OF APPEALS

MINUTES • AUGUST 25, 2020

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I.

Note: The July 28, 2020, the Zoning Board of Appeals meeting will take place in the Village Council Chambers (located at 200 E. Wood Street). The meeting will also be broadcast live on Comcast Channel 6 and streamed live through the Village's 'Agenda & Minutes' section of our website (www.palatine.il.us). Village Hall will be open for any member of the public that would like to provide comment or testimony regarding an agenda item at the meeting, while still adhering to the Governor's Executive Orders. If a member of the public cannot access the meeting through one of the above means, please contact the Department of Planning and Zoning at (847-359-9046) by no later than 3 PM on Tuesday, August 25th to be provided with a call in code.

II. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Brent Larson	Commissioner	Absent	
Cindy Roth-Wurster	Commissioner	Present	
Jan Wood	Commissioner	Present	
Jerry Luszcak	Commissioner	Absent	
Theodore McGinn	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
James Dittrich	Commissioner	Late	7:04 PM
John Pirog	Commissioner	Present	

Staff Present: Ms. Lyn Bremanis

III. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jul 28, 2020 7:00 PM - **Accepted**

Mr. McGinn made a motion to approve the minutes of July 28, 2020; seconded by Ms. Roth-Wurster.

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

Minutes Acceptance: Minutes of Aug 25, 2020 7:00 PM (Approval of Minutes)

IV. PUBLIC HEARING**1. 18 W. Comfort Lane - Recommended to Approve**

Notice was published in the Daily Herald on August 10, 2020 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey
4. Architectural Plans
5. Public Notice

Sworn in Staff: Ms. Lyn Bremanis**Sworn in Jonathan Freeman & Rachel Freeman 18 W Comfort Street**

Ms. Freeman explained they are looking to do a second story to allow for their future expanding family. She stated they have been there for 3 years, love the area and don't want to move.

Mr. Pirog clarified they are just adding a second story not encroaching more than now.

Mr. Freeman answered that is correct.

Mr. Pirog asked if there are other homes in area with similar additions.

Mr. Freeman answered yes there are multiple.

Ms. Wood asked if the home is as it is when purchased.

Mr. Freeman answered yes.

Ted asked if they spoke with the neighbors.

Ms. Freeman answered yes stating they have all signed off their approval.

Ms. Wood entered the Sign off as exhibit #6.

Ms. Bremanis gave a brief overview of request explaining the property is zoned R2 and is existing nonconforming at 25ft. She explained the addition is going up and not changing the encroachment. She referred to the elevation slides to show the proposed addition pointing out it meets the elevation requirements.

Mr. Pirog asked if trees will be cut down.

Mr. Freeman explained they anticipate cutting one limb not the whole tree.

Mr. Cavanaugh clarified the request is to just add a second story not adding attached garage.

Mr. Freeman answered yes.

Ms. Freeman explained they are keeping the original brick on the bottom and

adding siding on top.

Ms. Wood asked if this is common in the area that the setback was built this way. Ms. Bremanis referenced aerial to show the homes having similar setbacks.

Mr. Cavanaugh asked if the whole street is existing nonconforming.

Ms. Bremanis explained she didn't check the measurements on all houses but it appears to be that way.

STAFF RECOMMENDATION:

The Petitioners are proposing to build a 2nd story addition, which will encroach into the required front yard. The residence is existing non-conforming and the proposed addition will not change the existing footprint. This addition should not impact the surrounding property owners or alter the essential character of the neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the plans prepared by Joseph A. Meyer dated 7/15/2020 except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Ms. Roth-Wurster stated the standards have been met. She stated it is existing nonconforming and going up is logical and neighbors are fine with it.

Ms. Wood stated she doesn't see anything that will impact the public health safety and welfare. She stated the addition will not cause a negative impact on the property value and will be in conformity with the general area. Ms. Wood stated it could have a positive impact.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on September 8, 2020.

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

2. 927 E. Sayles Drive - Recommended to Approve

Notice was published in the Daily Herald on August 10, 2020 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in petitioner: Michael & Abby Austin 927 E Sayles

Mr. Austin explained they are looking to fence in side yard which is technically their front yard. He stated they are looking for a yard for kids and pets to play in. Ms. Austin explained the fence is for safety measures for kids to play in safe spot. She stated it is a large portion of their property and have very small backyard. Ms. Austin explained the side yard is not usable at the moment. Mr. Austin pointed out the 4 way stop on their corner which cars tend to not stop so a fence will keep them safer.

Mr. Cavanaugh asked if there is a fence currently behind the garage.
Mr. Austin referred to existing conditions to show existing fence.

Mr. Cavanaugh asked if the existing will be removed.
Mr. Austin answered yes it would be removed and moved out.
Ms. Austin stated the fence would help to protect inside of garage as well.

Mr. Cavanaugh asked if kids cut through the yards.
Mr. Austin answered yes all the time.

Mr. Pirog asked if they are okay with staff recommendation to move the fence back 4ft.
Mr. Austin stated they agreed to move the fence back out of the easement.
Ms. Bremanis explained the sanitary sewer line was brought to Staff's attention which led to Staff's recommendation of moving the fence out of the easement.
Mr. Austin stated the new fence would be outside easement. Referred to plat/site plan and existing condition slides to show location of proposed fence.

Mr. Austin pointed out line of site is not negatively impacted.
Ms. Austin spoke to the high car traffic in area and stated the fence will just add safety to their kids playing outside.
Mr. Austin stated they are the only detached garage on the whole block so thinks this will give a clean finished look.

Ms. Roth-Wurster asked if they will update the rest of the fencing around house.
Mr. Austin answered yes stating he has spoken to neighbors.

Discussion on installing a fence in easement.

Ms. Wood clarified they are reviewing the solid fence in the front yard at 10ft.
Ms. Bremanis answered yes.

Mr. Pirog clarified they are still responsible for mowing and landscaping of area between the fence and sidewalk.
Ms. Bremanis answered yes.

Ms. Bremanis gave a brief overview of request explaining the property is zoned R2. She pointed out the uniqueness being that it faces the corner side yard which is their legal front yard. She spoke to the line of site associated with the elevation change referring to the existing condition slides.

Ms. Roth-Wurster asked if the home on Clark still keeps a line of site to allow safely pulling out of their drive.
Ms. Bremanis stated Engineering reviewed and felt it was adequate.

Mr. Cavanaugh asked if they spoke to the neighbors.
Mr. Austin answered yes stating they tested out the line of site and could see all the way to fire hydrant.

Mr. McGinn asked if they will be landscaping between the fence and sidewalk.
Mr. Austin answered yes explaining it is required.

Mr. Pirog asked staff if there was any other reason for the action at discretion.
Ms. Bremanis explained generally staff will go with action at discretion with fences in the front yard.

Sworn in Ms. Susan Ensminger 650 N Clark

Ms. Ensminger asked how many feet is the new proposed fence from the lot line
Ms. Bremanis answered it will be 10 feet from the lot line which is approximately 12 feet off the sidewalk per the plat of survey.

Sworn in Ms. Marilyn Sieradzki 856 E Sayles

Ms. Sieradzki expressed concern with the high traffic at the corner especially during school year. She suggested putting the fence in line with the fire hydrant to give better views.
Ms. Bremanis pointed out the fence will be in line with the fire hydrant now that the setback was increased.

Ms. Sieradzki stated 4ft in height would be better and still protect the children.

