



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS

AGENDA • AUGUST 14, 2018

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

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

III. PUBLIC HEARING

1. 1204 E Dundee Road

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

2. 754 W. Euclid Avenue

Special Use to permit a restaurant pursuant to Planned Development Ordinance #O-24-86.

Variation of additional 8 parking spaces to allow a shopping center to have 578 parking spaces instead of the minimum required 637 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance.

3. 25 W. Wilson Street

Special Use to permit a Medical Office (Physical Therapy) 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
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ZONING BOARD OF APPEALS

MINUTES • JULY 24, 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 Luszczak	Commissioner	Absent	
Theodore McGinn	Commissioner	Absent	
Kevin Cavanaugh	Commissioner	Absent	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Present	

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

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jul 10, 2018 7:00 PM - **Accepted**

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

Minutes Acceptance: Minutes of Jul 24, 2018 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 473 W. Northwest Highway - **Recommended to Approve**

Notice was published in the Daily Herald on July 9, 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 staff: Mr. Vyverberg and Ms. Katie Romack

Sworn in petitioner: Ms. Takyung Celli landlord of 473 W Northwest Hwy and Ms. Song Fei Dou renter

Ms. Dou stated she would like to rent space to move her business of almost 4 years from their Rand road location. She explained it will be a Chinese foot spa. She stated her old space was too small for their many customers and wants to move to 473 W Northwest Hwy because it is bigger. She explained there will be no change to the business plan and will include foot, body, and Chinese massage.

Ms. Wood asked if they were the same owners and operators of the Rand location.

Ms. Dou answered Yes

Ms. Wood clarified they are moving their business to the new location.

Ms. Dou explained they are changing the name because she is Chinese and in Chinese a new space and new name is for new beginning. She further explained they want to do more foot massage not just the body. She stated it is a different name but will be the same owner and staff.

Ms. Wood asked if they have chair massage

Ms. Dou stated no explaining the old space was too small. She referred to the slide to show the floor plan.

Mr. Vyverberg gave a brief background on the business explaining the owner had a special use for the old location which has been transferred to a new owner. He stated this is the same owner/operator looking to open at 473 W Northwest Hwy.

Ms. Dou explained the old space was one room that fit 6 sofas and the new space will allow for 9 sofas. She further explained it will be one big room with no private rooms.

Ms. Wood asked if there were any concerns with the business on Rand Rd.

Mr. Vyverberg stated not in relation to the operation of the Special Use.

Mr. Vyverberg gave a brief summary of the request explaining the square footage of the property is approx. 1,040 sqft. He spoke to the parking requirements for the center and how it meets code. He explained our Zoning Ordinance requires massage uses to get a Special Use for approval.

Ms. Roth-Wurster asked about employee parking in the back.

Mr. Vyverberg stated any agreement would be between the landlord and the tenant. He pointed out there is a 6ft fence in the rear that separates the center from the residential townhomes to the south.

STAFF RECOMMENDATION:

The proposed use of the property as physical and health service providing foot massage would occupy a vacant tenant space and should not have a negative impact on the surrounding uses and properties. Although this would be a new location, the Petitioner previously operated this type business within Palatine for the past 4 years and currently has two licensed therapists. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the business and the floor plan submitted by the Petitioner, Song Fei Dou, on 06/08/2018, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The business shall operate in compliance with the State of Illinois massage licensing act.

Ms. Wood asked for the standards of the Special use slide.

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.

DELIBERATIONS:

Mr. Dittrich stated the business has already been operating for 4 years and are just moving locations. He pointed out staff has no issues with them performing in a manner that is consistent with public health, safety and welfare so will vote to approve.

Ms. Wood stated there is nothing indicating the Special Use will have a negative impact on the value of the property.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on August 6, 2018.

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

2. 3 E. Northwest Highway - **Continued**

The discussion for this item is included under the minutes for 23-25 E. Northwest Highway.

This item was continued to August 28th.

RESULT:	CONTINUED [4 TO 1]
MOVER:	Cindy Roth-Wurster, Commissioner
SECONDER:	Brent Larson, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Pirog
NAYS:	Dittrich
ABSENT:	Luszczak, McGinn, Cavanaugh

3. 23-25 E. Northwest Highway - **Continued**

Notice was published in the Daily Herald on July 9, 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. Floor Plan
5. Interior Elevations
6. Business Plan
7. Menu
8. Public Notice

Sworn in Mr. Ray Okigawa - 4811 Emerson #112 Palatine, IL - real estate broker for the Palatine retail center

Mr. Okigawa explained the petitioner is not present because their headquarters is in a suburb of LA.

Ms. Wood asked if they are temporarily in LA.

Mr. Okigawa explained that is where their headquarters is so this would be a new location. He stated they currently have a location in Arlington Heights in the Mitsuwa shopping center.

Ms. Wood asked who Tsukasa Hatsukade is.

Mr. Okigawa explained he is the manager for the petitioner.

Ms. Wood clarified he is the manager for this location.

Mr. Okigawa answered he believes so.

Ms. Wood asked if he is present today.

Mr. Okigawa answered no.

Mr. Okigawa gave a brief overview of the request explaining they would like to open a Japanese ramen restaurant at 23-25 E. Northwest Highway and a Japanese curry restaurant at 3 E. Northwest Highway. He stated the president came to see the 23-25 location and liked the center so he wanted to open the curry restaurant within the same shopping center as well. Mr. Okigawa stated Palatine requires a Special Use for all restaurants so they applied for the Special Use.

Ms. Wood asked how many locations they have with similar restaurants.

Mr. Okigawa stated they have 1 in Arlington Heights, 1 in L.A and approximately 60-70 in Japan.

Ms. Wood stated she is familiar with the Arlington Heights location and asked

what peak hours will be.

Mr. Okigawa stated lunch would be 11:30-1:30 am and evenings 7 pm to close.

Ms. Wood asked if Mr. Okigawa is familiar with the Arlington Heights location.

Mr. Okigawa answered kind of.

Ms. Wood asked about the square footage of the Arlington Heights location.

Mr. Okigawa explained it is in a food court and is unsure how far back it goes.

Ms. Wood asked if it will be mostly sit down and if they were asking for a liquor license.

Mr. Okigawa answered yes.

Mr. Larson asked about parking variation and if it will be a problem for the center

Mr. Okigawa stated the lot is rarely full. He spoke to Quest parking and how they have a lot on the west side of Plum Grove Road.

Ms. Wood asked if he has looked at lot during lunch hours when school is in session.

Mr. Okigawa stated during the school year he has not noticed more cars parked in the lot. He pointed out you will see a line in the back when they pick up their children but they are not parked.

Ms. Wood asked if the petitioner has a projection of how many people they plan to serve per hour.

Mr. Okigawa stated he has not seen or heard that.

Ms. Romack gave brief overview of the request for the Japanese curry restaurant at 3 E. Northwest Highway stating there will 35 seats total and would require 19 parking spaces. She stated the proposed hours of operation are 11:00 AM to 10:00 PM. and will have 8 employees. Ms. Romack stated the space is approximately 1,900 square feet. She gave a brief overview of the restaurant at 23-25 E. Northwest Highway stating it is the larger of the 2 restaurants with 68 seats, and would require 28 parking spaces. She stated it will have the same hours of operation and 15 employees. Ms. Romack stated it is approximately 2,800 square feet. She explained for both restaurants the peak hours are between 6-8pm. Ms. Romack explained the parking analysis referring to the slide and spoke Quest's parking agreements. She referred to the slides to show existing conditions of the tenant spaces, the center and the additional parking across the road. Ms. Romack clarified the variation was added to 23-25 E. Northwest Highway but it account for the other restaurant as well.

Ms. Roth-Wurster asked if staff is considering the restaurants together because it is under the same ownership.

Ms. Romack explained it is the same petitioner and same center so made sense to go over together but pointed out votes will be taken separately. She stated the Variation can be amended if one of the restaurants is denied.

Ms. Roth-Wurster asked if there is an agreement for Quest's offsite parking. Ms. Romack stated there is no official agreement but explained there is an unofficial agreement for both Quest Academy and the center to both park in the lot across Plum Grove Road. Mr. Okigawa explained the center is owned by an entity which is owned by Quest so they own the west campus lot as well.

Ms. Wood spoke to the peak hours' pointing out the business plan expects them to be in the evening. She stated she sees them being during lunch for a business like this especially since there is not another place to eat in that center. She asked staff if they had more information on this.

Ms. Romack stated she does not.

Mr. Okigawa stated in his experience with Japanese restaurants during lunch people come and eat and go. He further explained Japanese business men tend to linger in the evening.

Mr. Pirog asked to what extent Quest uses the parking lot.

Ms. Romack stated she is unsure but to her understanding there is a lot of drop-off and some tenant space on the end that they use as well.

Mr. Pirog asked if they see an increased danger with an overcrowded parking lot.

Ms. Romack stated she can't answer that.

Mr. Okigawa explained the leases stating the employees are to park in the south parking lot, which is where the cars line up to pick up students.

Ms. Wood spoke to the busy times with Quest being in the morning and during special events.

Sworn in:

Ms. Eileen Hoffman 457 E. Comfort Lane

Ms. Cara Churak 10 E. Comfort Lane

Mr. Doug Sloan 26 E. Comfort Lane

Mr. Sloan stated him and a group of neighbors have several concerns. He stated he has lived in the house for 21 years and Quest has been getting larger. He stated the alley is completely full at time of pick up. He stated the kids go back there. Mr. Sloan expressed concern with the garbage since it is not maintained now. He stated they have questioned the overflowing garbage for years to no avail. He stated the fence is a mess so when they look out their back doors they look at cars. Mr. Sloan expressed concern with people parking in the alley to pick up their food. He stated he has suggested for years an 8 foot tall fence like behind grocery stores. He expressed his concern for the kids with the extra traffic. He spoke to the liquor license and asked what that would mean to them. He expressed concern with Japanese men hanging in the alley at night. Mr. Sloan stated he is not against the restaurant itself if it is run properly.

Ms. Hoffman asked if the liquor license was to serve at the tables or if there will be a bar area. She asked about food delivery times and pointed out if done in the

morning it could be a problem with Quest drop off.
Mr. Sloan asked if there would be time restrictions like grocery store deliveries.
Mr. Vyverberg explained there is a truck delivery ordinance that is Village wide.

Mr. Sloan asked if that will that be adhered to. He stated the Quest janitors roll down their garbage at 2:00 am. Mr. Sloan presented pictures of existing conditions. Mr. Sloan asked for clarification on where people will park. He referred to the aerial pointing out the walkway that gives access from the alley to the door. He asked if there is anything that can be done to prevent this. He asked again about the possibility of an 8 foot tall fence because it backs to residential. Ms. Romack stated there could be an additional condition that will recommend the fence to be fixed and brought up to code.
Mr. Sloan asked what code is.

Mr. Pirog asked what size is the current fence.
Mr. Sloan answered 6 feet tall and it is falling apart. He spoke to the pictures submitted of the fence and stated people look over the fence into their homes.

Ms. Wood asked what the height requirement for commercial properties abutting a residential is.
Ms. Romack answered no more than 6 feet tall.

Mr. Sloan asked why there is an 8 foot tall fence proposed by Ace Hardware.
Ms. Wood asked staff why Jewel's or Mariano's fences are higher.

Mr. Vyverberg explained the fence by Jewel was approved as part of the planned development and as part of the approval must be replaced every 10 years. He pointed out this center is also part of a planned development. Mr. Vyverberg stated he appreciates the residents bringing the issues with garbage and noise from the janitors to the Village's attention. He stated in regards to the fence it is a planned development so if approved by Village Council there are requirements for it to have appropriate fencing and screening so that can be a component that will need to be addressed.

Mr. Sloan spoke to food deliveries and the noise associated.
Ms. Wood asked about the spacing between the fence and the residential properties
Mr. Sloan answered approximately 12 feet. He stated there is a utility easement and the fence is approximately 8 feet from that easement.

Mr. Pirog asked if they ever called the Village to complain.
Mr. Sloan stated he has spoken to Brad Helms but are not getting anywhere. He stated he has considered speaking to an attorney because it is devaluing their homes. He asked why not just fix it and allow an 8 foot tall fence to prevent the noise and having to look at it all day. Mr. Sloan stated they told Ms. Hoffman they would replace the fence but instead they replace one board every 2 months when the whole fence is shot.

Mr. Larson clarified the parking across Plum Grove is used for Quest staff and the parking for the restaurants is intended to be in the main parking lot.

Ms. Romack answered yes.

Mr. Sloan asked how they will know where to park. He asked will there be signs.

Ms. Roth-Wurster clarified the landlord is Quest Academy.

Ms. Hoffman explained they have been told the school can't own because of sales tax so it is run by a management company.

Mr. Sloan stated the management company gives us the run around and that's when you can even get ahold of them.

Ms. Hoffman expressed concern with there being enough room behind the building for all the employees since the lot are not always available. She spoke to the garbage enclosures and how a restaurant will generate a lot more garbage. She asked how they will accommodate their employees parking and a larger garbage receptacle.

Ms. Churak stated she lives directly behind the larger restaurant that is being proposed. She expressed concern with the food mess with the animals pulling everything out. She referred to the pictures submitted pointing out the lids are never closed. She asked how the dumpster would be enlarged to accommodate a restaurant and if they will add doors to fully enclosed like other restaurants. She spoke to the dumpster diving due to the resale shop throwing out items. Ms. Churak further explained where the restaurant is going used to be Quest academy daycare/preschool, which threw out a lot of food that animals then dragged into her yard and made her pets sick. She pointed out the garbage enclosure was not sufficient for a daycare nor a restaurant. She spoke to a storage box that has been there for 9 months and messenger trucks that are parked there that do not belong to any businesses in the center.

Ms. Wood asked about the messenger trucks.

Ms. Churak stated the trucks in the picture have been there close to a year.

Ms. Wood asked if there is more than the one truck.

Ms. Churak stated there are 2 at a time that are right behind her house. She spoke to the storage boxes in the pictures submitted that have been there close to 9 months.

Ms. Wood asked if the concern is just too much.

Ms. Churak stated when the preschool was there the dumpster was not sufficient but there are a lot of businesses that are no longer there so the garbage has gone down. She stated it is a great place in Palatine to dump your spring cleaning so it needs to be secured because it is a dumping ground.

Discussion on people dumping garbage.

Ms. Romack stated staff recommends continuing this matter to look into the issues brought to our attention.

Ms. Wood asked if the other restaurant needs to be open and continued as well.

Mr. Vyverberg pointed out some of these issues are not specifically related to the special use. He stated if residents see people dumping garbage at 2:00am they should call 911. Mr. Vyverberg stated if the Village is unaware of these violations in the alley they can't do anything about it so appreciates them bringing these issues to their attention. Mr. Vyverberg stated staff was not aware the petitioner would not be present for the meeting and since the board had some question related to the operation it would be beneficial to have them present.

Ms. Wood asked if we should allow more residents to speak or to close the hearing now.

Mr. Vyverberg stated that is up to the board but if they are here and want to get on the record that is fine with staff.

Sworn in Ms. Katherine Tipper 444 N. Comfort Lane

Ms. Tipper stated it is a quiet neighborhood and is concerned that the restaurants will be open 7 nights a week until 10pm. She stated she can appreciate Friday and Saturday but don't want to be a late destination during the week. She expressed the same concerns with parking and would like signs in back saying for employees only that have some sort of consequence if they do park there as well as some direction that parking across the way is allowed. Ms. Tipper spoke to the walkway and how it is convenient. She stated the center is partially vacant and is concerned what will happen with parking if it fills up. She pointed out the bank in space above is underutilized and maybe they can utilize that space.

