



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 9, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. MINUTES APPROVAL

1. Zoning Board of Appeals - Regular Meeting - Jul 26, 2022 7:00 PM

III. PUBLIC HEARING

1. 433 N. Stark Drive

Special Use to permit a fence in the required front yard.

2. 1835 N. Laurel Drive

Special Use to permit a fence in the required front yard.

3. 165 W. Northwest Highway

Special Use Amendment to permit a floor plan alteration and to change the liquor license classification for an existing restaurant.

4. 345 W. Northwest Highway

Variation to permit an attached sign to be 145 square feet, instead of the maximum permitted 57 square feet.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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ZONING BOARD OF APPEALS

MINUTES • JULY 26, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. MINUTES APPROVAL

- Zoning Board of Appeals - Regular Meeting - Jun 28, 2022 7:00 PM - **Accepted**

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Roth-Wurster, Wood, McGinn, Pirog
ABSENT:	Luszczyk, Cavanaugh

Minutes Acceptance: Minutes of Jul 26, 2022 7:00 PM (Minutes Approval)

III. PUBLIC HEARING

- 1. 212 S. Bothwell Street - **Withdrawn**

RESULT:	WITHDRAWN
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Minutes Acceptance: Minutes of Jul 26, 2022 7:00 PM (Minutes Approval)

2. 936 S. Mallard Court - **Recommended to Approve**

Notice was published in the Daily Herald on July 11, 2022 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 / Site Plan
4. Floor Plan
5. Elevations
6. Surrounding Property Consent letters
7. Existing Conditions
8. Public Notice

Sworn in staff: Ms. Lyn Bremanis & Mr. Alex Bradshaw

Sworn in the petitioner: Mr. Andrew Hellman 936 S. Mallard Court

Mr. Hellman stated they want to add a small addition to the rear and remove an aging deck. He stated they are looking to add a 3 season room that is 20ft wide by 12ft deep. He stated the current structure is 22ft off the rear of the property. Mr. Hellman explained the property is on an angle and they only have 33ft from property line to foundation so under restriction.

Ms. Wood asked about current deck size
Mr. Hellman stated it is 22 by 18

Mr. Pirog asked if there are homes in the rear
Mr. Hellman answered yes

Mr. Pirog asked if the neighbors have any issues
Mr. Hellman stated they signed off consent along with all other neighbors in the rear

Ms. Wood asked the reason for the addition
Mr. Hellman explained they are looking for additional living space for family gatherings and storage in winter

Mr. Bradshaw gave a brief overview explaining all signatures obtained are from immediate adjacent properties. He stated subject property received an Administrative Variation for rear yard setback relief for the existing deck in 1992. He explained the proposed addition will not encroach in the either side yard setback. Mr. Bradshaw stated Staff has observed that the two immediately adjacent lots on South Mallard Court have rear yard setbacks similar, between 25 feet - 30 feet, to that which is proposed at the Subject Property. He stated both building and lot coverage are well under the maximum allowed percentage and Community Services and Engineering have reviewed and have no issues.

Ms. Wood spoke to the unique shaped lot and asked without sunroom or deck would the home have the 45ft required setback
Mr. Bradshaw answered no explaining it is closer to 35ft.

STAFF RECOMMENDATION:

The Petitioners are proposing to construct a sunroom home addition off the rear of their existing residence. The Subject Property previously received relief for a rear yard setback reduction for the existing deck. The proposed addition has a smaller footprint and will be setback further from the rear lot line than the existing deck. Additionally, the existing residence as a whole is existing non-conforming to the current required rear yard setback due to the unique layout of the residence on the lot.

Therefore, Staff recommends approval of the requested Special Use, subject to the following condition:

- 1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the Petitioners, Mr. Hellman & Katie Hellman, except as such plans may be changed to conform to the Village’s Codes and Ordinances.

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

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

DELIBERATIONS:

Ms. Roth-Wurster stated standards have been met. She pointed out it is helpful to see neighbors with the same condition. She spoke to the standards of uniqueness

Mr. McGinn pointed out the lots on White Willow are large so it won’t encroach too much on them.

Ms. Wood agreed. She thinks it is good the sunroom is smaller than the deck and is happy neighbors are on board.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 4-0. This item will tentatively go to Village Council on August 8, 2022

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

Minutes Acceptance: Minutes of Jul 26, 2022 7:00 PM (Minutes Approval)

3. 1835 N. Laurel Drive - **Continued**

Notice was published in the Daily Herald on July 11, 2022 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. Site Plan
5. Neighbor Objection Letter- Antoniou
6. Public Notice

Sworn in the Petitioner: Mr. Dennis Galang 1835 N. Laurel Drive

Mr. Galang stated they are requesting a special use for a wooden fence in the front yard. He explained the fence will add additional security and privacy and give additional play area for kids. He stated it meets the standards to protect the homeowner and provide additional safety of area.

Mr. Pirog asked what danger

Mr. Galang pointed out the open space and location of kids' bedroom. He stated they have had multiple people cut through yard and have no privacy. He stated they have a ring doorbell and have had multiple notifications so need this fence for security.

Ms. Wood asked what is allowed.

Mr. Bradshaw explained the location being in front yard it can only be 3ft in height.

Ms. Wood asked if 3ft is not high enough.

Mr. Galang answered no because people can jump over it.

Mr. Pirog referred to existing conditions slide and asked what is to the left.

Mr. Bradshaw explained the portion in the picture is allowed and the relief is for the yellow line.

Mr. Pirog asked location to the sidewalk.

Mr. Bradshaw explained they are requesting 14ft from lot line but originally requested 9ft and moved back to accommodate the neighbor's line of sight concerns.

Ms. Roth-Wurster clarified location.

Mr. Bradshaw referred to slide to show the distance from lot line to the neighbors 6ft hedge.

Ms. Wood asked the height of current fence

Mr. Galang explained it is 6ft and transitions to approx. 3ft as it approaches the

sidewalk.

Discussion on location of fence.

Mr. Pirog clarified what area on site plan requires relief.

Mr. Bradshaw referred to the site plan slide and explained the red line is the initial proposal and the dashed blue line is the revised proposal and anything in front of the 30ft setback requires relief.