Ms. Austin stated her and her husband are both school teachers and are adamant of providing safety for children. She stated the high traffic is why they want the fence to protect their house. She stated it is a large piece of land so they want to fence in and give more space to utilize. Ms. Austin stated they would

like to keep the 5ft height to maintain conformity all around the home. She explained as the children grow the higher fence will protect them further.

STAFF RECOMMENDATION:

The Petitioner is proposing to build a 5 foot solid fence approximately 6 feet off of the lot line along Clark Drive. The lot line along Clark Avenue is the functioning side yard abutting a street, but is the legal front yard per the Zoning Ordinance thus requires a 30 foot setback. The property is unique as there is an elevation drop from the neighboring driveway located approximately 10 feet from the proposed fence location assisting in the line of sight. However due to the location of the Village sewer line in the easement staff recommends moving the fence to a 10 foot setback from the front property line, out of the easement. Staff has consistently recommended a greater setback in instances of proposed solid fences being proposed with nearby driveways. Therefore, Staff recommends Action at the discretion of the Zoning Board of Appeals of the proposed Special Use with the fence being set back 10 feet from the front property line subject to the following conditions:

1. The Special Use shall substantially conform to the site plan and elevation submitted by the Petitioner, Michael Austin submitted 06/09/2020, except as said plans may be changed to conform to the Village Code of Ordinances.

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

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

DELIBERATIONS:

Mr. Cavanaugh spoke to the standards for front yard fencing and how they have been met. He stated he is in favor as the request will help protect the home, garage and family. He stated it will enhance the appearance of the property.

Mr. McGinn stated the safety of the surrounding community was considered. He pointed out the neighbor most impacted has testified and is ok with the request.

Ms. Roth-Wurster stated her initial concern was for kids walking and with the line of site but the 10ft setback is more favorable.

Ms. Wood agreed with Ms. Roth-Wurster stating she is not a big fan of the solid fence but it is in a functioning side yard and can see the need with the high traffic.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on September 8, 2020.

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

Minutes Acceptance: Minutes of Aug 25, 2020 7:00 PM (Approval of Minutes)

3. 17 E. Northwest Highway - **Recommended to Approve**

Notice was published in the Daily Herald on August 10, 2020 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in petitioner: Katarzyna Urban 343 Hawthorn Circle Mt. Prospect, IL & Dmitrina Mavrodieva 4252 W Central Rd Glenview, IL

Ms. Mavrodieva explained they currently own a business 5 minutes away. She stated they have been operating for 2 years and business has been good even with the current restrictions. She stated they are looking to expand because their space isn't big enough. Ms. Mavrodieva stated this area will be good because of location in Palatine where a lot of customers live. She spoke to the center having 2 other beauty parlors and think the businesses will work well together and complement each other.

Ms. Urban spoke to their services and the location with the school and salons traffic being beneficial.

Ms. Roth-Wurster asked how many employees they will have.

Ms. explained currently it is just the 2 of them stating in the business plan they included 1-2 employees to allow for future growth.

Mr. McGinn asked about their current business.

Ms. Urban stated they are currently located in Inverness.

Mr. McGinn clarified they closing and moving.

Ms. Mavrodieva stated yes explaining this space is bigger to allow more services like couples massage. She stated they currently have too high of demand for their space.

Ms. Urban stated their clients overlap do need more space to accommodate.

Ms. Bremanis gave a brief overview of request stating the space is approx. 1000 sq.ft. She spoke to the hours of operation being 11-7pm Monday-Friday 11-4 Saturday and closed Sunday with 30-35 clients per week 3-4 clients daily. She spoke to the parking and how this use will not change the parking requirements and staff sees no issues. Ms. Bremanis referred to the existing conditions slides to show location.

Ms. Wood clarified there have been no parking complaints.

Ms. Bremanis answered none that she is aware of.

STAFF RECOMMENDATION:

The Petitioners are requesting to open a massage and wellness business in the subject tenant space. While the center does have an existing parking variation, the proposed use would not increase the number of required parking spaces. Staff is not aware of any issues with parking therefore, does not have any parking concerns. This location will maintain a mixture of commercial and service uses within the development and should not have a negative impact of the surrounding properties. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner on 7/16/20 except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Mr. Dittrich stated it meets the standards for a special use. He stated being located in the atrium there won't be much impact as far as traffic. He stated he is excited this strip mall is finding new businesses.

Mr. Cavanaugh stated it is a good use of space being as it used to be a former chiropractic office. He stated the new tenants won't have to do much to the space.

Ms. Roth-Wurster stated it is a natural new business to go there following a chiropractic office.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on September 8, 2020.

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

4. 904-908 E. Northwest Highway - **Recommended to Approve**

Notice was published in the Daily Herald on August 10, 2020 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

**Sworn in petitioner: Ms. Sara Barnes attorney 221 NW Sayles Chicago, IL
Mr. Mark Jalcovik- owner operating as Windy City Storm 8714 Greystone Ct
Frankfort, IL**

Ms. Barnes stated the petitioner Windy City Storm currently operates a competitive youth hockey league within the state of Illinois. She stated they have their practice and exhibition facility at orbit on Consumers Ave. She stated they train youth 10-18 years of age and wanted to add a fitness element to work on strength and agility off of the ice. Ms. Barnes stated since there was no space at Orbit to do so they located the subject property which has been vacant for over a year so the request should reactivate the site and have a positive impact on surrounding area. She spoke to the location being less than 2 miles from the practice facility at Orbit so is convenient for families. She stated she believes most will carpool. Ms. Barnes spoke to the program having 8 teams with 15-17 players per team with one team utilizing the facility at a time. She spoke to the parking pointing out the many spots available. She spoke to the hours of operation and staff present.

Mr. Pirog asked if they intend to grow the program.

Mr. Jalcovik explained it is capped being a AAA organization which is fixed at 8 teams.

Ms. Wood asked about the square footage.

Mr. Jalcovik stated it is approx. 3400.

Ms. Barnes referred to floor plan slide explaining the daily operations.

Mr. Jalcovik explained they took two empty tenant spaces.

Mr. Pirog asked if there will there be adult supervision.

Mr. Jalcovik stated they will hire certified trainers.

Mr. Dittrich asked if the program currently has an offsite facility for off ice training. Mr. Jalcovik answered no. He spoke to the recent purchase of Paintball USA explaining they are looking to expand in Palatine rather than relocate. He stated the location is convenient right of highway since a lot of their participants come

from all over the state.

Mr. Dittrich asked if only participants in the league can use the facility.

Mr. Jalcovik answered yes explaining they are not looking to expand past the current hockey program yet. He stated once they acquire Paintball USA they may look to expand and allow for more public access.

Ms. Roth-Wurster asked about the after off-hours indicated.

Ms. Barnes explained they have a window of 7am -9:30pm.

Mr. Jalcovik stated 90% of the time would be Tuesday-Thursday 4:30-8:30 trying not to keep the young children past 9:00.

Ms. Bremanis gave a brief overview stating the property is a planned development following the B2 zoning. She stated since it is over the 3000 sq.ft it requires the special use. She spoke to the parking explaining the facility is over parked so parking is not a concern. Ms. Bremanis stated Community Services and Fire Prevention have reviewed and have no issues. She referred to existing conditions slides to show location and entrances.

Discussion on time frame of vacancy.

Ms. Barnes stated they are committed to work with the building and fire prevention department to bring to code.

Mr. Jalcovik stated they signed 4-5 year lease so they are committed to Palatine.