Ms. Romack explained the process when a use is proposed. She spoke to the parking requirements and the special use process. Ms. Romack stated in this case they have accounted for all parking even for the vacant spaces referring to the parking calculation slide.

Ms. Tipper stated she would like them to plan ahead for them to be busy. She stated the lot floods when it rains heavily.

Mr. Sloan stated it is a low area.

Ms. Tipper wants to plan for success.

Mr. Pirog asked about parking calculations and if the vacant spaces were opened by restaurants the requirements would go up.

Ms. Romack answered yes and they would have to come back for another variation.

Mr. Okigawa addressed the residents' concerns. He stated he was not aware of the dumpster being full and will have to speak with property manager to see what the issue is. He spoke to the garbage dumping and how it is hard to patrol but pointed out there are signs saying no dumping security camera in use. Mr. Okigawa stated they just received notice about the fence. He stated the fence cost will be approximately \$15,000-\$20,000 and the center doesn't generate that much profit to replace the entire fence. He pointed out they need to get the tenants in to pay for the fence. He stated they are trying to replace portions at a

time to get it done in a year or two. Mr. Okigawa stated the storage box was supposed to be temporary so will speak to the tenant about getting it out of there.

Mr. Pirog asked about food deliveries and if there will be takeout.

Mr. Okigawa stated the deliveries would not be during lunch or dinner so probably in the morning. He explained the leases state the employees have to park in the south lot which will not leave too many spaces left for customers.

Ms. Wood clarified he is the real estate broker for the management company that the owner uses.

Mr. Okigawa explained his company not only leases it but also manages it.

Ms. Wood asked if this is continued will it be to a specific date.

Ms. Romack answered approximately one month from today so August 28.

Mr. Vyverberg pointed out the petitioner will be contacted to ensure they or a representative will be available for that meeting. He spoke to the issues that will need to be addresses including the possibility of larger garbage receptacles and if that will affect the parking requirements. Mr. Vyverberg stated they will also need to gather more information on the flow of traffic from Quest Academy. He stated the code enforcements issues will be handled separately not related to the use.

Ms. Wood asked if staff will follow up.

Mr. Vyverberg explained the code enforcement will be tracked separately outside of the special use and variation request. He stated staff will contact the petitioner to set up a meeting prior to bringing this back to the ZBA to ensure the necessary information is available to communicate for the petitioner.

Ms. Wood asked if there would be discussion on the possibility of replacing the fence with an 8 foot tall fence. She asked if that would require another variation.

Mr. Vyverberg pointed out the center is part of a Planned Unit Development so has some latitude in regulations. He stated they will need to go out and get a physical look at it and see if they can add in as a minor amendment.

Ms. Wood asked for a motion to continue to August 28, 2018.

Ms. Roth-Wurster made a motion to continue; seconded by Mr. Larson.

DELIBERATIONS:

Mr. Dittrich pointed out the hearing was for petitions for restaurants filing a space owned by Quest Academy. He pointed out the issues with the fence and dumpster are Quest issues sounds like all issues are with Quest. He stated he has never noticed the parking in back. He stated this lot is always vacant so doesn't understand how parking can be a concern. He spoke to property value and how vacancies and lot flooding affects it. Mr. Dittrich stated he does not want go back through this again in a month when the arguments have already been heard.

Ms. Roth-Wurster stated there were issues brought up even before the neighbors testified. She stated she felt the right representation for this request should have been present to clear up some questions so she felt the need to continue even before the objections began. Ms. Roth-Wurster stated the objections are related to the property and staff has a lot to do to clear up so continuing is the right thing for all parties involved.

Mr. Dittrich agreed but stated bringing up issues that don't pertain to the item on the agenda and forcing a continuation is no better.

Ms. Wood stated having a restaurant will generate more issues with noise and garbage and parking and these issues do pertain to the restaurants.

RESULT:	CONTINUED [4 TO 1]
MOVER:	John Pirog, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Pirog
NAYS:	Dittrich
ABSENT:	Luszczak, McGinn, Cavanaugh

IV. COMMUNICATIONS

The next meeting is scheduled for Tuesday, August 28th.

V. ADJOURNMENT

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 08/14/18 07:00 PM

CASE STAFF STATEMENT (ID # 4663)

1204 E Dundee Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Eddie Santiago/Jose Garcia Loboto, J&J Pizza

CASE NUMBER: 18-68

ADDRESS: 1204 E Dundee Road

PROPOSAL:

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

<u>LOCATION:</u> 1204 E Dundee Road District 4 (Solberg)	<u>CURRENT ZONING:</u> B-1 Shopping Center District
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SURROUNDING CONDITIONS:

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

BACKGROUND:

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

Special Use to permit a restaurant

SITE ANALYSIS:

- The Subject Property is zoned B-1 Shopping Center District and is located in Plaza La Rosita.
- The Petitioner is proposing to open a takeout pizza restaurant, J & J Pizza.
- The proposed hours of operation are Monday through Sunday from 10 AM to 10 PM

- The restaurant will be serving primarily pizza along with some side items and have 3 employees.
- This plaza was granted a parking variation in 2009 to allow 224 spaces instead of the required 311 spaces for Brandi's Banquets. Due to the restaurant being take-out only, the parking requirements do not change.

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 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.

ATTACHMENTS:

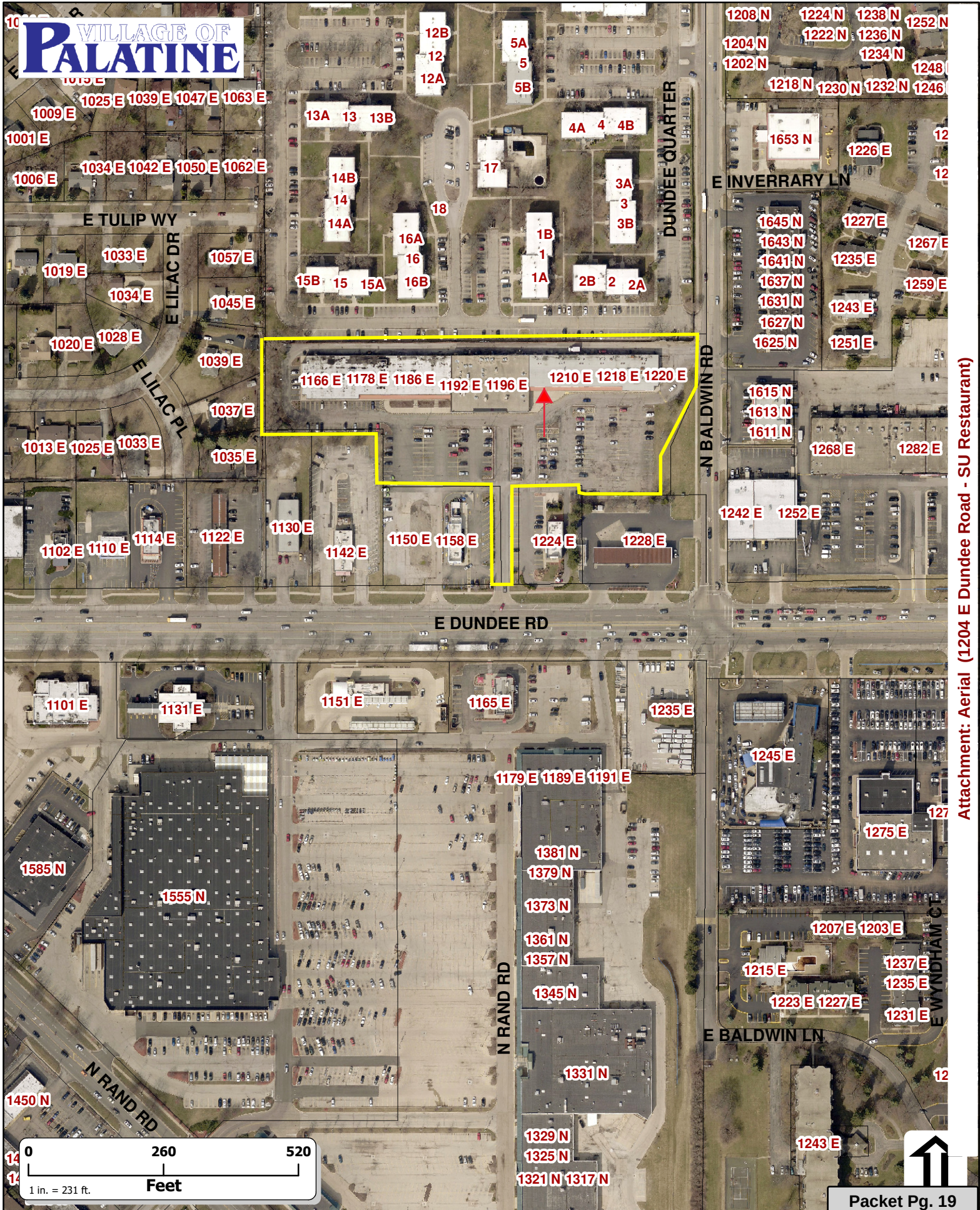
- Aerial
- Application

Case Staff Statement (ID # 4663)
Meeting of August 14, 2018

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

1204 E Dundee Road

3.1.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 \$872.00	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S) Eddie Santiago / Jose Garcia Loboto		Business Name (if applicable) J&J Pizza	
	Subject Property Address 1204 E. Dundee Road Palatine, IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.) Contractor - TBD			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District B-1	Existing Land Use Vacant Store	Proposed Land Use Pizza Restaurant	
	Generally describe your request: Operation of Pizza Restaurant. Delivery and Carry Out Only. No Drive in.			

Attachment: Application (1204 E Dundee Road - SU Restaurant)



SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ **\$872.00**
- ☐ 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

Yes, the use of a restaurant is deemed necessary for the public convenience at this location.

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

Yes, the restaurant will be designed, located and proposed to be operated with the public health and safety and welfare to be protected.

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

No, the use of this restaurant will not cause any injury to nearby property values.

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

No, the restaurant will not violate any of the above ordinances .

EDWARD J. MOLLOY & ASSOCIATES, LTD.

LAND & CONSTRUCTION SURVEYORS

1230 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2500 Fax (630) 595-4700
E-MAIL: J.MOLLOY@EJ.MOLLOY.COM

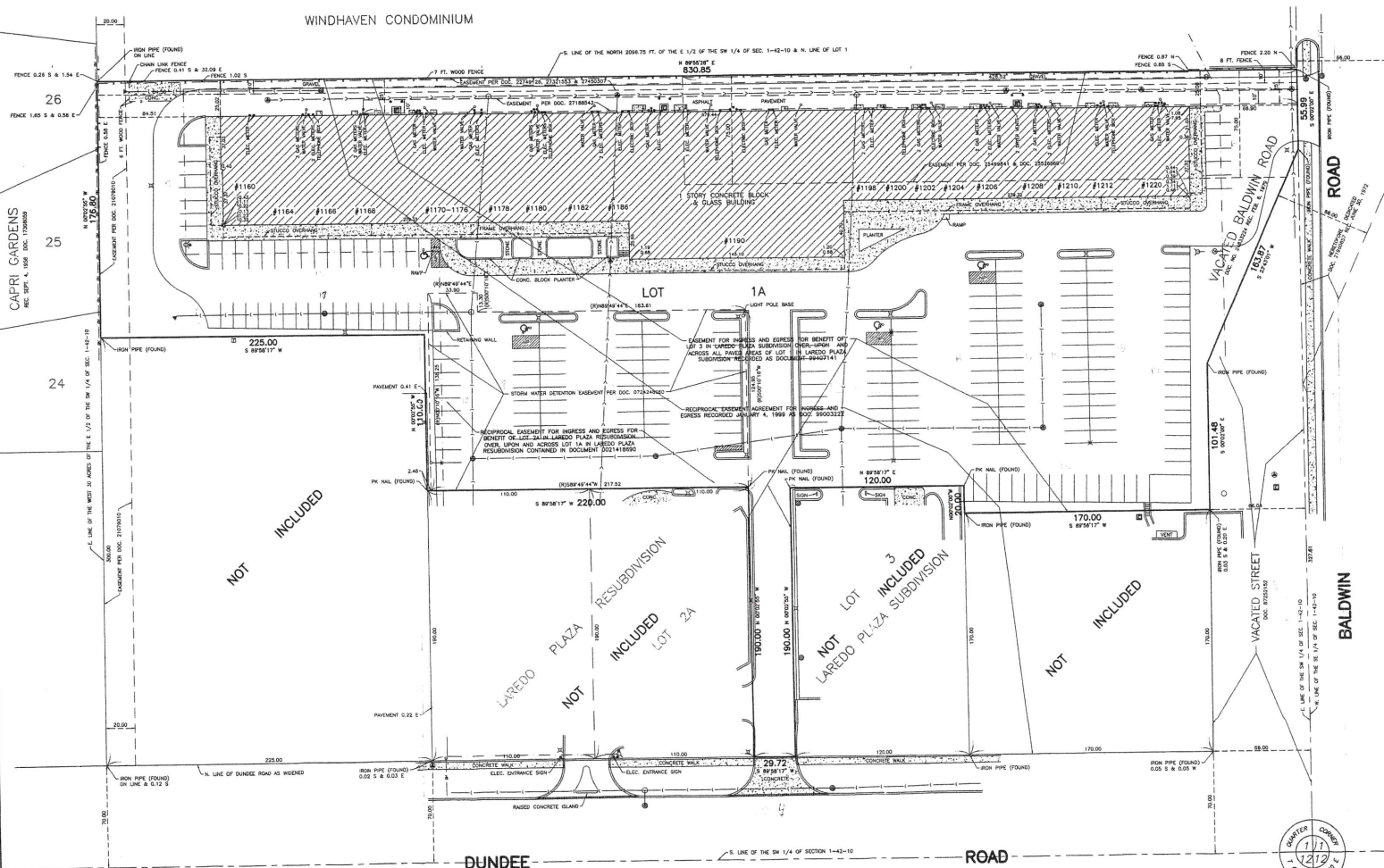
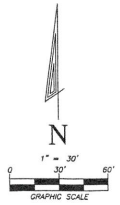
ALTA/ACSM LAND TITLE SURVEY

OF

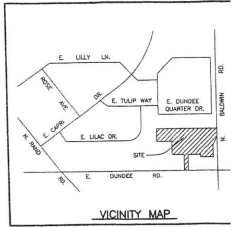
PARCEL 2:
LOT 1A IN LAREDO PLAZA SUBDIVISION OF LOTS 1 AND 2 IN LAREDO PLAZA SUBDIVISION OF PART OF THE
EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED DECEMBER 20, 2002 AS
DOCUMENT 00214894, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS : LAREDO PLAZA, 1180-1218 DUNDEE ROAD, PALATINE, IL.