Ms. Wood asked about safety issues.

Mr. Galang stated they addressed the limited line of sight issue by moving the fence back to 14ft. He stated the neighbors prefer 27ft from sidewalk and that won't work because it will be right on top of the house. He stated they are willing to meet in the middle at 14ft.

Mr. Bradshaw gave a brief overview explaining the Petitioner is proposing to expand an existing 6 foot tall solid wood fence to enclose a portion of the required front and interior side yard. He stated the portion of the proposed fence abutting Aster Avenue will have a minimum setback of approximately 14 feet from the front lot line. Mr. Bradshaw stated the proposed fence abuts a portion of the 30 foot front yard of the adjacent neighbor to the east, 855 E. Aster Avenue which was countered by a submission of objection. He stated per the submitted application, the Petitioner provided a list of comparable fences on properties within the surrounding neighborhood including one directly across the street.

Mr. Pirog asked if the fence across the street was also 6ft.

Mr. Bradshaw stated it is 6ft solid wood fence. He stated staff reviewed the list and found all fences listed are either existing non-conforming or were permitted as a fence in a side yard abutting a street. He stated Community Services and Engineering have reviewed and had no issues.

Sworn in Mr. Greg Antoniou 855 E. Aster Avenue (son of owner)

Mr. Antoniou stated the letter of opposition was from him and his mother. He expressed concern with public safety, specifically the line of site when backing up down the driveway. He stated his mother is concerned about having a fence in her front yard, explaining she doesn't want to look out her kitchen window and see fence. Mr. Antoniou stated there is a lot of car traffic, so a restricted view will be an issue. He spoke to the unique shape of his mother's property which puts her driveway 10ft from fence line. He pointed out there is a school bus stop at the corner at Laurel and Aster. Mr. Antoniou stated he spoke to adjacent neighbors who all admitted they didn't take all factors into consideration, and may have had a different response. He stated the ordinance says a fence can't be in front of a home. Mr. Antoniou stated they asked if the fence can be back in line with his mother's home. He spoke to their shrubs which are higher to keep privacy due to the fence needing repair. Mr. Antoniou stated they signed off on the current fence which is 4ft high. He expressed concern with the impact to property values.

Ms. Wood asked if shrubs are usually lower
Mr. Antoniou answered yes but have not trimmed because a portion of the fence is down and was looking for privacy.

Ms. Roth-Wurster asked if the discussion with the neighbors was about the 9ft original request.

Mr. Antoniou answered, yes.

Ms. Wood asked if they have tested their line of site at 14ft.

Mr. Antoniou answered yes and has pictures of his mother's car in the driveway. He stated they get a lot of deliveries and there is a lot of traffic in driveway.

Ms. Wood asked about pedestrian traffic.

Mr. Antoniou stated there is quite a bit with the school bus stop and Aster Avenue being the entrance to the neighborhood. He stated the area was annexed into the Village so most fences were put up under Cook County ordinance.

Sworn in Ms. Debra White 842 Aster Avenue

Debra stated she lives across street and signed off to approve before safety issues were raised. She stated she wants the petitioner to have their fence but hopes they come up with a safe solution.

Sworn in Ms. Roxanne Galang 1835 N Laurel Drive owner

She stated she found a small cigarette right outside her son's window so is looking for a fence to provide security for her kids. She stated she wants the neighbors to be happy and safe so they moved the fence back but wants the same safety for her two sons. Roxanne stated the neighbors' proposal of 1ft from their house is pointless.

Mr. Pirog asked if a 5ft fence was considered.

Roxanne stated they were not given any option other than 3ft or 6ft.

Discussion on possibly tapering down.

Mr. Antoniou proposed a 4ft fence at the first setback request but the petitioner wanted more privacy with a 6ft.

Ms. Wood asked what the thoughts on 5ft are.

Mr. Antoniou stated he would have to consult with his mother.

Mr. Galang stated they are willing to go back up to 19ft, but doesn't know if neighbor will agree.

Mr. Bradshaw requested a continuance for neighbors to come with an agreement.

Mr. Galang agreed to continue the request to the next ZBA meeting.

**Mr. McGinn made a motion to continue the matter to the August 9th ZBA agenda; seconded by Ms. Roth-Wurster
Unanimous voice vote of 4-0**

Ms. Wood summarized that this request will be continued to the August 9, 2022 ZBA meeting.

RESULT:	CONTINUED [UNANIMOUS]	Next: 8/9/2022 7:00 PM
MOVER:	Theodore McGinn, Commissioner	
SECONDER:	Cindy Roth-Wurster, Commissioner	
AYES:	Roth-Wurster, Wood, McGinn, Pirog	
ABSENT:	Luszczak, Cavanaugh	

Minutes Acceptance: Minutes of Jul 26, 2022 7:00 PM (Minutes Approval)

4. 16 N Brockway Street - **Recommended to Approve**

Notice was published in the Daily Herald on July 11, 2022 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in Mr. Tony DeFilppis 16 N. Brockway Street

Mr. DeFilppis explained they are looking to expand current business of 15 years in Palatine to a full sit down local pizzeria. He stated they are keeping the menu the same but adding liquor license to have sit down beer to add to the community and demand of customer base. He explained the signage variation is for the sign in the front and along the side that faces the bank to add a mural that will add to the architectural value of the building. Mr. DeFilppis pointed out the building is a historic figure in the town and he would like to bring back to life and be a destination spot for the community.

Ms. Wood asked for more information about the sign with animation.

Mr. DeFilppis explained they looking to have it move slowly to be the typical Italian hand motion for "Bellissima" or beautiful.

Ms. Wood asked if the animated sign will be illuminated.

Mr. DeFilppis stated no.

Ms. Wood asked about material of the flag colors on the front of the building.

Mr. DeFilppis stated they are unsure but possibly vinyl.

Mr. McGinn asked if there will be lights.

Mr. DeFilppis answered yes.

Ms. Wood asked if those are the colors for the ribbons.

Mr. DeFilppis answered yes.

Ms. Wood asked purpose of side mural.

Mr. DeFilppis stated it is to enhance the area. He stated it won't be for advertising rather adding to the beautification.

