



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS

AGENDA • AUGUST 28, 2018

Village Hall - Community Room B

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Aug 14, 2018 7:00 PM

III. PUBLIC HEARING

1. 3 E. Northwest Highway

Special Use to permit a restaurant pursuant to Ordinance #O-80-72 as amended by Ordinance #O-102-11.

2. 23-25 E. Northwest Highway

Special Use to permit a restaurant pursuant to Ordinance #O-80-72 as amended by Ordinance #O-120-11.

Variation of 26 parking spaces to permit a shopping center to have 201 parking spaces instead of the minimum required 227 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance.

3. 375 W Northwest Highway

Special Use to permit a restaurant pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance.

4. 1280 E Dundee Road

Special Use to permit a restaurant pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance.

5. 968 E. Dundee Road

Special Use to permit a dental office pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS

MINUTES • AUGUST 14, 2018

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jul 24, 2018 7:00 PM - **Accepted**

Mr. McGinn made a motion to approve the minutes of July 24, 2018; seconded by Mr. Luszcak

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

Minutes Acceptance: Minutes of Aug 14, 2018 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 1204 E Dundee Road - **Recommended to Approve**

Sworn in staff Ms. Lyn Bremanis

Notice was published in the Daily Herald on July 30, 2018 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in petitioner Mr. Eddie Santiago, 1172 Lancaster Avenue Elk Grove Village, IL

Mr. Santiago stated he wants to open a pizza place with no sides, pasta or dinners. He stressed just pizza slices for lunch and dinner geared toward high school kids from Palatine. He stated the hours will be 10am-10pm Monday through Sunday. Mr. Santiago restated it will be straight pizzas.

Mr. Cavanaugh asked if they would have delivery.
Mr. Santiago answered yes.

Ms. Wood asked if they will have sit down service.
Mr. Santiago answered no.

Ms. Wood asked if they operate another restaurant.
Mr. Santiago answered yes Vinni's Pizza.

Ms. Wood asked if this will be the same idea as Vinni's.
Mr. Santiago answered yes without the kitchen. He explained he wants to do the same business as he does with Fremd and Harper now with Palatine High School.

Ms. Wood asked how long you have owned the business.
Mr. Santiago stated his uncle owned since 1984 and he bought in 2008.

Ms. Bremanis gave a brief overview referring to the slides.

Ms. Wood asked if there are any concerns with the current operation.
Ms. Bremanis answered no not that we are aware of.

Mr. Cavanaugh asked why dine in was crossed out on the application.

Ms. Bremanis explained originally he had a counter in the plans but they would have been required to have bathrooms so they removed that part.

Mr. Santiago explained they were going to just have a counter no stools but since they would need bathrooms so they removed from the plans

STAFF RECOMMENDATION:

The proposed use of the property as a restaurant would occupy a vacant tenant space and maintain the mixture of retail, office and service uses within the building. Since the restaurant would be carry-out only, Staff does not have any present parking concerns. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan submitted by the petitioner on 6/26/18 and the floor plan submitted by the petitioner on 7/17/18 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. Cavanaugh made a motion to approve subject staff's conditions; seconded by Mr. Larson

Mr. Cavanaugh stated it is a good use for the center. He stated there is other food there and there will be no parking impact since it is all carry out so it meets the standards

Ms. Wood stated she is familiar since it is right by her house. She stated they have always operated in a manner consistent with Public Health Safety and Welfare and this makes sense for this location

Ms. 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 4, 2018.

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

2. 754 W. Euclid Avenue -

Notice was published in the Daily Herald on July 30, 2018 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in petitioner Mr. Radhishini Chamakura, Indi Fresh, 754 W. Euclid Avenue, Palatine, IL

Mr. Chamakura stated they will be providing healthy hearty Indian food for takeout and deliveries. He stated the operation would be primarily 9am-9pm. Mr. Chamakura stated it will be 100% delivery and takeout with no dine in space.

Ms. Bremanis pointed out all submitted paperwork has a seating plan.

Mr. Chamakura explained they made the changes to their business plan after the application was submitted. He stated initially they planned to go with the 16 seating dine in but their business model changed so they are doing takeout and delivery.

Discussion on whether the Petitioner wants to go forward with take-out only or with seating so they are open to add down the road.

Mr. Chamakura discussed with his partner and decided to keep the seating plan as proposed.

Ms. Wood clarified they are initially only having delivery and takeout but will leave it open in case you want to add seating.

Mr. Chamakura answered yes so they don't have to go through the whole process again. He stated it will be an Indian takeout with future sit down possibility. He stated he lives in Palatine and feels a great Indian takeout restaurant would be a great value to the community.

Mr. Cavanaugh asked if they have any restaurant experience.

Mr. Chamakura answered no this will be his first venture.

Ms. Wood asked if there is any concern with parking if you have seating down the line.

Mr. Chamakura answered he does not know because visibly sees a lot of parking. He stated he can't foresee a parking issue.

Ms. Wood asked about the square footage.

Mr. Chamakura answered 1,200 square feet.

Ms. Wood asked what the max seating they would have.

Mr. Chamakura answered 16. He explained they would not be dining so it would be fast.

Ms. Bremanis gave a brief overview explaining it is part of a planned development that follows the B2 uses which requires a restaurant to have a Special Use. She stated they will have no alcohol, their hours are 10am-9pm Monday-Sunday with 3 full time employees. Ms. Bremanis stated they will have carryout and takeout with limited seating. She pointed out she had 24 seats listed but clarified it will be 16 but the parking variation will remain the same. She spoke to the location of Crunch Fitness and how staff has no parking concerns as it relates. She stated Community Services, Environmental Health and Fire Prevention have reviewed and have no issues.

STAFF RECOMMENDATION:

The proposed use of the property as a restaurant would occupy a vacant tenant space and maintain the mixture of retail, office and service uses within the shopping center. While a parking variation is required based upon the assembly use parking for Crunch Fitness, the proposed restaurant will have 24 seats and the location will not conflict the parking demands elsewhere in the center. Finally, the parking variation associated with Crunch Fitness was based upon the maximum occupancy of their tenant space and not necessarily the parking needs for the use. Therefore, Staff recommends approval of the Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the business plan and the floor plan submitted by the petitioner on 6/12/18 except as such plans may be changed to conform to Village Codes and Ordinances.

Ms. Wood asked what business used to be in there

Ms. Bremanis answered she is not sure

Mr. Chamakura stated it used to be a Chinese takeout

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

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

Mr. Dittrich stated the petitioner did a nice job explaining the value added from a Indian restaurant in Palatine since he himself goes to surrounding towns. He stated he used to live near regency and has no concern with the parking. He stated the location is really good for restaurants.

Ms. Roth-Wurster agreed with Mr. Dittrich. She stated there was a restaurant there before and with takeout option and the Crunch fitness coming in she thinks this use will do well.

Ms. Wood stated the prior business had a similar business since not too many people dined in. She stated when Crunch comes in it will be busier but there was always parking when Dominick's was there so there shouldn't be any problems with parking. She stated she thinks it is great and a welcome addition to the town.

Ms. 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 September 4, 2018.

3. 25 W. Wilson Street - **Recommended to Approve**

Notice was published in the Daily Herald on July 30, 2018 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use & Variation
2. Proof of Ownership
3. Plat of Survey
4. Business Plan
5. Floor Plan
6. Illinois Bone & Joint Parking Assessment 8-9-18
7. Public Notice

Mr. McGinn recused himself due to his law firm's relations to the Petitioner.

Sworn in Ms. Rachel Robert, Attorney with the law firm of Day, Robert ,and Morrison, 300 E. 5th Ave Suite 365 Naperville representing the Illinois Bone & Joint Institute, LLC.

She stated her partner Christina Morrison will be running the slide show.

Ms. Roberts stated the applicants are IBJI and the landlord from the Providence Center 110 N. Brockway Street Suite 320

Ms. Roberts gave a brief overview of the request referring to the slide show presentation. She stated they are seeking a Special Use to permit a medical office use (physical therapy clinic). She spoke to the space they are proposing to rent at 25 W. Wilson Street Suite C referring to the location map on the slide. She stated the location on the first floor at the corner of Wilson and Bothwell. Ms. Roberts stated the space is roughly 2,965 square feet. She stated the space has been vacant since 2006 when the Providence building opened up. She stated they are zoned B-2 in the PUD of the Providence that was approved back in 2004. Ms. Roberts spoke to the parking being Village controlled and referred to tenant mix slide to show the breakdown. Ms. Roberts spoke to the team that will speak in support of the application. She stated the first being Ms. Rachel Irwin, Director of Rehabilitation with the IBJI. She stated Ms. Irwin will give an overview of the IBJI operation. Ms. Roberts stated the second person who will testify will be a parking consultant from KLOA, Mr. Luay Aboona, 110 N. Brockway Street, prepared parking study that was included in the packet

Sworn in Ms. Katherine Irwin, Director of Rehabilitation for IBJI, 900 Rand Road, Suite 300 Des Plaines, IL

Ms. Irwin gave a brief overview of Illinois Bone and Joint Institute, which includes orthopedic surgeons, occupational therapists, athletic trainers, physician's assistants, and a medical team who help restore people's lives back after muscular skeletal injuries. She spoke to their business model which includes an open communication between their medical staff. Ms. Irwin spoke to the locations of their outpatient clinics and the services and programs they provide. She explained the reason they chose Palatine was based on a zip code search of

where their patients travel from. She stressed the importance of having locations convenient to their patients. She spoke to the benefits their patients receive with the systems being tied together and how their doctors prefer their patients to be seen by their therapist to ensure the proper speed of treatment. She spoke to their recent expansion to Schaumburg and how the community has been great and active. Ms. Irwin spoke to the proposed hours of operation referring to the slide. She pointed out the slight change to the hours on Friday being 6:30am-5:30pm instead of the 7:30pm close on the application. Ms. Irwin spoke to the estimated patient volume referring to the slide to show the difference between 3 clinicians and 6 clinicians. She spoke to the building layout and floor plan referring to the slide. She referred to the slide to show examples of their wall and window sign samples pointing out they are not flashy. Ms. Irwin spoke to parking and how many patients who have had surgery may come in with walkers, knee scooters, crutches or wheel chairs so would like to request a handicap spot near the building. She pointed out getting out of a car in a normal spot with these is troublesome. She spoke to the available lots with handicap parking in the area and expressed concern for their elderly patients who are cautious crossing the road.

Ms. Wood asked if the handicap parking is a separate issue that will need to be worked out with staff.

Ms. Bremanis answered yes explaining the Village is aware they want this request and will work with them between now and the Village Council meeting.

Sworn in Mr. Luay Aboona, KLOA traffic and parking consultant, 9575 W. Higgins Road Rosemont, IL

Mr. Aboona spoke to the parking study that was conducted to determine the public parking availability in the vicinity of the site. He referred the Public Parking near Subject Property slide. Mr. Aboona spoke to the study area explaining it included the on street parking in front of the site along Wilson Street and in close proximity along Bothwell Street as well as Lots E, D, and C. He stated they surveyed spaces on a weekday from 9am-5pm to try to capture the peak. Mr. Aboona pointed out the lots that become public after 5:00pm so the parking in the area becomes more available. He spoke to the survey which showed a total of 195 parking spaces on street and 116 off-street parking spaces along with the vicinity parking having a total of 94 parking space on and off street parking. Mr. Aboona stated the survey showed the peak is at 5:00pm when 65% of those spaces are occupied which leave 33 parking spaces available and more during the day. He spoke to the Village's requirements being 10 parking spaces and pointed out according to their study there are plenty of parking spaces to accommodate.

Mr. Pirog asked how many days did they survey the area.

Mr. Aboona answered one day.

Ms. Wood asked what day.

Mr. Aboona answered Wednesday, August 1st.

Mr. Aboona stated Staff did their own study that focused on lunch time and around 5:00pm and the data came back slightly higher around 1:00pm and about the same at 5:00pm.

Mr. Cavanaugh asked who did this study.

Mr. Aboona answered the Palatine Staff. He stated the numbers were pretty consistent and pointed out the peak is later in the day which is primarily driven by the restaurants in the area. He pointed out the parking becomes open to the public and the demand from IBJI is tapering off.

Mr. Aboona referred to the Parking Surplus Slide explaining they have erred on the conservative side with their numbers. He explained the parking report conclusion projects adequate parking supply within the immediate vicinity of the site to accommodate the code required number of parking spaces.

Ms. Wood clarified the parking requirement are based on a 1 per 300 square feet.

Ms. Bremanis answered yes.

Ms. Wood asked if any uses would require less.

Ms. Bremanis answered no not per Code.

Ms. Robert spoke to the legal aspect of the parking explaining the Providence was approved in 2004 as a Planned Development. She pointed out at that time 65 parking spaces were to be dedicated for 1st floor commercial space. She stated they are asking for 10 spaces and the first legal argument was the spaces were dedicated to that space. Ms. Robert referred to the Historical Commercial Parking Dedication slides showing 65 parking spaces were dedicated in Ordinance #018-04. She spoke to the Special Use standards pointing out only #2 and #3 apply to their use. Ms. Robert referred to the slide of IBJI Special Use Standard Responses. She stated she believes this is a win-win to get that vacant space filled.

Ms. Irwin want to sign a 10-year lease and will be investing close to a half million dollars to build this out. She stated they are not coming and leaving in a few years. She stated it shows their dedication to make this project work.

Mr. Cavanaugh asked how many spaces would be lost to make the handicap spots.

Ms. Bremanis explained this had been brought to staff's attention 2 days ago. She stated the Village would like to keep as many spaces as possible so this will be a policy decision for Village Council.

Ms. Robert explained they are looking for 1-2 parking spaces tops, which would equal a net loss of approximately 1 parking spot.

Ms. Bremanis spoke to the existing employee parking referring to the slide showing existing parking areas and where downtown employees parking is encouraged. She spoke to the dedicated 65 parking spaces pointing out after reviewing the current list of uses it would require 121 parking spaces. Ms.

Bremanis spoke to staff's parking count and how they compared to KLOA. Ms. Bremanis stated Community Services, Engineering and Fire Prevention all reviewed and had no concerns.

Mr. Cavanaugh referred to the slide and asked if the green highlighted area is for customers as well.

Ms. Bremanis explained it is mixed parking with the majority being 3-hour parking but they can access those spaces longer if they have their employee parking hanger.

Mr. Cavanaugh asked how many are in there.

Ms. Bremanis explained they are throughout the downtown area this is just the closest to the proposed space.

Ms. Wood spoke to parking and how other uses could require more parking.

Ms. Bremanis explained any use would require a waiver for downtown parking regulation.

Mr. Cavanaugh clarified this may be one of the lowest parking variation spots versus a 2,500 square foot restaurant that would require more.

Ms. Bremanis answered yes but retail may be lower.

Mr. Cavanaugh questioned a 2,500 square foot retail space.

Ms. Bremanis explained it may not be the heaviest use but can't say it is the lowest.

Discussion on comparison of parking.

Sworn in Mr. Charles Hass, 110 N. Brockway Street, Representing the co-applicant for the Providence building

Mr. Hass stated he is in support of the Illinois and Bone Institute to occupy the space. He stated he has had the pleasure of working in the downtown Palatine area and has seen all the traffic studies and agrees with those findings.

Sworn in Mr. Peter Larson, 911 E. Glencoe Road, Palatine, IL

Mr. Larson stated he has been a resident for 34 years and both he and his wife are patients with IBJI. He stated it would be very convenient for people in Palatine who use those physicians to have a facility associated with IBJI.

Sworn in Ms. Debbie Ranieri, on behalf of Salon MMM, 49 N. Bothell Street Palatine, IL

Ms. Ranieri stated they are the salon that is right next door to the proposed IBJI location. She stated they love that there will be a ton of traffic but are concerned about parking. She spoke to their daily staff and client count and how at any given time their clients are walking at least 2 blocks. Ms. Ranieri stated it would be cumbersome between the two businesses.

Mr. Cavanaugh asked where the salon employees park.

Debbie explained they park along Wilson Street, which was dedicated to them since there was no one else there. She pointed out there is a lot across the

street, but it has limited spaces between the bars and restaurants.

Mr. Dittrich asked what the salon peak hours are.

Debbie stated they are open 10am-9pm Monday-Thursday, Friday until 7pm and Saturday until 5pm.

Mr. Dittrich asked when the salon's busiest time is.

Debbie explained Tues-Thurs are the busiest and Saturdays.

STAFF RECOMMENDATION:

IBJI currently operates in multiple locations across the Chicagoland area and are proposing to expand into Palatine. Medical office uses typically have a more intensive parking utilization and demand, due to the patient scheduling and queuing. While the required parking for this use is based on 1 parking space/300 square feet, Staff has concerns about the parking requirements for the existing uses in the Providence building and the demand for the shared parking resources within the area. Additionally, Staff has noted to the Petitioner the lack of immediately accessible handicap parking spaces, directly proximate to the tenant space. Therefore, Staff recommends action at the discretion for the proposed Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner on 04/16/2016, except as such plans may be changed to conform to Village Codes and Ordinances.
2. Pursuant to the business plan, the permanent staffing of physical therapists at this office shall not exceed 3, unless a Special Use Amendment is applied for and granted.
3. All employees of Illinois Bone and Joint shall enroll in and utilize the designated downtown employee parking areas.

Mr. Cavanaugh asked if the board needs to add a condition on the handicap parking.

Ms. Bremanis answered no that will be handled in a different place.

Ms. Irwin stated they are not a typical medical office since they schedule on the half hour.

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

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

Mr. Dittrich stated it was a thorough presentation, their reputation seems to be unassailable, and they had testimony from clients supporting it. He stated the parking will always be an issue with downtown Palatine and since the space has never been filled there is no way to judge what that impact may be. Mr. Dittrich

stated they demonstrated it would be operated in a manner consistent with Public Health Safety and Welfare so he moves to approve.

Mr. Cavanaugh stated the parking issue tends to be a bigger issue but a space of this size it will be hard to find an easier use for parking purposes. He pointed out a restaurant would need 3 times as much parking.

Mr. Pirog agreed with Mr. Cavanaugh stating most other uses would require more parking but believes this will only add to the parking problem. He stated the space is vacant and it's not meant to be empty so this is a good compromise for the facility.

Ms. Wood stated this will add to the parking demand but you want people in the downtown area getting services. She stated it has been for 13 years and you don't know if or when something else could come in. Ms. Wood stated it may be a little less but is willing to take a chance to get a tenant in there. She stated a much worse tenant could come in so she is in favor of it.