LEGEND:

- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Catch Basin/Inlet
- Fire Hydrant w/B-Box
- Water Valve Vault
- Street Light
- Traffic Sign
- Utility Pole w/Overhead Wire
- Traffic Signal Pole
- Traffic Signal Vault
- Concrete Filled Vault
- Telephone Pedestal
- Anchor for Power Pole
- Record



- TITLE COMMITMENT:** THIS SURVEY REFLECTS THE FOLLOWING MATTERS OF TITLE FOR PARCEL 2 ONLY:
2008-02435-PE, COMMITMENT DATE: MARCH 24, 2008.
72. EASEMENT IN FAVOR OF THE STATE OF ILLINOIS BY GRANT RECORDED FEBRUARY 11, 1970 AS DOCUMENT 00000151 AFFECTING THE WEST 20 FEET OF THE LAND. (PLOTTED ON THE DRAWING)
73. RECIPOCAL EASEMENT AGREEMENT FOR INGRESS AND EGRESS RECORDED JANUARY 4, 1999 AS DOCUMENT 00002222. (PLOTTED ON THE DRAWING)
74. RECIPOCAL EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LOT 3 IN LAREDO PLAZA SUBDIVISION OVER ALL PAVED AREAS OF LOT 1 IN LAREDO PLAZA SUBDIVISION RECORDED APRIL 28, 1999 AS DOCUMENT 00007141. (PLOTTED ON THE DRAWING)
75. RECIPOCAL EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LOT 3 IN LAREDO PLAZA SUBDIVISION OVER LOT 1A IN LAREDO PLAZA SUBDIVISION CONTAINED IN DOCUMENT 00214894. (PLOTTED ON THE DRAWING)
76. GRANT OF EASEMENT FOR WATER MAIN, ELECTRIC, TELEPHONE, STORM DRAINAGE DETENTION, STORM SEWER AND SANITARY SEWER RECORDED JULY 1, 1980 AS DOCUMENT 00004984 AND RE-RECORDED JULY 25, 1980 AS DOCUMENT 00004984. (PLOTTED ON THE DRAWING)
77. RIGHT OF ENTRY EASEMENT IN FAVOR OF THE VILLAGE OF PALATINE RECORDED OCTOBER 30, 1985 AS DOCUMENT 00002620. (AFFECTS THE PROPERTY BUT IS INCAPABLE OF BEING PLOTTED ON THE DRAWING)
78. EASEMENT IN FAVOR OF CHICAGO TELEPHONE COMPANY RECORDED MARCH 28, 1920 AS DOCUMENT 00007214. (PLOTS IN DUNDEE ROAD AS PLOTTED ON THE DRAWING)
79. COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS CONTAINED IN THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED JANUARY 2, 2001 AS DOCUMENT 0021003358. NO IMPROVEMENTS ARE SHOWN ON SUCH LAND WHICH ARE IN CONFLICT WITH ACCESS TO THE PREMISES OR THE VISIBILITY FROM THE STREETS ADJACENT TO THE PREMISES. (AFFECTS THE PROPERTY BUT IS INCAPABLE OF BEING PLOTTED ON THE DRAWING)
80. EASEMENT IN FAVOR OF COMMERCIAL EDITION COMPANY AND ILLINOIS BELL TELEPHONE COMPANY BY GRANT RECORDED JULY 28, 1984 AS DOCUMENT 00004984 AFFECTING THE SOUTH 10 FEET OF THE NORTH 25 FEET OF THE EAST 64.34 FEET OF THE LAND. (PLOTTED ON THE DRAWING)
81. EASEMENT PER GRANT RECORDED AS DOCUMENT 00004984 AFFECTING THE NORTH 10 FEET OF THE LAND. (PLOTTED ON THE DRAWING)
82. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY BY GRANT RECORDED NOVEMBER 2, 1984 AS DOCUMENT 00004984 AND RE-RECORDED AS DOCUMENT 00004984 AFFECTING THE NORTH 10 FEET OF THE LAND. (PLOTTED ON THE DRAWING)
83. GRANT IN FAVOR OF LAREDO PLAZA SUBDIVISION RECORDED OCTOBER 17, 1988 AS DOCUMENT 00004984 IN DUNDEE ROAD (PLOTS IN DUNDEE ROAD AS PLOTTED ON THE DRAWING)
84. ENCROACHMENT OF CONCRETE STEPS LOCATED UNLAWFULLY ON THE PROPERTY SOUTHWEST AND SOUTHWEST-ADJACENT TO THE LAND BY 3.00 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2002-0251 PREPARED BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED OCTOBER 1, 2002. (PLOTTED ON THE DRAWING)
85. STORM WATER DETENTION EASEMENT MADE BY MONARCH INVESTMENTS, INC. AND NORTH STAR TRUST COMPANY, AS TRUSTEES, UNDER TRUST NO. 22026, RECORDED AUGUST 30, 2007 AS DOCUMENT 00242600. (PLOTTED ON THE DRAWING)
- TAX PARCEL PERMANENT INDEX NUMBER:** 02-01-001-00-0000
- FLOOD MAP INFORMATION:** THE COMMISSION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 1701000444 WITH A MAP REVISION DATE OF AUGUST 18, 2002, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN.
- SUMMARY OF PAINT STRIPED PARKING SPACES:** THE PARCEL 2 CONTAINS A TOTAL OF 225 PARKING SPACES INCLUDING 4 RESERVED PARKING SPACES.
- AREA STATEMENT:** PARCEL 2 CONTAINS 212.53 SQUARE FEET OR 4.879 ACRES.
- NUMBERED ITEMS IN TABLE "A" OF 2005 MINIMUM STANDARD DETAIL REQUIREMENTS:**
1. MONUMENTS PLACED OR FOUND AT BOUNDARY CORNERS OF THE PROPERTY.
 2. EXISTING LINE DESCRIPTION.
 3. LOT AREA.
 4. LAND AREA.
 5. TOTAL EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
 6. SUBSTANTIAL VISIBLE IMPROVEMENTS.
 7. PARKING AREAS AND STRIPS.
 8. LOCATION OF ACCESS TO A PUBLIC WAY.
 9. LOCATION OF UTILITIES AS DETERMINED BY OBSERVED DITCHES.



DRAWN FROM SCAN OF PRIOR HAND DRAWN PLAT.
DRAWN BY: GLE
ORDER NO.: 2008-0128
FILE: 1-42-10
PROJECT NO.: 141

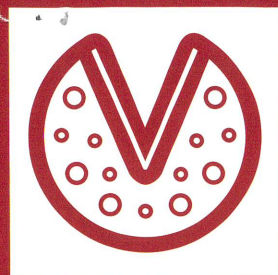
VALID ONLY WITH EMBOSSED SEAL

Business Plan

J&J Pizza
1204 E. Dundee Road
Palatine, IL 60067

1. Nature of Business – To make and sell pizza and side items.
2. Hours of Operation –

Sunday	10:00am – 10:00pm
Monday	10:00am – 10:00pm
Tuesday	10:00am – 10:00pm
Wednesday	10:00am – 10:00pm
Thursday	10:00am – 10:00pm
Friday	10:00am – 10:00pm
Saturday	10:00am – 10:00pm
3. Number of Employees – Between 2-3 (1 cook, 1 cashier, and 1 delivery driver)
4. Menu – Will consist of Pizza, wings, appetizers, and other related products.
5. Takeout and Delivery with limited counter space.



VINI'S

PIZZA • BURGERS • SALADS

ORDER ONLINE 3.1.d

vinispizza.com

HOURS

everyday 10am-10pm
friday open till 11pm

743 W Palatine Road • Palatine, IL • 847-359-0231

TAKE OUT • DELIVERY • CATERING

VINI'S PIZZA

	12"	14"	16"	18"	20"
Thin Crust est 20 min	13.80	16.00	18.20	21.40	23.10
Slicer Crust est 20 min	15.60	17.90	20.20	22.55	25.45
Regular Pan est 30 min	15.60	17.90	20.20	22.55	25.45
Double Deck est 35 min	18.80	21.25	23.95	26.55	30.05
Chicago Deep Dish est 40 min	17.55	19.80	22.95	24.50	—
Add On Toppings	2.75	2.90	3.10	3.40	3.75

VINI'S SPECIALTY PIZZA

	12"	14"	16"	18"	20"
Vini's House Special	24.80	26.60	30.80	35.50	39.65
sausage, pepperoni, bacon & jalapeños					
Vini's Deluxe	24.80	26.60	30.80	35.50	39.65
sausage, pepperoni, mushrooms, onions, green peppers & black olives					
Vini's Meat Lovers	22.05	24.90	28.50	33.05	36.85
extra sausage, pepperoni & bacon					
Vini's Hawaiian	22.05	24.90	28.50	33.05	36.85
canadian bacon & pineapple					
Vini's Western	22.05	24.90	28.50	33.60	36.85
grilled chicken, bbq, bacon & onions					
Vini's Veggie	24.80	27.60	30.80	35.50	39.65
mushrooms, onions, green peppers & black olives					
Vini's Italian	24.80	27.60	30.80	35.50	39.65
spinach, tomatoes, minced garlic & artichoke hearts					
Vini's Buffalo Chicken	22.05	24.90	28.50	33.60	36.35
our thin crispy crust w/creamy ranch sauce & spicy chicken breast					
Vini's Bruschetta	22.05	24.90	28.50	33.60	36.35
our thin crispy garlic butter crust lightly covered w/mozzarella, topped w/a mix of tomatoes, onions, garlic, olive oil & special spices, cooked & sprinkled w/oregano & romano cheese					
Vini's B.L.T.	22.05	24.90	28.50	33.60	36.35
thin crispy crust w/light mozzarella, topped w/mayo, lettuce, tomatoes & crispy bacon					
Vini's Mexican Chicken	22.05	24.90	28.50	33.60	36.35
topped w/freshly chopped tomatoes, jalapeños, cilantro & grilled chicken					
Vini's Bubba Beef	22.05	24.90	28.50	33.60	36.35
our famous homemade beef & fresh garlic w/sweet or hot peppers					
Vini's Chicken Caesar	22.05	24.90	28.50	33.60	36.35
our award winning thin crispy crust w/caesar sauce, lightly sprinkled mozzarella cheese & grilled chicken, topped w/fresh lettuce, tomatoes & romano cheese					

FRESH PIZZA TOPPINGS

pepperoni • sausage • anchovies •
canadian bacon • regular bacon •
meatballs • italian beef • gyro meat •
grilled chicken • spinach • mushrooms •
• garlic • pineapple • green peppers •
onions • black olives • green olives •
tomatoes • jalapeño peppers • broccoli •
• giardiniera peppers • caesar sauce •
bbq sauce • artichoke hearts •
extra cheese • ricotta cheese

PIZZA BY THE SLICE

Slice + Drink 5.00 tax included
cheese, sausage or pepperoni

Slice of Vini's House Special + Drink 6.00 tax included
sausage, pepperoni, bacon & jalapeños

SERVED DAILY
ALL DAY LONG!

LITER DRINKS 2.25

Pepsi • Diet Pepsi

Mountain Dew • Ginger Ale

Brisk Tea • Lemonade • Water



DAILY SPECIALS

MONDAY - 13.95

14" Thin Crust
1 Topping Pizza

TUESDAY - 6.95

Spaghetti or Mostaccioli
w/Meatballs or Sausage
includes bread & butter
& romano cheese

WEDNESDAY - 7.95

Lasagna or Cheese Ravioli
includes bread & butter
& romano cheese

SUNDAY - 17.95

20" Thin Crust
Cheese
toppings extra

DOWNLOAD OUR APP

order online &
receive special
discounts!



\$4 OFF
any
18" or 20"
pizza

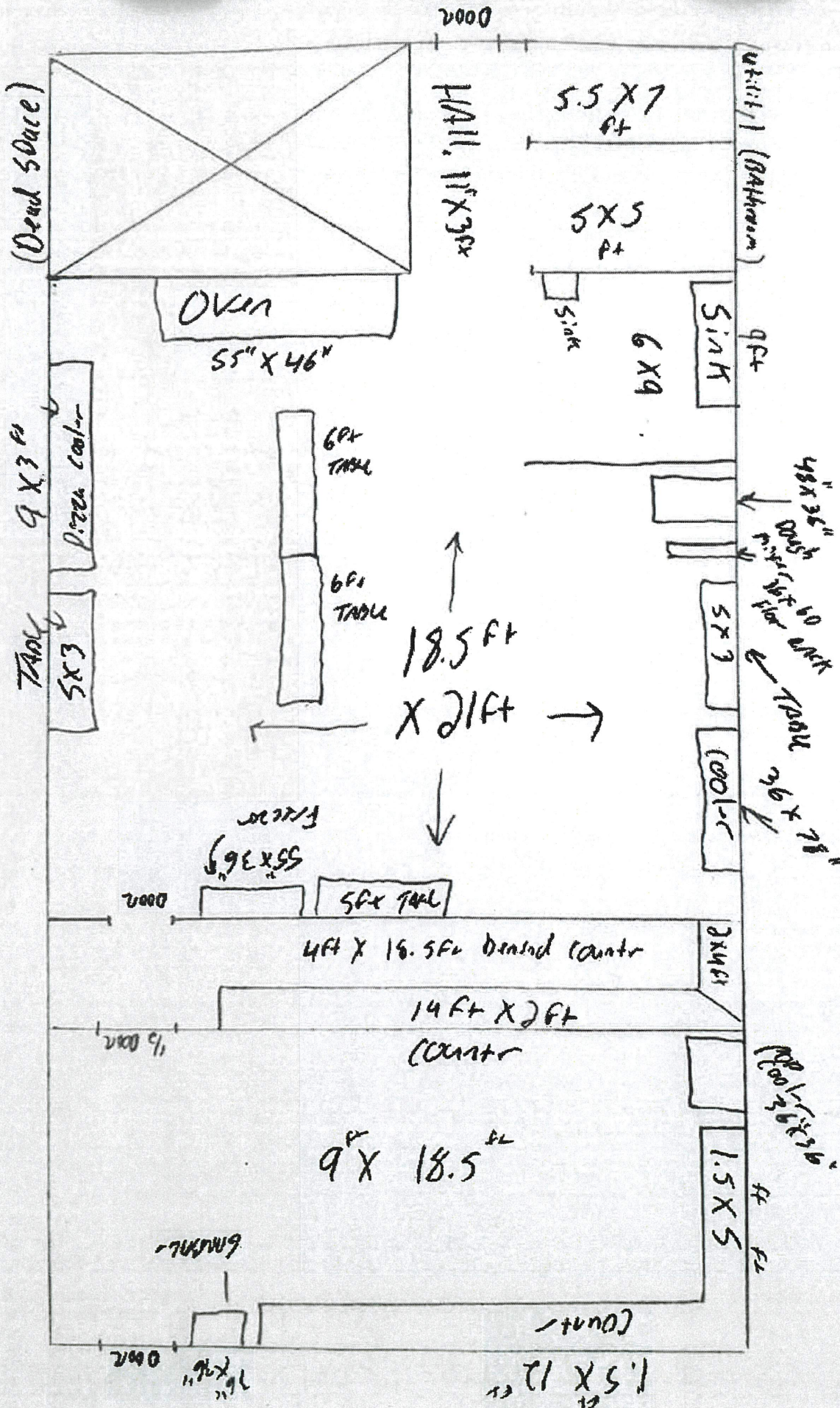
Not valid with any other offer, coupon or daily specials. One coupon per person per visit. Must mention coupon when ordering.

Save 15 of these
coupons & get a

**FREE 14" THIN
CRUST PIZZA**
w/1 topping

Not valid with any other offer, coupon or daily specials. One coupon per person per visit. Must mention coupon when ordering.

1055^{sq ft}
total



Paddock Publications, Inc.

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 30, 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 Baetz
Authorized Agent

Control # 4506034

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 08/14/18 07:00 PM

CASE STAFF STATEMENT (ID # 4662)

754 W. Euclid Avenue

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Radhishini Chamakura & Ravila Karedia, Indi Fresh

CASE NUMBER: 18-63

ADDRESS: 754 W Euclid Avenue

PROPOSAL:

Special Use to permit a restaurant pursuant to Planned Development Ordinance #O-24-86.

Variation of additional 8 parking spaces to allow a shopping center to have 578 parking spaces instead of the minimum required 637 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 754 W. Euclid Ave District 2 (Lamerand)	<u>CURRENT ZONING:</u> Planned Development (Regency Plaza)
--	--

SURROUNDING CONDITIONS:

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

BACKGROUND:

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

Special Use to permit a restaurant.