Ms. Roth-Wurster stated training facilities are unique in Palatine asking staff what is being referenced for comparison.

Ms. Bremanis explained they referenced a health club though this location is private giving them the ability to control numbers of people inside.

Ms. Wood asked the petitioner is they have any plans to make available to the public

Mr. Jalcovik stated it is possible but nothing in the near future.

Ms. Bremanis explained if in the future they would have to write a new business proposal to determine if a new special use would be required.

STAFF RECOMMENDATION:

The proposed business is occupying a vacant space in The Grand at Twin Lakes Center. This use provides another service use, with the other retail and service uses, within the commercial tenant spaces in the Grand. The health club is private and not open to the general public. Therefore, its use and occupancy will be managed through the memberships. In addition, there is excess parking available, within the site and therefore Staff does not have any parking concerns. The proposed use should not alter the essential character of the locality. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan and business plan prepared by the Petitioner dated 05/20/2020, except such plans may be changed

to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Mr. Cavanaugh stated there is nothing to be alarmed about in terms of the public health safety and welfare being it is a private business/club they can control the usage. He stated it is a large space that has been vacant for a while. He stated it is a good use.

Ms. Roth-Wurster stated the standards have been met. She stated the packet was put together well and logistically the location makes sense.

Ms. Wood stated she is happy to see a vacant property being rented. She stated it is a great location with a newer building and is easily assessable with the highway close by. She stated she sees no problems with the standards.

Discussion on ample parking.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on September 8, 2020.

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

V. COMMUNICATIONS**VI. ADJOURNMENT**

1. Motion to Adjourn -

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

Minutes Acceptance: Minutes of Aug 25, 2020 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 09/09/20 07:00 PM

CASE STAFF STATEMENT (ID # 6264)

1070 S Brockway Street

This item will be continued to the October 13, 2020 ZBA Meeting to further clarify a Public Notice omission. A new notice will be completed for this Petition.

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 09/09/20 07:00 PM

CASE STAFF STATEMENT (ID # 6230)

707 W Helen Road

The Public Hearing for the Special Use at 707 W. Helen Road (Neurorestorative Illinois), which was originally scheduled for the Wednesday September 9, 2020 Zoning Board of Appeals meeting, has been postponed. A new Public Hearing date has not been determined. Once this date is confirmed, a new Public Notice will be completed.

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 09/09/20 07:00 PM

CASE STAFF STATEMENT (ID # 6228)

154 N. Maple Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Matthew Panzinio

CASE NUMBER: 20-34

ADDRESS: Vacant lot at the southwest corner of N. Maple Street and W. Wood Street

PROPOSAL:

Special Use to permit a home to be setback 10 feet from the side yard abutting a street lot line, instead of the required 20 feet pursuant to Section 10.06 (c)(12) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> Vacant lot at the southwest corner of N. Maple Street and W. Wood Street District 6 (Helms)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
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SURROUNDING CONDITIONS:

<u>North:</u>	P - Planned Development Multi-Family
<u>South:</u>	R-2 Single Family Residential
<u>East:</u>	P - Planned Development Multi-Family
<u>West:</u>	R-2 Single Family Residential

BACKGROUND:

The Subject Property is a platted lot of record that is presently vacant. The Petitioner is requesting a side yard abutting a street setback reduction to in order to prepare the lot for the construction of a custom home. Therefore, the Petitioner is requesting:

Special Use to permit a home to be setback 10 feet from the side yard abutting a street lot line instead of the required 20 feet.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family. It is part of the Schram's Subdivision, which was platted in 1927. The property is a corner lot and has a minimum required side yard abutting a street setback along Wood Street of 20 feet.
- The existing lot is substandard for the minimum required lot area and width in the R-2 district. The following table summarizes the minimum current R-2 requirements, within the Code:

R-2 minimum requirements - current	Lot Size corner 10,000 sq. ft.	Lot Width - 85' required)	Lot Depth (110' required)
Subject Lot	7,740 sq. ft.	60 feet	129 feet

- The Petitioner intends to sell have the property undeveloped, but indicates that the narrowness of the lot is impacts the building footprint. Therefore, the Petitioner is request a 10-foot side yard abutting a street setback. This would allow for a maximum building pad width along Maple Street of 45 feet (the interior side yard setback in the R-2 district is 5 feet for a 60-foot wide lot).
- If a new home were built within the minimum Code requirements, the maximum allowable building pad along Maple Street would be 35 feet.
- The existing home directly to the west has a non-conforming side yard abutting a street setback at approximately 5 feet off the Wood Street lot line. It dimensionally mirrors the Subject Property and is a corner lot.
- Staff reviewed the plats of surveys for numerous similarly situated lots in the area. There are many examples of corner lots, which are zoned R-2, and do not comply with the minimum required 20-foot side yard abutting a street setback. Nevertheless, there are also existing single-story properties, which comply with that requirement.
- While the Petitioner submitted conceptual homes any final construction plans would have to meet the R-2 standards for the remaining setbacks, lot coverage and height.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	No Issues Identified
Environmental Health	N/A

Case Staff Statement (ID # 6228)
Meeting of September 9, 2020

Fire Prevention	N/A
Public Works	N/A
Police	N/A

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

STAFF RECOMMENDATION:

The Petitioner is proposing a side yard abutting a street setback for a vacant lot to allow for the development of a new custom home. This lot is narrow at 60 feet, as compared to current minimum required 85 feet, which will affect the building pad width of a proposed home. In addition, the home directly to the west of the property has an existing non-conforming setback at approximately 5.5 feet from the side lot line and there are multiple other corner lots in the area, which do not provide a 20-foot side yard abutting a street setback.

While the proposed should not impact the surrounding property owners or alter the essential character of the neighborhood, compliance with the side yard setback requirements would allow a 35-foot wide building pad. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the ZBA recommends approval of the Special Use, Staff recommends the following condition:

1. The Special Use shall substantially conform to the plans submitted by Petitioner on 9/02/2020 except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial map - Vacant Lot at the southwest corner of Maple and Wood Streets
- Plat of Survey-Site Plan
- Application
- Sample Elevations
- Public Notice

Vacant Lot Corner of Wood and Maple

VILLAGE OF
PALATINE



Attachment: Aerial map - Vacant Lot at the southwest corner of Maple and Wood Streets (154 N Maple Street - SU Setback)