Ms. Roth-Wurster stated the standards have been met pointing out 13 years ago when the lower level was developed it was meant for retail and restaurants. She spoke to the trend of retail being taken over by medical or health club. She stated they have a good business plan and how they would be a positive for Palatine. Ms. Roth-Wurster spoke to the need for handicap parking not only for the elderly and how it should not make that huge of an impact taking 2 parking space instead of 1 parking space. She stated she is in downtown Palatine a lot and sometimes parking is an issue but not a huge problem. She spoke to other towns where parking is more of an issue. Mr. Roth-Wurster stated it is a good problem to have that there are more people in the town using services and stated she would approve this.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Tuesday, September 4, 2018.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
AYES:	Larson, Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Dittrich, Pirog

IV. COMMUNICATIONS

Ms. Bremanis stated the special use for massage at 473 W Northwest Hwy was approved

She stated the 2 restaurants have been continued to the August 28th meeting with an additional 3 items on the agenda as well

V. ADJOURNMENT

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

Mr. Dittrich made a motion to adjourn; seconded by Ms. Roth-Wurster.

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

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 08/28/18 07:00 PM

CASE STAFF STATEMENT (ID # 4744)

3 E. Northwest Highway

This item was continued at the July 24th Zoning Board of Appeals hearing. During the hearing, there were several concerns that were raised related to the proposed business operations as well as parking, traffic, and property maintenance concerns related to the shopping center operations. Since the last meeting, the Petitioner submitted additional information regarding their business operations, which Staff has included below. Additionally, Staff has been working with the property management to address any property maintenance, parking or traffic concerns.

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Katie Romack

PETITIONER: Tsukasa Hatsukade (Japanese Homemade Curry - Takumi)

CASE NUMBER: 17-95

ADDRESS: 3 E. Northwest Highway

PROPOSAL:
Special Use to permit a restaurant pursuant to Ordinance #O-80-72 as amended by Ordinance #O-102-11.

<u>LOCATION:</u> 3 E. Northwest Highway District 6 (Helms)	<u>CURRENT ZONING:</u> R-1 Single Family
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SURROUNDING CONDITIONS:

North:	R-1 Single Family Residential
South	R-2 Single Family Residential
East:	R-1 Single Family Residential (Quest Academy)
West:	P - Planned Development (Quest Academy West Campus)

BACKGROUND:

The Petitioner is requesting to operate a Japanese Curry restaurant. Therefore, the Petitioner is requesting:

1. Special Use to permit a restaurant

SITE ANALYSIS:

Case Staff Statement (ID # 4744)
Meeting of August 28, 2018

- The Subject Property is zoned R-1 Single Family and it is governed by a Planned Development ordinance (#O-80-72).
- The subject tenant space is approximately 1,887 square feet.
- Other uses in the shopping center include:

Unit #	Tenant	Square Footage	Number of Parking Spaces Required
3	PROPOSED - Takumi	1,887	19
5	Vacant	1,864	6
7	Vacant	1,600	5
9	Studio Styl	1,933	6
11	Vacant	1,864	6
13A	Illinois Institute of Allergy	796	3
13B	Vacant	650	2
15A	Sherry Dunwoody Insurance	617	2
15B	Serenity Spa	815	3
17	Vacant	1,074	4
17A	Atman Well-Being	321	1
19-1B	Vacant	207	1
19-2A	Vacant	532	2
19-3A	Vacant	562	2
19-3C	ABC Medical Supply Inc.	374	1
21-1C	Vacant	459	2
21-2B	Vacant	557	2
23 & 25	PROPOSED - Benkei	2,819	28
27	Twice Blest	2,688	9
31	Eye Level	1,470	5
33	Claude Thomas Salon & Spa	2,700	9
37	JAI Yoga Studio	1,469	5
47	Quest Academy	7,134	24
500 N. Benton Street	Quest Academy	24,000	80
Total Number of Required Parking Spaces			227
Total Parking Spaces Provided			201

- The floor plan indicates 35 seats total. Based on the square footage of the restaurant, 19 parking spaces are required.

- The shopping center has a total of 201 parking spaces, but 227 parking spaces are required (for both restaurants combined).
- If the subject restaurant was the only restaurant proposed at this time, the Variation for parking would be for 6 parking spaces instead of 26 parking spaces.
- As a proposed condition, the Petitioner and property management shall submit a traffic directional signage plan, including any required implantation, in a manner acceptable to the Village Engineer. The plan would be relative to the proposed use and existing circulation/queueing and in recognition of the additional parking available at Quest Academy's West Campus.

Business Operations:

- The proposed hours of operation are 11:00 AM to 10:00 PM. The expected peak hours of operation are 6:00 PM to 8:00 PM.
- There will be 8 employees.
- The menu includes beer; therefore, a liquor license is required. The restaurant does not include a bar. Beer will be served table service only.
- The Petitioner has indicated that deliveries typically occur twice a week at the rear of the shopping center. Staff will work with the Petitioner and the property management for the shopping center to ensure deliveries comply with Village Code and do not interfere or cause additional traffic concerns related to pick-up and drop-off times at Quest Academy.

DEPARTMENTAL REVIEWS:

Community Services	No issues identified.
Engineering	N/A
Environmental Health	No issues identified.
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 Petitioner is proposing to operate a new restaurant in a currently vacant tenant space in the Palatine Centre shopping center. The proposed use is compatible with

other commercial uses of the surrounding area. However, the shopping center is unique in that it shares parking with Quest Academy with additional parking available at the Quest Academy West Campus (located on the west side of Plum Grove Road adjacent to the shopping center). The Petitioner is also proposing to open a second restaurant (Japanese Homemade Curry - Takumi) within the same shopping. While the Variation parking was included under the restaurant proposal for 23-25 E. Northwest Highway, both restaurants, if applied for separately, would necessitate the need for a Variation to the parking requirements. The subject restaurant is smaller in square footage and would require fewer parking spaces per Code. However, Staff believes that based upon the current uses and hours of operation of the existing businesses, the shopping center would have sufficient parking to accommodate the restaurant. Therefore, Staff recommends approval of the Special Use request, subject to the following conditions:

1. The Special Use shall substantially conform to the business plan submitted by the Petitioner, Tsukasa Hatsukade, on 12/08/2017, and the floor plans and elevations prepared by Bruce F. Klein Architect, submitted on 02/15/2018 and revised on 5/08/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The shopping center owner shall submit a parking easement, between the shopping center and Quest Academy West Campus, in a manner acceptable to the Village Attorney.
3. If deemed necessary and directed by the Village, an overflow offsite parking agreement for special events or activities at Quest Academy, shall be submitted in a manner acceptable to the Village of Palatine.
4. In conjunction with the other restaurant, the Village will conduct a 6-month review of the parking/traffic within the Center and forward any additional parking and traffic conditions per Village Council.
5. In conjunction with the other restaurant, the Petitioner and property management shall submit a traffic directional signage plan, including any required implantation, in a manner acceptable to the Village Engineer. The plan would be relative to the proposed use and existing circulation/queueing and in recognition of the additional parking available at Quest Academy's West Campus.

ATTACHMENTS:

- Aerial 3 E. Northwest Highway
- Application 3 E. Northwest Highway
- Plat of Survey 3 E. Northwest Highway
- Floor Plan 3 E. Northwest Highway
- Interior Elevations 3 E. Northwest Highway
- Business Plan 3 E. Northwest Highway
- Additional Business Plan Operations 08-22-18

Case Staff Statement (ID # 4744)
Meeting of August 28, 2018

- Menu 3 E. Northwest Highway
- Vegiita USA 3 E. Northwest Highway
- Public Notice - 3 E. Northwest Highway

3 E. Northwest Highway



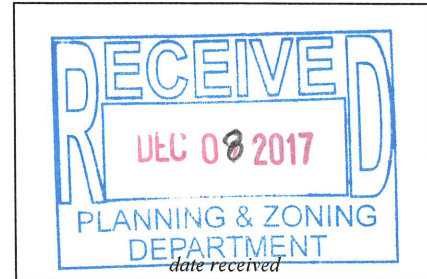
Attachment: Aerial 3 E. Northwest Highway (3 E. Northwest Highway - SU restaurant)



SPECIAL USE 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 <i>Katie Romeck</i>	Zoning Case # <i>17-95</i>
	Filing Fee <i>842</i>	Notification Deadline
	ZBA Public Hearing Date <i>7/24/18</i>	Village Council Date



Background Information	Petitioner(s) Tsukasa Hatsuade		Business Name (if applicable) Japanese Homemade Curry TAKUMI	
	Subject Property Address 3 E. Northwest Hwy & 23-25 E. Northwest Hwy			
	Authorized Agent (if applicable) Ray Okigawa / Chicagoland Commercial Real Estate		Business Name (if applicable)	
	Address 4811 Emerson Ave. Suite 112 Palatine, IL 60067		City/State/Zip Code	
	Telephone 847-246-9632	Fax 847-359-0100	Email ray@chicagolandcommercial.com	
	Relationship to Petitioner (contractor, architect, etc.) Real estate broker			
	Type of Application (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District PUD	Existing Land Use Vacant retail space	Proposed Land Use restaurant	
	Generally describe your request: 3 E. Northwest Hwy is located in Palatine Centre and is currently vacant. The petitioner would like to open a Japanese curry restaurant in 3 E. Northwest Hwy			

Attachment: Application 3 E. Northwest Highway (3 E. Northwest Highway - SU restaurant)



SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, 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, floor plan, 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). Attach a separate sheet if necessary.

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

The Northwest Hwy corridor currently does not have any sit-down Japanese restaurants.

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

The restaurant intends to operate according to applicable codes & laws

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

The space is currently vacant and the business will contribute in taxes & fees.

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

N/A

Architectural drawing showing floor plans and specifications for a building project. The drawing includes a title block, a list of specifications, and a detailed floor plan with room layouts and dimensions.

FINISH GENERAL NOTE

- ALL WALLS TO BE PREPARED FOR & RECEIVE (1) COAT PRIMER & (2) COATS PAINT.
- ALL WALLS TO RECEIVE GENERAL PAINT PT-1 & COAT PRIMER. ALL WALLS TO RECEIVE GENERAL PAINT PT-1 & COAT PRIMER. ALL WALLS TO RECEIVE GENERAL PAINT PT-1 & COAT PRIMER.
- NOTE: LAY OUT ALL CEILING CONTENT PAINTS & ADHESIVES TO BE USED.

FINISH SPECIFICATIONS

ROOM	FINISH	DESCRIPTION
PT-1	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-2	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-3	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-4	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-5	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-6	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-7	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-8	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-9	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-10	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-11	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-12	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-13	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-14	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-15	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-16	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-17	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-18	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-19	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-20	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-21	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-22	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-23	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-24	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-25	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-26	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-27	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-28	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-29	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-30	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-31	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-32	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-33	GENERAL PAINT	LOOSE LAY FLOOR TILE
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PT-37	GENERAL PAINT	LOOSE LAY FLOOR TILE
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PT-39	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-40	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-41	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-42	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-43	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-44	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-45	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-46	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-47	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-48	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-49	GENERAL PAINT	LOOSE LAY FLOOR TILE
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PT-71	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-72	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-73	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-74	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-75	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-76	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-77	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-78	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-79	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-80	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-81	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-82	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-83	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-84	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-85	GENERAL PAINT	LOOSE LAY FLOOR TILE
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PT-87	GENERAL PAINT	LOOSE LAY FLOOR TILE
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PT-90	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-91	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-92	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-93	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-94	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-95	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-96	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-97	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-98	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-99	GENERAL PAINT	LOOSE LAY FLOOR TILE
PT-100	GENERAL PAINT	LOOSE LAY FLOOR TILE

Hardware Sets

NOTE: DOOR LEVERS TO MATCH EXISTING. ALL NEW HARDWARE FINISHES TO MATCH BLDG. STANDARD UNLESS NOTED OTHERWISE.

- STANDARD LOCKSET ENTRANCE
- 3 PWR BALL BEARING BUTT HINGES, 4.5"x4.5"
- 1 LOCKSET W/ LANDO PULL
- 1 FLOOR STOP
- 1 SURFACE MOUNTED CLOSER

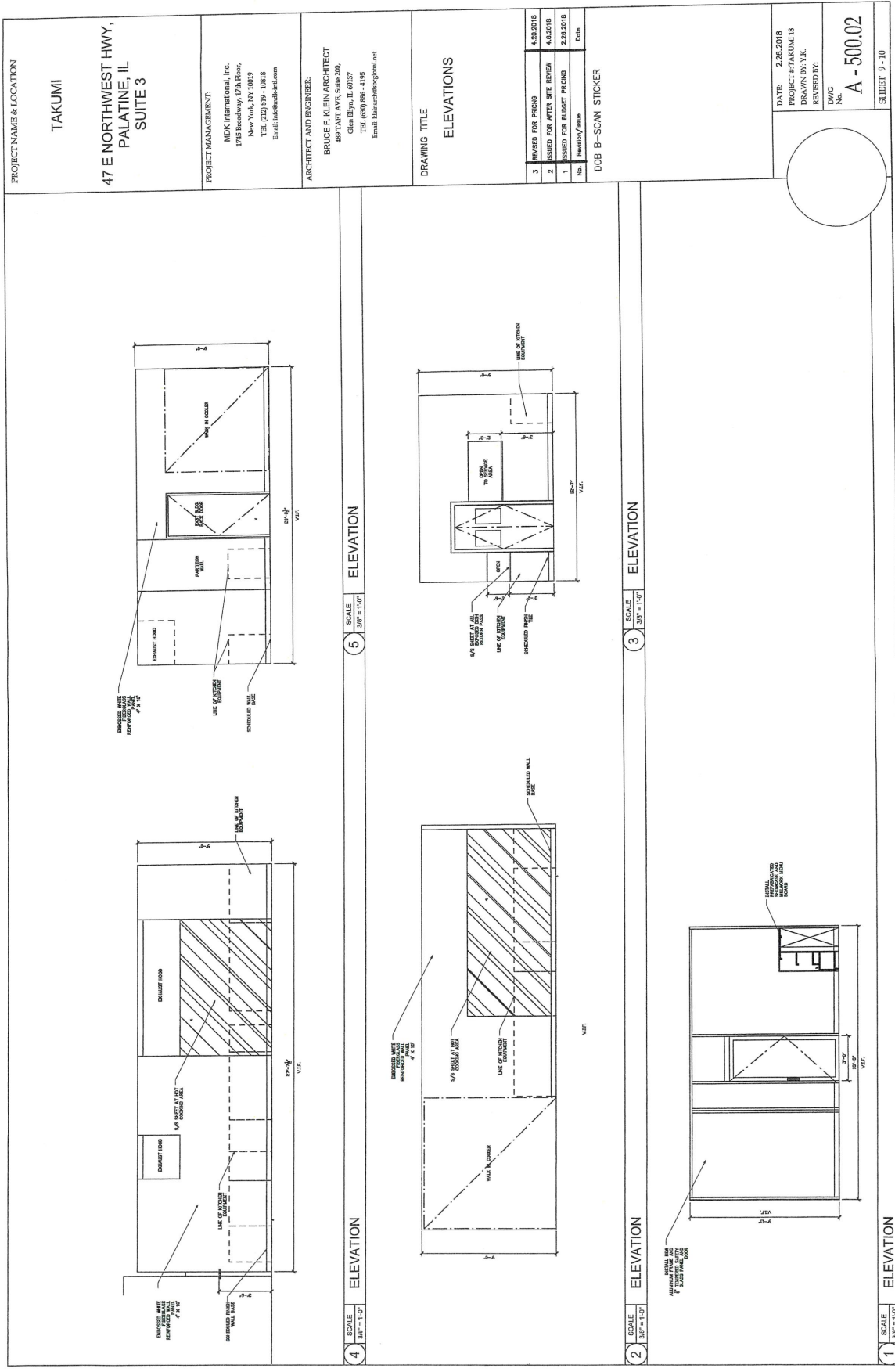
FINISH PLAN

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

DATE: 2.26.2018
PROJECT: #TAKOMI18
DRAWN BY: Y.K.
REVIEWED BY: [Signature]
DWG. NO.: A-400.00
SHEET 6-10

[illegible]

[illegible]



■Store Image

【Store Name】

■Japanese Homemed Curry "TAKUMI"

▼ Main Sign and Logo



Business Hour : 11:00am to 10:00pm

Emplpyee: 8 people

Expected peak business hours: 18:00 to 20:00

Katie Romack

From: Ray Okigawa
Sent: Wednesday, August 22, 2018 6:56 AM
To: Katie Romack
Subject: From Petitioner at Palatine retail centre

Katie,
 Business plans updates from the petitioner below.

Ray Okigawa
 Senior Vice President
 Chicagoland Commercial Real Estate

<http://www.chicagolandcommercial.com>

PLEASE NOTE OUR NEW OFFICE ADDRESS

Begin forwarded message:

From: Tsukasa Hatsukade
Date: August 22, 2018 at 1:59:03 AM CDT
To: Ray Okigawa
Subject: Re: State of IL Liquor License

Ray san,

Please find following information of Business plan.

Both location is same:

Regarding alcohol:

We serve alcohol, but only table service, we don't have bar.

I think our alcohol percentage of sales amount is less than 10%.

Delivery:

Attachment: Additional Business Plan Operations 08-22-18 (3 E. Northwest Highway - SU restaurant)

Twice of week, wholesaler delivery to our back door.

To Go:

We think take out sales percentage is 15%, take out customer perk in front of our restaurant parking space.

Our peak hour:

12:00 to 13:00 and 6:00 pm to 8:00pm

Thank you.

Tsukasa Hatsukade

Takumi Menu

Menu	
Main	Price
Plane Curry	\$ 9.50
Chicken Curry	\$ 12.00
fried Chicken Curry	\$ 11.50
Pork Curry	\$ 11.00
Pork Katsu Curry	\$ 12.50
Beaf Curry	\$ 11.50
Chease Curry	\$ 10.50
Sea foods Curry	\$ 13.00

Side Menu	Price
Green Salad	\$ 2.99
Tofu Salad	\$ 3.49
Potato Salad	\$ 3.49
	\$ 5.99
Miso Soup	\$ 2.50
Edd Soup	\$ 2.50
	\$ 2.50
Ice Cream	\$ 2.00
Yogurt	\$ 2.00
Frid Potato	\$ 3.00
Drink	Price
Soft Drink	\$ 2.00
Beer	\$ 6.00



TOP
LOCATION
MENU
ABOUT
CORPORATE

Language/言語

VEGIITA USA

LOCATION

Shop

Plano

Address/tel

100 Legacy Dr, Plano, TX 75023 [MAP](#)
972-517-0461

Torrance

21515 S. Western Avenue Torrance, CA 90501 [MAP](#)
424-558-3788

Chicago

100 E. Algonquin Road Arlington Heights, IL 60005 [MAP](#)
847-956-6699

OPEN/CLOSE

[OPEN] 11:00 am
[CLOSE] 20:30 pm
[OPEN] 11:00 am
[CLOSE] 20:30 pm
[OPEN] 11:00 am
[CLOSE] 20:30 pm

Attachment: VEGIITA USA 3 E: Northwest Highway (3 E: Northwest Highway - SU restaurant)

VEGIITA USA

MENU

What is "SUTADON"?