Mr. McGinn asked if it will be painted.

Mr. DeFilppis answered yes.

Mr. McGinn asked if it will the mural remain the same.
Mr. DeFilppis stated touchups may be required.

Mr. Pirog asked if the lights and motion on signs will stop when closed.
Mr. DeFilppis answered that is correct.

Ms. Bremanis gave a brief overview stating this is located in the downtown district and zoned B1 but follows the downtown shopping center requirements. She spoke to the floor plan of the 3-story building pointing out there are a total of 82 seats and a pickup window so customers can pick up their food and not have to go inside. Ms. Bremanis stated the basement will be used primarily for food prep and storage and the 3rd floor will be used for office and storage. Ms. Bremanis stated the downtown parking is reviewed and approved administratively. She stated staff has no concerns showing on the aerial the available parking lots including off Palatine Road and newly at BMO on nights and weekends. Ms. Bremanis stated the Petitioner noted they have an agreement with Palatine Bank and Trust for deliveries. She spoke to the hours of Operation being Monday-Thursday 10am-10pm, Friday-Saturday 10am-midnight, and Sundays 10am-9pm. She stated the signage request was reviewed and found acceptable referring to slides to show similar signage in area.

Mr. Pirog asked if the examples of downtown signs are nonconforming.
Ms. Bremanis stated all have been approved and meet code.

Mr. Pirog asked about Tap House.
Ms. Bremanis stated they got zoning relief.

Ms. Wood asked if there is a concern with other businesses having parking issues
Ms. Bremanis stated they have not had anyone express concern and staff feels there is adequate parking in the area. She referred to aerial to show all available parking

Ms. Bremanis stated Community Services, Engineering, Environmental Health and Fire Prevention have reviewed and had no issues.

Ms. Roth-Wurster asked if there have been any issues with Pizza Bella.
Ms. Bremanis answered not that she was aware of.

Ms. Roth-Wurster asked if the main floor includes the current garage area.
Ms. Bremanis answered yes.

Ms. Roth-Wurster asked about the ribbon piece clarifying that is over the existing garage.
Ms. Bremanis answered yes.

Sworn in Ms. Maryann Rodriquez works at 15 N Brockway Street, Mexico

Uno.

Ms. Rodriguez expressed concern with parking stating their customers already complain there are no spots available. She asked about BMO parking agreement.

Ms. Bremanis clarified all customers will be able to park there on nights and weekends.

Ms. Rodriguez stated there is no parking by Bank of America and 2 spots were taken away for snow storage but was never used for that. She stated she wants to ensure their customers have adequate parking.

Ms. Bremanis stated the downtown is a shared parking area with no designated spots. She again referred to aerial showing parking options.

Ms. Wood asked if there will be signage added for the public parking at BMO.

Ms. Bremanis answered yes.

STAFF RECOMMENDATION:

The proposed restaurant, to be located within the Central Business District, would be located in an area where restaurants are common and would be compatible with the downtown area. With the available public parking, Staff is comfortable with the parking requirements. In addition, the employees will be required to utilize the downtown employee parking areas.

The proposed signage is unique as there is main signage on the front of the building and painted signage of the side that adds architectural interest at a more pedestrian scale (and will not be lit). Staff does not believe that the proposal will alter the essential character of the downtown.

Therefore Staff recommends approval of the Special Use and Variations subject to the following conditions.

1. The Special Use shall substantially conform to the Business Plan, Floor Plan, and Sign Elevations submitted by the Petitioner, except as such plan may be changed to conform to the Village of Palatine's Codes and Ordinances.
2. All employees of Pizza Bella shall enroll in and utilize the designated downtown employee parking areas.

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

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

DELIBERATIONS:

Mr. Pirog stated this meets standards of both special use and variation and thinks the area needs more restaurants like this.

Ms. Wood stated everyone loves to have businesses and restaurants come to

downtown area and this is a well-known business. She stated it is great to have the building updated. She stated the board has to be conservative with signage but this fits in nicely. Ms. Wood spoke to parking and how the new availability of the BMO lot will be perfect. She stated this will be a great welcome addition to downtown Palatine

Ms. Roth-Wurster stated she was pleasantly surprised with the signage because it is being done subtly. She stated the standards have been met.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 4-0. This item will tentatively go to Village Council on August 1, 2022

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

Minutes Acceptance: Minutes of Jul 26, 2022 7:00 PM (Minutes Approval)

5. 375 W. Northwest Highway - **Recommended to Approve**

Notice was published in the Daily Herald on July 11, 2022 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in the petitioner: Mr. Manny Rafidia owner & Mr. Amir Rafidia son of owner 2 Star Lane South Barrington

Mr. Rafidia asked for addition to existing 1 taco dos tequila- doing phenomenal- asking for addition to add gaming room- addition was part of salon with 12 nail stations and bringing 6 games which will be less parking - presented permit requirements and have plenty of parking to accommodate.

Mr. Bradshaw zoning board is strictly reviewing only the expanded floor space, not the proposed ancillary of video gaming use.

Mr. Bradshaw gave a brief overview explaining the existing One Taco Dos Tequilas is proposing to expand their operation into the tenant space to the north which is all within the Century Plaza Shopping Center. He explained the proposed floor plan change will be a special Use Amendment and the limited seating for the proposed gaming use will not have an impact on the parking requirements. Mr. Bradshaw stated there are no proposed changes for the hours of operation with the expanded floor plan. He stated both Community Services and Engineering have reviewed and had no issues.

STAFF RECOMMENDATION:

The Petitioner is proposing to expand the floor plan of their existing restaurant into a vacant tenant space directly adjacent to the current location. As the additional seating associated with the expanded floor plan is limited the parking requirement will remain the same. Furthermore, the new space's proposed ancillary use will not change the current hours of operation. Therefore, Staff recommends approval of the requested Special Use Amendment with the following condition:

1. The Special Use shall substantially conform to the Floor Plan submitted by the Petitioner, Manny Rafidia, except as such plans may be changed to conform to the Village's Codes and Ordinances.

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

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

by Ms. Roth-Wurster

DELIBERATIONS:

Mr. Pirog stated the standards have been met. He pointed out there is no effect on parking so sees no issues.