Variation of additional 8 parking spaces to allow a shopping center to have 578 parking spaces instead of the minimum required 637 parking spaces.

SITE ANALYSIS:

- The Subject Property, zoned Planned Development, consists of the Regency Plaza shopping center (approximately 138,000 square feet total). The Planned Development conforms to the uses in the B-2 - General Business district.
- The Petitioner is proposing to open a restaurant - Indi Fresh. Alcohol service is not proposed.
- The proposed hours of operation are Monday through Sunday from 10 AM to 9 PM
- There will be 3 full-time employees.
- The business plan indicates they will be catering to take out orders but will also have limited seating.
- The Zoning Ordinance regulates restaurant parking by requiring the more restrictive of 1 space/100 square feet or 1 space/2.5 seats. The floor plan indicates 24 seats and the tenant space is 1200 square feet. Parking is based on 1/100 square feet, which requires 12 parking spaces, which is the most restrictive vs the 1/2.5 seats which would require 10 spaces.
- This center received a parking variation in February 2018 for 51 parking spaces for Crunch Fitness located at 722 W. Euclid Ave (previously Dominicks). Therefore, a parking variation of 8 spaces will be required (amount over 1/300 parking calculation).

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.

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 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.

ATTACHMENTS:

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

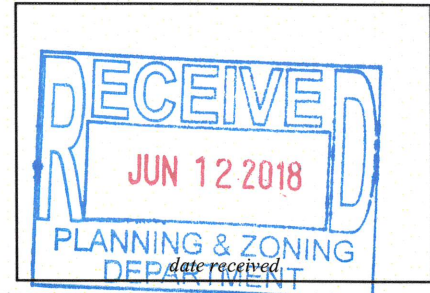


VILLAGE OF PALATINE

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 # 18-
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S) Radhishrini Chamakura Ravila Karedla		Business Name (if applicable) Radha Krishna Foods LLC		
	Subject Property Address 754 W. Euclid Ave, Palatine, IL 60067				
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)		
	Address		City/State/Zip Code		
	Telephone	Fax	Email		
	Relationship to Petitioner (contractor, architect, etc.)				
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☒ Variation				
	Existing Zoning District		Existing Land Use		Proposed Land Use
	Generally describe your request: We wish to setup a Indian Fast food restaurant in this premises. This will cater to take out as well as eat in orders.				

Attachment: Application (754 W Euclid Avenue - SU VAR Restaurant)

VILLAGE OF PALATINE

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

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

We will adhere to the public health, safety and welfare practices. The kitchen will use the hygiene and Food Safety practices.

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

The property is an existing restaurant and will not cause any substantial injury to nearby property 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

VILLAGE OF PALATINE

VARIATION

Required Materials

- ☐ Filing Fee of \$ 50
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
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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

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

The Parking available is full, we will be using this more for takeout food services.

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

This is an existing restaurant and will not alter the essential character of the locality.

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

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



ALTA/ACSM
LAND TITLE SURVEY

[illegible]

- NOTES:
1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE ORDER NO. 1401 00582626 CD, EFFECTIVE DATE SEPTEMBER 6, 2002
 2. PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR REGENCY PLAZA DATED APRIL 27, 1987 AND RECORDED MAY 11, 1987 PER DOCUMENT NO. 87252158
 3. PROPERTY IS SUBJECT TO AN EASEMENT AND INCENTIVE AGREEMENT PERTAINING TO THE WATER, SANITARY AND STORM SEWER LINES LOCATED UNDER THE LAND PER DOCUMENT NO. 87252155 RECORDED MAY 11, 1987.
 4. RIGHTS OF THE PUBLIC OR QUASI-PUBLIC TO MAINTAIN UTILITIES IN THE VACATED PORTION OR QUENTIN ROAD.
 5. POINTS OF THE VILLAGE OF PALATINE TO OPERATE AND MAINTAIN AN EXISTING 12" WATER MAIN IN THE PORTION OF QUENTIN ROAD DISCLOSED BY UTILITY LETTER DATED JANUARY 17, 1985, FROM THE VILLAGE OF PALATINE.
 6. NORTHERN LINCOLN GAS & COMMONWEALTH ENERGY EASEMENT RIGHTS LOCATIONS ARE SHOWN IN PICTORIAL LAYOUT PURPOSES ONLY. REFER TO THE UTILITY RECORDS FOR THE EXACT LOCATION OF THE UTILITY.

NOTE: THE HEREON DRAWN PROPERTY IS LOCATED IN A ZONE C, AREA OF MINIMAL FLOODING AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 175170 0005 B, DATED AUGUST 1, 1984

STATE OF ILLINOIS)
COUNTY OF COOK)
TO: CORNERSTONE REAL ESTATE ADVISORS, INC.
REGENCY PLAZA, LLC and
THEIR RESPECTIVE SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DEGREE REQUIREMENTS FOR ALTA/ACM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACM AND NSPS IN 1996 AND INCLUDES ITEMS 23.4.6, 21.8.2.8.10, 21.8.14.5.15 OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE

ORIGINALLY DATED OCTOBER 11, 1995, UPDATED ON SEPTEMBER 15, 1997 & ON THIS 16TH DAY OF OCTOBER, 2002

Thomas J. Cesa
THOMAS J. CESA,
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2206
JULY 14, 1988 - FEBRUARY 13, 2004

OVERALL AVERAGE = 15.224 SQUARE FEET + 663.150
SQUARE FOOTAGE ON BUILDINGS
BUILDING 1 52.345
BUILDING 2 71.376
BUILDING 3 4.977
BUILDING 4 10.536
PARKING STALLS:
THERE ARE 586 REGULAR STALLS
THERE ARE 15 HANDICAPPED STALLS

Received: 2014-04-24; Accepted: 2014-05-20
Published online: 2014-06-01

SCALE: ONE INCH = EQUALS FORTY FEET
ORDERED BY: REGENCY PLAZA PARTNERSHIP
ORDER NO. 1471

Radha Krishna Foods LLC

Business Plan

Introduction

Radha Krishna Foods LLC is formed to cater to the growing need of healthy and tasty Indian takeout food service. We specialize in cooking homestyle food with fresh and healthy ingredients.

Hours of operation

We will be open from 10am to 9pm daily to cater to take out orders and will have a limited eat in customers.

Business model

To maintain our idea of cooking with fresh and healthy ingredients, all the orders will be placed using the mobile app and website. The menu will be decided on the availability of fresh and seasonal ingredients on weekly basis and will be updated on our website and app.

All the food is prepared made to order in the premises.

Quality

The focus will be on the quality of the food in terms of healthy, tasty and cooked in hygiene conditions.

The idea is to procure the items for the week based on the weekly menu, this will eliminate over stocking of food and maintain the freshness of the ingredients.

Radha Krishna Foods

Healthy . Hearty . Homestyle

Appetizers

Vegetarian		Non-Vegetarian	
Corn Masala	\$2.99	Chicken 65	\$8.99
Capsicum Pakodi	\$2.99	Chicken Sheekh Kebab	\$6.99
Onion Pakodi	\$2.99	Indian Chicken Fry	\$8.99
Chana dal Vada	\$2.99	Goat Fry	\$12.99
Aloo Bajji	\$2.99	Goat Chops	\$12.99
Tomato Bajji	\$3.99	Lamb Chops	\$8.99

Curries

(Served with Rice and Roti)

Vegetarian		Non-Vegetarian	
Tomato Dal	\$5.99	Andhra Chicken Curry	\$7.99
Spinach Dal	\$5.99	Goat Curry	\$9.99
Mango Dal (Seasonal)	\$6.99	Goat Kheema Curry	\$9.99
Dosakaya Pappu	\$5.99	Shrimp Curry	\$9.99
Anapakaya Pappu	\$5.99	Fish Curry	\$7.99
Sambar	\$5.99	Chapala pulusu	\$7.99
Dal Fry	\$5.99	Crab Curry	\$11.99
Aloo Fry	\$5.99	Sora Pidupu (Seasonal)	\$11.99
Bendi Fry (Okra)	\$6.99	Mulakkada Pachi Royyalu	\$9.99
Green Beans Fry	\$5.99	Endireyyulu Pulusu	\$9.99
Dondakaya Fry (Ivy Gourd)	\$5.99		

Rice Dishes

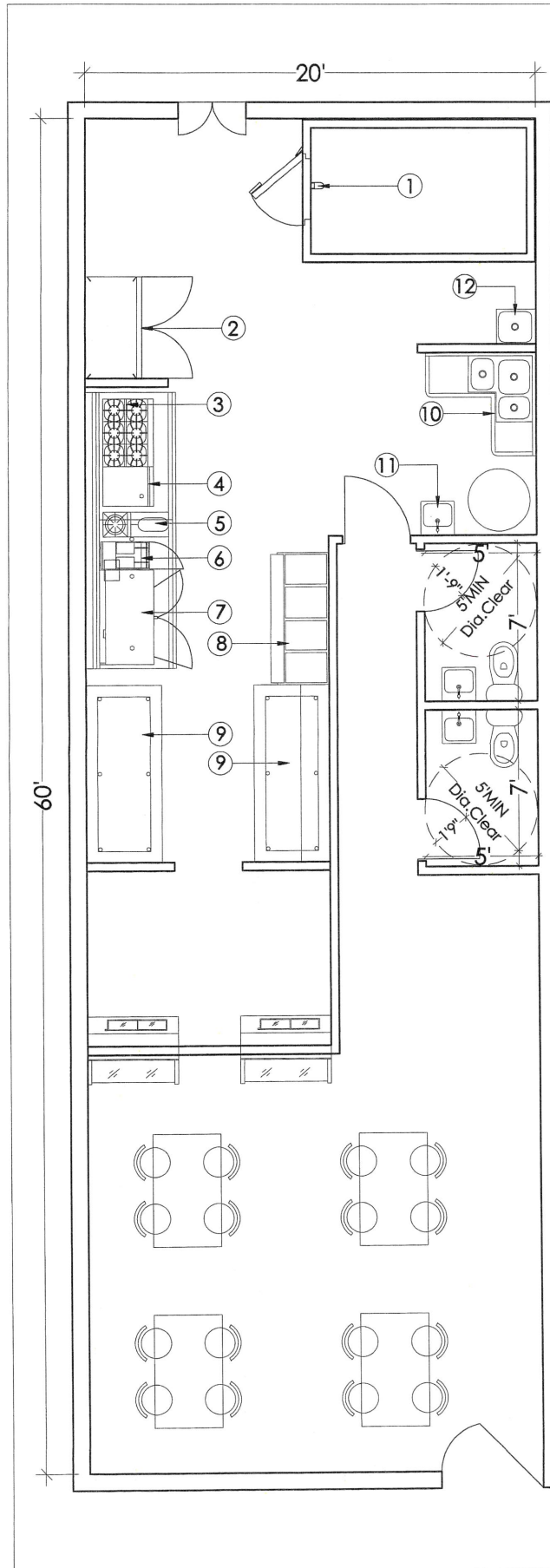
Vegetarian		Non-Vegetarian	
Lemon Rice	\$2.99	Chicken Biryani	\$8.99
Pulihora (Tamarind)	\$3.99	Fish Biryani	\$9.99
Khichidi	\$4.99	Andhra Chicken Pulav	\$9.99
Pulav	\$7.99	Goat Biryani	\$10.99
		Goat Kheema Pulav	\$10.99

Roti (Indian Bread)

Tava Roti (6 pieces)	\$1.00
Stuffed Parata (1 piece)	\$1.00
Puri (6 pieces)	\$1.99
Puri Bhaji (6 pieces)	\$4.99

Desserts

Sooji Halwa	\$1.99
Gulab Jamun	\$1.99
Kheer	\$2.99
Rasmalai	\$3.99
Shrikhand	\$3.99
Bakalava	\$3.99
Double Ka Meetha	\$3.99



EQUIPMENT SCHEDULE

Item No	Quantity
1	Walk In Modular, Box Only (with refrigeration selec
2	Reach-In Freezer
3	Range, 36", 6 Open Burners
4	Gas Countertop Griddle
5	Range, Stock Pot, Gas
6	Gas Floor Fryer
7	Convection Oven, Gas
8	Serving Counter, Hot Food, Electric
9	Work Table, Stainless Steel Top
10	Three (3) Compartment Sink
11	Hand Sink
12	Mop Sink

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, August 14, 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 Planned Development Ordinance #O-24-86.
Variation of additional 8 parking spaces to allow a shopping center to have 578 parking spaces instead of the minimum required 637 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance.

The property is commonly known as 754 W Euclid Avenue (02-27-301-006-0000). The Petitioner is requesting to open a restaurant. The parking required for this use and parking variation is based upon an existing parking variation for the shopping center.

The above petition has been filed by Radhishini Chama-kura & Ravita Karedia, India Fresh and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 18-63
VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Zoning Board
of Appeals

DATED: This 30th day of July, 2018.
Published in Daily Herald
July 30, 2018 (4506032)

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 30, 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

Laula Baltz
Authorized Agent

Control # 4506032

Attachment: Public Notice (754 W Euclid Avenue - SU VAR Restaurant)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 08/14/18 07:00 PM

CASE STAFF STATEMENT (ID # 4661)

25 W. Wilson Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Illinois Bone and Joint Institute

CASE NUMBER: 18-34

ADDRESS: 25 W Wilson Street

PROPOSAL:
Special Use to permit a Medical Office (Physical Therapy) pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 25 W Wilson St District 6 (Helms)	<u>CURRENT ZONING:</u> Planned Development
--	---

SURROUNDING CONDITIONS:

North:	B-1 Shopping Center District (parking lot)
South:	B-1 Shopping Center District (railroad tracks)
East:	R-2 Single Family Residential
West:	P - Planned Development

BACKGROUND:

The Petitioner is proposing to open a Physical Therapy Office. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a Medical Office (Physical Therapy)

SITE ANALYSIS:

- The Subject Property is zoned Planned Development and is the site of the Providence of Palatine building. The Planned Development Ordinance follows the B-2 use lists and standards.
- The subject tenant space is approximately 2,965 square feet and is currently vacant.

Case Staff Statement (ID # 4661)
Meeting of August 14, 2018

- The proposed Staff will include 4 employees at any one time (3 clinicians and 1 receptionist). Business hours are: Monday thru Friday 6:30 AM - 7:30 PM, closed Saturday and Sunday. The business plan anticipates up to 30 clients per day.
- The Providence Planned Development Ordinance requires that all commercial uses are sales tax generating. In 2006, as an amendment to the redevelopment agreement, the total percentage of non-sales tax generating uses was increased to 35%. A chiropractor's office was approved in 2015, thus the non-commercial space reached the limitation. In July 2018, the Village Council further amended the redevelopment agreement to allow future non-tax generating businesses, which are approved through either a Special Use or Planned Development Amendment, to further reduce this percentage according to the tenant mix percentage of uses.
- Per the Zoning Ordinance, 10 parking spaces are required for this use (Business use at 1 parking space/300 square feet). The Subject Property is located in the Central Business District and allows for the required parking to be waived by the Administrator.
- The Planned Development was approved in 2004 and as part of the approval, 65 spaces were contemplated for the ground floor commercial uses, using the 1/300 standards. However, by Code, the parking requirements for restaurant uses exceed the 1/300 square feet. The table below summarizes the square footage and parking requirements for the current uses:

Address	Tenant		Square Footage	Parking for 1/300	Actual
18 W Station St	Gianni's Café 160 Seats	Restaurant	4936	16	64
45 N Bothwell	Christie's Dairy Delights 42 Seats	Restaurant	1785	6	17
47 N Bothwell	Cornerstone Realty	Real Estate	1292.5	4	4
49 N Bothwell	Salon MMM	Hair Salon	1481	5	5
25 W Wilson	Illinois Bone and Joint	Medical	2965	10	10
Remaining	Vacant		2324	8	8
19 W Wilson	SNAP Fitness	Health Club	2470	8	8
17 W Wilson	Evolve Chiropractic	Medical	1410	5	5
		Total		62	121

- The petitioners have spoken to utilizing the Downtown employee parking lot and

the municipal parking resources in the Downtown area - parking lot E - which is adjacent to the proposed tenant space. Also, the business plan indicates that there are 5 off-street parking spaces within the Providence site for use by the commercial properties.