ZOOM

"Sutadon" is a filling and energizing meal. It is made with thin slices of pork belly mixed with "Secret Garlic Soy Sauce" on low heat, and then blasted with high heat in a Wok.

After it is finished cooking, it is served on a giant bowl of rice, equivalent to 3 bowls of rice (around 350 grams of rice).

It originated from a Ramen shop in Kunitachi-shi, Tokyo in 1971. The founder and owner wanted the "Younger generation to eat something that's cheap and filling", so he came up with the "Sutadon" as a provided meal.

The customers that came often saw this food and the rumor spread, and was made into a menu item at the Ramen shop.

Its unique taste that has never been seen before and the impact of its volume spread through word of mouth around the store, and is now a No.1 favorite, even after over 45 years.

Please have a taste of the bowl that tickles your taste buds with the special soy sauce and the smell of garlic!

VEGIITA USA

Our secret sauce

[MORE](#)

Large portions

[MORE](#)

Cooking

[MORE](#)

ABOUT

Origins of the "sutadon" bowl

In 1971, the "Sapporo Ramen Kunitachi branch" was founded, and its owner had the vision of offering filling meals at great prices for the young up-and-coming generation of workers. Through trial and error, what started as a back-kitchen meal for the staff evolved into the "sutadon."

With the kick of garlic-enhanced soy sauce and a standard portion that is 3 rice bowls' worth of food, the dish quickly became a hit among our best customers and eventually made its way onto the regular menu.

The "sutadon" became beloved of nearby university students and office workers, not to mention hungry local youths. Thus, the "Meibutsu sutadon no mise" was spun off as its own store dedicated to serving this dish.

Nationwide expansion

The shop changed its name in 2004 from "Meibutsu sutadon no mise" to "Densetsu no sutadon-ya" and then opened within Tokyo's 23 wards area.

<http://www.vegiitausea.com/index.html>

VEGIITA USA
 At the beginning in 2006 when, at a shopping facility bringing together the most famous rice bowl vendors from around the country, our dishes succeeded in accounting for over half of revenues.

This led to the "sutadon" becoming known throughout Japan. Our CEO, Mr. Hayakawa, was even more convinced that this was a chance to have the people of the world learn about this delicious item, so we began in earnest to open locations across the country.

And now, the world!

In 2011, we launched our franchise business, which rapidly sped up the growth of our shops.

Although we had just 3 stores in 2000, by 2012, that number had climbed to 60. That same year, we opened stores in Hong Kong and New York. In 2013, we opened a shop in Los Angeles. These shops served as opportunities to begin test marketing "sutadon" by serving it to local diners.

In May 2015, we then opened our 1st full-scale overseas location in Chicago. In March 2016, our 2nd shop went live in Torrance.

Going forward, we actively plan to expand throughout the United States and Asia.

We know that our ability to grow this far is owed to each and every patron who has supported our shop and been a fan of the "sutadon" since our earliest founding days.

We will continue putting our all into every dish we serve and bring delicious and energizing "sutadon" to people everywhere.

CORPORATE

Company Name

VEGIITA USA INC.

Address

21151 S. Western Ave. Suite 168 Torrance, CA 90501

Representative

President Hideto Hayakawa

Executive Managing Director Jun Hayakawa

Director Hideki Morimoto

Capital

250,000US\$

Workers

Employees 8 / Part-Time 25

Founded / Established

August 4th, 2014

Business Functions

Food Business

"Densetsu no sute do-ya"

VEGIITA USA

VEGIITA USA

Associated company

L antoworks Inc.

Copyright © 2017 VEGIITA USA Inc. All Rights Reserved.

Attachment: Vegiita USA 3 E: Northwest Highway (3 E: Northwest Highway - SU restaurant)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, July 24, 2018 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a restaurant pursuant to Ordinance #O-80-72 as amended by Ordinance #O-102-11.
 The property is commonly known as 3 E. Northwest Highway (02-14-101-023). The Petitioner would like to operate a Japanese Curry restaurant (Takumi). The above petition has been filed by Tsukasa Hatsukade (Japanese Homemade Curry -Takumi) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 17-95
VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
DATED: This 9th day of July, 2018.
 Published in Daily Herald July 9, 2018 (4504494)

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 July 9, 2018 _____ in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Paula Baltz*
 Authorized Agent

Control # 4504494

Attachment: Public Notice - 3 E. Northwest Highway (3 E. Northwest Highway - SU restaurant)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 08/28/18 07:00 PM

CASE STAFF STATEMENT (ID # 4742)

23-25 E. Northwest Highway

This item was continued at the July 24th Zoning Board of Appeals hearing. During the hearing, there were several concerns that were raised related to the proposed business operations as well as parking, traffic, and property maintenance concerns related to the current shopping center operations. Since the last meeting, the Petitioner submitted additional information regarding their business operations, which Staff has included below. Additionally, Staff has been working with the shopping center's property management to address any property maintenance, parking or traffic concerns.

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Katie Romack

PETITIONER: Tsukasa Hatsukade (Mendokoro Benkei)

CASE NUMBER: 17-96

ADDRESS: 23-25 E. Northwest Highway

PROPOSAL:

Special Use to permit a restaurant pursuant to Ordinance #O-80-72 as amended by Ordinance #O-120-11.

Variation of 26 parking spaces to permit a shopping center to have 201 parking spaces instead of the minimum required 227 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 23-25 E. Northwest Highway District 6 (Helms)	<u>CURRENT ZONING:</u> R-1 Single Family
--	---

SURROUNDING CONDITIONS:

North:	R-1 Single Family Residential
South:	R-2 Single Family Residential
East:	R-1 Single Family Residential (Quest Academy)
West:	P - Planned Development (Quest Academy West Campus)

BACKGROUND:

The Petitioner is requesting to operate a Japanese Ramen restaurant. Therefore, the

Petitioner is requesting:

1. **Special Use to permit a restaurant**
2. **Variation of 26 parking spaces to permit a shopping center to have 201 parking spaces instead of the minimum required 227 parking spaces**

SITE ANALYSIS:

- The Subject Property is zoned R-1 Single Family and it is governed by a Planned Development ordinance (#O-80-72).
- The subject tenant space is approximately 2,819 square feet.
- Other uses in the shopping center include:

Unit #	Tenant	Square Footage	Number of Parking Spaces Required
3	PROPOSED - Takumi	1,887	19
5	Vacant	1,864	6
7	Vacant	1,600	5
9	Studio Styl	1,933	6
11	Vacant	1,864	6
13A	Illinois Institute of Allergy	796	3
13B	Vacant	650	2
15A	Sherry Dunwoody Insurance	617	2
15B	Serenity Spa	815	3
17	Vacant	1,074	4
17A	Atman Well-Being	321	1
19-1B	Vacant	207	1
19-2A	Vacant	532	2
19-3A	Vacant	562	2
19-3C	ABC Medical Supply Inc.	374	1
21-1C	Vacant	459	2
21-2B	Vacant	557	2
23 & 25	PROPOSED - Benkei	2,819	28
27	Twice Blest	2,688	9
31	Eye Level	1,470	5
33	Claude Thomas Salon & Spa	2,700	9
37	JAI Yoga Studio	1,469	5
47	Quest Academy	7,134	24
500 N.	Quest Academy	24,000	80

Case Staff Statement (ID # 4742)
Meeting of August 28, 2018

Benton Street			
Total Number of Required Parking Spaces			227
Total Parking Spaces Provided			201

- The floor plan indicates 68 seats total. Based on the square footage of the restaurant, 28 parking spaces are required.
- The shopping center has a total of 201 parking spaces, but 227 parking spaces are required per Code.
- As a proposed condition, the Petitioner and property management shall submit a traffic directional signage plan, including any required implantation, in a manner acceptable to the Village Engineer. The plan would be relative to the proposed use and existing circulation/queueing and in recognition of the additional parking available at Quest Academy's West Campus.

Business Operations:

- The proposed hours of operation are 11:00 AM to 10:00 PM. The expected peak hours of operation are 6:00 PM to 8:00 PM.
- There will be 15 employees.
- The menu includes beer and wine: therefore, a liquor license is required. The restaurant does not include a bar. Beer and wine will be served via table service only.
- The Petitioner has indicated that deliveries typically occur twice a week at the rear of the shopping center. Staff will work with the Petitioner and the property management for the shopping center to ensure deliveries comply with Village Code and do not interfere or cause additional traffic concerns related to pick-up and drop-off times at Quest Academy.

DEPARTMENTAL REVIEWS:

Community Services	No issues identified.
Engineering	N/A
Environmental Health	No issues identified.
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.

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

STAFF RECOMMENDATION:

The Petitioner is proposing to operate a new restaurant in a currently vacant tenant space in the Palatine Centre shopping center. The proposed restaurant use is compatible with other commercial uses of the surrounding area. However, the shopping center is unique in that it shares parking with Quest Academy with additional parking available at the Quest Academy West Campus (located on the west side of Plum Grove Road adjacent to the shopping center). The Petitioner is also proposing to open a second restaurant (Japanese Homemade Curry - Takumi) within the same shopping center. When comparing the two restaurants, the subject restaurant requires more parking based on the square footage of the tenant space. However, Staff believes that based upon the current uses and hours of operation of the existing businesses, the shopping center would have sufficient parking to accommodate the restaurant. Therefore, Staff recommends approval of the Special Use and Variation request, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the business plan submitted by the Petitioner, Tsukasa Hatsukade, on 12/18/2017, and the floor plan prepared by Bruce F. Klein, submitted on 02/15/2018 and revised on 05/08/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The shopping center owner shall submit a parking easement, between the shopping center and Quest Academy West Campus, in a manner acceptable to the Village Attorney.
3. If deemed necessary and directed by the Village, an overflow offsite parking agreement for special events or activities at Quest Academy, shall be submitted in a manner acceptable to the Village of Palatine.
4. The Village will conduct a 6-month review of the parking/traffic within the Center and forward any additional parking and traffic conditions per Village Council.
5. The Petitioner and property management shall submit a traffic directional signage plan, including any required implantation, in a manner acceptable to the Village

Engineer. The plan would be relative to the proposed use and existing circulation/queueing and in recognition of the additional parking available at Quest Academy's West Campus.

ATTACHMENTS:

- Aerial 23-25 E. Northwest Highway
- Application 23-25 E. Northwest Highway
- Plat of Survey 23-25 E. Northwest Highway
- Floor Plan 23-25 E. Northwest Highway
- Interior Elevations 23-25 E. Northwest Highway
- Business Plan 23-25 E. Northwest Highway
- Additional Business Plan Operations 08-22-18
- Menu 23-25 E. Northwest Highway
- Public Notice - 23-25 E. Northwest Highway

23-25 E. Northwest Highway

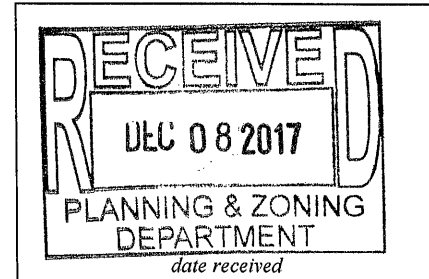




SPECIAL USE APPLICATION

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 <i>KR</i>	Zoning Case # <i>17-95</i>
	Filing Fee <i>\$842</i>	Notification Deadline
	ZBA Public Hearing Date <i>7/24/18</i>	Village Council Date



Background Information	Petitioner(s) Tsukasa Hatsuade		Business Name (if applicable) Mendokoro Benkei	
	Subject Property Address 23-25 E. Northwest Hwy			
	Authorized Agent (if applicable) Ray Okigawa / Chicagoland Commercial Real Estate		Business Name (if applicable)	
	Address 4811 Emerson Ave. Suite 112 Palatine, IL 60067		City/State/Zip Code	
	Telephone 847-246-9632	Fax 847-359-0100	Email ray@chicagolandcommercial.com	
	Relationship to Petitioner (contractor, architect, etc.) Real estate broker			
	Type of Application (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District PUD	Existing Land Use Vacant retail space	Proposed Land Use restaurant	
	Generally describe your request: 23 & 25 E. Northwest Hwy is located in Palatine Centre; 23 E is vacant and 25 E was being used as education space. The petitioner would like to open a Japanese ramen restaurant in 23 -25 E. Northwest Hwy.			



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 (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, 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, floor plan, 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). Attach a separate sheet if necessary.

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

The Northwest Hwy corridor currently does not have any sit-down Japanese restaurants.

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

The business intends to operate in accordance with applicable laws & ordinances

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

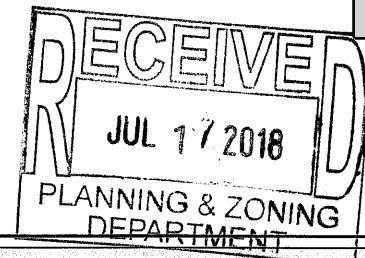
The business will occupy a space that is currently vacant & will enhance the property's value.

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

N/A



VARIATION



Required Materials

- ☐ Filing Fee of \$ _58.00_
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Attach a separate sheet if necessary.

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

The petitioner is leasing approximately 2,819 SF in a 40,000 SF retail center with approximately 9,881 SF of vacancy. The retail center's cash flow would be negatively impacted with additional vacancy if the petitioner's use is not permitted.

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

The retail center currently another restaurant tenant that is owned by the petitioner, and the petitioner would benefit from having both restaurants in close proximity to facility management and bring in guests.

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

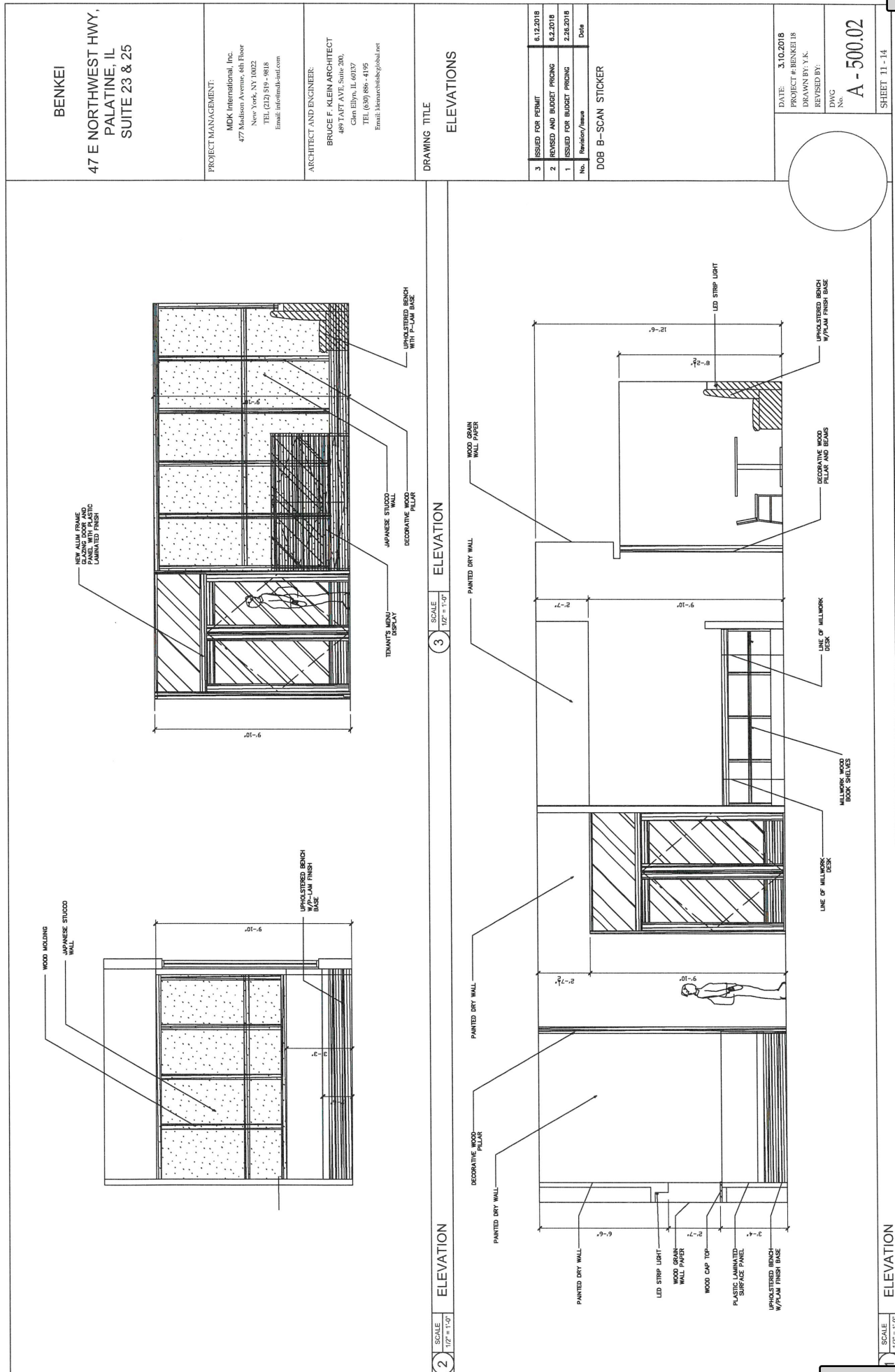
The parking lot in the retail center is usually only occupied around 40% at any given time, so there is excess capacity. Eye level and Illinois Institute of Allergy do not operate on a daily basis and are open limited hours.