Ms. Roth-Wurster agreed with Mr. Pirog.

Mr. McGinn stated it won't alter the character of the locality.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 4-0. This item will tentatively go to Village Council on August 8, 2022

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

Minutes Acceptance: Minutes of Jul 26, 2022 7:00 PM (Minutes Approval)

6. 1565 N. Quentin Road - **Recommended to Approve**

Notice was published in the Daily Herald on July 11, 2022 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in the petitioner: Mr. Manny Rafidia owner & Mr. Amir Rafidia son of owner 2 Star Lane South Barrington

Mr. Amir Rafidia read into record a prepared letter by Manny Rafidia: He spoke to the amount of retail experience they have along with other businesses they currently operate. He pointed out they acquire centers that are in distress and fix them up. Mr. Amir Rafidia stated their business is a family run business. He addresses the concerns of the neighbor and stated the parking will be sufficient without overflow because customers will be in and out.

Ms. Wood asked if they will have wine tasting.

Mr. Manny Rafidia answered no explaining it requires an additional license and he doesn't feel he has the parking.

Mr. McGinn asked about access.

Mr. Manny Rafidia agreed it is difficult. He stated he thinks the nice signage will pull in customers.

Ms. Wood asked if there is overflow parking.

Mr. Manny Rafidia state there is sufficient parking for people to run in and out.

Mr. McGinn asked about lights with signage.

Mr. Manny Rafidia stated the sign will be all black with reverse LED lights that will only illuminate the letters.

Ms. Wood asked how many other vacancy are in the center.

Mr. Manny Rafidia answered 2. He stated he has one tenant looking at opening a healthy shakes and vitamin store. He spoke to the center on Northwest Hwy being almost full capacity and in total they have almost 300 tenants throughout other centers. Mr. Manny Rafidia stated he sees the last tenant space being more of an office use that doesn't create much traffic.

Ms. Wood asked how long they have owned the Center on Northwest Hwy.

Mr. Manny Rafidia stated they have owned since 1995. He stated that was his

first center acquired and have since owned and operated approx. 50 centers. He stated he was attracted to this center for location and pointed out currently it is an eye sore that needs stability. Mr. Manny Rafidia stated he thinks this is the most effective use for this spot.

Ms. Wood asked about concern of dumpsters.

Mr. Manny Rafidia stated there will not be much garbage. He stated they plan on wrapping and keeping all cardboard inside and have a special service pick up after hours.

Mr. Bradshaw gave a brief overview stating the space was previously granted a special use to operate a health club which has since closed leaving the vacancy since April 2017. He stated the proposed hours of operation are Monday - Thursday: 11 AM - 9 PM, Friday - Saturday: 11 AM - 10 PM and Sunday: 12 PM - 8 PM and plan on selling in addition to alcohol candy, prepackaged snacks and soft drinks. Mr. Bradshaw stated per the submitted Business Plan, the Petitioner will utilize the rear door to the alley behind the building for all deliveries which will be limited to between 1-3 PM and all trash and recycling will be stored in the premises and will have a nightly service for disposal of all discarded cardboard/recycling materials. He referred to the slide to show the back area which is a fire lane. Mr. Bradshaw stated the business plan indicates that there will be four part-time employees and three full-time employees, all of which will be obtain Basset certification. He stated the parking requirement would not change with this proposed use. Mr. Bradshaw stated Community Services, Engineering, Fire Prevention and Police have all reviewed and have no issues.

Ms. Wood asked staff is there has been any issues with the center owner with other plazas he owns.

Mr. Bradshaw answered, no, not that staff is aware of.

Sworn in Mr. Ken Raczek 769 W. Misty Drive

Mr. Raczek expressed concern with access. He stated he has lived there for 16 years. He spoke to the right turn access on Dundee and how traffic has to go onto Quentin multiple times. He spoke to the gate that had to be installed to prevent truck access.

STAFF RECOMMENDATION:

The subject tenant space was previously granted a Special Use to operate as a health club, but has been vacant since 2017. The Petitioner is proposing to open a liquor store to fill the space and take advantage of the busy Dundee Road and Quentin Road intersection. The surrounding area consists of residential town homes to the north and Jelly Café to the south.

Staff understands that the proposed hours of operation are significantly later than the other tenants within the Plaza. However, the impact on the adjacent residential properties is diminished due to the tenant space being located on the far south end of the Plaza, by having deliveries occur only during the day, between 1 and 3 PM, and by scaling back the hours of operation to be open no

later than 10 PM on Friday and Saturday. Therefore, Staff recommends approval of the proposed Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, Munir Rafidia, except as such plans may be changed to conform to the Village of Palatine Codes and Ordinances.

Mr. Pirog asked if other businesses follow those delivery hours and if they will be enforced.

Mr. Bradshaw answered, yes, as it is part of the proposed business plan.

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

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

DELIBERATIONS:

Mr. McGinn stated they have clear evidence showing the petitioner will operate consistent with the public health safety and welfare of the community. He stated it won’t alter the character of the location. He spoke to the uniqueness and the petitioners plan to do it in a nice way including the signage so he thinks it meets the standards.

Ms. Roth-Wurster stated it meets the standards. She pointed out the petitioner has plenty of experience operating such businesses and a lot of thought has been given to make it a worthwhile property.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 4-0. This item will tentatively go to Village Council on August 8, 2022

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

Minutes Acceptance: Minutes of Jul 26, 2022 7:00 PM (Minutes Approval)

IV. COMMUNICATIONS

V. ADJOURNMENT

Minutes Acceptance: Minutes of Jul 26, 2022 7:00 PM (Minutes Approval)

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 08/09/22 07:00 PM

CASE STAFF STATEMENT (ID # 7813)

433 N. Stark Drive

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Amanda & Jeremy Hall

CASE NUMBER: 22-16

ADDRESS: 433 N. Stark Drive

PROPOSAL:
Special Use to permit a fence in the required front yard.