5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

MM SURVEYING CO., INC.
PROFESSIONAL DESIGN FIRM No. 184-003233
PLAT OF SURVEY
OF

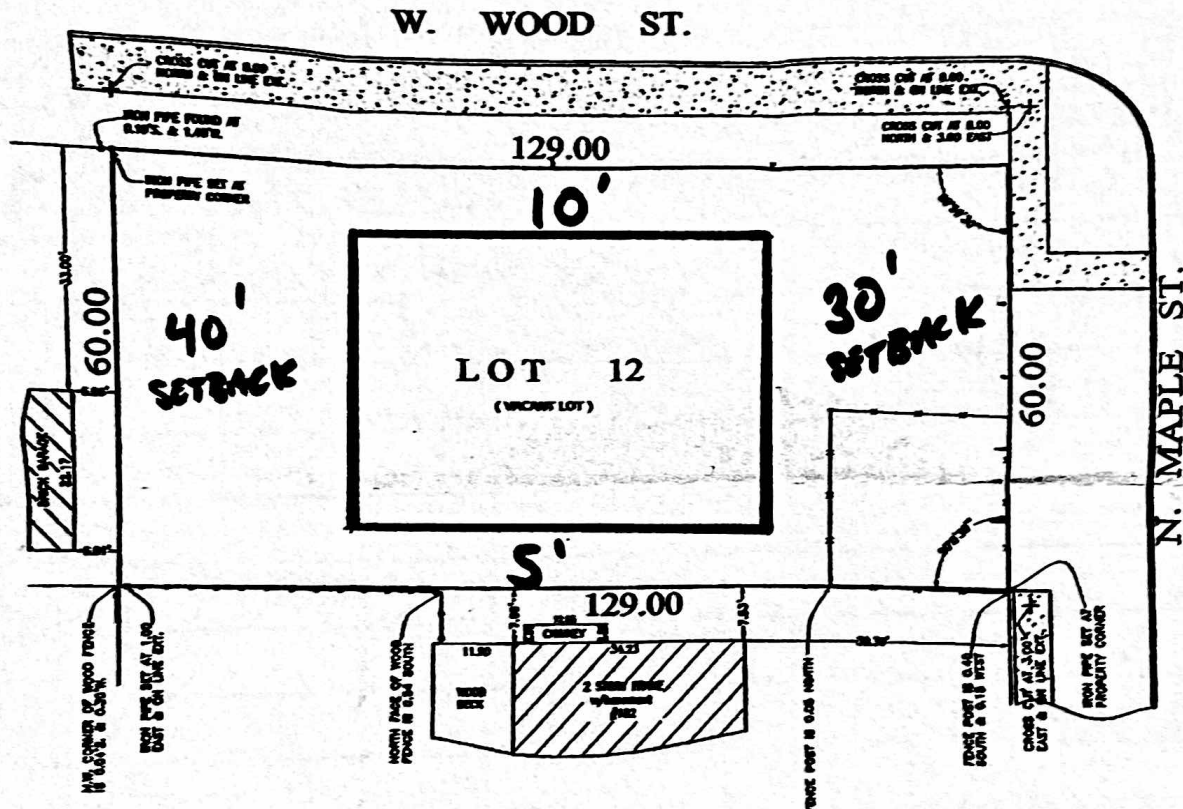
PROFESSIONAL DESIGN FIRM No. 184-003233

PHONE: (773) 282-5900
FAX: (773) 282-9424



LOT 12 IN SACHRAM'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1927, AS DOCUMENT NO. 965684, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 7.740 ac.



- 4 BR
- 3 BATH
- 2 STORY Single Famil.

LEGEND:

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE FENCE
- EXCLUDED FRAME FENCE
- OPEN FRAME FENCE
- OPEN SLICK FENCE
- OPEN CORR. FENCE
- EDGE OF CONCRETE

ORDER NO. 76004
SCALE: 1 INCH= 16 FEET
PLUMBING
COMPLETION DATE, DECEMBER 15, 2008
ORDERED BY: WARREN BUCHANAN

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ALLIANCE
BUSINESS STANDARDS FOR A BUSINESS SURVEY.

FOR BUILDING LINES, ELEVATIONS AND OTHER RESTRICTIONS SEE
SHEET NOTES, REFER TO YOUR SPEC. TITLE POLICY AND LOCAL
ZONING ORDINANCE, ETC.

LEGAL DESCRIPTION SHOWN ON THIS PLAN WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL FRACTIONS THEREOF.

State of Illinois

County of Cook

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plot hereon drawn is a correct representation of said survey.

Signature: M. Mikalson

★ 12-17-2009

REG-11. Land Surveyor No. 35-2522
EXP. NOVEMBER 30, 2010



VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S) Matthew Panzino		Business Name (if applicable)	
	Subject Property Address 154 N Maple St, Palatine, IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District R-2	Existing Land Use Residential-Vacant Lot	Proposed Land Use Residential Build	
	Generally describe your request: We are looking to develop the Vacant lot at the corner of Maple and Wood street; street address of 154 N Maple Street. Requesting a variance to reduce the Side abutting street: Twenty (20) foot set back to 10 feet to match the home located to the West of 154 N Maple Street.			

Attachment: Application (154 N Maple Street - SU Setback)



SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

The proposed new home construction will be 38x65. Proposed basic plan and details included in another attachment

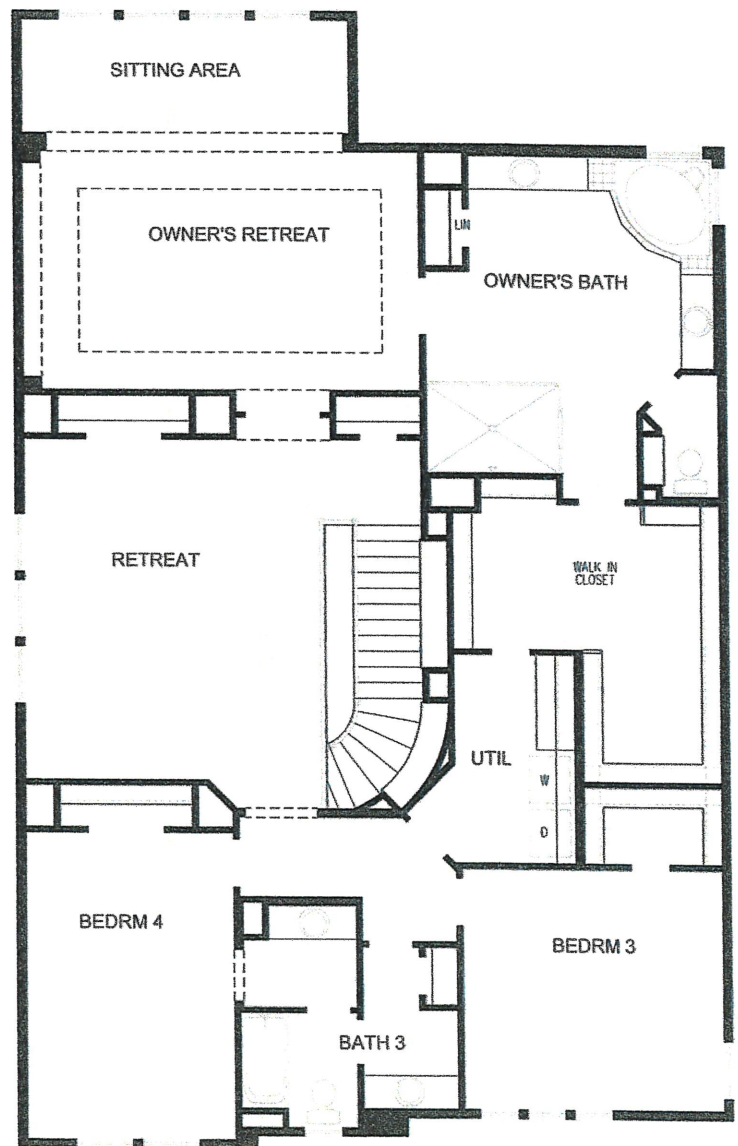
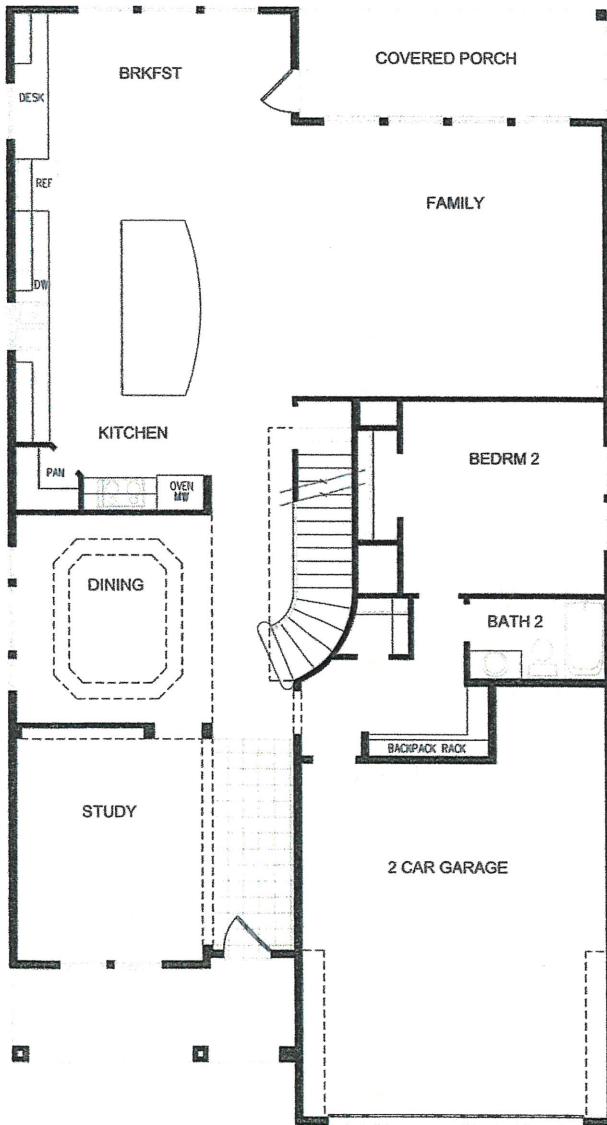
2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected

This statement is accurate

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

This statement is accurate.

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



PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Wednesday, September 9, 2020 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a home to be setback 10 feet from the side yard abutting a street lot line, instead of the required 20 feet pursuant to Section

10.06 (c)(12) of the Palatine Zoning Ordinance.

The property is commonly known as the vacant lot at the southwest corner of N. Maple Street and W. Wood Street (02-15-411-019).

The Petitioner is requesting to provide a 10 foot side yard abutting a street reduction along the Wood Street lot line for a future home on the vacant lot.

The above petition has been filed by Matthew Panzino and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 20-34
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 24th day of August, 2020
Published in Daily Herald
August 24, 2020 (4549989)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/24/2020 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

Authorized Agent

Control # 4549989

Attachment: Public Notice (154 N Maple Street - SU Setback)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 09/09/20 07:00 PM

CASE STAFF STATEMENT (ID # 6229)

373 W. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Manny Rafidia, One Taco Dos Tequilas

CASE NUMBER: 20-37

ADDRESS: 373 W. Northwest Highway

PROPOSAL:

Special Use Amendment to permit a restaurant pursuant to Section 14.05 (b) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 373 W. Northwest Highway District 6 (Helms)	<u>CURRENT ZONING:</u> B-2 General Business District
--	--

SURROUNDING CONDITIONS:

North:	Planned Development (Lexington Oaks / Hamilton Creek)
South:	M Manufacturing (Open Space)
East:	B-2 General Business
West:	Planned Development (Hidden Prairie)

BACKGROUND:

The Petitioner is requesting to combine two separate restaurants, into one. Both restaurants previously received Special Use approval. Therefore, the Petitioner is requesting:

Special Use Amendment to permit a new restaurant, within the floorplan of two previously approved restaurants

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business District and it is located in the Century Plaza.
- The Subject Tenant Spaces are currently two restaurants (Fortune Noodles and

Taco Express) with a total of 3,000 square feet and the shopping center is 37,223 square feet total.

- These restaurants were previously approved for Special Uses, however the changes in floor plan to create one new restaurant space requires a Special Use Amendment. This will include renovating the space into one kitchen and open seating area.
- This would be a second location for One Taco Dos Tequilas. There is currently one located in Bartlett.
- The proposed hours of operation are 11:00 AM to 12:00 AM.
- There would be 3 full-time cooks, 2-3 part-time bartenders, 5 part-time servers and a manager.
- The floor plan indicates a total of 70 seats. The previous restaurant received a parking variation. While the proposed number of seats is increasing this will not change the parking requirement, as it was based on the square footage of the spaces, which is the most restrictive. Therefore, another parking variation is not required.

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:

The proposed use would occupy a tenant space that was two separate restaurants in the Century Plaza. This amendment allows for one restaurant in place of two previously

approved restaurants and should not have a negative effect on the surrounding businesses. Therefore, Staff recommends approval of the Special Use Amendment, subject to the following conditions:

1. The Special Use substantially conform to the floor plan and the business plan submitted by the Petitioner on 07/13/2020, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial map - 373 E. Northwest Highway
- Application
- Business Plan
- Proposed Floor Plan
- Existing Floor Plan
- Menu
- Plat of Survey
- Public Notice

3.4.a





SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
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Background Information	PETITIONER(S) MANNY RAFIDIA		Business Name (if applicable) ONE TACO DOS TEQUILAS	
	Subject Property Address 373-375 W. NORTHWEST HWY.			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) ☐ Special Use ☒ Special Use Amendment ☐ Variation			
	Existing Zoning District B-2	Existing Land Use RETAIL/MULTI-TENANT RETAIL	Proposed Land Use SAME	
	Generally describe your request:			
	REQUEST TO COMBINE 2 EXISTING RESTAURANT LOCATIONS INTO 1 RESTAURANT UTILIZING THE EXISTING KITCHEN AT 375 W. NW HWY. AND UTILIZING THE SPACE AT 373 W. NW HWY. AS THE DINING ROOM.			

Attachment: Application (373 W Northwest Hwy - SU Amend Restaurant)



SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
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Petitioner Justification

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

YES

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

YES, THE USE IS DESIGNED, LOCATED AND PROPOSED TO BE OPERATED THAT THE PUBLIC HEALTH, SAFETY AND WELFARE WILL BE PROTECTED.

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

THE USE WILL NOT SUBSTANTAIL INJURY TO NEARBY PROPERTY VALUES.

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

**One Taco Dos Tequilas – Proposed Location at 373-375 W.
Northwest Hwy.
Business Plan**

In May 2020, we opened a One Taco Dos Tequilas in Bartlett at 274 E. Devon Ave. The website for this location is www.onetacodostequilas.com. Since the opening, we have received high scores and great reviews on Yelp, Google and Facebook. In the month of June, the sales at the Bartlett location were \$163,000. As our assumption, we believe that the Palatine location would bring an estimated \$2 Million dollars in annual sales. We believe that this Palatine location will attract patrons from the surrounding areas and based on the demographics in comparing Bartlett and Palatine and their surrounding areas, we feel this would be a comparable valuation.

One Taco Dos Tequilas serves authentic Mexican food and exotic mixed drinks with reasonable prices. This concept is not typical and would be unique to the Palatine area. The mixed drinks are exceptional as they have won contests within Illinois for two years in a row. These drinks are comparable to beverages you would typically see if you were on vacation in the Caribbean. The food served is excellent, with authentic recipes and attention to detail. We believe this business will attract people within the ages of 25-55 years old. Patrons will enjoy the great food, drinks and atmosphere.

This location would employ (3) full time cooks, 2-3 part-time bartenders, approximately 5 part-time servers and a manager.