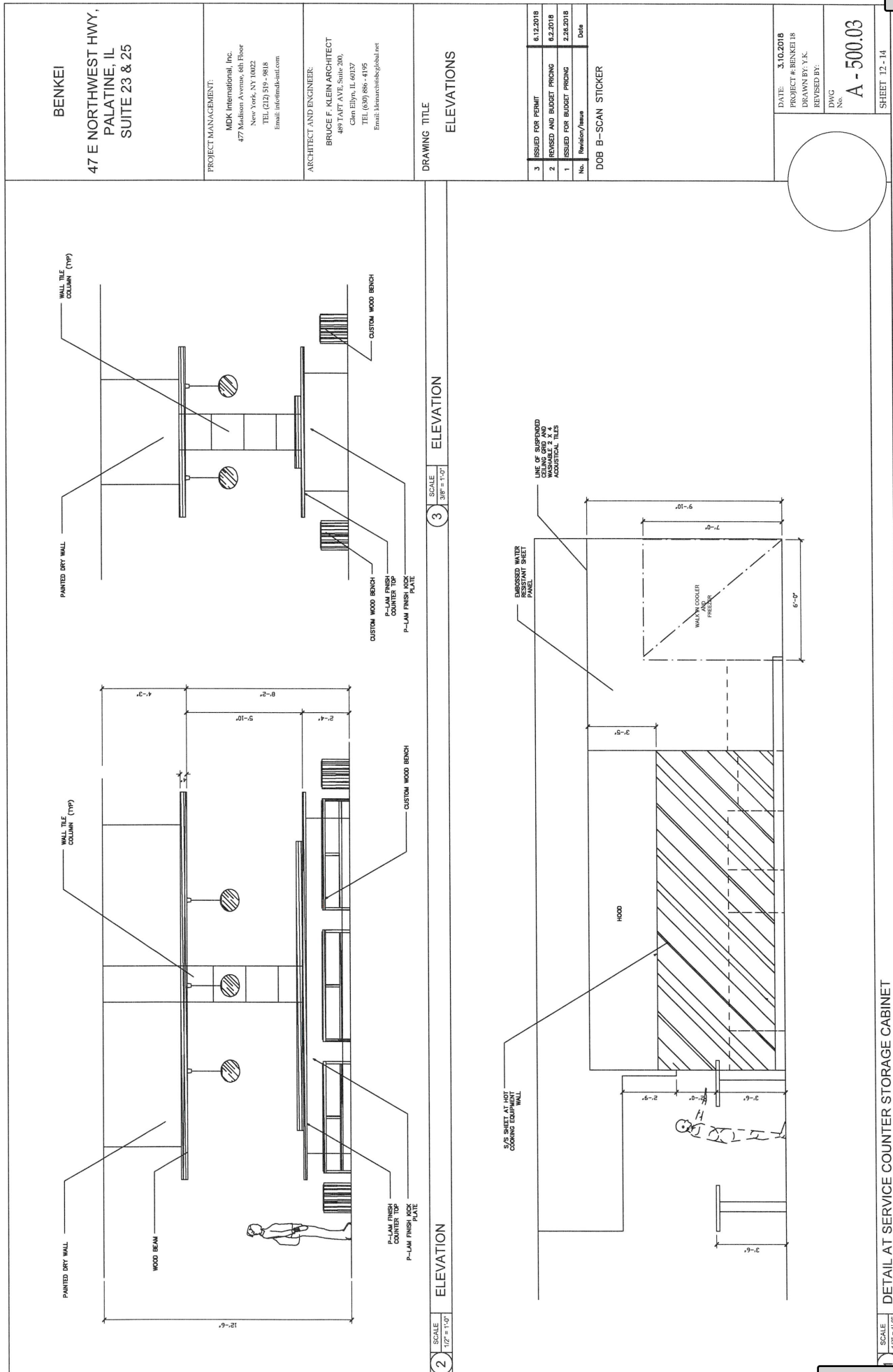
4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:

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



Attachment: Interior Elevations 23-25 E. Northwest Highway (23-25 E. Northwest Highway - SU & VAR restaurant)





■Store Image

【Store Name】

■麵家弁慶 MENYA BENKEI

Our main Ramen item is double soup of Pork and fish, We aim to open in the mind that we want to taste this amazing and delicate taste for all customer.

▼ Main Sign and Logo



▼ Store image



■Image is counter seat main, but real store is table seat main.

Business Hour : 11:00am to 10:00pm

Employee: 15 people

Expected peak business hours: 18:00 to 20:00

Katie Romack

From: Ray Okigawa
Sent: Wednesday, August 22, 2018 6:56 AM
To: Katie Romack
Subject: From Petitioner at Palatine retail centre

Katie,
 Business plans updates from the petitioner below.

Ray Okigawa
 Senior Vice President
 Chicagoland Commercial Real Estate

<http://www.chicagolandcommercial.com>

PLEASE NOTE OUR NEW OFFICE ADDRESS

Begin forwarded message:

From: Tsukasa Hatsukade
Date: August 22, 2018 at 1:59:03 AM CDT
To: Ray Okigawa
Subject: Re: State of IL Liquor License

Ray san,

Please find following information of Business plan.

Both location is same:

Regarding alcohol:

We serve alcohol, but only table service, we don't have bar.

I think our alcohol percentage of sales amount is less than 10%.

Delivery:

Twice of week, wholesaler delivery to our back door.

To Go:

We think take out sales percentage is 15%, take out customer perk in front of our restaurant parking space.

Our peak hour:

12:00 to 13:00 and 6:00 pm to 8:00pm

Thank you.

Tsukasa Hatsukade

■ Menu Overview

▼ Main Items

Name	Price
Gyokai Tonkotsu Ramen	\$9.50
Gyokai Tonkotsu Ramen (spicy)	\$12.00
Ma-yu Tonkotsu Ramen	\$10.00
Ma-yu Tonkotsu Ramen (spicy)	\$13.00
Miso Tonkotsu Ramen	\$9.50
Miso Tonkotsu Ramen (Spicy)	\$12.00
Natsukashi no Sho-yu Ramen	\$9.50
Vegitable Ramen	\$10.00

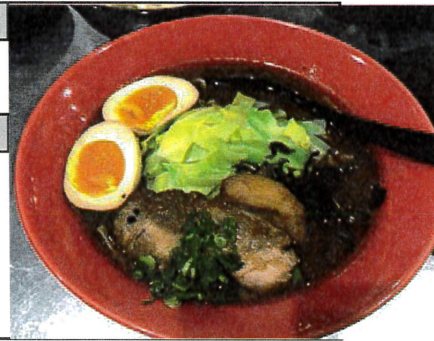
▼ Topping Menu

Name	Price
Chashu	\$2.50
Warm Vegetable	\$2.00
Noodle	\$1.50
Corn	\$1.00
Menma(Bambooshoot)	\$1.00

Item Name
Gyokai Tonkotsu Ramen
Item Discription
Creamy Pork soup added seafood flavor Tonkotsu(Pork) Soy Ramen. Medium thick noodle.



Item Name
Ma-yu Tonkotsu Ramen
Item Description
Creamy Pork soup added Garlic oil flavor Tonkotsu(Pork) Soy Ramen. Medium thick noodle.



Item Name
Natsukashi no Shoyu Ramen
Item Description
Chicken soup base simple Soy Sause Ramen. Traditional and Nostalgic soy Sause base Ramen for Japanese.



Item Name	
Vegetable Ramen	
Item Description	
Special tan-men used by plentiful vegetables. Using chicken soup, you can choose from two kinds of soy sauce or salt.	

▼ Side Menu

Name	Price
Chashu Don	\$4.00
Buta Don	\$4.00
Mentaiko Don	\$4.00
Chashu Mayo Don	\$4.00
Fried Chicken	\$5.00
Fried Chicken (spicy)	\$6.00
Gyoza (6 piece)	\$5.00
Tako Wasa	\$4.00
Green Salad	\$3.00
Tofu Salad	\$3.50
Edamame	\$4.00
Takoyaki	\$5.00
Ice Cream	\$2.50

▼ ドリンク商品一覧

Name	Price
Sparkling Wine	\$9.00
Bottled Beer	\$6.00
Sake	\$9.00
Glass of Wine	\$7.00
Soft Drink	\$2.50

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, July 24, 2018 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 Special Use to permit a restaurant pursuant to Ordinance #O-80-72 as amended by Ordinance #O-120-11.
 Variation of 26 parking spaces to permit a shopping center to have 201 parking spaces instead of the minimum required 227 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance.
 The property is commonly known as 23-25 E. Northwest Highway (02-14-101-023).
 The Petitioner would like to operate a Japanese Romen restaurant (Mendokoro Benkei).
 The above petition has been filed by Tsukasa Hatsukade (Mendokoro Benkei) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 17-96
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 9th day of July, 2018.
 Published in Daily Herald
 July 9, 2018 (4504496)

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 July 9, 2018 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY Laurel Baltz
 Authorized Agent

Control # 4504496

Attachment: Public Notice - 23-25 E. Northwest Highway (23-25 E. Northwest Highway - SU & VAR restaurant)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 08/28/18 07:00 PM

CASE STAFF STATEMENT (ID # 4696)

375 W Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Manny Rafidia

CASE NUMBER: 18-80

ADDRESS: 375 W. Northwest Highway

PROPOSAL:

Special use to permit a restaurant pursuant to Section 11.03 (d) (27) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 375 W. Northwest Highway District 6 (Helms)	<u>CURRENT ZONING:</u> B-2 General Business
--	--

SURROUNDING CONDITIONS:

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

BACKGROUND:

The Petitioner is proposing to operate a restaurant known as Fortune Noodles. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business District and it is located in the Century Plaza.
- The Subject Tenant Space is 2,593 square feet and the shopping center is 37,223 square feet total.
- This location was approved for a Special Use for a Restaurant and Parking

Variation in 2017, but the restaurant never opened. The special use has expired, however the parking variation for 8 spaces is still active

- The Petitioner identified the other tenants in this shopping center and their peak hours of operation in the business plan.
- The proposed hours of operation for Fortune Noodles are Sunday through Thursday from 11:00 AM to 11:00 PM and Friday through Saturday from 11:00 AM to 12:00 AM.
- There will be 3 full-time employees and 3 part-time employees.
- The floor plan indicates a total of 24 seats.
- The restaurant requires 26 spaces, per the 1/100 square foot requirement.
- 158 parking spaces are provided along with an existing parking variation of 8 spaces (O-53-17) for a total of 166 spaces. No additional variation is required.

DEPARTMENTAL REVIEWS:

Community Services	No issues identified
Engineering	N/A
Environmental Health	No issues identified
Fire Prevention	No issues identified
Public Works	N/A
Police	N/A

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

STAFF RECOMMENDATION:

The tenant space was approved for a restaurant use in 2017, however it was never opened. The proposed restaurant will have 24 seats, which is 2 seats less than the previous proposal and will not change the parking requirement. 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 the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

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

375 W. Northwest Highway

3.3.a

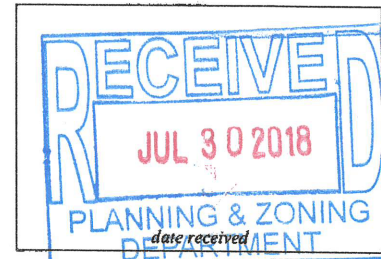


VILLAGE OF PALATINE

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



Background Information	PETITIONER(S)		Business Name (if applicable)	
	Manny Rafidia		Fortune Noodles	
	Subject Property Address			
	375 W. Northwest Hwy.			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Manny Rafidia			
	Address		City/State/Zip Code	
	PO Box 338		Itasca, IL 60143	
	Telephone	Fax	Email	
Relationship to Petitioner (contractor, architect, etc.)				
Owner				
TYPE OF APPLICATION (check one)				
☒ Special Use ☐ Special Use Amendment ☒ Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
B-2				
Generally describe your request:				
Request for a Special Use to permit a restaurant and a Variation of				
8 parking spaces to allow a shopping center to have 158 parking				
spaces instead of the minimum required 166 parking spaces.				

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

FORTUNE NOODLES WILL PROVIDE A CONVENIENCE TO THE COMMUNITY AND THE SURROUNDING COMMUNITIES OFFERING ASIA CUISINE.

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

THE RESTAURANT WILL PROVIDE A CLEAN & SAFE ENVIRONMENT, WHICH HAS BEEN MY PROVEN TRACK RECORD WITH MY FOOD ESTABLISHMENTS

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

NO, THE RESTAURANT WILL BE BUILT & MAINTAINED AS A REPUTABLE ESTABLISHMENT

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

PLAT OF SURVEY

THAT PART OF LOT 1 OF EIGHTH'S INDIVIDUAL ADDITION TO PALATINE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE S.W. 1/4 AND PART OF THE WEST 1/2 OF THE S.E. 1/4 OF COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST NORTHEASTLY CORNER OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG THE NORTHEASTLY LINE OF SAID LOT 1, BEING ALONG THE SOUTHWESTLY LINE OF BALDWIN ROAD, A DISTANCE OF 80.5 FEET FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90° 01' 45" TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 120.0 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHEASTLY LINE OF SAID LOT 1, A DISTANCE OF 127.83 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHEASTLY LINE OF SAID LOT 1, A DISTANCE OF 119.19 FEET TO AN ANGLE IN SAID NORTHEASTLY LINE OF THENCE SOUTHWESTERLY ALONG SAID SOUTHWESTLY LINE, A DISTANCE OF 112.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 66.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG THE NORTHEASTLY LINE OF SAID LOT 1, BEING ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 90° 01' 45" TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 270.0 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHEASTLY LINE OF SAID LOT 1, A DISTANCE OF 151.85 FEET; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 89° 54' 14" TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 270.0 FEET TO THE NORTHEASTLY LINE OF SAID LOT 1; THENCE NORTHEASTERLY ALONG SAID NORTHEASTLY LINE, A DISTANCE OF 111.43 FEET TO THE PLACE OF BEGINNING, IN PALATINE TOWNSHIP, COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS)
COUNTY OF COOK)
TO: B. G. B. REALTIES
AND ASSOCIATES, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY OF WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM-STANDARD DETAIL REQUIREMENTS FOR ALTA AND ACORN LAND TITLE SURVEYS" - JOINTLY DEVELOPED AND ADOPTED BY ALTA AND ACORN IN 1981 AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY, AS DEFINED THEREIN.

DATED: SEPTEMBER 19, 1987

ILLINOIS REGISTERED LAND SURVEYOR NO. 2118

REGISTERED PROFESSIONAL LAND SURVEYOR, JAMES M. BLINKE, JR.

PROPERTY IS IN SAID "C" ZONING DISTRICT
FIND, CONSIDERED, AND APPROVED BY THE BOARD OF ZONING
COMMISSIONERS OF THE CITY OF PALATINE, ILLINOIS
ON SEPTEMBER 15, 1987.

ORDERED BY: SPACI HOME DEVELOPMENTS

ORDER NO. 880114

DATE: 5.1.1988

COMPARE ALL NOTES BEFORE BUILDING BY OWNER AND AT ONCE REMOVE ANY DIFFERENCES. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND ZONING ORDINANCE.

STATE OF ILLINOIS)
COUNTY OF COOK)

I, JAMES M. BLINKE, JR. HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

BY: JAMES M. BLINKE, JR.
ILLINOIS REGISTERED LAND SURVEYOR NO. 2118

1201 W WHITE OAK ST
Arlington Heights, ILL 60005
PHONE 375-6546

PETITIONER'S EXHIBIT

4

Fortune Noodles**Proposed 375 W. Northwest Hwy., Palatine**

The hours of operating will be from 11:00 am – 11:00 pm Sunday-Thursday and 11:00 am – 12:00 am Friday-Saturday. There would be 3 full time employees and 3 part-time employees.

Century Plaza Tenant listing and hours of operation of the tenants at Century Plaza:

355 W. NW Hwy. Woman Care, medical use open 8:00 am – 6:00 pm (closed Saturday and Sunday). Peak hours 11:00 am – 5:00 pm.

361 W. NW Hwy. Wine Cellar, open 11:00 am – 7:00 pm. Peak hours none.

363 W. NW Hwy. Billing Associates, office use open 8:00 am – 5:00 pm (closed Saturday and Sunday). Peak hours none.

371 W. NW Hwy. Urgent Care, medical use open 10:00 am – 8:00 pm. Peak hours 11:00 am – 5:00 pm.

373 W. NW Hwy. Simply Delicious open by appointment only. Peak hours none.

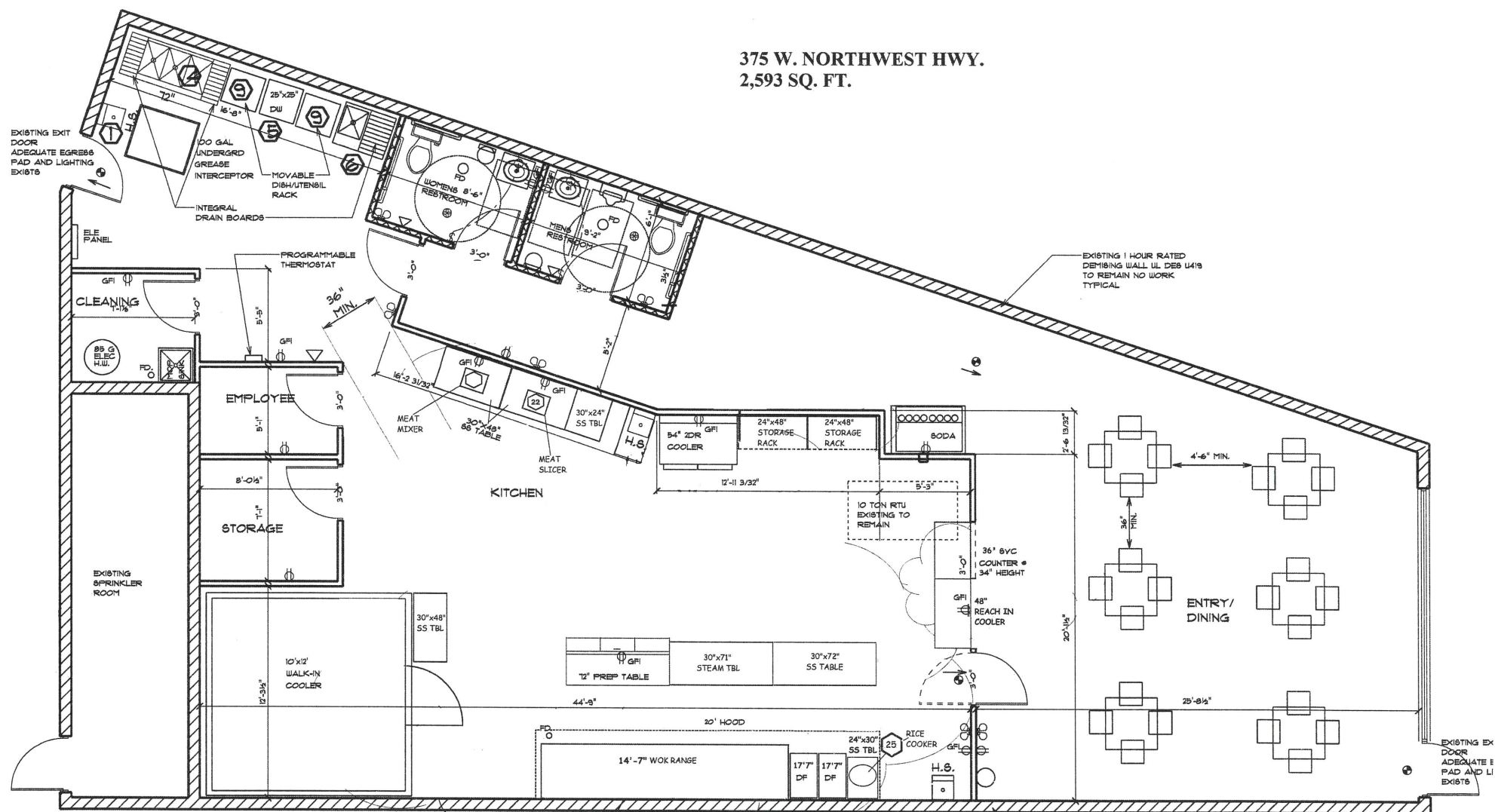
377 W. NW Hwy. Salon Suites, open 9:00 am – 6:00 pm (closed Sunday and Monday). Peak hours 11:00 am – 5:00 pm.