LOCATION: 433 N. Stark Drive District 4 (Solberg)	CURRENT ZONING: R-2 Single Family
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SURROUNDING CONDITIONS:

North:	R-2 Single Family Residential
South:	R-2 Single Family Residential
East:	R-2 Single Family Residential
West:	R-2 Single Family Residential

BACKGROUND:

The Petitioners revised the previous plans for a fence in the required front yard. They now proposing a 4 foot tall open-style picket fence set back approximately 5 feet from the property line abutting N. Stark Drive. Therefore, the Petitioners are requesting:

Special Use to permit a fence in the required front yard.

SITE ANALYSIS:

- The Subject Property is zoned R-2, Single Family (Willow Wood Subdivision) and contains a single-family residence. The lot is approximately 10,000 square feet and is located at the NW corner of N. Stark Drive and E. Wilton Court.
- The Petitioners are proposing to erect a new, four (4) foot open-style picket fence in the front yard abutting N. Stark Drive. The new fence will enclose a portion of the required front and interior side yard. The portion of the proposed fence abutting N. Stark Drive will be approximately 50 feet in length, and will extend back to connect

with the SW corner of the residence.

- Per the submitted Site Plan, along the interior side lot line the proposed fence will transition from the four (4) foot open-style picket fence to a six (6) foot solid fence, 30 feet from the front lot line abutting N. Stark Drive.
- The proposed fence will be setback 5 feet from the front property line abutting North Stark Drive. Landscaping (plants and/or shrubs), although not required, is planned between the proposed fence and property line.
- The proposed fence abuts the front yard of 441 N. Stark Drive. The Petitioners are aware of front yard line of sight impact questions raised by Staff, and have presented consent from the adjacent neighbor at 441 N. Stark Drive. In addition, the Petitioner has altered the proposed fence to be a 4 foot tall picket fence, instead of the original 6 foot tall solid fence proposal.

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

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

STAFF RECOMMENDATION:

The Petitioners are proposing to construct a 4-foot open style fence in the required front yard of the Subject Property. The proposed fence will be set back approximately 5 feet from the required front property line that abuts N. Stark Drive. Said property line also abuts the side lot line of the front yard of the adjacent lot to the north. Per Code, the required setback is 30 feet. Although it is not required, the Petitioner has proposed landscaping between the existing fence and the front lot line abutting the street, which will provide an effective buffer.

Staff identified a potential line of sight question for the property directly to the north (441 N. Stark Drive), abutting the required front yard of the Subject Property. The proposed fence plan has been amended to maintain a 4-foot tall open-style fence through the entire 30 foot required front yard. Staff did not identify any other negative impacts the proposed fence would have on the overall appearance of the surrounding neighborhood.

Therefore, Staff recommends approval of the requested Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the site plan and elevation plan submitted by the Petitioners, Amanda and Jeremy Hall, except as said plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Site Plan
- Fence Elevation (SAMPLE)
- Public Notice

433 N. Stark Drive

3.1.a

VILLAGE OF
PALATINE



Attachment: Aerial Map (433 N. Stark Drive - SU Fence in Front Yard)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Amanda and Jeremy Hall			
	Subject Property Address			
	433 N. Stark Dr.			
	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)			
	<input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input type="checkbox"/> Variation			
Existing Zoning District		Existing Land Use	Proposed Land Use	
Residential		Residential	Residential	
Generally describe your request:				
To install a fence beyond set back line.				

Attachment: Application (433 N. Stark Drive - SU Fence in Front Yard)



SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

No

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

Yes

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

No

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

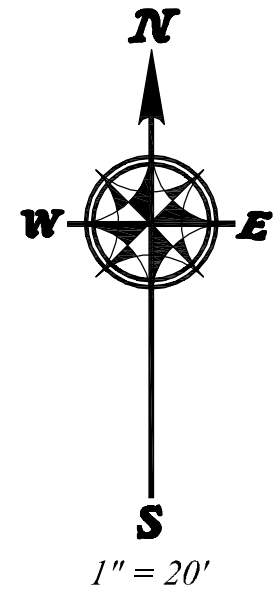
Agree



MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845
 933 S. Plum Grove Road, Suite 101
 Palatine, Illinois 60067
 www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