- The Petitioner also submitted a Parking Assessment report from KLOA to the Village on August 10th. This information is included with the packet.

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:

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.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Business Plan
- Floor Plan
- Petitioner Submitted parking analysis - IBJI parking assessment 8-9-2018
- Public Notice





SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner <i>Lyn Bremanis</i>	Zoning Case # <i>18-34</i>
	Filing Fee <i>870</i>	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S)		Business Name (if applicable)	
	Illinois Bone and Joint Institute, LLC			
	Subject Property Address 25 West Wilson Street, Suite C, Palatine, Illinois 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Palatine Providence Javin Properties, LLC, c/o Mperial Asset Management, LLC (Charles W. Hass)			
	Address		City/State/Zip Code	
	110 North Brockway Street, Suite 320, Palatine, Illinois 60067			
	Telephone (847) 757-7171	Fax (847) 757-7171	Email chass@mperial.com	
	Relationship to Petitioner (contractor, architect, etc.) Landlord			
	TYPE OF APPLICATION (check one)			
☒ Special Use ☐ Special Use Amendment ☐ Variation				
Existing Zoning District B-2 (PUD) (The Providence of Palatine)		Existing Land Use Mixed Use		Proposed Land Use Physical Therapy
Generally describe your request: Please see Addendum. 				

Attachment: Application (25 W Wilson Street - SU Medical)



SPECIAL USE

Required Materials

- Filing Fee of \$ 870.00
- 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

Please see Addendum.

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

Please see Addendum.

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

Please see Addendum.

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

Please see Addendum.

ILLINOIS BONE AND JOINT INSTITUTE, LLC
Addendum #1 to Special Use Application

SATISFACTION OF SPECIAL USE STANDARDS.

As part of its Special Use request, Section 14.05 of the Village Zoning Ordinance requires IBJI to present specific evidence related to each of the applicable standards below:

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

RESPONSE: Not applicable because IBJI's use is not a use that is publicly operated or traditionally affected with the public interest as it is a physical therapy use being proposed for leased space. The IBJI use instead falls under 14.05(a)2(b) as it is entirely private in character.

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

RESPONSE: Granting IBJI the Special Use requested will serve the public interest in several key ways. Any of the benefits standing alone would serve the health, safety and welfare of the Village. However, collectively these benefits strongly support granting a Special Use permit for IBJI at The Providence.

As set forth above, it should first be noted that filling first floor commercial space in Downtown Palatine with retail establishments has historically been a challenge. None of the 18,660 square feet of The Providence commercial space is currently occupied by a purely non-food retail tenant, and the March, 2016 Market Analysis Technical Memorandum within the Downtown TOD Plan reports a nearly 14% vacancy rate for retail throughout the Northwest Suburbs (p. 29). This is reported to be high when compared to the average for the metropolitan area. (p. 29) As set forth earlier, the space within The Providence that IBJI proposes to occupy has been vacant ever since The Providence opened for business 12 years ago.

Second, healthcare services are an important element of enhancing the public health and welfare, and service businesses in general attract people to the Downtown area. The Downtown TOD Plan reports that 15.7% of Downtown Palatine businesses are personal and household service businesses – just like IBJI proposes to operate. Importantly, the Downtown TOD Plan goes on to recognize:

“Service oriented businesses do not pay sales tax, but do meet important needs of local residents as well as bring people into Downtown Palatine.” (p. 42)

Third, the occupancy rate drives the equalized assessed value of all projects like The Providence. Increased occupancy generates increased incremental TIF revenue for the Village. Allowing a regionally recognized, quality healthcare provider like IBJI to help fill

the rent rolls of a Village TIF project, generates revenue and momentum to both the owner of The Providence and the TIF district in which The Providence is located. Strengthening both The Providence and the TIF district provides a clear and valuable benefit to the Village as a whole.

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

RESPONSE: Fully occupied commercial space in Downtown Palatine enhances property value throughout the Downtown area. The Development Recommendations within the Downtown TOD Plan specifically state:

“Active ground floor uses would help to reinforce the identity of Wilson Street as a retail corridor in Downtown.” (p. 78)

Filling out the occupancy of The Providence commercial space serves to implement the Downtown TOD Plan and provide the Village with the direct benefits created by Transit Oriented Developments:

“The goal of creating developments in close proximity to public transit options is to use transit resources effectively, reduce congestion, and strengthen the local economy. TOD plans promote walking and active lifestyles, by encouraging quality streetscape and buildings with a compact and pedestrian oriented design. This consequently allows for more efficient use of land, and often requires less land area to be dedicated to the automobile due to the potential for sharing parking facilities between businesses.

Planning for new development around the Palatine Metra station will help increase rail ridership, attract new visitors, residents, businesses, and investment to Downtown. Making transit options and the Downtown more attractive will help to bring new customers to existing businesses, as well as attract new retail, restaurant, and employment options. Regionally, the increase in transit ridership helps to alleviate traffic congestion, reduce the need for new roadways, and reduce air pollution.” (p. 8)

Lastly, IBI has successfully located physical therapy clinics in mixed retail locations throughout the Chicagoland area, as have competitive facilities such as ATI and Athletico.

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.

RESPONSE: Not applicable.

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance.

RESPONSE: Not applicable.

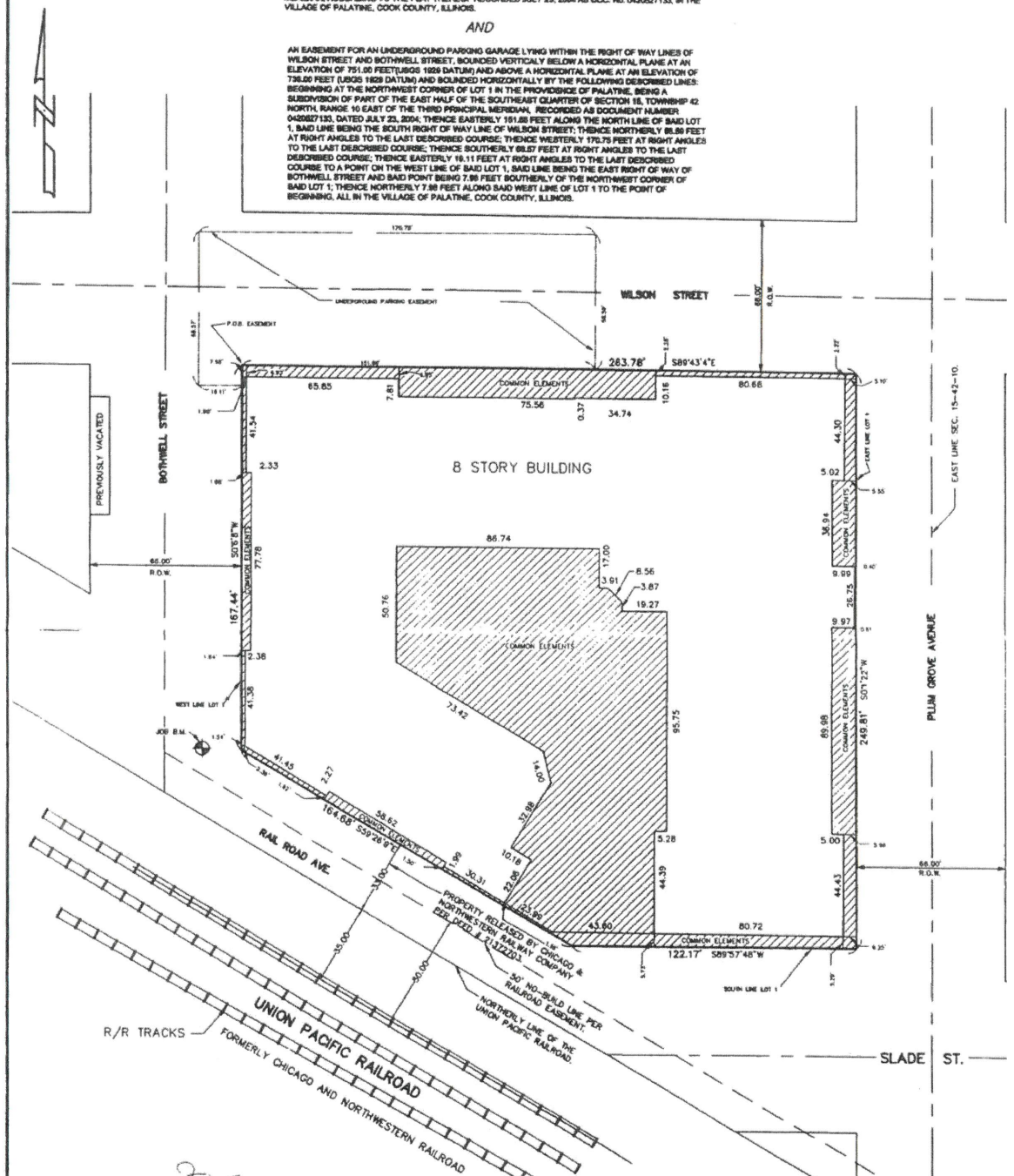
THE PROVIDENCE OF PALATINE A CONDOMINIUM

OF

LOT 1 IN THE PROVIDENCE OF PALATINE BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 2004 AS DOC. NO. 042027133, IN THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

AND

AN EASEMENT FOR AN UNDERGROUND PARKING GARAGE LYING WITHIN THE RIGHT OF WAY LINES OF WILSON STREET AND BOTHWELL STREET, BOUNDED VERTICALLY BELOW A HORIZONTAL PLANE AT AN ELEVATION OF 731.00 FEET (UGCS 1985 DATUM) AND ABOVE A HORIZONTAL PLANE AT AN ELEVATION OF 736.00 FEET (UGCS 1985 DATUM) AND BOUNDED HORIZONTALLY BY THE FOLLOWING DESCRIBED LINES: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN THE PROVIDENCE OF PALATINE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 042027133, DATED JULY 23, 2004; THENCE EASTERLY 181.88 FEET ALONG THE NORTH LINE OF SAID LOT 1, SAID LINE BEING THE SOUTH RIGHT OF WAY LINE OF WILSON STREET; THENCE NORTHERLY 86.89 FEET AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE; THENCE WESTERLY 170.75 FEET AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE; THENCE SOUTHERLY 86.07 FEET AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE; THENCE EASTERLY 18.11 FEET AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE TO A POINT ON THE WEST LINE OF SAID LOT 1, SAID LINE BEING THE EAST RIGHT OF WAY OF BOTHWELL STREET AND SAID POINT BEING 7.88 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY 7.88 FEET ALONG SAID WEST LINE OF LOT 1 TO THE POINT OF BEGINNING, ALL IN THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.



Survey
BEARINGS ARE ON ASSUMED BASIS.

PRECISION
LAND SURVEYORS, INC.
803 E. BURNETT ROAD
ISLAND LAKE, IL 60042
(847) 467-0500

DRAWING NO.: P201001-100-9
ORDERED BY: HANCO DEVELOPMENT

DRAWN BY: A.J.T.S.
FIELDWORK COMPLETED: 2-11-2005

RECORDS FROM PLAT OF SUBDIVISION
SCALE: 1"=30'

NOTES:

JOHN J. JONES
165 PLANS NOT ON PRESENTMENT
RE CORNER OF BOTHWELL AND RAILROAD AVENUE
ELEVATION = 705.00

LOT 1
80181.70 SQ. FT.

ENCLOSURE SHOWN ARE THERE ALONG
THE RICH EXISTING UNDERGROUND
PARKING GARAGE. THE PROPERTY
LINES ARE OF THE CORNER
SUBDIVISION.

CONVEYANCE LINES, RECORDED ABOVE
AND SHOWN ON THIS PLAT, ARE THE
LINES AND BOUNDARIES OF THE
PROPERTY. TO ALL AND ANY, THESE
AND LOCAL, NATIONAL, STATE, COUNTY
AND FEDERAL LAWS, ORDINANCES, AND
DECISIONS OF ANY
DISCREPANCY.

AFTER RECORDING RETURN TO
PRECISION LAND
SURVEYORS, INC.
803 E. BURNETT ROAD
ISLAND LAKE, IL 60042



STATE OF ILLINOIS
COUNTY OF LAKE

I, DAVID A. HIMES, AN ILLINOIS REGISTERED LAND
SURVEYOR, CERTIFY THAT THIS SURVEY WAS MADE ON
THE GROUND, AND THAT THE DRAWING HEREON IS A TRUE
AND CORRECT REPRESENTATION OF SAID SURVEY AND IS
IN ACCORDANCE WITH THE ILLINOIS CONDOMINIUM
PROPERTY ACT.

DATED THIS 23RD DAY OF MARCH, 2005.

DAVID A. HIMES
REGISTRATION NO. 005-02743
EXPIRES 11-25-08

Attachment: Plat of Survey (25 W Wilson Street - SU Medical)

ILLINOIS BONE AND JOINT INSTITUTE, LLC
Addendum #2 to Special Use Application

I. INTRODUCTION.

Applicant is the Illinois Bone and Joint Institute, LLC, an Illinois limited liability company (“IBJI”). IBJI wants to open a physical therapy branch of their region-wide business at 25 West Wilson Street, Suite C, Palatine, Illinois 60067, in the north side of Downtown Palatine. The property is zoned B-2, General Business District, PUD, and the proposed physical therapy business operation is permitted, but only as a Special Use (see “physical health services,” Section 11.03(d)(23)).

IBJI requests a Special Use permit to operate a physical therapy service business as a tenant on the first floor within The Providence.

II. IBJI.

Founded in 1990, IBJI is one of the largest orthopedic group practices in the State of Illinois. With over 90 physicians in every orthopedic specialty, IBJI offers care for children and adults from some of the most accomplished and respected orthopedists in the country. IBJI’s 20 locations in Chicago and the north suburbs make it easy to access complete healthcare.

While IBJI offers a full range of orthopedic care, at the 25 West Wilson Street, Palatine location IBJI will be engaging in providing physical therapy services only, focusing on the rehabilitation of patients to relieve pain, improve limited function and regain increased strength resulting from accidents, orthopedic surgeries and accessory health conditions. IBJI prides itself on having a longstanding reputation of providing comprehensive and expert physical therapy care to all of its patients.

III. IBJI’s LEASED SPACE.

IBJI intends to lease 2,965 square feet within what is known as “Retail Space C” within The Providence as generally depicted on the floor plan attached hereto as **Exhibit A**. As can be seen, the layout consists of a small lobby at the entrance to the unit, with a front desk, single staff office and single private treatment room to be located along the east wall of the unit. Patient treatment beds will line the north and west walls of the unit, with exercise equipment and code-compliant bathroom facilities lining the south wall. A more detailed floor plan prepared by IBJI’s architect will be provided at the public hearing before the Zoning Board of Appeals.

It is IBJI’s understanding that since construction of The Providence Building in 2006, this corner space has always been vacant and has never been leased.