381 W. NW Hwy. Palatine Dental, open 11:00 am – 6:00 pm (closed Wednesday, Saturday and Sunday). Peak hours 11:00 am – 6:00 pm.

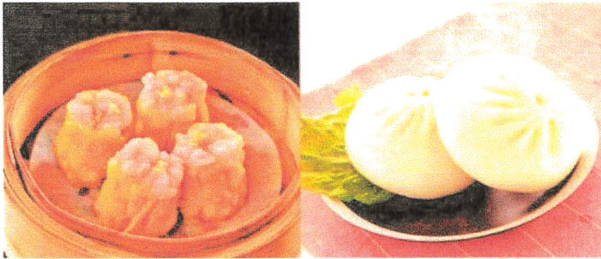
383 W. NW Hwy. Portofino's Woodfire Pizza & Pasta, open 11:00 am – 10:00 pm. Peak hours 5:00 pm – 9:00 pm.

385 W. NW Hwy. Pediatric Central, medical use, open 11:00 am – 5:00 pm (closed Saturday and Sunday). Peak hours none.

**375 W. NORTHWEST HWY.
2,593 SQ. FT.**



*****ECRWSS*****

Local
Postal CustomerPRSR STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

PARTY TRAY DISCOUNT

Our Party Tray menu has over 80 varieties of entrees.



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Chinese Gourment

FORTUNE NOODLES

375 W. NORTHWEST HWY.
PALATINE, IL 60067

Business Hours
Tues. - Sat.: 11am - 9:30pm
Sunday: 12noon - 9pm
Closed Monday

We Deliver

Order Online www.mrwokcarolsteam.com

Attachment: Menu (375 W Northwest Highway - SU Restaurant)



APPETIZER

- | | |
|---|------------|
| A1. Egg Roll (2) | 3.30 |
| A2. Vegetable Roll (2) | 3.00 |
| A3. Crab Rangoon (4) | 4.25 |
| A4. Pot Sticker (4) | 4.50 |
| <i>Finely chopped vegetables and pork wrapped with dough and pan-fried. Served with ginger sauce</i> | |
| A5. Fried Butterfly Shrimp (6) | 5.95 |
| A6. BBQ Pork | 4.95 |
| A7. Chicken Teriyaki (4) | 4.95 |
| A8. Beef Teriyaki (4) | 5.95 |
| A9. Chicken Lettuce Wrap (4) | 7.50 |
| <i>Filled with ground chicken, onion, water chestnuts and carrots, these wraps both healthy and yummy</i> | |
| A10. Sui Mai (6) (20 min.) | 4.55 |
| A11. Bao (Min. order 3) | 1.85(each) |
| <i>Steam bun. Choice of BBQ Pork, Chicken or Sweet Bean Bao. Can be Mix & match</i> | |
| A12. Oriental Ginger Salad | 4.95 |
| <i>Fresh cut lettuce & carrot. Served with noodle & crispy wonton skin & home made ginger sauce</i> | |

Soup

- | | |
|---|------|
| S1. Hot & Sour Soup | 2.95 |
| <i>Classic Szechuan recipe for hot and sour soup. Made with tofu, pork, bamboo shoots, carrot and mushrooms</i> | |
| S2. Egg Drop Soup | 2.35 |
| S3. Wonton Soup | 2.65 |
| S4. Chicken Noodle Soup | 2.75 |
| S5. Spicy Beef noodle soup | 8.95 |
| <i>Tender beef with onion, bean sprout in a spicy broth</i> | |
| S6. Vegetable Rice Soup | 2.45 |

POULTRY

Served with Steamed Rice

- | | M | L |
|---|------|-------|
| C1. Chicken w. Vegetables | 6.95 | 9.95 |
| C2. Mongolian Chicken | 6.95 | 9.95 |
| <i>Popular wok-seared dish. Rich in sweet soy sauce with white and green onions over crispy rice noodles</i> | | |
| C3. Cashew Chicken | 6.95 | 9.95 |
| C4. General Tso's Chicken | 7.50 | 10.50 |
| <i>An authentic Hunan dish. Crispy outside & tender inside. with carrot, green pepper & baby corn</i> | | |
| C5. Szechuan Chicken | 6.95 | 9.95 |
| <i>Szechuan dish, well-known for its spiciness. Stir-fried with celery, onion & hot pepper</i> | | |
| C6. Orange Flavor Chicken | 7.50 | 10.50 |
| C7. Kung Pao Chicken | 6.95 | 9.95 |
| <i>Classic dish in Szechuan cuisine. Stir-fried with celery, water chestnuts, red pepper & peanuts</i> | | |
| C8. Hunan Spicy Chicken | 6.95 | 9.95 |
| <i>Well known for its hot & spicy flavor, fresh aroma & deep color. Stir-fried with green & red pepper, onion, baby corn & broccoli in a garlic spicy sauce</i> | | |
| C9. Sesame Chicken | 7.50 | 10.50 |
| <i>Our best-selling dish. Marinated with tender fried crispy dark meat, coated in sesame seeds. Served with broccoli</i> | | |
| C10. Chicken w. Peapods | 6.95 | 9.95 |
| <i>Sliced chicken stir-fried with peapods, carrot & water chestnuts in a white garlic sauce</i> | | |
| C11. Chicken w. Broccoli | 6.95 | 9.95 |
| <i>Tender broccoli with carrot & sliced chicken in your choice of white or brown garlic sauce</i> | | |
| C12. Sweet & Sour Chicken | 6.95 | 9.95 |
| C13. Chicken w. Garlic Sauce | 6.95 | 9.95 |
| <i>Sliced chicken stir-fried with broccoli, red pepper, celery, mushroom & water chestnut in a mild spicy garlic sauce</i> | | |
| C14. Chicken Chop Suey | 6.95 | 8.95 |
| <i>Chop Suey is an American Chinese stir-fried dish with meat and mix vegetable (bean sprout, carrot, onion, peapods, water chestnut & boy choy)</i> | | |
| C15. Chicken Egg Foo Young | 6.95 | 8.95 |
| C16. Black Pepper Chicken | 6.95 | 9.95 |
| <i>Sliced chicken stir-fried with onion and green pepper in a black pepper sauce</i> | | |
| C18. Empress Chicken | 6.95 | 9.95 |
| C19. Chicken w. the Gravy | 6.95 | 8.95 |



Mild Spicy Very Spicy
We can alter the spicy according to your taste

BEEF

Served with Steamed Rice

- | | M | L |
|---|------|-------|
| B1. Beef w. Vegetable | 7.95 | 10.95 |
| B2. Beef w. Garlic Sauce | 7.95 | 10.95 |
| B3. Beef w. Chinese Broccoli | -- | 10.95 |
| B4. Mongolian Beef | 8.50 | 11.50 |
| <i>Popular wok-seared dish, rich in sweet soy sauce with white and green onions over crispy rice noodles</i> | | |
| B5. Beef w. Broccoli | 7.95 | 10.95 |
| B6. Szechuan Beef | 7.95 | 10.95 |
| <i>Szechuan dish, well-known for its spiciness. Stir-fried with celery, onion & hot pepper</i> | | |
| B7. Kung Pao Beef | -- | 10.95 |
| B8. Hunan Spicy Beef | 7.95 | 10.95 |
| <i>Well known for its hot spicy flavor, fresh aroma & deep color. Stir-fried with green & red pepper, onion, baby corn & broccoli in a garlic spicy sauce</i> | | |
| B9. Sesame Beef | -- | 12.95 |
| B10. Orange Flavor Beef | -- | 12.95 |
| B11. Beef Chop Suey | 7.95 | 9.95 |
| B12. Beef Egg Foo Young | 7.95 | 9.95 |
| B13. Beef w. Peapods | 7.95 | 10.95 |
| <i>Sliced beef stir-fried with peapods, carrot & water chestnut in a brown garlic sauce</i> | | |
| B14. Black Pepper Beef | 7.95 | 10.95 |
| B15. Beef w. the Gravy | 8.50 | 11.50 |

SEAFOOD

Served with Steamed Rice

- | | M | L |
|--|------|-------|
| SE1. Shrimp w. Vegetables | 8.95 | 11.95 |
| SE2. Shrimp w. Garlic Sauce | 8.95 | 11.95 |
| SE3. Shrimp w. Lobster Sauce | 8.95 | 11.95 |
| <i>Shrimp stir-fried with carrot, onion & water chestnuts in a brown egg flower sauce</i> | | |
| SE4. Hunan Spicy Shrimp | 8.95 | 11.95 |
| SE5. Kung Pao Shrimp | 8.95 | 11.95 |
| <i>Classic dish in Szechuan cuisine. Stir-fried with celery, water chestnuts, red pepper & peanuts</i> | | |
| SE6. Szechuan Shrimp | 8.95 | 11.95 |
| <i>Szechuan dish, well-known for its spiciness. Stir-fried with celery, onion & hot pepper</i> | | |
| SE7. Sweet & Sour Shrimp | 8.95 | 11.95 |
| SE8. Shrimp w. Broccoli | 8.95 | 11.95 |
| SE9. Sesame Shrimp | -- | 13.95 |
| SE10. General Tso's Shrimp | -- | 13.95 |
| SE12. Shrimp Egg Foo Young | 7.95 | 9.95 |
| SE13. Shrimp Chop Suey | 8.95 | 11.25 |
| SE14. Empress Shrimp | 8.25 | 11.25 |
| SE15. Shrimp w. the Gravy | 8.25 | 11.25 |

PORK

Served with Steamed Rice

- | | M | L |
|---------------------------|------|-------|
| P1. Mongolian Pork | 7.25 | 10.25 |
| P2. Hunan Spicy Shrimp | 7.25 | 10.25 |
| P3. Sweet & Sour Pork | 7.25 | 10.25 |
| P4. Pork Chop Suey | 7.25 | 10.25 |
| P5. BBQ Pork w. Vegetable | 7.25 | 10.25 |

VEGETARIAN

Served with Steamed Rice

	M	L
V1. Kung Pao Tofu 🌶️🌶️	6.95	9.45
V2. Szechuan w. Green Beans 🌶️🌶️	7.25	9.75
<i>Green bean stir-fried with pork & onion in a hot bean sauce</i>		
V3. Tofu w. Vegetables	6.95	9.45
V4. Hunan Spicy Tofu 🌶️🌶️	6.95	9.45
V5. Tofu w. Garlic Sauce 🌶️	6.95	9.45
<i>Fried tofu with broccoli, red pepper, celery, mushroom & water chestnuts in a mild spicy garlic sauce</i>		
V6. Chinese Broccoli	--	9.45
V7. Ma Po Tofu 🌶️🌶️	--	9.45
V8. Vegetable Delight	6.95	9.45
<i>Choice of Sauce: Szechuan Sauce, Garlic Sauce or White Sauce</i>		

NOODLES

N1. Lo Mein

Soft noodles stir-fried with green onions, bean sprouts & carrot

	M	L
Chicken	7.50	9.50
BBQ Pork	7.50	9.50
Shrimp	8.50	10.50
Beef	7.95	9.95
Veggies	6.95	8.95
Combo	8.50	10.50

N2. Chow Fun

Stir-fried wide rice noodles with bean sprouts & green onions

	M	L
Chicken	7.50	9.50
BBQ Pork	7.50	9.50
Shrimp	8.50	10.50
Beef	7.95	9.95
Veggies	7.25	9.25
Combo	8.50	10.50

N3. Stir-fried Udon

Pan-fried Japanese noodles with bean sprouts, broccoli & carrot in sweet soy sauce

	M	L
Chicken	7.50	9.50
Veggies	7.25	9.25
Shrimp	8.50	10.50

N5. Singapore Style Noodles 🌶️🌶️ -- 10.95

(Come with shrimp, chicken & BBQ pork)

Stir-fried rice vermicelli seasoned with curry powder, eggs, bean sprouts, onions, green peppers & soy sauce



HEALTHY MENU

All steamed. No oil. Sauce on the side with low amount of salt. Come with brown rice.

	M	L
HE1. Chicken w. Vegetables	7.50	10.50
HE2. Kung Pao Chicken 🌶️🌶️	7.50	10.50
HE3. Beef w. Broccoli	8.25	11.25
HE4. Shrimp w. Vegetables	9.25	12.25
HE5. Vegetable Delight	7.25	9.75
HE6. Kung Pao Shrimp 🌶️🌶️	9.25	12.25

FRIED RICE

Stir-fried with egg, bean sprout & green onion

	M	L
R1. Chicken Fried Rice	6.50	7.95
R2. Beef Fried Rice	6.95	8.40
R3. Pork Fried Rice	6.50	7.95
R4. BBQ Pork Fried Rice	6.50	7.95
R5. Shrimp Fried Rice	7.95	9.40
R6. Veggie Fried Rice	6.25	7.70
R7. Combination Fried Rice	7.95	9.40
R8. Pineapple Fried Rice	6.50	7.95
R9. Thai Spicy Fried Rice 🌶️	7.50	8.95
<i>Choice of chicken, beef or vegetable (Add \$1.00 for shrimp or combo)</i>		

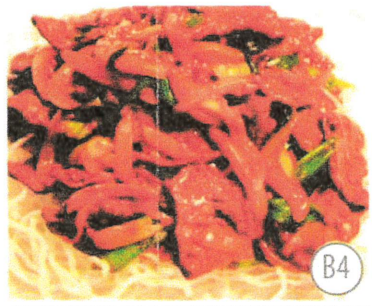
CURRY LOVER

Curry is a common delicacy in South Asia. Green bean, red pepper, tofu, lemongrass & coconut milk in a yellow curry base

C11. Curry Chicken 🌶️	10.95
C12. Curry Shrimp 🌶️	12.95
C13. Curry Beef 🌶️	11.95

Curry Fried Rice

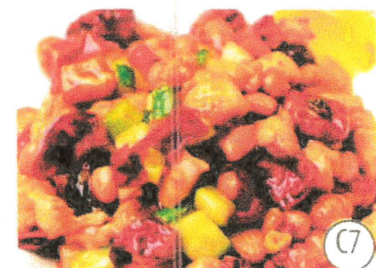
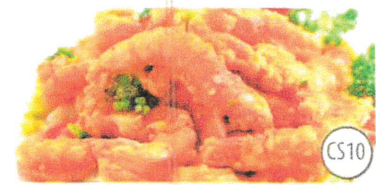
	M	L
CR1. Chicken 🌶️	6.95	8.40
CR2. Beef 🌶️	7.50	8.95
CR3. Shrimp 🌶️	8.50	9.95
CR4. Veggies 🌶️	6.75	8.20



🌶️ Mild Spicy 🌶️🌶️ Very Spicy
We can alter the spicy according to your taste

CHEF SPECIAL

	M	L
CS1. Ma La Shrimp & Scallop 🌶️🌶️ --	13.9!	
<i>Stir-fried shrimp & scallop with baby corn, carrot, onion, green pepper & water chestnuts in a Chinese hot ground pepper sauce.</i>		
CS2. Stir Fried Sole Fish Fillet 🌶️ --	12.9!	
<i>Choice of: Ginger spicy sauce, Hunan spicy sauce or mix vegetable</i>		
CS3. Triple Crowns 🌶️🌶️ --	13.9!	
<i>Sliced chicken, beef & scallop stir-fried with broccoli, carrot & onion in a spicy black bean sauce</i>		
CS4. Mongolian 3 Triple Delight --	12.9!	
<i>A combination of chicken, beef & shrimp stir-fried with green & white onion over crispy rice noodles</i>		
CS5. Szechuan 3 Delight 🌶️🌶️	8.95	11.9!
<i>Sliced chicken, beef & shrimp stir-fried with celery, or hot pepper in a spicy sweet brown sauce</i>		
CS6. Kung Pao 3 Delight 🌶️🌶️	8.95	11.9!
<i>Sliced chicken, beef & shrimp stir-fried with celery, water chestnuts, red pepper & peanuts in a crispy brown sauce</i>		
CS7. Chef Treasure --	12.9!	
<i>A combination of chicken, BBQ pork, shrimp & beef. Stir-fried with varieties of vegetables in a brown garlic sauce</i>		
CS8. Black Pepper Steak 🌶️ --	13.9!	
<i>Tender, juicy beef steak stir-fried with onion & green pepper, seasoned with freshly grated black pepper</i>		
CS9. Ginger Spicy Shrimp 🌶️🌶️ --	13.9!	
<i>Stir-fried shrimp with onion, red pepper & fresh ginger, a sweet rice wine spicy sauce</i>		
CS10. Salt & Pepper Shrimp 🌶️ --	13.9!	
<i>(Whole shrimp w/shell in) Lightly fried breaded shrimp, seasoned with salt & pepper tossed in the wok with a touch of rice wine</i>		
CS11. Honey Walnut Shrimp --	13.9!	
<i>Crispy battered shrimp tossed in creamy sauce topped with sugar coated walnuts</i>		



DINNER SPECIAL

4 for \$23.95

Pick 1 from Starter, 2 from Entrees, and 1 from Fried Rice in the following Categories. Also include steam rice, fortune & almond cookie.

STARTER

- Vegetable Rolls (3)
- Egg Rolls (3)
- Crabmeat Rangoon (4)
- Chicken Teriyaki (4)

FRIED RICE

- Chicken Fried Rice
- Beef Fried Rice
- BBQ Pork Fried Rice
- Vegetable Fried Rice

ENTREES

VEGETABLE

- Vegetable Delight
- Szechuan Green Bean
- Tofu w. Garlic Sauce

POULTRY

- | | |
|-----------------------|-----------------------|
| Sweet & Sour chicken | General Tso's Chicken |
| Chicken w. Vegetables | Orange Flavor Chicken |
| Cashew Chicken | Hunan Spicy Chicken |
| Mongolian Chicken | Sesame Chicken |
| Kung Pao Chicken | Chicken Chop Suey |

BEEF

- | | |
|--------------------|---------------------|
| Hunan Spicy Beef | Szechuan Spicy Beef |
| Beef w. Vegetables | Beef w. Broccoli |
| Mongolian Beef | Cashew Beef |

PORK

- Hunan Spicy Pork
- Sweet & Sour Pork
- BBQ Pork Chop Suey

LUNCH SPECIAL

Available Monday-Saturday
from 11:00am to 2:30pm.