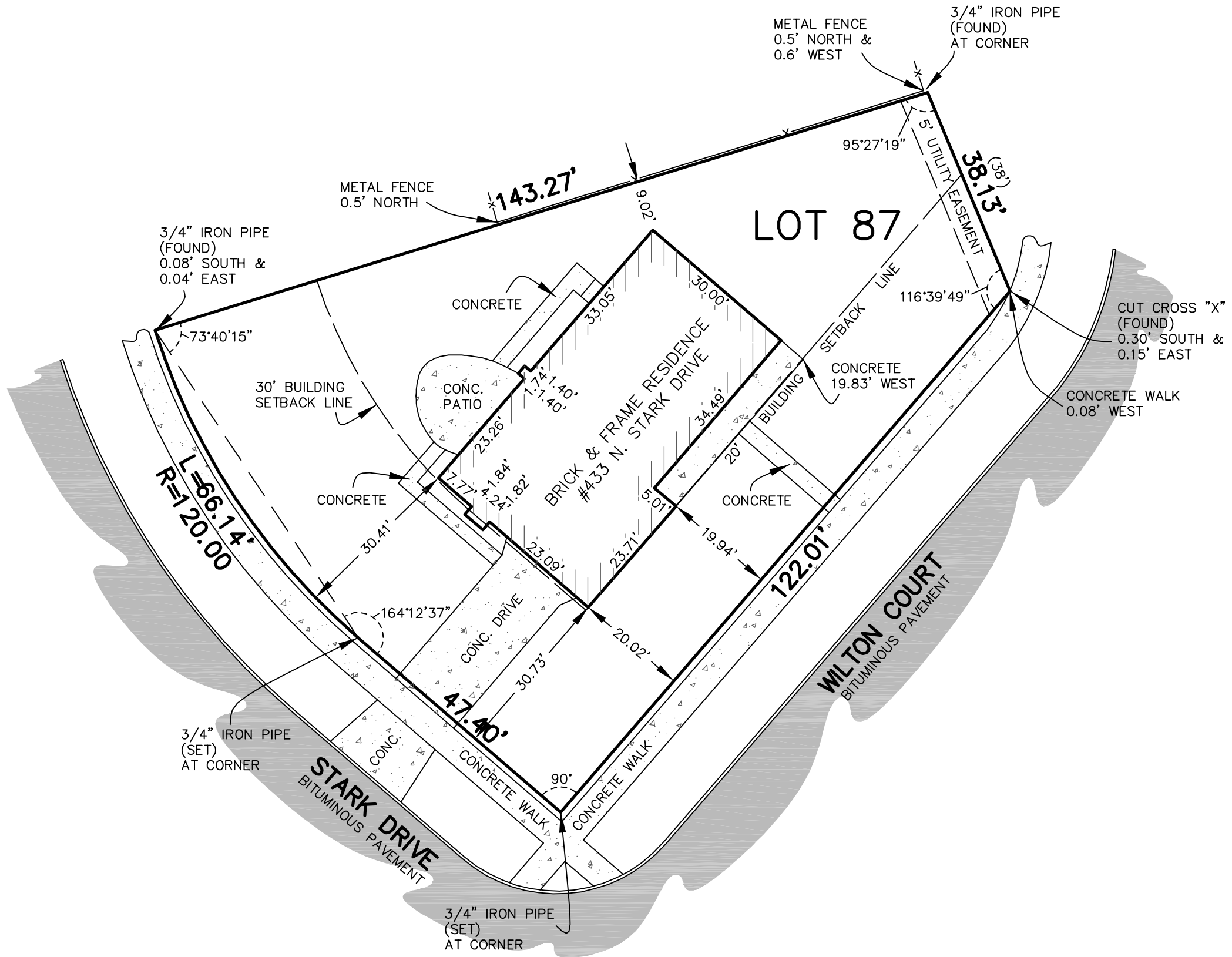


PLAT OF SURVEY

OF

LOT EIGHTY-SEVEN (87), IN WILLOW WOOD, BEING A SUBDIVISION OF PART OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTER OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 30, 1962, AS DOCUMENT NUMBER 2046942.

AREA = 10,083.47± S.F. / 0.2315± ACRES



Attachment: Plat of Survey (433 N. Stark Drive - SU Fence in Front Yard)

LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90°00'00" indicate degrees, minutes and seconds.

50.25 / N 90°00'00" E indicates measure dimension / bearing.
 (50.25) / (N 90°00'00" E) indicates record dimension / bearing.
 [50.25 d] / [N 90°00'00" E d] indicates deed dimension / bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.

Order Number: 12-1105

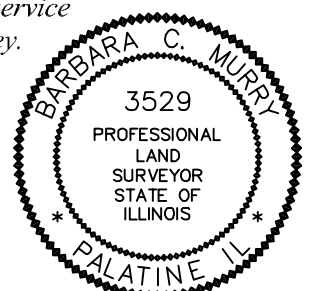
Survey Made For: John H. Zelenka, Attorney at Law

STATE OF ILLINOIS } COUNTY OF COOK } S.S.

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: June 5, 2012

Palatine, Illinois: June 6, 2012

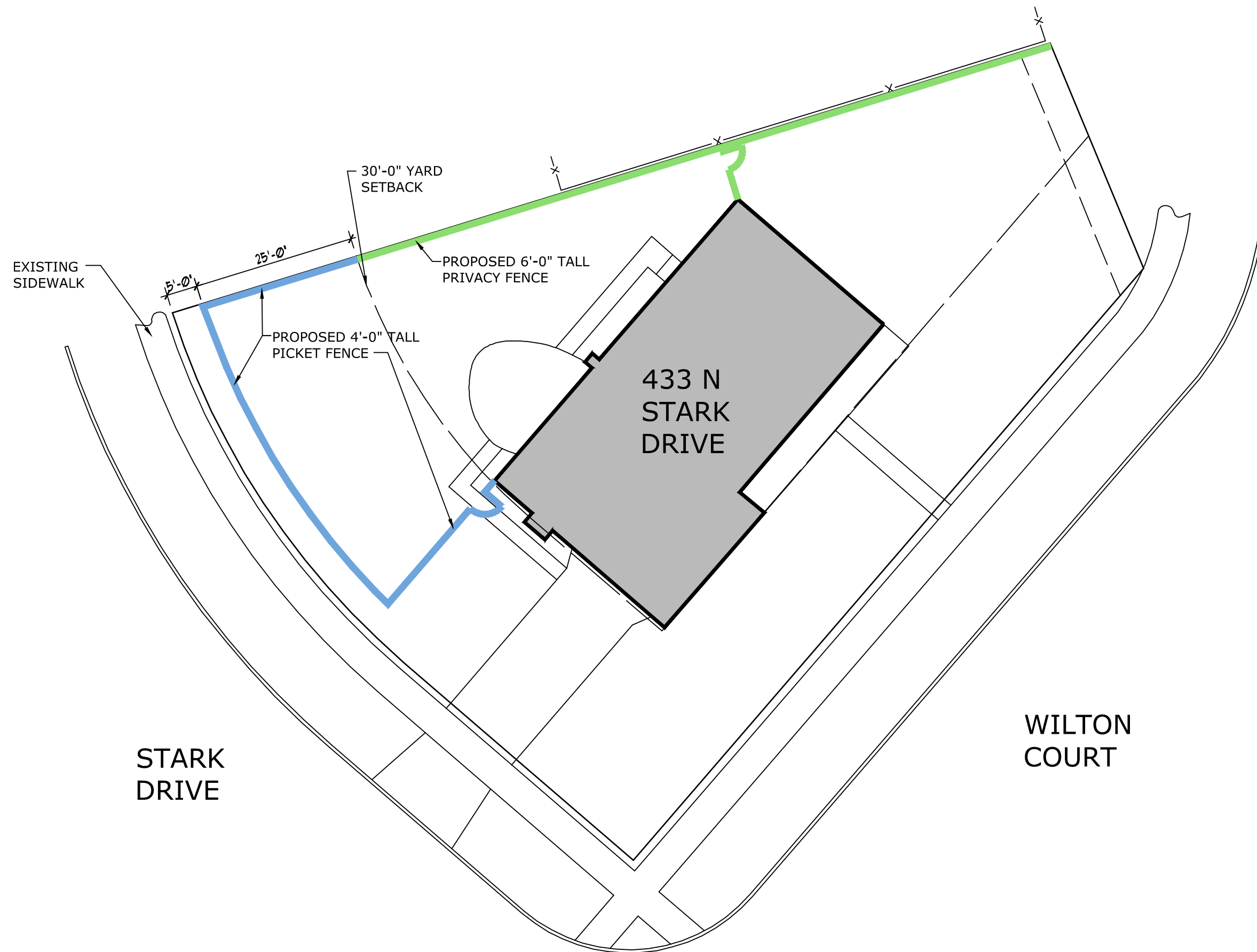


Illinois Professional Land Surveyor - Barbara C. Murry 035-003529
 License Renewal date: November 30, 2012