The hours of operation would be 11:00 am – 12:00 am. There will be approximately 70 seats and as you are aware, the parking will not be an issue as most of the businesses located in the Century Plaza Shopping Center close early as to not impart the parking.

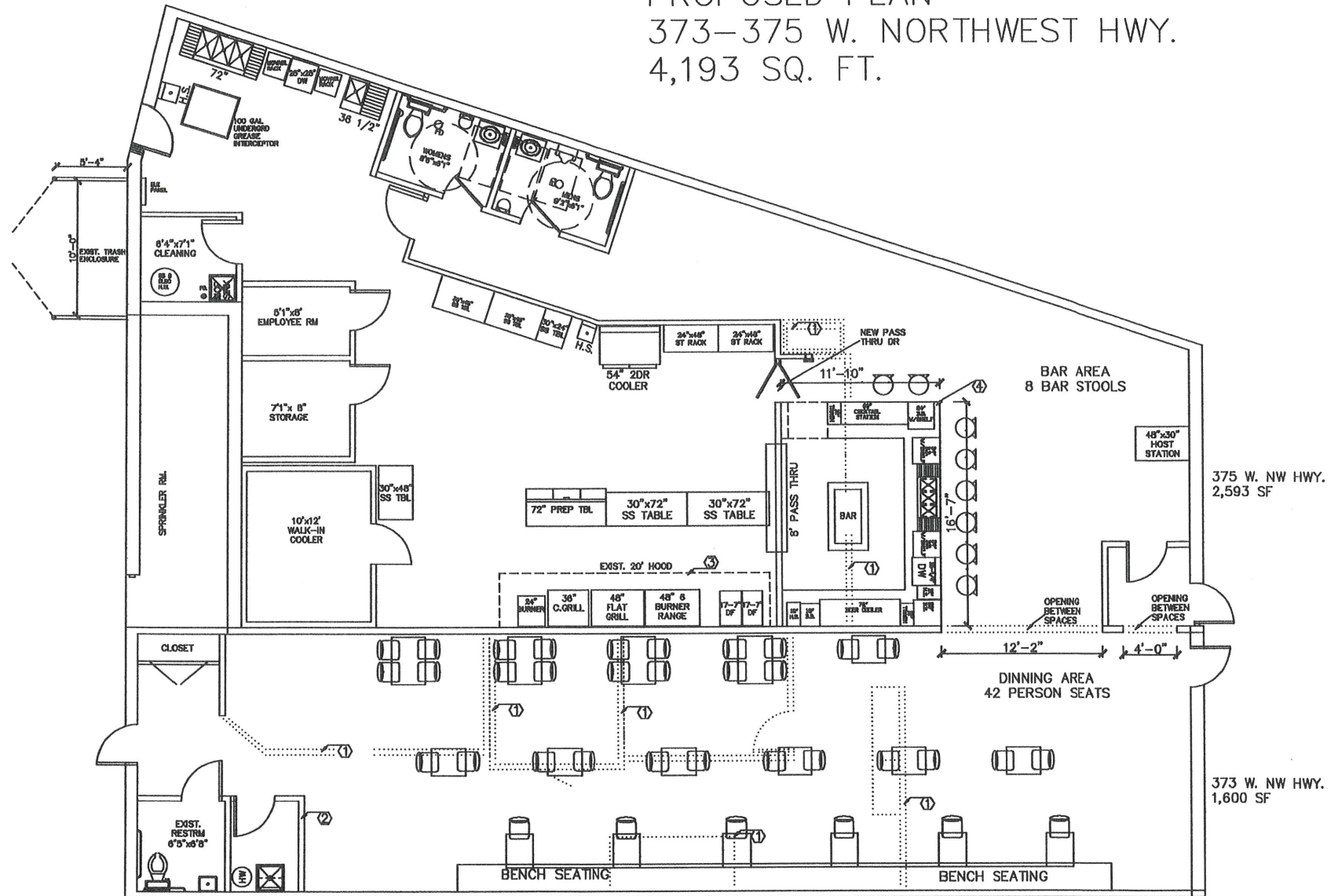
The kitchen and bar area will be located in the space at 375 W. Northwest Hwy. and the dining room area will be located in the space at 373 W. Northwest Hwy. The bar area will have a few TV's to televise sporting events. It is important to note that we will be utilizing the existing kitchen at 375 W. Northwest Hwy., the former Fortune Noodles restaurant, which will eliminate a lot of expense with minimal work required.

Due to our upcoming difficulty, in the anticipation of having 20,000 square feet of space being vacant by July 2021, it is

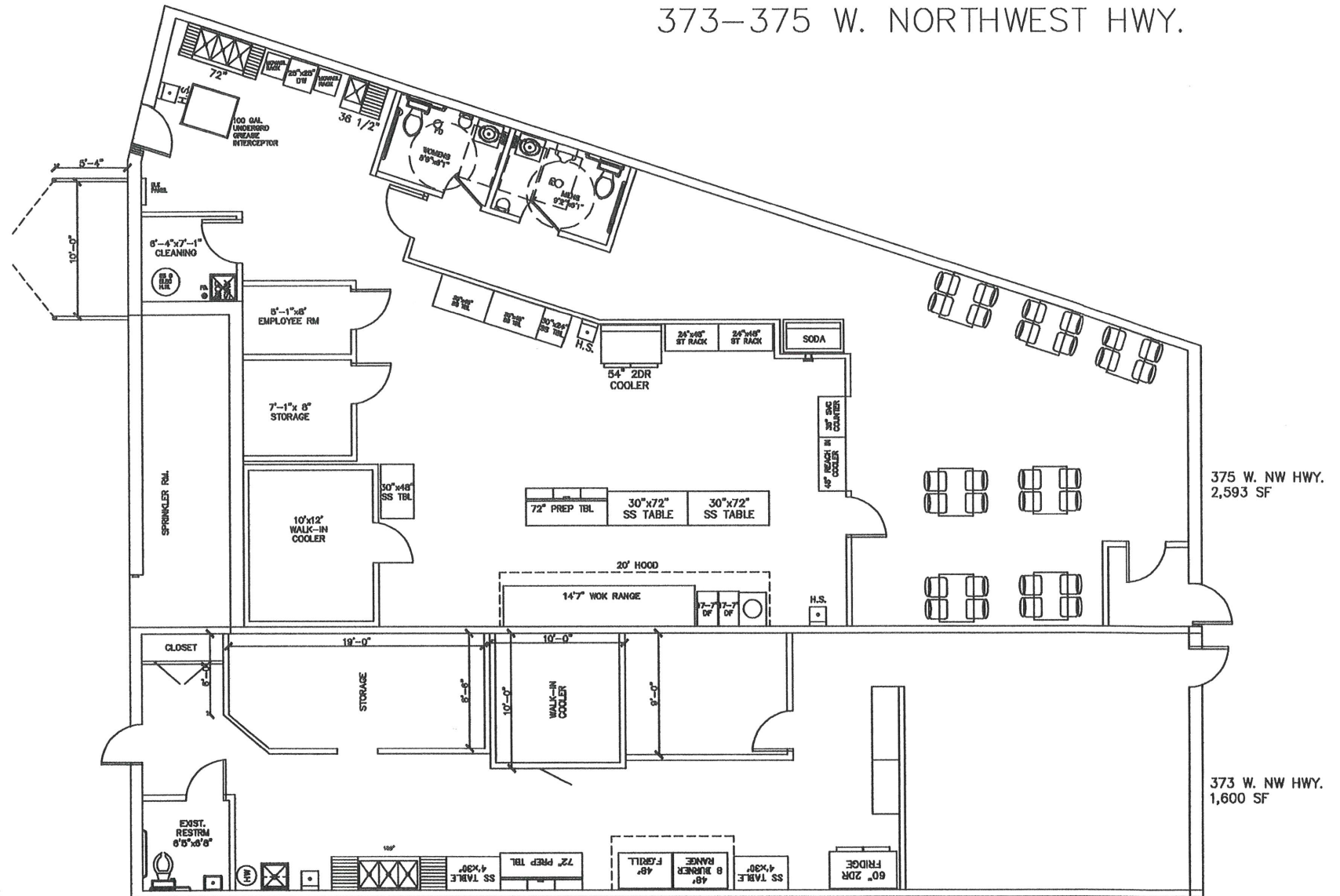
imperative that we are able to get this restaurant moving forward as soon as possible so we can prepare ourselves for the upcoming vacancies. We would appreciate your cooperation in getting this request processed as soon as possible, without zoning involvement, as we have already done the zoning and got the liquor license for the 375 W. Northwest Hwy. location. We request that we be able to skip these zoning meetings and move forward to permit, so we do not delay this process. The plans for this project are currently being worked on and anticipate to have completed plans for submittal within the next week. Attached for your review is a plan of the existing conditions and proposed plans, which reflects the minimal work, required to complete this project.