Sunday from 12noon to 2:30pm

Come with Fried or Steamed Rice & Egg Roll or Veggie Roll

Add \$1.00 for a soup. (Choice of hot & sour soup, egg drop soup, wonton soup or chicken noodles soup)

LS1. Kung Pao Style

Classic dish in Szechuan cuisine. Stir-fried with celery, water chestnuts, red pepper & peanuts

- | | |
|--------------|-----------|
| Chicken 6.75 | Beef 7.45 |
| Shrimp 7.75 | Tofu 6.75 |



LS2. Szechuan Spicy

Szechuan dish, well-known for its spiciness. Stir-fried with celery, onion & hot pepper

- | | |
|--------------|-----------|
| Chicken 6.75 | Beef 7.45 |
| Shrimp 7.75 | Tofu 6.75 |



LS3. Mongolian Style

Popular wok-seared dish, rich in sweet soy sauce with white and green onions over crispy rice noodles

- | | |
|--------------|-----------|
| Chicken 6.75 | Beef 7.45 |
|--------------|-----------|

LS4. Sweet & Sour

- | | |
|--------------|-----------|
| Chicken 6.75 | Pork 6.75 |
|--------------|-----------|

LS5. Broccoli with

- | | |
|--------------|-----------|
| Chicken 6.75 | Beef 7.45 |
| Shrimp 7.75 | |



LS6. General Tso's Chicken

An authentic Hunan dish. Crispy outside & tender inside, stir-fried with carrot, green pepper & baby corn

- | | |
|------|--|
| 6.95 | |
|------|--|

LS7. Sesame Chicken

Our bestselling dish, marinated with tender fried crispy dark menu, coated in sesame seeds & served with broccoli

- | | |
|------|--|
| 6.95 | |
|------|--|

LS8. Orange Flavor Chicken

Delicious fried tender chicken with sweet citrus sauce. Served with Broccoli

LS9. Hunan Spicy

Well known for its hot spicy flavor, fresh aroma & deep color. Stir-fried with green & red pepper, onion, baby corn & broccoli in a garlic spicy sauce

- | | |
|--------------|-----------|
| Chicken 6.75 | Beef 7.45 |
| Shrimp 7.75 | Tofu 6.75 |



LS10. Stir-fried Mix vegetable

- | | |
|--------------|-----------|
| Chicken 6.75 | Beef 7.45 |
| Shrimp 7.75 | Tofu 6.75 |



Mild Spicy Very Spicy

We can alter the spicy according to your taste

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, August 28, 2018 at 7:00 P.M. in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a restaurant pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance. The property is commonly known as 375 W Northwest Highway

(02-15-102-100-0000). The Petitioner is requesting to open a restaurant, Fortune Noodles.

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 #: 18-80
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals

DATE D: This 13th day of August, 2018.
Published in Daily Herald
August 13, 2018 (4506921)

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

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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 August 13, 2018 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Danula Baitz
Authorized Agent

Control # 4506921

Attachment: Public Notice (375 W Northwest Highway - SU Restaurant)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 08/28/18 07:00 PM

CASE STAFF STATEMENT (ID # 4697)

1280 E Dundee Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Double L International Management LLC

CASE NUMBER: 18-79

ADDRESS: 1280 E Dundee Road

PROPOSAL:

Relief: Special Use to permit a restaurant pursuant to Section 11.03 (d) (27) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 1280 E Dundee Road District 5 (Kozlowski)	<u>CURRENT ZONING:</u> B-2 General Business District
--	--

SURROUNDING CONDITIONS:

<u>North:</u>	P- Planned Development (Multi-Family Residential)
<u>South</u>	B-2 General Business District
<u>East:</u>	B-2 General Business District
<u>West:</u>	B-2 General Business District

BACKGROUND:

The Petitioners are proposing to open a restaurant, The Dream Place. Therefore, the Petitioners are requesting approval of the following:

Special Use to permit a restaurant

SITE ANALYSIS:

- The Subject Tenant Space will occupy the former India Bhawan Restaurant located in the Woodcraft Plaza shopping center. The shopping center is zoned B-2, General Business district.
- The Subject Tenant Space is approximately 10,000 square feet, with an additional 10,000 square feet in the basement.
- The Petitioners are proposing to keep the existing layout of the space, which includes a dining room, bar area, party room, kitchen, a catering and distribution

Case Staff Statement (ID # 4697)
Meeting of August 28, 2018

area, and a separate entrance for carry-out and pick-up orders.

- The restaurant expects to employ approximately 14 employees.
- The operating hours would be

	Restaurant	Bar
Monday through Thursday	11:30 AM - 9:30 PM	5 PM - 11 PM
Friday and Saturday	11:30 AM - 10:30 PM	5 PM - 12 AM

- The floor plan indicates seating for 196, which is the same seat count as the previous restaurant. This includes 48 seats in the party room, 92 seats in the dining room, and 56 seats in the bar area.
- The parking requirements would remain the same, as the seating plan has not changed from the previous tenant. There are 243 spaces required for the Center and there are 259 provided.

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:

The proposed restaurant would occupy a vacant tenant space that previously operated as a restaurant. Staff believes the proposed restaurant would be a compatible use within the shopping center and it would not have a negative impact on the surrounding tenant spaces. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan prepared by the architect, Architectural Consulting Services, dated 09/24/2015 and the Business Plan submitted by the Petitioner, Double L International Management LLC, on 07/26/2018, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

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

1280 E Dundee Road

3.4.a

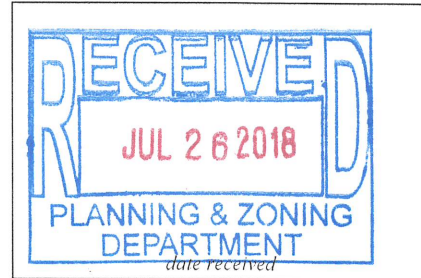




SPECIAL USE & VARIATION APPLICATION

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 # 17-
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S)		Business Name (if applicable)	
	Double L International Management LLC			
	Subject Property Address 1280 East Dundee Road, Palatine, Illinois 60074			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Jingfeng Song, SciNova IP and Regulatory Consulting LLC			
	Address 840 S Northwest Hwy Suite 204		City/State/Zip Code Barrington, Illinois 60010	
	Telephone 2247152629	Fax	Email scinovallc@gmail.com	
	Relationship to Petitioner (contractor, architect, etc.) Attorney			
	TYPE OF APPLICATION (check one)			
	☒ Special Use ☐ Special Use Amendment ☐ Variation			
Existing Zoning District B-2	Existing Land Use Shopping center	Proposed Land Use Restaurant		
Generally describe your request: To provide and serve food, meals, and alcoholic & non-alcoholic beverages to guests in a 10,000 square-foot premises.				

Attachment: Application (1280 E Dundee Road - SU Restaurant)

SPECIAL USE

Required Materials

- Filing Fee of \$ 870
- 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
N/A

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

The restaurant is located in a shopping center and the same premises was used as an Indian restaurant before. It will be designed and operated in accordance with the city, state, and federal laws.

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

The restaurant is opened in a shopping center. The shopping center currently has other business stores including restaurants and supermarket.

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
N/A



THAT PART OF THE S/4 E/4 SEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION A DISTANCE OF 98.85 FEET TO THE INTERSECTION OF SAID LINE AND THE NORTH RIGHT OF WAY LINE OF DUNDEE ROAD; THENCE SOUTH 89 DEGREES 59 MINUTES 28 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE OF DUNDEE ROAD A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

COMMERCIAL ZONING DISTRICT * B-2 GENERAL BUSINESS

Backet

LICENSE EXPIRES APRIL 30, 2011

2011-19679

Source: <http://www.irs.gov/efile/efilefaq.html>.


HANDICAPPED SPACE

MAP NUMBER 17031C 0044

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ROY G. LAWNICZAK
55-902290
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS

Restaurant Business Plan

The Dream Place

1280 E Dundee Road, Palatine, IL 60074

07/26/2018

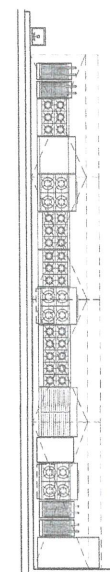
The restaurant “The Dream Place” will be a moderately priced 194 seat restaurant offering services of dine-in and take-out food, which includes but is not limited to Asian and American food. It also plans to provides alcoholic and non-alcoholic beverages to guests in both the dining area and the bar.

The restaurant is owned by Double L International Management LLC, which is an Illinois company and operated by Yicheng Liu and Xiao Lin. They will also play executive roles in running the daily routine of the restaurant business.

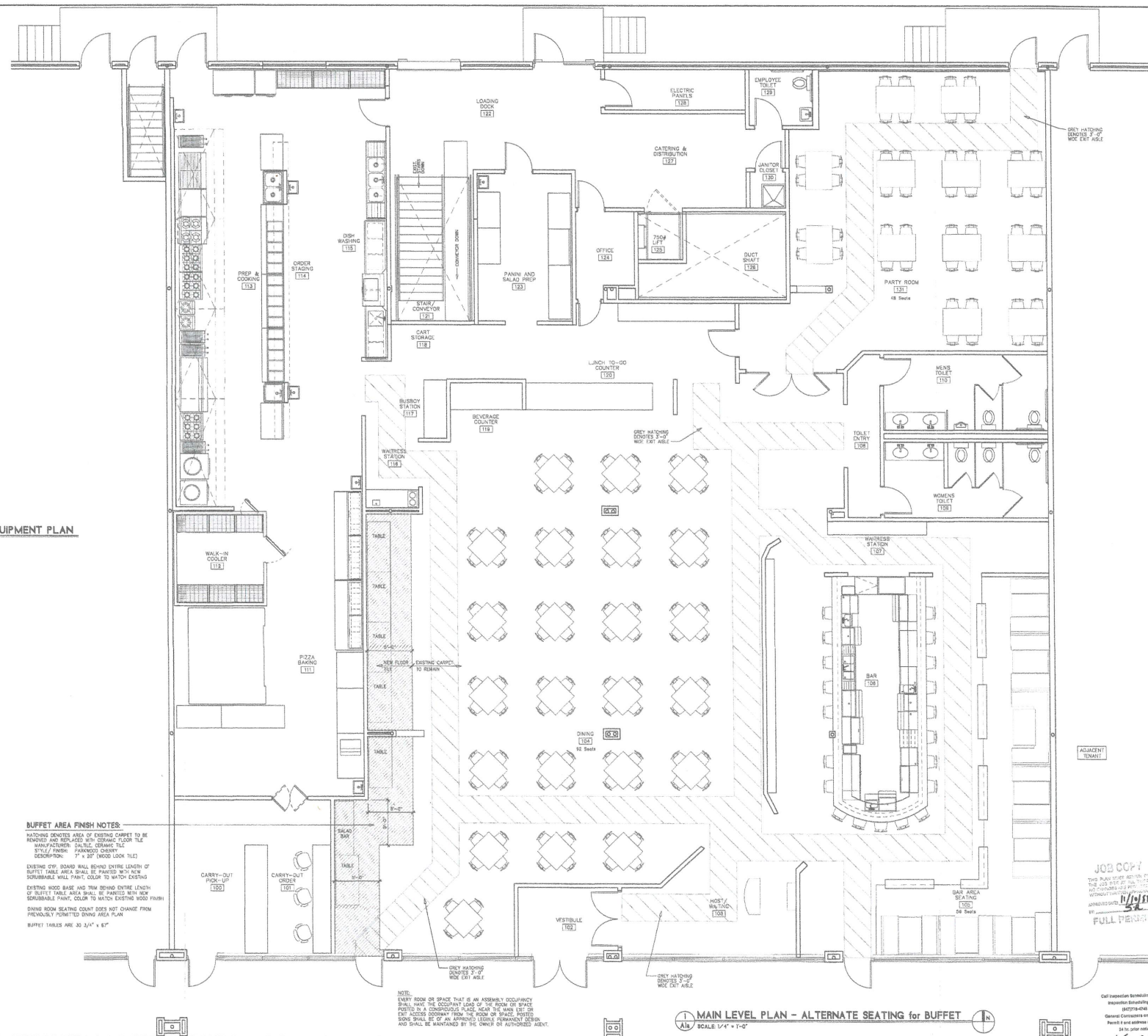
The restaurant is located in a shopping center at 1280 E Dundee Road of Palatine. The site was previously leased as an Indian Restaurant. It has two great rooms as the dining area and one room as the bar area. The total area is about 10,000 square feet. The floor plan will be kept as is and the décor is to be updated.

The restaurant plans to hire 14 employees and is expected to generate an annual revenue over \$1,000,000.

The restaurant’s operating hour will be from 11:30 am to 9:30 pm for the dining area and from 5:00 pm to 11:00 pm for the bar from Sunday to Thursday. For Friday and Saturday the hour will be from 11:30 am to 10:30 pm for the dining area and from 5:00 pm to 12:00 pm for the bar.



2 PREVIOUS EQUIPMENT PLAN
A1.3 SCALE: 1/4" = 1'-0"



	11-09-15	ISSUED FOR PERMIT
No.	Date	Revision



ARCHITECT
ARCHITECTURAL
CONSULTING
SERVICES
870 W. Hillside Street
Palatine, Illinois 60067
(847) 991-6110
archoons@webglobal.net

Date: NOV. 9, 2015	Drawn
Scale: AS NOTED	Checked

KITCHEN EQUIP REVISIONS

NEW INDI
RESTAURA

1280 Dundee Rd
Palatine, Illinois 6

MAIN LEVEL FLOOR
PLAN - ALTERNATE
SEATING & LAYOUT

SEATING for BUFFET	
PROJECT:	A

BINDING ORDER: _____	_____
-------------------------	-------

A-1a

桃花源-记

The Dream Place

-New style Asian Restaurant

Menu

Dinner Soups

Hot and Sour Soup Dinner

Sichuan classic style with tofu, wood ear mushrooms, bamboo, carrots and scallions. Spicy and vegetarian.

\$2.50

Miso Soup Dinner

Seaweed sprouts, tofu and white miso.

\$2.50

Chicken Dumpling Soup Dinner

House made broth, chicken dumplings and Shanghai bok choy.

\$4.95

Spicy Beef Noodle Soup Dinner

Serves 2. Wheat noodles with braised beef, winter bamboo, Shanghai bok choy, dried chilies, Chinkiang vinegar and Sichuan peppercorns. Spicy.

\$8.95

Chong Ching Noodle Soup Dinner

Serves 2. Sliced whitefish fillets, slowly simmered in broth with cellophane noodles, pickled mustard greens, and red chilies. Spicy.

\$7.95

Dinner Small Plates

Potstickers Dinner

Pan seared pork dumplings, served with soy ginger dipping sauce.

\$5.95

Spring Rolls Dinner

Shredded vegetables fried crisp and served with sweet and sour dipping sauce. Vegetarian.

\$3.95

Crab Rangoon Dinner

Crabmeat, cream cheese and scallions, folded into wonton skins, fried crisp and served with sweet and sour dipping sauce.

\$5.95

Edamame Dinner

Shell on and steamed, sprinkled with a light salt mixture.
Vegetarian.

\$3.95**Crispy Canton Shrimp Dinner**

Wild caught shrimp, wok fried crisp and tossed with a
delicate sweet mayo glaze and topped with sesame seeds.

\$7.95**Tuna Avocado Sumiso Dinner**

Diced big eye tuna and fresh avocado, with a sake-miso
sauce, topped with sesame seeds and daikon sprouts. Spicy.

\$5.95**Crispy Spice Calamari Dinner**

Marinated fresh squid tubes and tentacles are fried crisp in a
delicate spice mixture and served with sweet chile dipping
sauce. Spicy.

\$7.95**Hand Grenades Dinner**

Nori wrapped shrimp with sushi rice, topped with spicy garlic
mayo, baked atop an orange slice. Spicy.

\$5.95**Scallion Pancake Roll Dinner**

Shredded cucumber, scallions and cilantro are rolled into a
classic Chinese scallion pancake with hoisin dipping sauce.
Vegetarian.

\$4.95**Sichuan Dumplings Dinner**

House made chicken dumplings served with a spicy Sichuan
sauce, topped with chili-oil and minced garlic and scallions.
Spicy.

\$5.95**Crispy Rice Dinner**

House sushi rice is crisped and formed into squares, topped
with a mixture of spicy salmon, sliced jalapenos, scallions,
tempura spinach and beet crunch. Spicy.

\$7.95**Dinner Signature Plates****Basil Garlic Chicken Dinner**

Dark meat chicken pieces are wok tossed with green and red
bell peppers, button mushrooms, chilies and sweet basil.
Spicy.

\$11.95**7 Flavor Chicken Dinner**

Chicken breasts are wok fried and tossed with lemongrass,
roasted peanuts, Thai basil, cherry chilies, garlic, ginger and
scallions. Spicy.

\$12.95

Dried Chili Chicken Dinner

Diced chicken wok fried crisp with blackened chilies, roasted garlic, scallions, Sichuan peppercorn and house made chili oils. Spicy.

\$12.95**Shredded Beef with Chinese Garlic Sprout Dinner**

Marinated shredded flank steak wok tossed with ginger, garlic, jalapenos, cherry chilies, finger bamboo and fresh Chinese garlic sprout in light oyster and soy sauce. Spicy.

\$13.95**Black Peppered Garlic Beef Dinner**

Marinated tender beef pieces wok fried crisp and tossed in a rich soy, black pepper and garlic sauce, surrounded with broccoli florets. Spicy.

\$14.95**Crispy Honey Sesame Beef Dinner**

Marinated flank steak is wok fried crisp and tossed with a light honey glaze and topped with sesame seeds.

\$13.95**Ginger Asparagus Shrimp Dinner**

Stir-fried wild caught shrimp tossed with fresh asparagus spears and ginger in a light soy based sauce.

\$14.95**Thai Basil Shrimp Dinner**

Stir-fried wild caught shrimp, Thai basil leaves, cilantro, red onions, roasted peanuts and cherry chilies in a fresh citrus and chili sauce. Spicy.

\$14.95**Spicy Chili Fish Dinner**

A spice lover's delight. Sliced whitefish fillets are stir-fried and served with blackened chilies, winter bamboo, button mushrooms, and smoked tofu in a spicy bean sauce with fresh garlic and cilantro. Spicy.

\$14.95**Chengdu Whitefish Fillet Dinner**

Pan fried whitefish fillets are wok seared and tossed with our house soy, scallions, Chinkiang vinegar and chili oil.

\$14.95**General Tso's Dinner**

Dark meat chicken, wok fried and tossed with roasted chilies, scallions, and ginger in a spicy and sweet red chili sauce. Spicy.

\$11.95

Dinner Vegetable Plates

Sichuan String Beans Dinner

Fresh string beans, Sichuan preserved vegetables and wok tossed with a light soy. Vegetarian.

\$8.95

Buddha's Vegetables Dinner

Shanghai bok choy, broccoli, carrots, winter bamboo, smoked tofu and napa cabbage wok tossed in vegetarian oyster sauce. Vegetarian.

\$8.95

Stir-Fried Asparagus and Broccoli Dinner

Steamed asparagus and broccoli, wok tossed with minced garlic and sesame oil. Vegetarian.

\$8.95

Kung Pao Tofu Dinner

Soft tofu cubes are tossed with a spicy kung pao chile sauce and topped with Sichuan peppercorns. Spicy and vegetarian

\$8.95

Dinner Sichuan Menu

Crunchy Garlic Shrimp Dinner

Wild caught shrimp wok fried crispy and tossed with house roasted garlic, onions and red and green peppers.