Project Number: 62-649 (75M-42)

Field Book: 240L-16

Drawing File: 12110500.dwg



Attachment: Site Plan (433 N. Stark Drive - SU Fence in Front Yard)



Attachment: Fence Elevation (SAMPLE) (433 N. Stark Drive - SU

PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, August 9, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a fence in the required front yard.
 The property is commonly known as 433 N. Stark Drive.
 The Petitioners have revised the previous request for a fence in front yard. They are now proposing a 4 foot tall open-style picket fence set back approximately 5 feet from the property line abutting N. Stark Drive.
 The above petition has been filed by Amanda and Jeremy Hall and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 22-16
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 25th day of July, 2022
 Published in Daily Herald July 25, 2022 (4585934)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

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

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

I further certify that the Northwest Suburbs **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to 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 copy, was published 07/25/2022 in said Northwest Suburbs **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY *Danila Baltzman*
 Designee of the Publisher and Officer of the Daily Herald

Control # 4585934

Attachment: Public Notice (433 N. Stark Drive - SU Fence in Front Yard)

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 08/09/22 07:00 PM

CASE STAFF STATEMENT (ID # 7721)

1835 N. Laurel Drive

This item was initially reviewed at the July 26th Zoning Board of Appeals meeting and continued to determine if the Petitioner and adjacent property owner wanted to further discuss the proposed plan and any alternatives.

The Petitioner determined that they would like to proceed with the Site Plan presented at the July 26th meeting, which provides an approximately 14-foot setback from the front property line. Therefore, Staff maintains its recommendation of action at the discretion of the Zoning Board of Appeals.

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Dennis Galang

CASE NUMBER: 22-27

ADDRESS: 1835 N. Laurel Drive

PROPOSAL:
Special Use to permit a fence in the required front yard.

<u>LOCATION:</u> 1835 N. Laurel Drive District 4 (Solberg)	<u>CURRENT ZONING:</u> R-2 Single-Family
--	---

SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single-Family Residential
<u>South:</u>	R-2 Single-Family Residential
<u>East:</u>	R-2 Single-Family Residential
<u>West:</u>	R-2 Single-Family Residential

BACKGROUND:

The Petitioner is proposing to expand an existing 6 foot tall solid wood fence to enclose a portion of the required front and interior side yard. The portion of the proposed fence abutting Aster Avenue will have a setback of approximately 14 feet from the front lot line. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a fence in the required front yard.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single-Family and part of the Pinehurst Manor Unit One Subdivision. The Subject Property is approximately 10,030 sf, located at the SE corner of the Laurel Drive and Aster Avenue intersection.
- The Subject Property contains a single-family residence and an approximately 155 sf frame shed in the southwest corner of the lot. There is also an existing six 6 foot tall solid fence enclosing the required interior side and rear yards
- The Petitioner is proposing to expand an existing 6 foot solid wood fence to enclose a portion of the required front and interior side yard. The portion of the proposed fence abutting Aster Avenue will be set back approximately 14 feet from the front lot line, and will connect back to the northwest corner of the residence.
- The proposed fence abuts a portion of the 30 foot front yard of the adjacent neighbor to the east, 855 E. Aster Avenue.
- Per the submitted application, the proposed fence will provide additional security and limit passersby from cutting through the Subject Property's front yard.
- Per the submitted application, the Petitioner provided a list of comparable fences on properties within the surrounding neighborhood. All fences listed are either existing non-conforming or were permitted as a fence in a side yard abutting a street.

DEPARTMENTAL REVIEWS:

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

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

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

- a. Will meet the following aesthetic criteria:
 - i. Will not destroy existing vistas in the area;
 - ii. Will enhance the appearance of the homes and the streets in the area; and
 - iii. Will not detract from the overall appearance of the community; or
- b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

STAFF RECOMMENDATION:

The Petitioner is proposing to expand an existing fence to enclose a portion of the Subject Property's required front yard. As the existing fence is in poor condition, the proposal will enhance the appearance of the home. Also, the addition of landscaping along the fence line, between the fence and the sidewalk, will provide an effective buffer and an enhanced vista to the area.

Staff understands that there are comparable front yard fences in the area. However, all of the examples that were compiled by the Petitioner are existing non-conforming fences with smaller setbacks from the lot line, and are without landscaping. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals for the proposed Special Use. If the Special Use is approved, Staff recommends the following condition:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the Petitioner, Dennis Galang, except as said plans may be changed to conform to the Village's Codes and Ordinances.

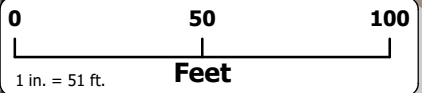
ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Updated Site Plan
- Site Plan
- Neighbor Objection Letter - Antoniou
- Public Notice

1835 N. Laurel Drive



Attachment: Aerial Map (1835 N. Laurel Drive - SU Fence)

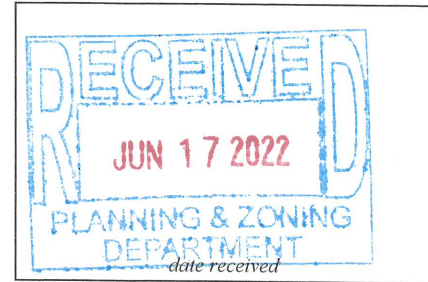


VILLAGE OF PALATINE

ADMINISTRATIVE SPECIAL USE & VARIATION APPLICATION

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

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



Background Information	PETITIONER(S)		Business Name (if applicable)	
	Dennis Galang			
	Subject Property Address 1835 N. Laurel Drive			
	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)			
	<input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input type="checkbox"/> Variation			
	Existing Zoning District	Existing Land Use	Proposed Land Use	
Generally describe your request:				
Locate new 6' high fence within the front yard along Aster Avenue. At its closest point, fence will be setback 8' from the front line.				
The proposed fence on the new location will provide additional security and peace of mind to homeowners.				
Additionally, homeowners can put in place a play area for children within the property having privacy and security.				
With the current layout, homeowners are unable to control random individual roaming around the open space next to the 2 children's bedrooms and family room.				
Public safety & convenience will not be affected on the proposed request.				