IV. IBJI'S PROJECTED USE.

IBJI's clinic at this location will have operating hours from 6:30 a.m. through 7:30 p.m. from Monday through Friday, with the clinic being closed on both Saturday and Sunday. As far as staffing, at the inception IBJI anticipates it will employ three clinicians (two physical therapists and one rehabilitation technician) along with one receptionist. Each of the three clinicians would likely see 10 scheduled patients a day if fully booked (there will be no "walk-in" patients), with the clinicians staggering their schedules to offer the most options to each patient. Patients are scheduled on half hour intervals and typically are at the clinic for an hour between seeing the clinician and then doing their rehabilitation exercises.

Patients are scheduled so that the next patient coming in tends to replace a patient who is leaving. Typically, the mid-day experiences the most patients because clinician schedules tend to overlap at that time. The following is the anticipated patient volume in the clinic at various points throughout the day assuming full schedules for the three clinicians and maximum efficiency:

<u>Time Slots</u>	<u>Patients Per Hour</u>
6:30 a.m. to 11:00 a.m.	4-5
11:00 a.m. to 3:00 p.m.	6-7
3:00 p.m. to 7:30 p.m.	4-5

Assuming the clinic operations are successful, IBJI has designed the space to ultimately support a total of six clinicians with likely one to two part-time rehabilitation technicians and an additional office employee. Based on IBJI's experience at its other locations, doubling the number of clinicians will not necessarily double the volume of traffic in the clinic at any given time due to scheduling adjustments and additional staggering of breaks and lunches for the clinicians. In the event the maximum six clinicians is achieved, IBJI would anticipate the following patient volumes, again assuming full schedules and maximum efficiency:

<u>Time Slots</u>	<u>Patients Per Hour</u>
6:30 a.m. to 11:00 a.m.	6-7
11:00 a.m. to 3:00 p.m.	9-10
3:00 p.m. to 7:30 p.m.	6-7

V. SIGNAGE.

Consistent with their other clinics, IBJI anticipates having signage on the front exterior of the building with additional IBJI decals on the windows to their space. For illustrative purposes, attached hereto as **Group Exhibit B** is signage that has been developed for certain other IBJI locations. IBJI will obviously ensure that all signage fully complies with the Village's sign regulations.

VI. THE PROVIDENCE DEVELOPMENT.

The Providence Building is a mixed use commercial and residential development approved by the Village as a planned unit development back in 2004 under Ordinance #O-18-04. The project was undertaken by Hummel Development pursuant to a Tax Increment Finance (TIF) Agreement, and construction was completed in 2006. This project is the tallest building in Downtown Palatine and neighbors lower scale residential neighborhoods to the east and north, and retail/restaurant properties to the west. (Village of Palatine Downtown TOD Plan, 2016, p. 42, hereafter “Downtown TOD Plan”).

The Providence PUD has approximately 18,660 square feet of ground floor commercial leasehold space within 112 residential condominium units.¹

VII. PUBLIC AND PRIVATE PARKING FACILITIES.

A. The Providence Parking.

The residential portion of The Providence provides a total of 197 parking spaces, which exceeds the Village and ITE parking requirements. Thirty-five spaces are provided on-grade under Plum Grove Avenue building, 148 spaces are provided an underground garage under the block, and 14 reserved on-street visitor spaces along Railroad Avenue by Plum Grove Road. (p. 2, Metro Traffic and Parking Study prepared for the Hummel Development Group, LLC dated January 15, 2004).

The approximate 18,660 square feet of The Providence commercial space is served by 60 on-street parking spaces and five spaces within the service alley, for a total of 65 spaces or 3.54 spaces per thousand square feet. The parking study conducted for the “Downtown Land-Use Guide” planning study recommended 3.0 spaces per 1,000 square feet for commercial space, which is exceeded by this development. (p. 3, Metro Traffic and Parking Study prepared for the Hummel Development Group, LLC dated January 15, 2004).

B. Downtown Parking.

The parking resources available today in Downtown Palatine include public on-street and off-street parking, private off-street lots and Metra commuter parking. The Village is responsible for all public parking, including the maintenance and management of the Gateway Center parking garage and commuter parking lots throughout the Downtown area. (Village Downtown Computer Public Parking, publication found at: <https://www.palatine.il.us/2002/Downtown-Commuter-Public-Parking>).

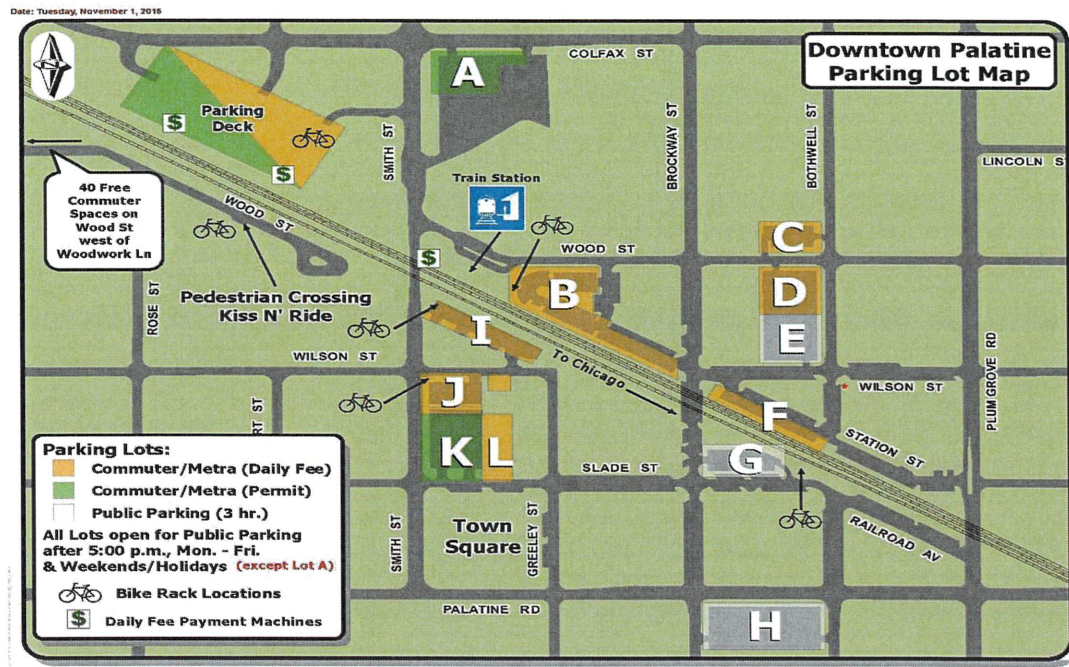
The following is a photograph and excerpt from page 16 of the Downtown TOD Plan and further provides:

¹ The approximate 18,660 square footage for the first floor commercial space is the square footage figure obtained from IBJI’s landlord. The Downtown TOD Plan references the commercial space square footage to be 18,350.



Based on data provided by the Village and supplemented with field verification, the planning team estimates that there are about 2,960 public and private parking spaces in the area shown in the map above. Of this total number of parking spaces, 7% are on-street spaces, 19% are public off-street spaces, 46% are Metra commuter spaces, and 28% are private spaces. The majority of the spaces, 72%, are located on the north side of the Union Pacific Railroad, and the remaining 28%, is located south of the railroad tracks.

The specific Downtown commuter and public parking lots and spaces throughout Downtown Palatine are depicted on the Downtown Palatine Parking Lot Map appearing below as published by the Village on <https://www.palatine.il.us/DocumentCenter/View/164>:



Those areas identified as commuter parking lots are open to the general public on nights (after 5:00 p.m.) and on weekends (except for Lot A). Lot E, immediately kiddy-corner from the proposed IBJI leasehold, is a general public parking lot with a three-hour parking limit. In addition to Lot E and the 65 street parking spaces at The Providence, other on-street parking spaces exist with a variety of time restrictions.

Consistent with the Village's approval of the Evolve Chiropractic special use within The Providence, IBJI will agree to have all of its employees enroll in and utilize the Downtown employee parking areas.

VIII. 35% NON-RETAIL RESTRICTION.

When originally approved in 2004 by the Village, Section 8.7 of the Redevelopment Agreement for the TIF required that the primary business of all tenants to be located on the first floor be retail sales generating uses or restaurant uses. (See Ordinance #O-20-04, p. 16, ¶ 8.7). Section 9.8 of the Redevelopment Agreement went on to specify that the Developer shall lease or sell the commercial space to only tenants or buyers whose uses generated sales tax as a principal part of their business. (Ordinance #O-20-04, p. 21, ¶ 9.8).

Shortly after The Providence was actually constructed in 2006, it became clear to the Developer and the Village that the foregoing requirement for 100% retail/sales tax users in the commercial first floor space was not viable. In this regard, on December 18, 2006 a First Amendment was adopted to the Redevelopment Agreement under Ordinance #0-233-06 which specifically recited the unexpected resistance the Developer faced in trying to achieve 100% retail sales generating or restaurant uses for the first floor commercial space.

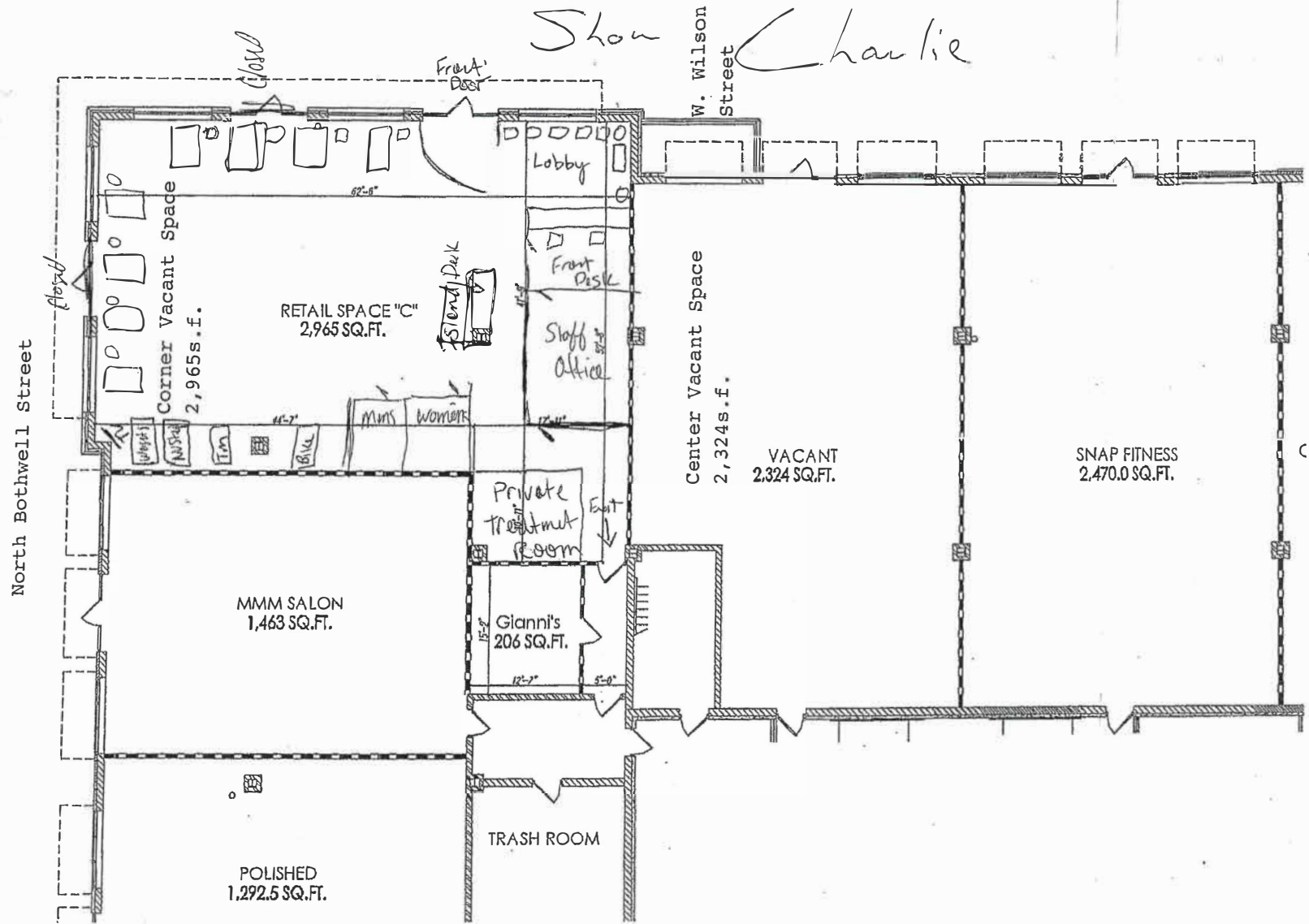
As a result, the First Amendment relaxed the retail requirement to permit up to 35% of the 18,660 square feet of ground floor commercial space to be leased to non-retail tenants.

In fact, as of the date of this Application, the rent roll provided to IBJI by its landlord establishes that **none** of the first floor commercial space is occupied by a pure non-food “retail use.” Instead, of the roughly 18,660 square feet of first floor commercial space, 28% is occupied by service uses, 36% by restaurant uses, 23% by medical uses (this figure includes IBJI’s leased space), with the remaining 12% of The Providence first floor being vacant (see Providence Commercial Tenant Breakdown attached hereto as **Exhibit C**).

As a result, and in light of the long persisting market conditions in The Providence commercial space, IBJI requests relief from the 65% retail use restriction within the First Amendment. This relief is requested because a physical therapy use is not a sales tax generating land use, and more than 35% of the commercial space at The Providence is already occupied by non-sales tax generating tenants.

Because the 65% limit exists exclusively as a term of the First Amendment to the Redevelopment Agreement and not as a zoning restriction, the vehicle for relaxing this non-retail limitation would appear to be either a Village Board waiver or an amendment to the Redevelopment Agreement. IBJI leaves the decision to the Village as to the most appropriate vehicle to grant the requested relief.