\$14.95

Spicy Lover's Beef Dinner

Thinly chopped beef shank marinated and slowly braised for hours. Tossed with spicy Sichuan peppercorn oil, soy, chilies and topped with fresh cilantro and roasted chopped peanuts. Moderately hot.

\$7.95

Hot Wok Chili Chicken Dinner

Diced chicken is stir-fried with spicy chili bean sauce, blackened chilies, and mushrooms, tossed with Sichuan peppercorns. Spicy hot.

\$12.95

Spicy Boiled Beef Dinner

Our marinated flank steak is simmered slowly in a spicy chili bean sauce and wok tossed with blackened chilies, winter bamboo mushrooms and smoked tofu, topped with garlic, chilies, and seared hot oil, topped with cilantro. Moderately hot.

\$13.95

Cumin Scented Lamb Dinner

Marinated leg of lamb is sliced thin and wok tossed with onions, scallions and red and green bell peppers; finished with roasted cumin and chili oil. Barely hot.

\$13.95

Chong Ching Style Fragrant Fish Dinner

Marinated whitefish fillets are wok tossed with a house made spicy chili bean sauce, Sichuan peppercorns, finger bamboo, wood ear mushrooms, tofu and sweet potato noodles, topped with garlic, scallions and dried chilies and flashed with hot oil and cilantro. Spicy hot.

\$14.95**Dinner Kid's Menu****Kid's Combo Dinner**

Vegetable spring roll and 3 potstickers.

\$5.95**Kid's Chicken Bites Dinner**

3 chicken strips with white rice and sweet and sour sauce.

\$5.95**Kid's Noodle Soup Dinner**

Noodles with all natural chicken and house made broth.

\$5.95**Kid's Teriyaki Dinner**

Choice of chicken or N.Y. strip filet with teriyaki sauce and white rice.

\$7.95**Kid's Sushi Plate Dinner**

1 avocado roll and 1 California roll.

\$7.95**Lunch Small Plates****Potstickers Lunch**

Pan seared pork dumplings, served with soy ginger dipping sauce.

\$5.95**Spring Rolls Lunch**

Shredded vegetables fried crisp and served with sweet and sour dipping sauce. Vegetarian.

\$3.95**Crab Rangoon Lunch**

Crabmeat, cream cheese and scallions, folded into wonton skins, fried crisp and served with sweet and sour dipping sauce.

\$5.95**Edamame Lunch**

Shell on and steamed, sprinkled with a light salt mixture. Vegetarian.

\$3.95**Crispy Canton Shrimp Lunch**

Wild caught shrimp, wok fried crisp and tossed with a delicate sweet mayo glaze and topped with sesame seeds.

\$7.95

Tuna Avocado Sumiso Lunch

Diced big eye tuna and fresh avocado, with a sake-miso sauce, topped with sesame seeds and daikon sprouts. Spicy.

\$5.95**Crispy Spice Calamari Lunch**

Marinated fresh squid tubes and tentacles are fried crisp in a delicate spice mixture and served with sweet chili dipping sauce. Spicy.

\$7.95**Hand Grenades Lunch**

Nori wrapped shrimp with sushi rice, topped with spicy garlic mayo, baked atop an orange slice. Spicy.

\$5.95**Scallion Pancake Roll Lunch**

Shredded cucumber, scallions and cilantro are rolled into a classic Chinese scallion pancake with hoisin dipping sauce. Vegetarian.

\$4.95**Sichuan Dumplings Lunch**

House made chicken dumplings served with a spicy Sichuan sauce, topped with chili-oil and minced garlic and scallions. Spicy.

\$5.95**Crispy Rice Lunch**

House sushi rice is crisped and formed into squares, topped with a mixture of spicy salmon, sliced jalapenos, scallions, tempura spinach and beet crunch. Spicy.

\$7.95**Lunch Soups****Hot and Sour Soup Lunch**

Sichuan classic style with tofu, wood ear mushrooms, bamboo, carrots and scallions. Spicy and vegetarian.

\$2.50**Miso Soup Lunch**

Seaweed sprouts, tofu and white miso.

\$2.50**Chicken Dumpling Soup Lunch**

House made broth, chicken dumplings and Shanghai bok choy.

\$4.95**Spicy Beef Noodle Soup Lunch**

Wheat noodles with braised beef, winter bamboo, Shanghai bok choy, dried chilies, Chinkiang vinegar and Sichuan peppercorns. Spicy.

\$8.95

Chong Ching Noodle Soup Lunch

Serves 2. Sliced whitefish fillets, slowly simmered in broth with cellophane noodles, pickled mustard greens, and red chilies. Spicy.

\$7.95**Lunch Signature Plates****Basil Garlic Chicken Lunch**

Dark meat chicken pieces are wok tossed with green and red bell peppers, button mushrooms, chilies and sweet basil. Served with white rice and your choice of hot and sour or miso soup. Spicy.

\$7.95**7 Flavor Chicken Lunch**

Chicken breasts are wok fried and tossed with lemongrass, roasted peanuts, Thai basil, cherry chilies, garlic, ginger and scallions. Served with white rice and your choice of hot and sour or miso soup. Spicy.

\$7.95**Dried Chili Chicken Lunch**

Diced chicken wok fried crisp with blackened chilies, roasted garlic, scallions, sichuan peppercorn and house made chili oils. Served with white rice and your choice of hot and sour or miso soup. Spicy.

\$7.95**Shredded Beef with Chinese Garlic Sprout Lunch**

Marinated shredded flank steak wok tossed with ginger, garlic, jalapenos, cherry chilies, finger bamboo and fresh Chinese garlic sprout in light oyster and soy sauce. Served with white rice and your choice of hot and sour or miso soup. Spicy.

\$8.95**Black Peppered Garlic Beef Lunch**

Marinated tender beef pieces wok fried crisp and tossed in a rich soy, black pepper and garlic sauce, surrounded with broccoli florets. Served with white rice and your choice of hot and sour or miso soup. Spicy.

\$8.95**Crispy Honey Sesame Beef Lunch**

Marinated flank steak is wok fried crisp and tossed with a light honey glaze and topped with sesame seeds. Served with white rice and your choice of hot and sour or miso soup.

\$8.95

Ginger Asparagus Shrimp Lunch

Stir-fried wild caught shrimp tossed with fresh asparagus spears and ginger in a light soy based sauce. Served with white rice and your choice of hot and sour or miso soup.

\$9.95**Thai Basil Shrimp Lunch**

Stir-fried wild caught shrimp, Thai basil leaves, cilantro, red onions, roasted peanuts and cherry chilies in a fresh citrus and chili sauce. Served with white rice and your choice of hot and sour or miso soup. Spicy.

\$9.95**Spicy Chili Fish Lunch**

A spice lover's delight. Sliced whitefish fillets are stir fried and served with blackened chilies, winter bamboo, button mushrooms, and smoked tofu in a spicy bean sauce with fresh garlic and cilantro. Served with white rice and your choice of hot and sour or miso soup. Spicy.

\$9.95**Chengdu Whitefish Fillet Lunch**

Pan fried whitefish fillets are wok seared and tossed with our house soy, scallions, Chinkiang vinegar and chili oil. Served with white rice and your choice of hot and sour or miso soup.

\$9.95**Lunch Vegetable Plates****Sichuan String Beans Lunch**

Fresh string beans, Sichuan preserved vegetables and wok tossed with a light soy. Vegetarian.

\$7.95**Buddha's Vegetables Lunch**

Shanghai bok choy, broccoli, carrots, winter bamboo, smoked tofu and napa cabbage wok tossed in vegetarian oyster sauce. Vegetarian.

\$7.95**Stir-Fried Asparagus and Broccoli Lunch**

Steamed asparagus and broccoli, wok tossed with minced garlic and sesame oil. Vegetarian.

\$7.95**Kung Pao Tofu Lunch**

Soft tofu cubes are tossed with a spicy kung pao chili sauce and topped with Sichuan peppercorns. Spicy and vegetarian.

\$7.95**Lunch Sichuan Menu****Crunchy Garlic Shrimp Lunch**

Wild caught shrimp wok fried crispy and tossed with house roasted garlic, onions and red and green peppers.

\$8.95

Spicy Lover's Beef Lunch

Thinly chopped beef shank marinated and slowly braised for hours. Tossed with spicy Sichuan peppercorn oil, soy, chilies and topped with fresh cilantro and roasted chopped peanuts. Moderately hot.

\$7.95**Hot Wok Chili Chicken Lunch**

Diced chicken is stir-fried with spicy chili bean sauce, blackened chilies, and mushrooms, tossed with Sichuan peppercorns. Spicy hot.

\$9.95**Spicy Boiled Beef Lunch**

Our marinated flank steak is simmered slowly in a spicy chili bean sauce and wok tossed with blackened chilies, winter bamboo mushrooms and smoked tofu, topped with garlic, chilies, and seared hot oil, topped with cilantro. Moderately hot.

\$10.95**Cumin Scented Lamb Lunch**

Marinated leg of lamb is sliced thin and wok tossed with onions, scallions, red and green bell peppers; finished with roasted cumin and chili oil. Barely hot.

\$10.95**Chong Ching Style Fragrant Fish Lunch**

Marinated whitefish fillets are wok tossed with a house made spicy chili bean sauce, Sichuan peppercorns, finger bamboo, wood ear mushrooms, tofu and sweet potato noodles, topped with garlic, scallions and dried chilies and flashed with hot oil and cilantro. Spicy hot.

\$11.95**Drink Menu****Specialty Cocktails****\$8.00**

Sake Sangria

asian pear sake, kuhl riesling, macerated fresh fruit

\$8.00

Spicy Sichuan Cooler

crusoe organic spiced rum, agave nectar, muddled thai basil, cherry chilies & lime

\$9.00

Almond Sake-tini

dewatsuru kimoto sake, almond syrup, sorel artisanal liqueur

\$8.00

Fuji-tini

laird apple jack brandy, apple mash, five spice, cinnamon, mint, apple juice and yuzu sour

\$9.00

Fizz

highest double rye, orange flower water, sorel liqueur, fresh oj, honey & ginger syrup

\$8.00

Chinese Itch

ragged mountain rum, champagne, almond & passion syrup

\$9.00

Lemon Ginger Tini

tru organic lemon vodka, house made lemon & ginger syrups

\$9.00

Mai Tai

ragged mountain rum, bacardi select rum, fresh lime & tropical juices

\$8.00

Mao Tini

hum liqueur, prosecco, orange ginko tea, fresh lime & lemon

Beer

\$6.00

Sapporo

japan - on draft

\$5.00

Tsing Tao

china

\$5.00
Asahi
japan

\$5.00
Chang
thailand

\$5.00
Miller Lite
wisconsin

Midwest Microbrews
\$6.00
Seasonal Microbrew
church street, seasonal draft - illinois

\$5.00
Pale Ale
osso, hoppdinger - wisconsin

\$5.00
Pale Ale
saugutuck brewing, pathfinder - michigan

\$5.00
Amber Ale
bells brewing co. - michigan

\$5.00
Lager
metropolitan, fly wheel - illinois

\$5.00
Kolsch Style
metropolitan, krankshaft - illinois

\$5.00
Country Wheat
two brothers, domain dupage - illinois

\$5.00
Gluten Free
lakefront brewery, new grist - wisconsin

\$5.00
Ipa
barley island, barfly - indiana

Non Alcoholic Beverages

\$3.00
Fresh Ginger Ale
8000 Miles finest - house made ginger syrup

\$3.00
Pomegranate Lemon-limeade

\$3.00
Passion Limeade

Iced Teas
\$3.00
Passion Fruit
black tea

\$3.00
Orange Ginko
green tea

Hot Teas
\$3.00
Pomegranate
oolong

\$3.00
Keemun
black tea

\$3.00
Dragon Pearl Jasmine
green tea

\$3.00
Genmaicha
green tea

\$3.00
Passion Plum
decaffeinated tea

Wine List

at 8000 Miles we adopt the asian philosophy on yin and yang,
"complimentary opposites coexist together to form a mutual whole". our
wine list is categorized from lighter styles to more full body in descending
order

Sparkling

Prosecco - Vovetti, Colli Oriental, Friuli Italy

\$9.00
6 Oz
\$13.00
9 Oz
\$27.00
Btl

Sparkling - Chateau Chantal, Old Peninsula, Michigan

\$9.00
6 Oz
\$13.00
9 Oz
\$27.00

Btl

Sparkling Sake - Hou Hou Shu, Japan (300 MI)

\$20.00

Btl

White Wines

Pinot Grigio - Zenato, Veneto, Italy

\$7.00

6 Oz

\$11.00

9 Oz

\$21.00

Btl

Sauvignon Blanc - Pomelo, Lake County, California

\$8.00

6 Oz

\$12.00

9 Oz

\$24.00

Btl

Sauvignon Blanc - Yealands, New Zealand

\$9.00

6 Oz

\$14.00

9 Oz

\$27.00

Btl

White Blend - Vin DE City White, Lynfred, Illinois

\$7.00

6 Oz

\$11.00

9 Oz

\$21.00

Btl

White Blend - Murietta's Well, "the Whip" Wente, California

\$9.00

6 Oz

\$14.00

9 Oz

\$27.00

Btl

Chardonnay - Bogle, California

\$7.00

6 Oz

\$11.00

9 Oz

\$21.00

Btl

Chardonnay - Lynfred, Illinois

\$9.00

6 Oz

\$14.00

9 Oz

\$27.00

Btl

Chardonnay - Raymond Estates, Napa Valley, California

\$11.00

6 Oz

\$17.00

9 Oz

\$33.00

Btl

Viognier - Miner, Napa Valley, California

\$12.00

6 Oz

\$18.00

9 Oz

\$36.00

Btl

Riesling (Sweet) - Wollersheim, Wisconsin

\$7.00

6 Oz

\$11.00

9 Oz

\$21.00

Btl

Riesling (Semi-dry) - Kuhl, Mosel, Germany

\$8.00

6 Oz

\$12.00

9 Oz

\$24.00

Btl

Red Wines

Pinot Noir - Domaine Brunet, France

\$7.00

6 Oz

\$11.00

9 Oz

\$21.00

Btl

Pinot Noir - Lynfred, Illinois

\$10.00

6 Oz

\$15.00

9 Oz

\$30.00

Btl

Pinot Noir - Healdsburg Ranches, Russian River, California

\$12.00

6 Oz
\$18.00
9 Oz
\$36.00
Btl

Merlot - Silver Ridge, Sonoma, California
\$8.00
6 Oz
\$12.00
9 Oz
\$24.00
Btl

Malbec - Nieto Senetiner Reserve, Mendoza, Argentina
\$9.00
6 Oz
\$14.00
9 Oz
\$27.00
Btl

Red Blend - Vin DE City Red, Lynfred, Illinois
\$8.00
6 Oz
\$12.00
9 Oz
\$24.00
Btl

Red Blend - Dreaming Tree Crush, California
\$10.00
6 Oz
\$15.00
9 Oz
\$30.00
Btl

Zinfandel - Seghesio, Sonoma, California

\$11.00

6 Oz

\$17.00

9 Oz

\$33.00

Btl

Cabernet Sauvignon - Rock & Vine, Central Coast, California

\$9.00

6 Oz

\$14.00

9 Oz

\$27.00

Btl

Cabernet Sauvignon - Mercer, Columbia Valley, Washington

\$11.00

6 Oz

\$17.00

9 Oz

\$33.00

Btl

Sakes

\$9.00

Ichishima - "Silk Deluxe" Nigata - Japan 500 ML

junmai - light and smooth, notes of honeydew melon, sip chilled

\$8.00

Dewatsuru - "Kimoto" Akita - Japan 720 ML

junmai - mellow flavors and higher acidity, great warm or sip chilled

\$10.00

Seikyo - "Omachi" Hiroshima - Japan 720 ML

junmai ginjo - aromatic and fruity - bright notes of pink grapefruit

\$11.00

Minato - "Harbor" Akita - Japan 720 ml

genshu/futsu - undiluted and unpasteurized, intense aromas, pour as after dinner drink

\$9.00

Shirakawago-sasanigori - Japan 720ml

nigori - medium bodied, sweeter finish - light cloudy sake, best enjoyed chilled or on the rocks

\$68.00

Chokaisan - Akita, Japan 720ml

junmai daiginjo - elegant sake with a pronounced floral bouquet, notes of licorice, herbs and asian pear

\$10.00

Sake Flight

combination of silk deluxe, seikyo and kimoto

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, August 28, 2018 at 7:00 P.M., in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 Special Use to permit a restaurant pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance. The property is commonly known as 1280 E Dundee Road (02-01-400-098-0000). The Petitioner is requesting to open a restaurant, The Dream Place.
 The above petition has been filed by Double L International Management LLC and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 18-79
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 13th day of August, 2018.
 Published in Daily Herald
 August 13, 2018 (4506923)

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 August 13, 2018 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Daula Baetgen*
 Authorized Agent

Control # 4506923

Attachment: Public Notice (1280 E Dundee Road - SU Restaurant)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 08/28/18 07:00 PM

CASE STAFF STATEMENT (ID # 4694)

968 E. Dundee Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Katie Romack

PETITIONER: Aspen Dental
Agent: Adam Firsell (landlord)

CASE NUMBER: 18-74

ADDRESS: 968 E. Dundee Road

PROPOSAL:

Special Use to permit a dental office pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 968 E. Dundee Road District 6 (Helms)	<u>CURRENT ZONING:</u> P - Planned Development
--	---

SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single Family Residential
<u>South:</u>	B-2 General Business
<u>East:</u>	B-2 General Business (Car-X)
<u>West:</u>	B-2 General Business (UG Subdivision)

BACKGROUND:

The Petitioner is requesting to operate a new dental office. Therefore, the Petitioner is requesting:

1. Special Use to permit a dental office

SITE ANALYSIS:

- The subject property is zoned Planned Development (#O-020-18). Per Ordinance #O-020-18, the uses are governed by the B-2 district use list.
- The Petitioner is requesting to open a new dental office (Aspen Dental). The proposed tenant space is approximately 3,500 square feet.
- The proposed hours of operation are 7:30 am - 5:30 pm Monday through Wednesday, 10:00 am - 8:00 pm on Thursday, and 8:00 am - 1:00 pm on Friday,

and closed on weekends.

- The business plan indicates there will be an average of 7-10 employees (dentist, dental hygienist, dental assistants, office manager, and patient service representatives).
- The development will have 83 parking spaces. 12 parking spaces are required per Code. 42 parking spaces are required for the shopping center.
- The business plan did not identify the expected number of patients per hour, but the floor plan indicates 10 seats in the reception area and 7 treatment rooms. While parking is not based on the number of employees and patients, it is still important to note that if there are 7 employees, 7 patients in treatment rooms, and 10 patients waiting in the reception, 34 parking spaces would be needed. Even with the increase from 12 parking spaces to 34 parking spaces, the shopping center still had a surplus of 18 parking spaces.
- The application indicates Aspen Dental is one of the largest dental organizations in the U.S. with more than 600 dental offices.