Manny Lopez
847-921-9200

ONE TACO DOS TEQUILAS
PROPOSED PLAN
373-375 W. NORTHWEST HWY.
4,193 SQ. FT.



EXISTING CONDITIONS 373-375 W. NORTHWEST HWY.



GUISADOS | ENTREES

All our Entrees served with rice, beans, salad & tortillas

MOLCAJETE DE CARNES \$20

Charbroiled skirt steak, chicken breast, chorizo, queso fresco, grilled jalapeños, cactus & green onions

CARNE ASADA \$21

Charbroiled 9oz. Skirt steak seasoned with our secret seasoning served with grilled jalapeños & onions

GUISADO EN SALSA BORRACHA

Chicken \$16 | Steak \$21

Mexican stew prepared with our drunken sauce made with chile pasilla & pulque (alcoholic drink from maguey) served with potatoes & your choice of meat

MOLE POBLANO

Chicken \$16 | Steak \$21

Traditional red mole sauce prepared with various chiles, chocolate & nuts topped over your choice of meat

CHILES RELLENOS \$14

(2) Souffle-battered poblano pepper stuffed with cheese & topped with our suiza sauce

POLLO SURENO \$17

Chicken breast fajitas slowly sauteed in butter, mixed poblano peppers slices topped with creamy white sauce

GUISADO A LA MEXICANA

Chicken \$16 | Steak \$21 | Shrimp \$20

Your choice of meat cooked with onions, jalapeño & tomatoes simmer on a chipotle-tomato sauce

CARMARONES AL GUSTO \$19

Sauteed shrimp in butter topped with your choice of mango-habanero sauce or veracruz style served with rice & homemade fries

COCTEL DE CAMARON \$17

A delicious shrimp cocktail garnished with avocado, onion & cilantro
*Not served with rice, beans, salad or tortillas

SIDE DISHES

REFRIED BEANS \$3

MEXICAN RICE \$3

GUACAMOLE (4oz) \$4

FRIES \$4

TAMALE \$4

CHILE RELLENOS \$5

GRILLED JALAPEÑOS & ONIONS \$3

TORTILLAS

4pcs \$1.50 | 8pcs \$2.50

SOUR CREAM 4oz \$1 | 8oz \$2

SOFT DRINKS

FOUNTAIN DRINKS \$2.50

Coke | Diet Coke | Sprite | Fanta
Raspberry Ice Tea | Lemonade
Root Beer | Ginger Ale

MEXICAN BOTTLES SODAS \$2.75

Jarritos - Pineapple | Orange
Fruit Punch | Lime | Grapefruit
Mineral Water
Mexican Coca Cola
Sangria Señorial | Sidral Mundet

CAN SODAS \$1.50

Coke | Diet Coke | Sprite | Coke Zero

AGUAS FRESCAS \$3

Fresh Mexican Water

*Ask about our seasonal flavors

DESSERTS

TRES LECHES \$4

FLAN \$4

TAMAL \$4

(strawberry or pineapple)

CHURRO \$5

FRIED ICE CREAM \$7

Catering The Old-Fashioned Way

A complete catering menu available for all occasions.

Visit our website...

WWW.ONETACODOSTEQUILAS.COM

or call us...

630.855.6949 | 630-855-6983

Please ask for Catering Manager

A LA CARTE TACOS

Your choice of flour, corn or hard shell.

All our signature tacos are gluten free if served with corn tortillas.

AL PASTOR TACOS \$3

Tacos stacked with marinated pork topped with pineapple chunks, cilantro & onion

CHICKEN TINGA TACOS \$3

Tacos stacked with shredded marinated chicken topped with sour cream & queso fresco

STEAK TACOS \$4

Tacos stacked with steak topped with your choice of lettuce, tomato & cheese (American Style) or cilantro & onion (Mexican Style)

CECINA TACOS \$3

Tacos stacked with cured beef topped with guacamole, cilantro & onion

CAMPECHANOS TACOS \$3.50

Tacos stacked with combination of Cecina, chorizo topped with grilled onion & cilantro

CHORIZO TACOS \$3

Tacos stacked with homemade Mexican sausage topped with cilantro & onion

VEGGIE TACOS \$3.50

Tacos stacked with squash, tomatoes, corn & onion topped with queso fresco & sour cream

CAMARON TACOS \$4

Tacos stacked with shrimp topped with pico de gallo

BAJA STYLE TACOS \$4

Tacos stacked with beer battered fish topped with red cabbage & chipotle mayo

PESCADO TACOS \$4

Tacos stacked with grilled fish tilapia topped with lettuce & pico de gallo

NOTE:

All extra sides or toppings have an additional charge

OneTaco Dos Tequilas

3.4.f



Mexican Grill

274 E. Devon Ave. | Bartlett, IL 601

630-855-6949

630-855-6983

WWW.ONETACODOSTEQUILAS.COM



Come in & experience a beautiful atmosphere, love tequila, authentic Mexican cuisine, and watch your favorite sports event on our twenty

Packet Pg. 37

Attachment: Menu (373 W Northwest Hwy - SU Amend Restaurant)

APPETIZERS

GUACAMOLE \$10

Avocado dip with diced tomato, onion & cilantro

QUESADILLAS

Steak \$8 | Chicken \$7 | Shrimp \$9

(2) Flour tortillas filled with cheese & your choice of meat, served with a side of sour cream & pico de gallo

ELOTE \$6

Mexican street corn off the cob topped with your choice of sour cream, queso fresco & chile tajin

CEVICHE \$10

Fish ceviche fully cooked in lime juice mixed with pico de gallo & sliced avocado, served with homemade chips

"LOS CLASICOS" NACHOS \$11

Homemade chips topped with refried black beans, nacho cheese sauce, pico de gallo, sour cream, guacamole & jalapeños served with your choice of meat (Al Pastor, Chicken, Ground Beef, Veggies or Steak)

ROASTED JALAPEÑOS \$9

(6) Filled with chorizo, onions, cilantro, Chihuahua cheese served with a side of suizo sauce