EXHIBIT A



GROUP EXHIBIT B





- A** QTY: 1
MTRL: .25" Acrylic
SIZE: 130" x 84"
Non-Illuminated
- B** QTY: 2
MTRL: Illuminated Channel Lett
SIZE: 258.5" x 36.75"

COLORS

THIS PROOF IS NOT FOR COLOR MATCHING



PMS #



PMS #



PMS #



PMS #



601 ESTES AVE.
PHONE: 847-534

Packet Pg. 61

PROJECT NUMBER	DIV / EST	PROJECT MANAGER	GS	ARTIST	AV
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- ☐ APPROVED
- ☐ APPROVED AS NOTED
- ☐ CORRECT & REPROOF

SIGNATURE

DATE





EXHIBIT C

Address	Square Footage	Tenant	Use
18 W. Station St	4936	Gianni's Café	Restaurant
45 N. Bothwell	1785	Christie's Dairy Delights	Restaurant
47 N. Bothwell	1292.5	Cornerstone Realty	Real Estate Sales (Service)
49 N. Bothwell	1481	Salon MMM	Hair Salon (85% Service & 15% Sales)
51 N. Bothwell	2965	Illinois Bone & Joint	Medical
21-25 W. Wilson	2324	VACANT (Proposed Restaurant)	Restaurant Proposed
19 W. Wilson	2470	SNAP Fitness	Health Club (Service)
17 W. Wilson	1410	Evolve Chiropractic	Medical
TOTAL SQUARE FEET:	18663.5		

USE**As of 03/23/16**

	Square Footage:	% of Total Square Footage:
Total Service:	5243.5	28.09%
Total Retail:	0	0.00%
Total Restaurant:	6721	36.02%
Total Medical	4375	23.44%
Total Vacant	2324	12.45%
TOTAL SQUARE FEET	18663.5	100.00%

MEMORANDUM TO: Catherine Irvin
Director of Rehabilitation
Illinois Bone & Joint Institute, LLC

FROM: Eric D. Russell, P.E., PTOE, PTP, LEED AP ND
Principal

Luay R. Aboona, P.E., PTOE
Principal

DATE: August 9, 2018

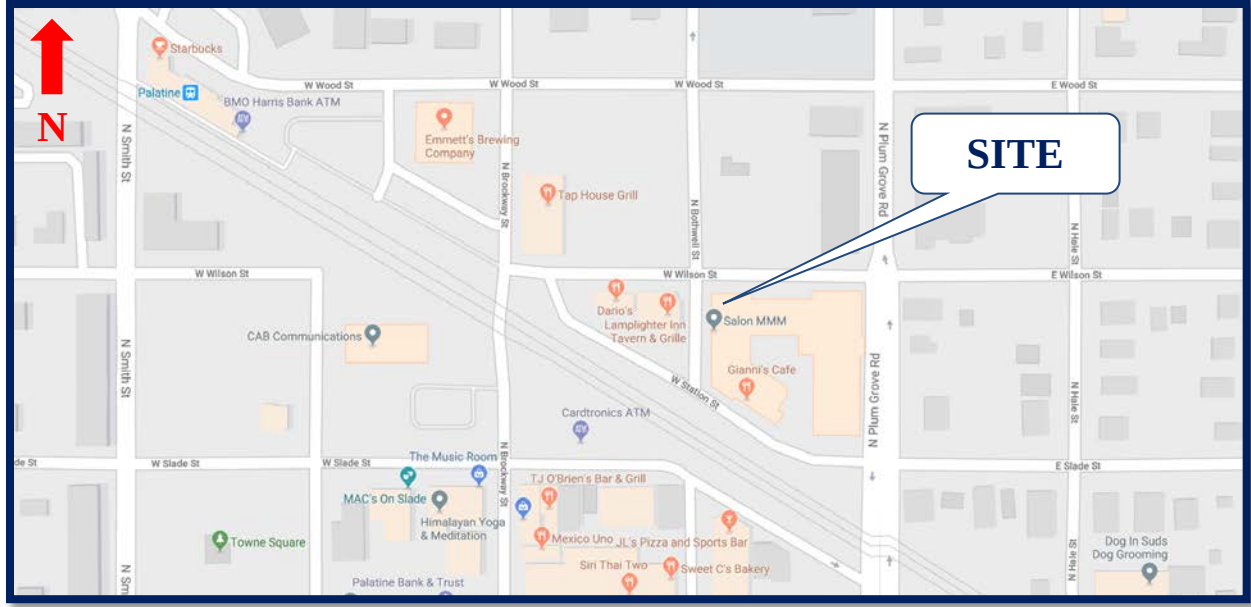
SUBJECT: Parking Assessment
Proposed IBIJ Physical Therapy Clinic
Palatine, IL

Introduction

This memorandum provides a Parking Assessment regarding a special use to locate an Illinois Bone & Joint Institute (IBJI) physical therapy clinic at 25 W. Wilson Street in Palatine, Illinois. The proposed clinic will occupy approximately 2,965 square feet of space within Suite C of The Providence building, a mixed-use building located in downtown Palatine on the block bounded by W. Wilson Street on the north, N. Plum Grove Road on the east, W. Station Street on the south, and N. Bothwell Street on the west. Suite C is a ground floor unit located at the northwest corner of the building. **Figure 1** shows the site location. **Figure 2** shows an aerial view of the site location. **Figure 3** shows a ground view of the Suite C, which is the unit at the northwest corner of The Providence building.

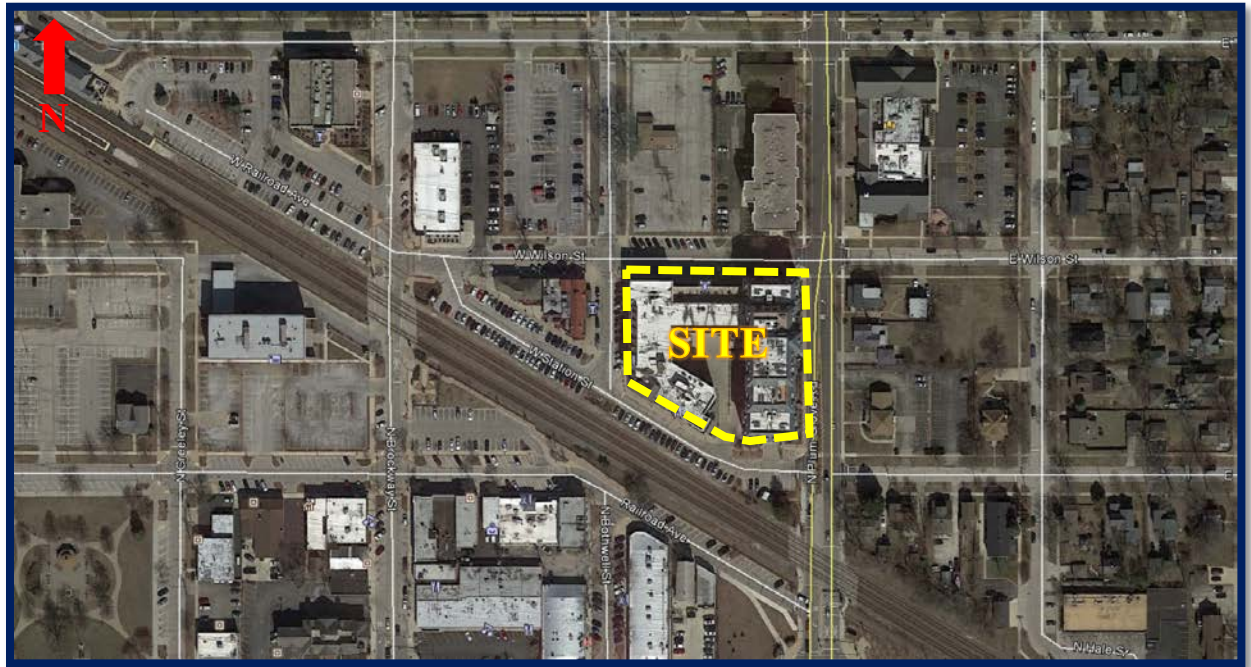
There is no on-site parking available within The Providence building for employees and patients of the proposed clinic, so all clinic parking will need to be accommodated within the nearby public parking areas, including along the public streets and in the public parking lots.

The purpose of this parking assessment was to determine the adequacy of the available public parking supply in accommodating the projected parking need of the proposed clinic. In order to do that, the parking assessment included an inventory of the public parking supply within a one- to two-block radius of the site, occupancy of the parking supply, estimate of the parking demand from the proposed clinic and from other permitted uses in the B-2 General Business District, and a comparison of the clinic parking demand with the available parking supply to assess whether adequate parking is available in the area to support the business.



Site Location

Figure 1



Aerial View of Site Location

Figure 2



Ground View of Site Location (“Suite C”)

Figure 3

Existing Parking Supply

KLOA, Inc. performed an inventory of the public parking spaces on the north side of the Union Pacific Railroad within one- to two-blocks of the site. **Table 1** provides a block-by-block summary of the on-street parking inventory near the site and includes nine blocks each with parking lanes on both side of the street. In total, these nine blocks provide 195 on-street parking spaces, 80 percent of which are free with 3-hour time regulations on weekdays between 8:00 A.M. and 6:00 P.M., and 20 percent of which are for Metra commuters (\$2 daily fee) or for Providence Condominium parking permit holders. Table 1 also summarizes the off-street parking inventory near the site and includes two Metra commuter parking lots (\$2 daily fee) and one free parking lot with 3-hour time regulations on weekdays between 8:00 A.M. and 6:00 P.M. In total, these three parking lots provide 116 off-street parking spaces. **Figure 4** shows the on- and off-street public parking locations near the site.

Table 1
PUBLIC PARKING INVENTORY IN VICINITY OF IBI SITE

	On-Street Parking Locations																			Off-Street Parking Lots				Grand
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	Total	Lot C	Lot D	Lot E	Total	Total
Inventory	-	-	10	-	6	11	12	22	21	29	2	31	10	14	-	11	12	4	195	24	48	44	116	311
Notes:																								
A	Wood St between Brockberry St and Bothwell St - North Side.....No Parking Anytime																							
B	Wood St between Brockberry St and Bothwell St - South Side.....No Parking Anytime																							
C	Wood St between Plug Grove Rd and Bothwell St - North Side.....No Parking School Drop-off Zone (8:45-9:45 AM, 11:15-11:45 AM, 12:15-12:45 PM)																							
D	Wood St between Plug Grove Rd and Bothwell St - South Side.....No Parking																							
E	Wilson St between Brockberry St and Bothwell St - North Side.....3 Hour Parking 8:00 AM-6:00 PM except Sat/Sun/Holidays																							
F	Wilson St between Brockberry St and Bothwell St - South Side.....3 Hour Parking 8:00 AM-6:00 PM except Sat/Sun/Holidays																							
G	Wilson St between Plug Grove Rd and Bothwell St - North Side.....3 Hour Parking 8:00 AM-6:00 PM except Sat/Sun/Holidays																							
H	Wilson St between Plug Grove Rd and Bothwell St - South Side.....3 Hour Parking 8:00 AM-6:00 PM except Sat/Sun/Holidays																							
I	Station St between Wilson St and Bothwell St - North Side.....3 Hour Parking 8:00 AM-6:00 PM except Sat/Sun/Holidays																							
J	Station St between Wilson St and Bothwell St - South Side.....\$2 Daily Fee 5:00 AM-5:00 PM, Mon-Fri, Spaces Free All Other Times																							
K	Station St between Plug Grove Rd and Bothwell St - North Side.....Permit Parking Only for Providence Condominiums																							
L	Station St between Plug Grove Rd and Bothwell St - South Side.....Permit Parking Only for Providence Condominiums-8 Spaces																							
M	Brockberry St between Wood St and Wilson St - E Side.....3 Hour Parking 8:00 AM-6:00 PM except Sat/Sun/Holidays																							
N	Brockberry St between Wood St and Wilson St - W Side.....3 Hour Parking 8:00 AM-6:00 PM except Sat/Sun/Holidays																							
O	Bothwell St between Wood St and Wilson St - East Side.....No Parking Anytime																							
P	Bothwell St between Wood St and Wilson St - West Side.....3 Hour Parking 8:00 AM-6:00 PM except Sat/Sun/Holidays																							
Q	Bothwell St between Station St and Wilson St - East Side.....3 Hour Parking 8:00 AM-6:00 PM except Sat/Sun/Holidays-9 spaces																							
R	Bothwell St between Station St and Wilson St - West Side.....15-Min Parking 5:00 PM-8:00 PM-3 spaces																							
Lot C	Commuter Parking Lot, NW corner Wood St and Bothwell St.....3 Hour Parking 8:00 AM-6:00 PM except Sat/Sun/Holidays																							
Lot D	Commuter Parking Lot, SW corner Wood St and Bothwell St.....\$2 Daily Fee 5:00 AM-5:00 PM, Mon-Fri, Spaces Free All Other Times																							
Lot E	Public Lot, NW corner Wilson St and Bothwell St.....\$2 Daily Fee 5:00 AM-5:00 PM, Mon-Fri, Spaces Free All Other Times																							
	Public Lot, NW corner Wilson St and Bothwell St.....3-Hour Parking 8 AM - 6 PM Mon-Fri																							



On-Street & Off-Street Public Parking Near Site

Figure 4

Existing Parking Utilization

KLOA, Inc. also performed a parking occupancy survey of the on-street and off-street parking locations shown in Table 1 and Figure 4 on Wednesday, August 1, 2018. Data was collected on the number of occupied spaces at each parking location every 30 minutes between 9:00 A.M. and 5:00 P.M. **Table 2** in the Appendix shows the number of occupied parking spaces of the on-street and off-street parking area in the study area. **Table 3**, also in the Appendix, shows the percentage of occupied spaces in proportion to the parking capacity of the block or lot.

The data in Tables 2 and 3 indicated that peak occupancy of the on-street parking spaces occurred at 5:00 P.M. when 133 of the 195 parking spaces in the area (or 68%) were occupied. Peak occupancy of the off-street spaces in the parking lots also occurred at 5:00 P.M. when 86 of the 116 parking spaces (or 74%) were occupied. In total, peak occupancy of all public parking in the area occurred at 5:00 P.M. when 219 of the 311 parking spaces (or 70% of capacity) were occupied.

Specific to the public parking spaces immediately adjoining the site, there are 34 spaces along W. Wilson (N. Bothwell St to N. Plum Grove Rd), 16 spaces along N. Bothwell (W. Wilson St to W. Station St), and 44 spaces caddy-corner from the site in Lot E. In total, there are 94 public parking spaces adjoining the site. The peak utilization of these adjoining spaces occurred at 5:00 P.M. when 61 of the 94 spaces (or 65%) were occupied, leaving a minimum of 33 parking spaces available.

Parking Required by Village Code

The proposed clinic would be classified under the Business and Retail Uses land use category in the Village of Palatine's Zoning Ordinance. The Zoning Ordinance parking requirement for the proposed clinic is 10 spaces, as shown in **Table 4**. Of these 10 spaces, 20 percent of the spaces (2 spaces) must be designed as accessible spaces per the IBC 2009 Building Code (Section 1106.4). These spaces could be provided within the courtyard of The Providence building, which allows for accessible access to the rear entry of the clinic. It should be noted that the parking requirement could be waived by the Zoning Administrator since the site is in a downtown area that provides for such a waiver (Sec. 7.03(b)(1) of the Village Code). Also, for purposes of comparison, the Zoning Ordinance parking requirement for a restaurant use in Suite C would be 30 spaces, as shown in Table 4.

Table 4

VILLAGE OF PALATINE ZONING ORDINANCE PARKING REQUIREMENT

Land Use	Off-Street Parking Ratio by Code ¹	Space	Parking Requirement by Code
Business and Retail Uses	1 space / 300 sf gfa	2,965 sf	10 spaces
Restaurant	1 space / 100 sf gfa	2,965 sf	30 spaces

¹ Appendix A (Zoning) of Village of Palatine Code of Ordinances

IBJI Clinic Operations

Operating Hours

The proposed hours of operation of the IBJI clinic are as follows:

Monday:	6:30 A.M. - 7:30 P.M.
Tuesday:	6:30 A.M. - 7:30 P.M.
Wednesday:	6:30 A.M. - 7:30 P.M.
Thursday:	6:30 A.M. - 7:30 P.M.
Friday:	6:30 A.M. - 5:30 P.M.
Saturday:	Closed
Sunday:	Closed

Staffing

Staffing at the IBJI clinic will consist of two licensed physical therapists, one front desk attendant and one or two part-time physical therapist technicians. Ultimately in the future if optimal operations are achieved, the space is designed to support up to five or six licensed physical therapists and two to three front desk attendants.

Patient Loads

The physical therapists typically serve 10 to 12 patients per day. Upon opening, the patient load is anticipated to range from 20 to 24 per day. If optimal operations are achieved such that the clinic is staffed with five or six licensed physical therapists, the patient load may range from 50 to 72 per day.

Estimated IBJI Clinic Parking Demand

The peak parking demand for the IBJI clinic was estimated three ways. First by utilizing an industry-wide resource documenting parking demand data for various types of land use, second from the anticipated clinic staffing levels and patient loads, and third from parking surveys of an existing IBJI clinic in Schaumburg, Illinois.