DEPARTMENTAL REVIEWS:

Community Services	No issues identified.
Engineering	N/A
Environmental Health	N/A
Fire Prevention	No issues identified.
Public Works	N/A
Police	N/A

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

STAFF RECOMMENDATION:

The Petitioner is proposing to operate a dental facility within a recently approved new commercial shopping center. The shopping center was approved with sufficient parking for office, retail, and business uses that require 1 space per 300 square feet. Based on the additional parking provided, Staff does not have any concerns with the proposed use. Therefore, Staff recommend approval of the Special Use request, subject to the following conditions:

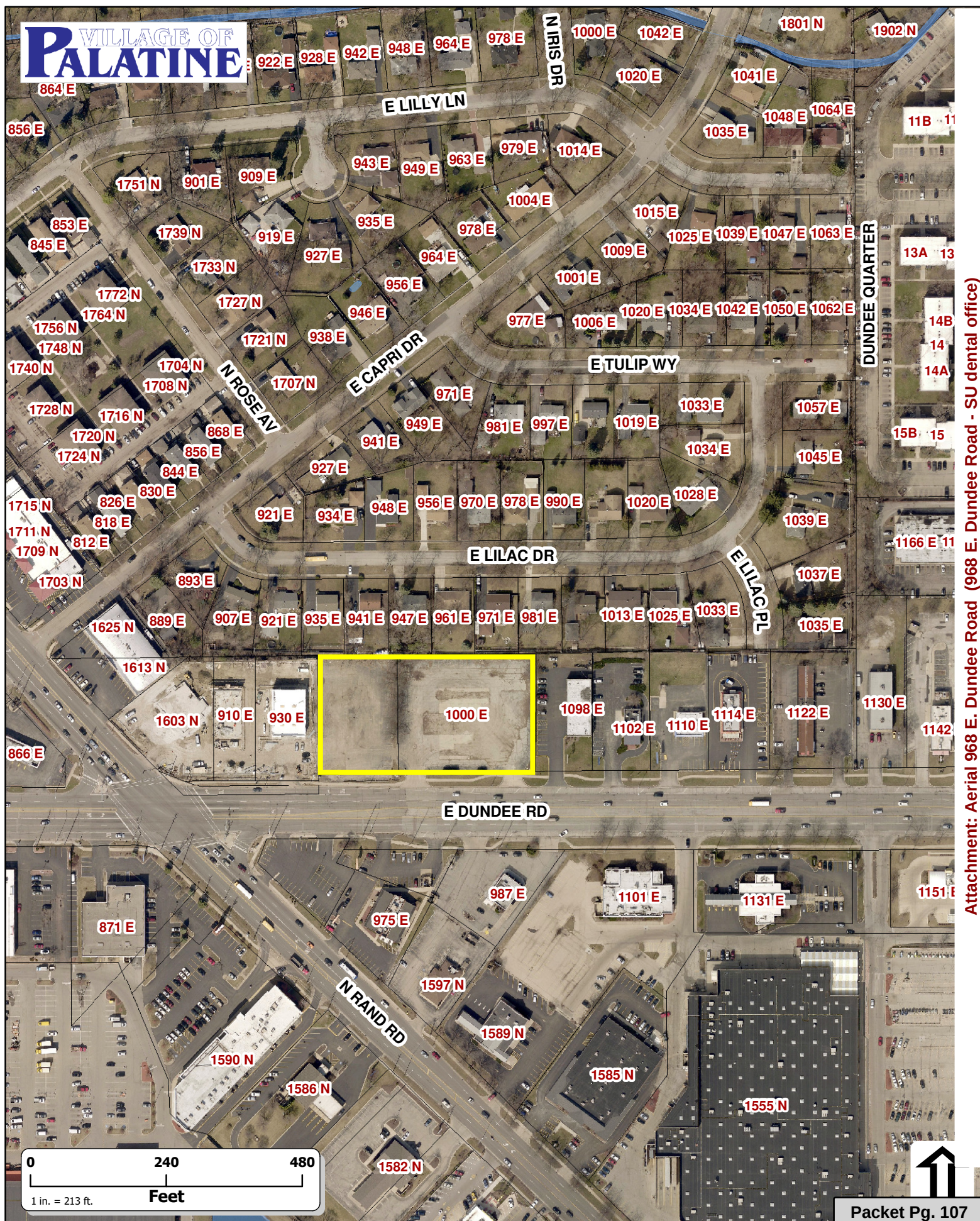
1. The Special Use shall substantially conform to the floor plan submitted by the Petitioner on 07/23/2018, and the business plan submitted by Patrick D. Zieno, Construction Manager for Aspen Dental Management, Inc., on 08/06/2018,

except that such plans may be revised to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial 968 E. Dundee Road
- Application 968 E. Dundee Road
- Plat of Survey 968 E. Dundee Road
- Site Plan 968 E. Dundee Road
- Floor Plans 968 E. Dundee Road
- Aspen Dental Business Plan 968 E. Dundee Road
- Public Notice 968 E. Dundee Road

3.5.a



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 KR	Zoning Case # 18-74
	Filing Fee \$870	Notification Deadline
	ZBA Public Hearing Date 8-28-18	Village Council Date

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	ASPEN DENTAL MANAGEMENT, INC.			
	Subject Property Address 968 E. DUNDEE ROAD			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	KC 1000, LLC - ADAM FIRSEL (LANDLORD)			
	Address		City/State/Zip Code	
	200 S. WACKER DRIVE, STE 1325, CHICAGO, IL 60606			
	Telephone	Fax	Email	
	312 881 6491	773 305 2777	AFIRSEL@COREACO.COM	
	Relationship to Petitioner (contractor, architect, etc.) LANDLORD / PROPERTY OWNER			
TYPE OF APPLICATION (check one)				
☒ Special Use ☐ Special Use Amendment ☐ Variation				
Existing Zoning District B-2		Existing Land Use B-2		Proposed Land Use B-2
Generally describe your request:				
THE REQUEST IS TO ALLOW A DENTAL PRACTICE TO OCCUPY THE EAST ENDCAP OF BUILDING B AT 968 EAST DUNDEE IN 3,500 SQUARE FEET. ASPEN DENTAL OPERATES OVER 600 DENTAL PRACTICE OFFICES THROUGHOUT THE UNITED STATES, AND IS ONE OF THE LARGEST DENTAL ORGANIZATIONS IN THE U.S. THE LOCATION WILL BE OPERATED BY A BOARD LICENSED DENTIST.				

NORMAL BUSINESS HOURS MON-SAT. 2-10 EMPLOYEES DEPENDING ON SHIFT.

TYPICAL HRS	AVG. EMPLOYEES
M-W 7:30-5:30	7-8
TH 10-2	
F 8-1	

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ☒ Filing Fee of \$ 872
- ☒ 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.***

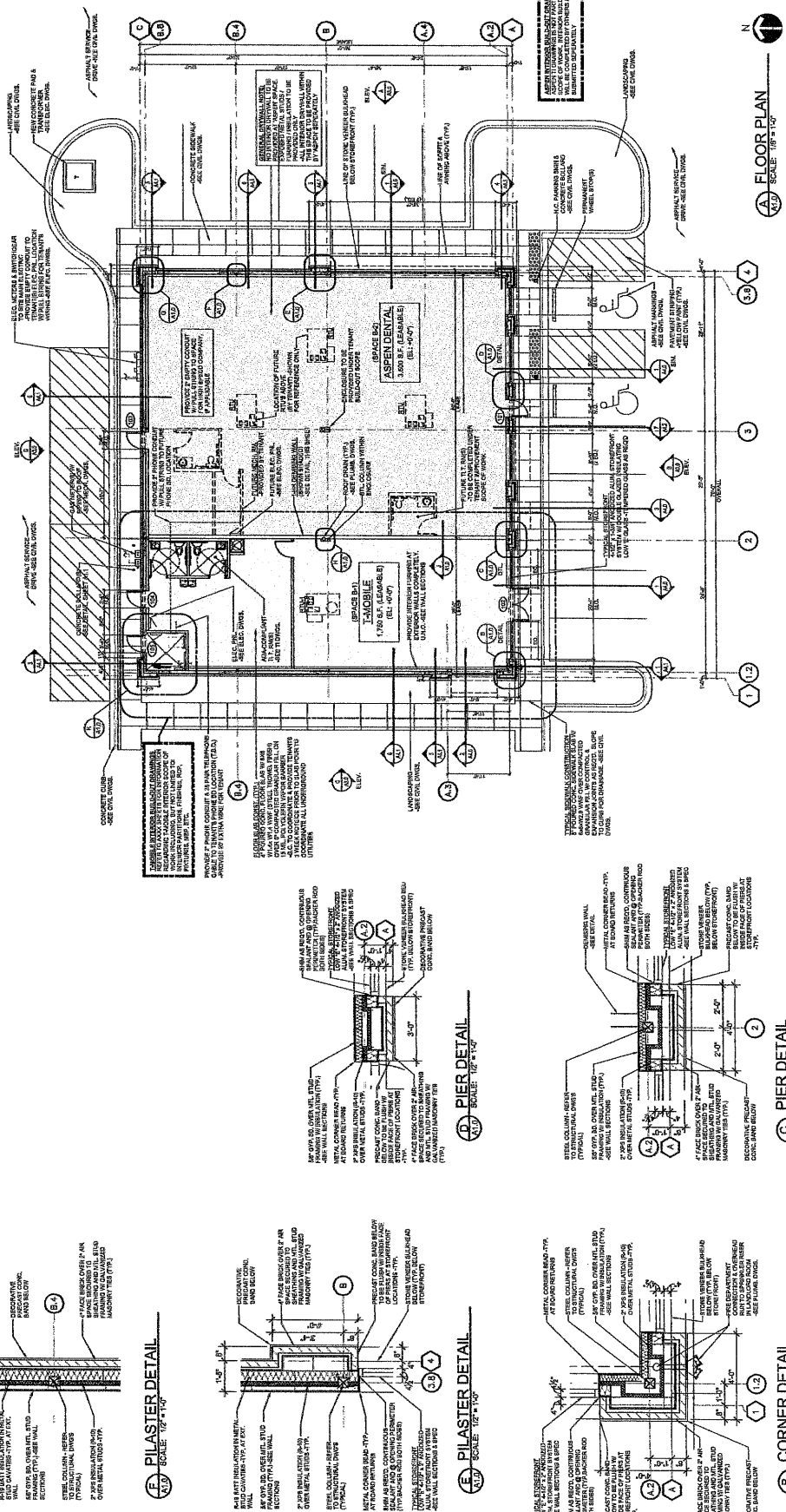
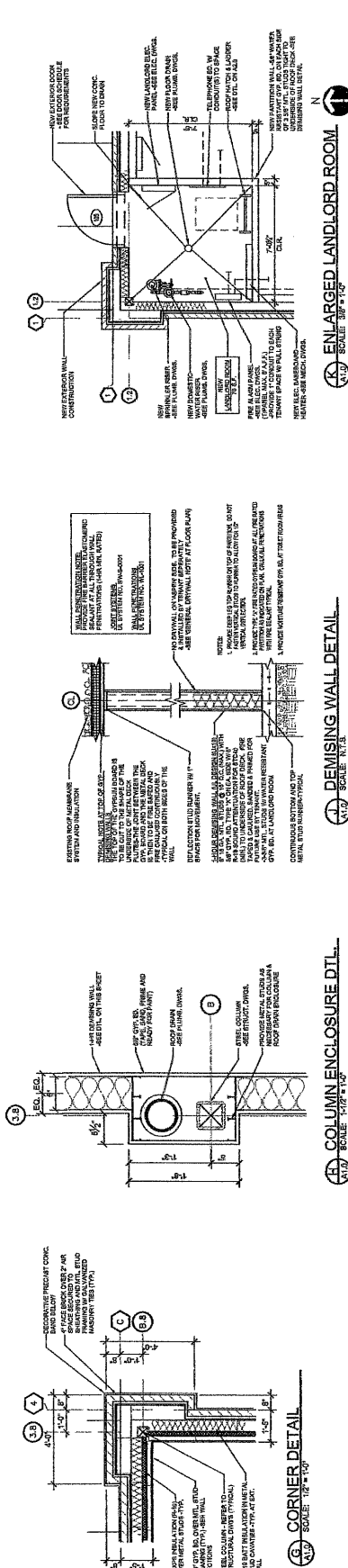
1. The use is deemed necessary for the public convenience at that location
The use is necessary so we can provide easy
and convenient Dental care to patients in this
community.
2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected
The design of our office and the operation within
will adhere to all local and governmental standards
making our business a safe environment.
3. The use will not cause substantial injury to nearby property values
The intended use will not cause any injury to
property values as we will provide a service that
is needed by the majority of the population
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

SURVEY PREPARED FOR

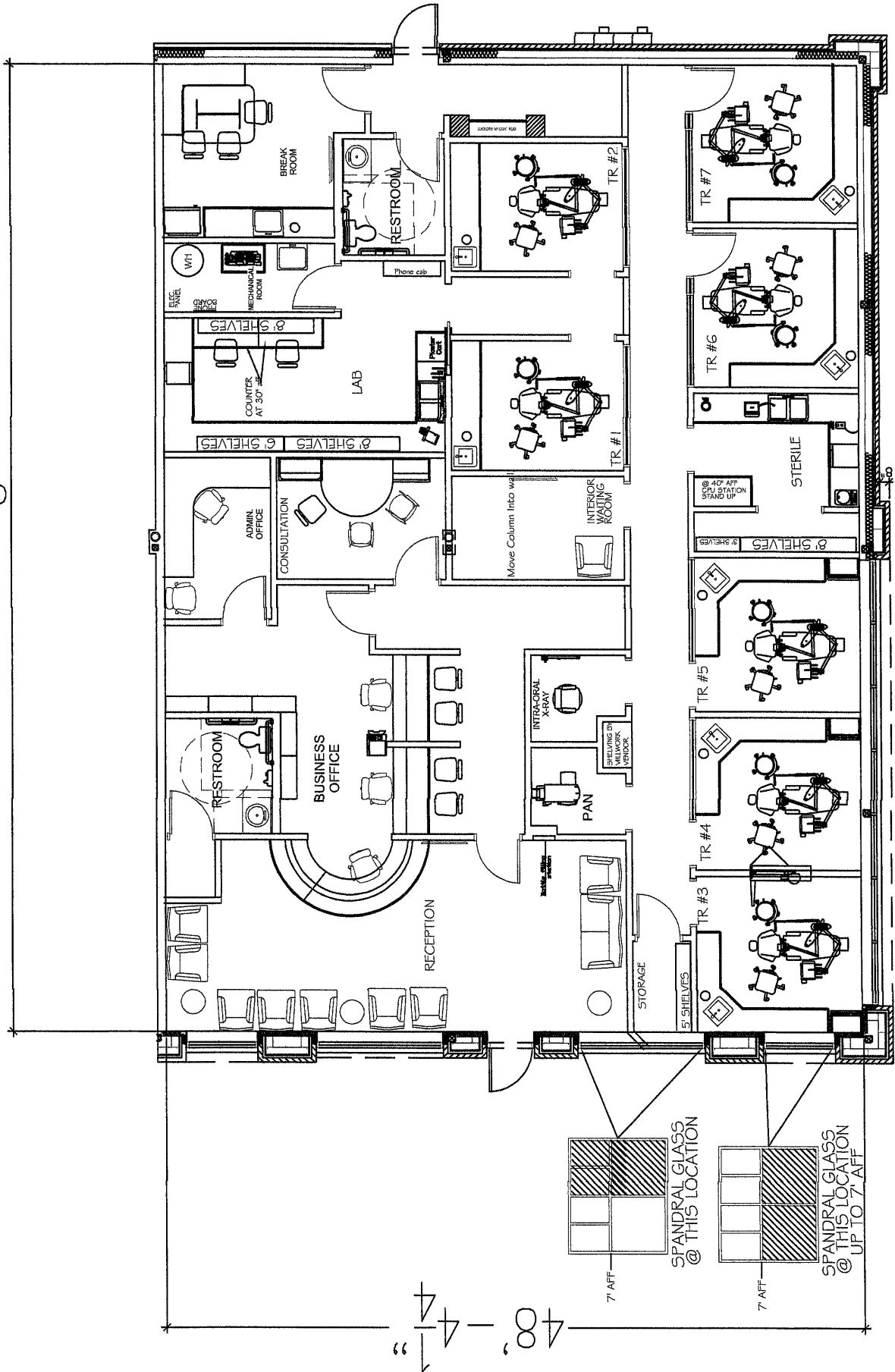
CURRENT P.I.N.:
02-01-300-024
02-01-300-025







67'-1 $\frac{1}{8}$ "

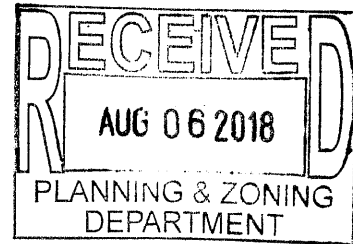


Palatine, IL
3500 SF

Attachment: Floor Plans 968 E. Dundee Road (968 E. Dundee Road - SU dental office)



Aspen Dental Management Inc.



Monday, August 06, 2018

Mr. Adam Firsel
200 S. Wacker Dr. Ste. 1325
Chicago, IL 60606

RE: Business Plan – Aspen Dental - Palatine, IL

Mr. Firsel,

The planned facility for this property will be an Aspen Dental. Aspen Dental is a branded practice and each location is owned and operated by a licensed dentist. The business provides comprehensive care that addresses both long-term and short-term dental care needs. The hours will be as follows:

Mon-Wed:	7:30am – 5:30pm
Thursday:	10:00am – 8:00pm
Friday:	8:00am – 1:00pm

The staff in the Palatine, IL location will be comprised of 7-10 employees; Dentist, Dental Hygienist, Dental Assistants, Office Manager, and Patient Service Representatives. Aspen Dental Management, Inc. will provide the business and administrative supports services for the practice.

Sincerely,

Patrick D. Zieno
Construction Manager
Aspen Dental Management, Inc.

Attachment: Aspen Dental Business Plan 968 E. Dundee Road (968 E. Dundee Road - SU dental office)

PUBLIC NOTICE

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Special Use to permit a dental office (Aspen Dental) pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.

The property is commonly known as 968 E. Dundee Road (02-01-300-024 and 02-041-300-025).

The Petitioner is requesting to open a dental office known as Aspen Dental. The above petition has been filed by Aspen Dental Management, Inc. and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 18-74
VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 13th day of August, 2018.

Published in Daily Herald
August 13, 2018 (4506922)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

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PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Paula Baltz
Authorized Agent

Control # 4506922

Attachment: Public Notice 968 E. Dundee Road (968 E. Dundee Road - SU dental office)