TOSTADAS \$6

(2) Fried tortillas with refried black beans & chicken topped with lettuce, tomato, queso fresco & sour cream

CHORI-QUESO FUNDIDO \$9

Melted Chihuahua cheese mixed with Chorizo (Mexican sausage) served with tortillas on the side

OSTIONES EN SU CONCHA/RAW OYSTERS

1/2 order \$14 | Full order \$22

JUMBO WINGS (Breaded or Naked)

5 pcs \$6.50 | 10 pcs \$12

Sauces: Classic Buffalo | Honey Hot | Lemon Pepper | BBQ

Mango Habanero | Creamy Poblano

Dipping Sauces: Ranch | Blue Cheese

MOZZARELLA STICKS \$9

(7) Served with a side of red salsa

PASTOR EGGROLLS \$12

(3) Marinated pork, grilled onion, refried beans, diced pineapple & a side of red & green salsa

CHORIZO EGGROLLS \$12

(3) Chorizo, cream cheese, avocado & Pico de Gallo with a side of red & green salsa

SOUP&SALAD

TACO SALAD \$10

Tortilla bowl filled with refried pinto beans, rice, your choice of meat (Al Pastor, Chicken, Ground Beef, Veggies or Steak), topped with cheese, lettuce, tomato & sour cream

CHICKEN SALAD \$11

Romaine lettuce tossed with chicken breast topped with parmesan cheese, croutons & your choice of dressing (Ranch or Blue Cheese)

CALDO DE RES \$11

Mexican beef soup made with flavorful beef broth with squash, corn, carrots & potatoes served with cilantro, onion & limes on the side

ENCHILADAS

Enchiladas are served with a side of rice & beans

SHRIMP ENCHILADAS \$14

(3) Enchiladas filled with sauteed shrimp topped with green sauce, melted Chihuahua cheese & sour cream

ENCHILADAS CLASSIC \$10

(3) Filled with your choice of meat (Al Pastor, Chicken, Ground Beef, Veggies, Cheese or Steak), topped with your choice of sauce (Red, Green o Suiza), melted cheese & sour cream

ENCHILADAS TRICOLOR \$10

(3) Enchiladas filled with chicken & topped with red & green salsa, queso fresco & sour cream

ENCHILADAS DE MOLE \$12

(3) Red Mole enchiladas filled with chicken & topped with sour cream & queso fresco

FAJITAS

All fajitas are served with a side of tortillas, lettuce, sour cream, guacamole, rice & beans

CHICKEN FAJITAS \$16

Sizzling skillet of caramelized onions & bell peppers with sliced marinated grilled chicken breast

CARNE ASADA FAJITAS \$19

Sizzling skillet of caramelized onions & bell peppers with sliced marinated grilled skirt steak

SHRIMP FAJITAS \$21

Sizzling skillet of caramelized onions & bell peppers with sliced marinated grilled shrimp

FAJITAS MIXTAS \$21

Sizzling skillet of caramelized onions & bell peppers with combination of shrimp, steak & chicken

BURRITOS

All our burritos are served with a side of rice & beans

BAJA BURRITO \$13

Beer battered fish burrito stuffed with rice, pico de gallo, guacamole, chipotle mayo & lettuce

CHIMICHANGA \$13

Deep fried burrito stuffed with refried black beans & cheese filled with your choice of meat (Al Pastor, Chicken, Ground Beef, Veggies or Steak) topped with melted cheese, pico de gallo & guacamole, served with a side of sour cream

CLASSIC BURRITO \$11

Stuffed with your choice of meat (Al Pastor, Chicken, Ground Beef, Veggies or Steak), refried black beans, lettuce, tomato, cheese & sour cream

SHRIMP BURRITO \$15

Sauteed shrimp stuffed with rice, pico de gallo, lettuce, sour cream, chipotle mayo & avocado

BURRITO BOWL \$10

Bowl filled with your choice of meat (Al Pastor, Chicken, Ground Beef, Veggies or Steak), rice, whole black beans, lettuce, tomato, cheese & sour cream, topped with tortilla strips

SIGNATURE TACOS

All our signature tacos are served with a side of rice, beans & your choice corn or flour tortillas. All our signature tacos are gluten free if served with corn tortillas.

AL PASTOR TACOS

(2) Tacos \$9 | (4) Tacos \$14

Tacos stacked with marinated pork topped with pineapple chunks, cilantro & onion

CHICKEN TINGA TACOS

(2) Tacos \$9 | (4) Tacos \$14

Tacos stacked with shredded marinated chicken topped with sour cream & queso fresco

STEAK TACOS

(2) Tacos \$11

(4) Tacos \$16

Tacos stacked with steak topped with your choice of lettuce, tomato & cheese (American Style) or cilantro & onion (Mexican Style)

CECINA TACOS

(2) Tacos \$10

(4) Tacos \$15

Tacos stacked with cured beef topped with guacamole, cilantro & onion

CAMPECHANOS TACOS

(2) Tacos \$9 | (4) Tacos \$14

Tacos stacked with combination of Cecina, chorizo topped with grilled onion & cilantro

CHORIZO TACOS

(2) Tacos \$9 | (4) Tacos \$14

Tacos stacked with homemade Mexican sausage topped with cilantro & onion

VEGGIE TACOS

(2) Tacos \$9 | (4) Tacos \$14

Tacos stacked with squash, tomatoes, corn & onion topped with queso fresco & sour cream

CAMARON TACOS

(2) Tacos \$10

(4) Tacos \$15

Tacos stacked with shrimp topped with pico de gallo

BAJA STYLE TACOS

(2) Tacos \$10

(4) Tacos \$15

Tacos stacked with beer battered fish tipped with red cabbage & chipotle mayo

PESCADO TACOS

(2) Tacos \$10

(4) Tacos \$15

Tacos stacked with grilled fish tilapia topped with lettuce & pico de gallo

NOTE: All extra sides or toppings have an additional charge

TORTAS

All our tortas are served with a side of fries

TORTA DE MILANESA \$10

Our unique torta filled with Milanese (breaded steak), lettuce, tomato, cheese, sour cream, avocado & refried black beans

AY GUEY TORTA \$12

Torta filled with Milanese (breaded steak), pastor, smoked ham, chorizo, lettuce, tomato, cheese, sour cream & refried black beans

TORTA TOLUQUEÑA \$10

Filled sausage, chorizo, skirt steak, jalapeño, grilled onions, lettuce, tomato, melted cheese, sour cream & refried pinto beans

CLASSIC TORTA \$10

Filled with your choice of meat (Al Pastor, Chicken, Ground Beef, Veggies or Steak), lettuce, tomato, cheese, sour cream & refried black beans

Note: All extra sides or toppings have an additional charge

Packet Pg. 38

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Wednesday, September 9, 2020 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use Amendment to permit a restaurant pursuant to Section 14.05 (b) of the Palatine Zoning Ordinance.
 The property is commonly known as 373 - 375 W Northwest Highway (02-15-102-100).
 The Petitioner is proposing to open a restaurant, One Taco Dos Tequilas, where two previous restaurant Special Uses were approved.
 The above petition has been filed by Manny Rafidia and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 20-37
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 24th day of August, 2020
 Published in Daily Herald
 August 24, 2020 (4549990)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/24/2020 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

Authorized Agent

Control # 4549990

Attachment: Public Notice (373 W Northwest Hwy - SU Amend Restaurant)