KLOA reviewed national parking demand data for clinics, as contained in *Parking Generation*, 4th Edition, published by the Institute of Transportation Engineers (ITE), 2010. The ITE definition for a clinic (Land Use Code: 630) is “any facility that provides limited diagnostic and outpatient care but is unable to provide prolonged in-house medical and surgical care.” The published parking ratios for a clinic ranges from an average peak parking demand ratio of 4.94 spaces per 1,000 sf to an 85th-percentile peak parking demand ratio of 4.96 spaces per 1,000 sf. To maintain a conservative analysis, the 85th-percentile parking demand ratio was used and results in a parking need of 15 spaces for the proposed 2,965 sf clinic.

Table 5 shows the estimated hourly distribution of this parking demand based on data from the *Parking Generation* publication. As shown, the peak parking demand of 15 spaces for the IBJI clinic will occur between 1:00 P.M. and 2:00 P.M. while a parking demand of 11 spaces will be experienced at the 5:00 P.M. time period that coincides with peak parking utilization of the public spaces in the surrounding area.

Table 5
ESTIMATED IBJI HOURLY PARKING DEMAND DISTRIBUTION

Time Period	% of Peak Parking Demand ¹	85 th -Percentile Peak Parking Demand
9:00 AM	73%	11
9:30 AM	73%	11
10:00 AM	82%	12
10:30 AM	82%	12
11:00 AM	73%	11
11:30 AM	73%	11
12:00 PM	86%	13
12:30 PM	86%	13
1:00 PM	100%	15
1:30 PM	100%	15
2:00 PM	91%	14
2:30 PM	91%	14
3:00 PM	91%	14
3:30 PM	91%	14
4:00 PM	82%	12
4:30 PM	82%	12
5:00 PM	73%	11

¹ *Parking Generation*, 4th Ed, Institute of Transportation Engineers, 2010; Land Use Code 630: Clinic

KLOA also estimated the peak parking demand for the clinic if optimal operations are achieved. This assumes an ultimate daily staffing level of seven people at any given time, and an ultimate patient load visit level of eight on-site at any given time (4 engaged in therapy, 4 waiting to be seen). The estimated total of 15 people on-site at any given time would correspond to a need for 15 parking spaces, assuming all drive themselves to the facility. This estimate is consistent with the peak parking demand estimate from the ITE *Parking Generation* publication.

KLOA also performed a parking occupancy survey at the existing IBJI physical therapy clinic at 140 South Roselle Road, Suite A, in Schaumburg, Illinois on Thursday, August 2, 2018. This clinic has been open for four months and is similar in size to the proposed clinic in The Providence building in Palatine, occupying 2,805 square feet of space within an existing commercial building. On the day of the parking survey the facility received 15 patient visits. **Figure 5** shows a ground view of the Schaumburg IBJI clinic. **Table 6** summarizes the parking utilization at the Schaumburg IBJI clinic, which indicated a peak demand of six spaces occurring between 4:00 and 5:00 P.M. Based on this data, the peak parking demand ratio at this clinic was calculated to be 2.14 spaces/1,000 sf.

In comparing the estimates of peak parking demand for the IBJI clinic in Palatine, the estimate of 15 spaces based on surveys contained in the ITE *Parking Generation* publication, substantiated by anticipated ultimate staffing levels and patient loads at the facility, was determined to be the most conservative and was thus carried forward into the analysis of parking adequacy.



Ground View of Schaumburg IBJI Clinic

Figure 5

Table 6

PARKING UTILIZATION AT EXISTING IBJI SCHAUMBURG FACILITY

Time	Parking Demand
9:00 AM	4
9:30 AM	4
10:00 AM	3
10:30 AM	4
11:00 AM	4
11:30 AM	3
12:00 PM	3
12:30 PM	4
1:00 PM	4
1:30 PM	5
2:00 PM	5
2:30 PM	5
3:00 PM	4
3:30 PM	3
4:00 PM	6
4:30 PM	6
5:00 PM	5
Survey Date: Thursday, August 2, 2018	

Existing Parking Adequacy

Table 7 summarizes the adequacy of the public parking system adjoining the IBJI site to accommodate the combination of the current parking demand and projected IBJI parking demand over the course of a typical weekday. The current parking demand reflects the utilization of the parking spaces in Lot E and along W. Wilson Street (N. Bothwell St to N. Plum Grove Rd) and N. Bothwell Street (W. Wilson St to W. Station St). When the total parking capacity of these three parking locations (94 spaces) is compared with the combined hourly parking demand, the results show a parking surplus ranging from 22 spaces to 61 spaces.

It should be noted that the parking occupancy surveys of the other on-street parking locations in the study area indicated a surplus of an additional 47 to 76 non-commuter, non-permit parking spaces over the course of the day, as shown in Table 2.

Table 7

PROJECTED PARKING ADEQUACY WITH IBJI CLINIC

Time Period	W. Wilson On-Street ¹	N. Bothwell On-Street ²	Lot E	IBJI Projected Demand ³	Total Projected Demand	Total Parking Supply	Percent Occupied	Parking Surplus
9:00 AM	11	7	4	11	33	94	35%	61
9:30 AM	12	9	5	11	37	94	39%	47
10:00 AM	18	9	7	12	46	94	49%	48
10:30 AM	16	8	7	12	43	94	46%	51
11:00 AM	13	11	8	11	43	94	46%	51
11:30 AM	12	9	9	11	41	94	44%	53
12:00 PM	14	10	9	13	46	94	49%	48
12:30 PM	12	10	13	13	48	94	51%	46
1:00 PM	13	11	13	15	52	94	55%	42
1:30 PM	17	8	14	15	54	94	57%	40
2:00 PM	17	9	12	14	52	94	55%	42
2:30 PM	16	10	11	14	51	94	54%	43
3:00 PM	17	12	9	14	52	94	55%	42
3:30 PM	17	9	9	14	49	94	52%	45
4:00 PM	19	12	12	12	55	94	59%	39
4:30 PM	20	13	21	12	66	94	70%	28
5:00 PM	22	14	25	11	72	94	77%	22

¹ Parking demand on block between N. Bothwell St and N. Plum Grove Rd
² Parking demand on block between W. Wilson St and W. Station St.
³ From Table 5

Conclusions

The findings from this Parking Assessment for the proposed Illinois Bone & Joint Institute (IBJI) physical therapy clinic in Suite C of The Providence building at 25 W. Wilson Street in Palatine indicate that there is adequate public parking available in the immediate vicinity of the site to accommodate the Code-required number of parking spaces and the projected parking demand from the clinic. This conclusion is based on the following:

- There is no on-site parking available within The Providence building for employees and patients of the proposed clinic. All clinic parking will use nearby street parking and public lots.
- There are currently 311 public parking spaces (on- and off-street) within one- to two-blocks of the site, 80% of which are free with 3-hour time limits on weekdays from 8:00 AM-6:00 PM.
- Peak utilization of the public spaces occurred at 5:00 PM when 219 of the 311 parking spaces (70% of capacity) were occupied, leaving a surplus of 92 spaces.
- There are 94 parking spaces adjacent to the site, including spaces in Lot E and along W. Wilson Street (N. Bothwell-N. Plum Grove) and N. Bothwell Street (W. Wilson-W. Station).
- Peak utilization of these adjoining spaces also occurred at 5:00 P.M. when 61 of the 94 spaces (65% of capacity) were occupied, leaving a surplus of 33 spaces.
- The IBJI clinic requires 10 parking spaces by Village Code of which 2 must be accessible.
- The two (2) accessible parking spaces required by Village Code could be provided within the courtyard of The Providence building.
- This parking requirement could be waived by the Zoning Administrator since the site is in a downtown area that provides for such a waiver (Sec. 7.03(b)(1) of the Village Code).
- By comparison, a restaurant use in Suite C would require 30 spaces by Village Code.
- The peak parking demand at the IBJI clinic is estimated at 15 spaces based on data from the ITE *Parking Generation* publication and from anticipated ultimate staffing levels and patient loads if optimal operations are achieved.
- The parking demand at the IBJI clinic is highest in the mid-afternoon hours (1:00-3:30 PM) and tapers off after 3:30 PM when the public spaces in the area are more heavily used.
- There are 94 parking spaces adjacent to the site, including spaces in Lot E and along W. Wilson Street (N. Bothwell-N. Plum Grove) and N. Bothwell Street (W. Wilson-W. Station).
- The public spaces adjacent to the site can adequately absorb the IBJI parking demand over the course of the day and still maintain a parking surplus, which will range from 22 to 61 spaces.
- There will also continue to be a parking surplus in the other public spaces (non-commuter, non-permit) near the site, ranging from 47 to 76 spaces.

APPENDIX

Table 2
NUMBER OF OCCUPIED PARKING SPACES IN VICINITY OF SITE

Survey Date: Wednesday, August 1, 2018

Time	On-Street Parking Locations																			Off-Street Parking Lots				Grand Total
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	Total	Lot C	Lot D	Lot E	Total	
9:00 AM	0	0	0	0	3	3	4	7	3	28	1	7	10	14	0	0	5	2	87	23	48	4	75	162
9:30 AM	0	0	0	0	3	2	4	8	3	29	2	7	8	14	0	0	8	1	89	23	48	5	76	165
10:00 AM	0	0	0	0	4	2	6	12	3	29	2	8	10	14	0	0	7	2	99	23	48	7	78	177
10:30 AM	0	0	0	0	4	2	6	10	3	29	2	10	10	13	0	0	6	2	97	23	48	7	78	175
11:00 AM	0	0	0	0	4	5	4	9	3	29	1	8	9	14	0	0	7	4	97	23	48	8	79	176
11:30 AM	0	0	0	0	5	5	3	9	3	28	1	10	9	14	0	0	7	2	96	23	48	9	80	176
12:00 PM	0	0	0	0	6	6	4	10	5	28	1	10	10	14	0	0	8	2	104	23	48	9	80	184
12:30 PM	0	0	0	0	6	11	3	9	9	29	1	9	10	14	0	0	8	2	111	23	47	13	83	194
1:00 PM	0	0	0	0	6	9	5	8	5	29	1	9	9	14	0	0	7	4	106	23	47	13	83	189
1:30 PM	0	0	0	0	4	11	7	10	5	27	1	11	10	11	0	0	4	4	105	22	47	14	83	188
2:00 PM	0	0	0	0	4	9	4	13	4	27	1	10	10	13	0	0	6	3	104	22	47	12	81	185
2:30 PM	0	0	0	0	3	9	4	12	3	27	1	10	9	14	0	0	7	3	102	21	46	11	78	180
3:00 PM	0	0	0	0	3	7	6	11	9	27	1	9	9	13	0	0	10	2	107	21	46	9	76	183
3:30 PM	0	0	0	0	3	9	6	11	9	26	1	10	10	14	0	1	7	2	109	21	46	9	76	185
4:00 PM	0	0	0	0	3	7	8	11	10	26	1	14	10	13	0	1	9	3	116	21	44	12	77	193
4:30 PM	0	0	0	0	4	9	6	14	9	27	1	17	9	13	0	2	10	3	124	21	44	21	86	210
5:00 PM	0	0	0	0	6	9	6	16	12	29	1	19	10	11	0	0	10	4	133	19	42	25	86	219
Inventory	-	-	10	-	6	11	12	22	21	29	2	31	10	14	-	11	12	4	195	24	48	44	116	311

Table 3
PERCENTAGE OF OCCUPIED PARKING SPACES IN VICINITY OF SITE

Survey Date: Wednesday, August 1, 2018

Time	On-Street Parking Locations																			Off-Street Parking Lots				Grand Total
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	Total	Lot C	Lot D	Lot E	Total	
9:00 AM	0%	0%	0%	0%	50%	27%	33%	32%	14%	97%	50%	23%	100%	100%	0%	0%	42%	50%	45%	96%	100%	9%	65%	52%
9:30 AM	0%	0%	0%	0%	50%	18%	33%	36%	14%	100%	100%	23%	80%	100%	0%	0%	67%	25%	46%	96%	100%	11%	66%	53%
10:00 AM	0%	0%	0%	0%	67%	18%	50%	55%	14%	100%	100%	26%	100%	100%	0%	0%	58%	50%	51%	96%	100%	16%	67%	57%
10:30 AM	0%	0%	0%	0%	67%	18%	50%	45%	14%	100%	100%	32%	100%	93%	0%	0%	50%	50%	50%	96%	100%	16%	67%	56%
11:00 AM	0%	0%	0%	0%	67%	45%	33%	41%	14%	100%	50%	26%	90%	100%	0%	0%	58%	100%	50%	96%	100%	18%	68%	57%
11:30 AM	0%	0%	0%	0%	83%	45%	25%	41%	14%	97%	50%	32%	90%	100%	0%	0%	58%	50%	49%	96%	100%	20%	69%	57%
12:00 PM	0%	0%	0%	0%	100%	55%	33%	45%	24%	97%	50%	32%	100%	100%	0%	0%	67%	50%	53%	96%	100%	20%	69%	59%
12:30 PM	0%	0%	0%	0%	100%	100%	25%	41%	43%	100%	50%	29%	100%	100%	0%	0%	67%	50%	57%	96%	98%	30%	72%	62%
1:00 PM	0%	0%	0%	0%	100%	82%	42%	36%	24%	100%	50%	29%	90%	100%	0%	0%	58%	100%	54%	96%	98%	30%	72%	61%
1:30 PM	0%	0%	0%	0%	67%	100%	58%	45%	24%	93%	50%	35%	100%	79%	0%	0%	33%	100%	54%	92%	98%	32%	72%	60%
2:00 PM	0%	0%	0%	0%	67%	82%	33%	59%	19%	93%	50%	32%	100%	93%	0%	0%	50%	75%	53%	92%	98%	27%	70%	59%
2:30 PM	0%	0%	0%	0%	50%	82%	33%	55%	14%	93%	50%	32%	90%	100%	0%	0%	58%	75%	52%	88%	96%	25%	67%	58%
3:00 PM	0%	0%	0%	0%	50%	64%	50%	50%	43%	93%	50%	29%	90%	93%	0%	0%	83%	50%	55%	88%	96%	20%	66%	59%
3:30 PM	0%	0%	0%	0%	50%	82%	50%	50%	43%	90%	50%	32%	100%	100%	0%	9%	58%	50%	56%	88%	96%	20%	66%	59%
4:00 PM	0%	0%	0%	0%	50%	64%	67%	50%	48%	90%	50%	45%	100%	93%	0%	9%	75%	75%	59%	88%	92%	27%	66%	62%
4:30 PM	0%	0%	0%	0%	67%	82%	50%	64%	43%	93%	50%	55%	90%	93%	0%	18%	83%	75%	64%	88%	92%	48%	74%	68%
5:00 PM	0%	0%	0%	0%	100%	82%	50%	73%	57%	100%	50%	61%	100%	79%	0%	0%	83%	100%	68%	79%	88%	57%	74%	70%
Inventory	-	-	10	-	6	11	12	22	21	29	2	31	10	14	-	11	12	4	195	24	48	44	116	311

Attachment: Petitioner Submitted parking analysis - IBJI parking assessment 8-9-2018 (25 W Wilson Street - SU Medical)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, August 14, 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 Medical Office (Physical Therapy) pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.
 The property is commonly known as 25 W Wilson Street (02-01-302-081-0000).
 The Petitioner is requesting to open a physical therapy office.
 The above petition has been filed by Illinois Bone and Joint Institute and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 18-34
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 30th day of July, 2018.
 Published in Daily Herald July 30, 2018 (4506030)

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

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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 30, 2018 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY *Danila Baity*
 Authorized Agent

Control # 4506030

Attachment: Public Notice (25 W Wilson Street - SU Medical)