Attachment: Application (1835 N. Laurel Drive - SU Fence)



Administrative Special Use

Required Materials

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

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

Public convenience will not be affected.

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

Yes, public and homeowners safety and welfare will be protected.

Professional license contractor will perform the job.

The proposed request will provide additional security and peace of mind to homeowners.

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

Correct, no impact to nearby properties.

Similar properties around the neighborhood has similar structure. Please see exhibit 1 for list of home address with similar structure and layout within Pinehurst manor.

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

Proposed request will provide protection to property .Provide safety and privacy to homeowners. It will not destroy or detract the overall appearance of the community.

It will enhance the appearance of home. Similar properties(exhibit 1)within community have identical layout and similar materials were used.. Please reference exhibit 2 for the proposed material to be used.

Attachment: Application (1835 N. Laurel Drive - SU Fence)

Exhibit 1	
1	1014 E Capri Dr.
2	842 E. Aster Ave.
3	1020 E. Lily Ln.
4	828 E. Lily Ln.
5	1936 N. Ivy Pl
6	800 E. Marshall Ct.
7	803 Marshall Ct.
8	2103 N. Westmoreland Dr.
9	947 E. Aster Ave.
10	1937 N. Capri Dr.

Attachment: Application (1835 N. Laurel Drive - SU Fence)

Exhibit 2.

Red cedar 6 feet high with steel post.



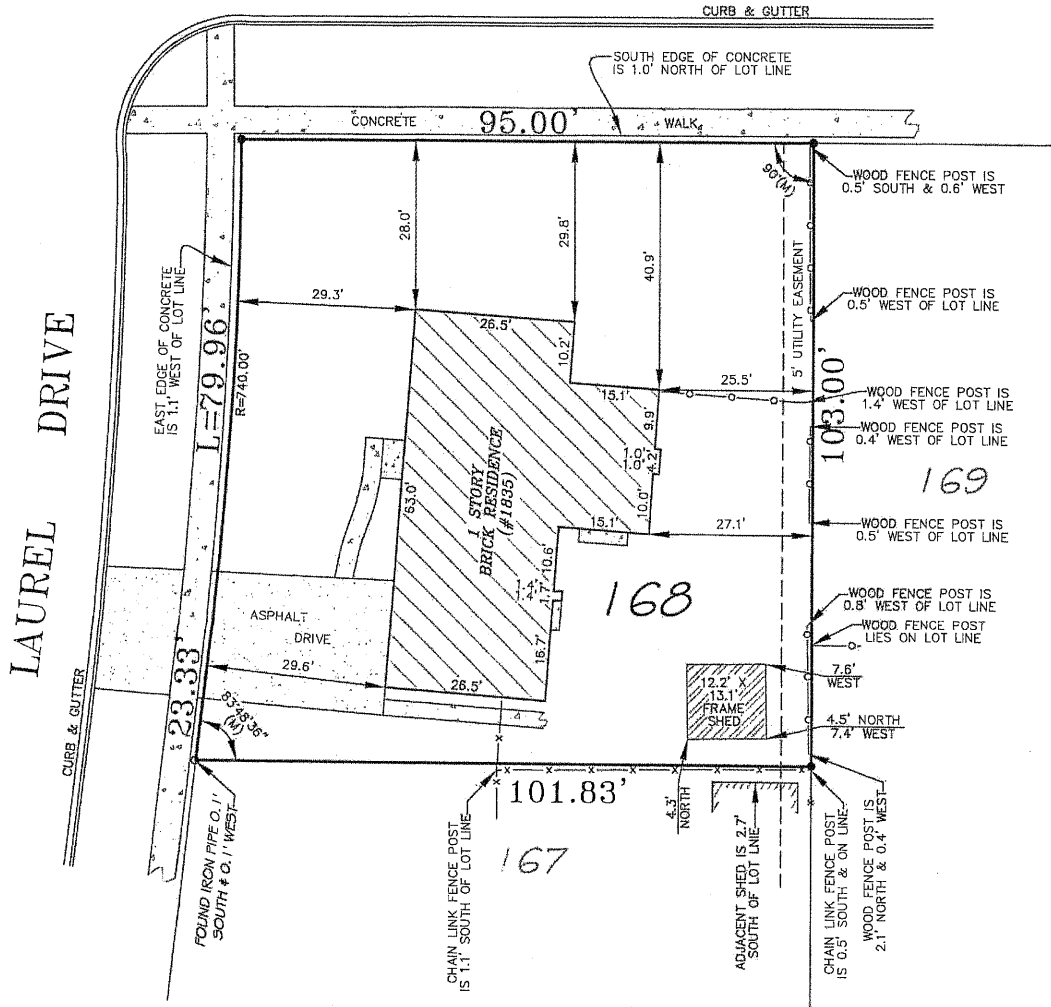
Attachment: Application (1835 N. Laurel Drive - SU Fence)

PLAT OF SURVEY

OF

LOT 168 IN PINEHURST MANOR UNIT NO. 1, BEING A SUBDIVISION IN SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1964 AS DOCUMENT 19112927 IN COOK COUNTY, ILLINOIS.

ASTER AVENUE



LEGEND

- (R/M) - RECORD / MEASURED
 - L - ARC LENGTH
 - R - RADIUS
 - CH - CHORD
- AREA = 10,029 SQ. FT.
MORE OR LESS

PREPARED FOR: GIESLA & PEARSE, PC. (ATTORNEYS AT LAW)
 JOB ADDRESS: 1835 N. LAUREL DR., PALATINE, IL
 SELLER/BUYER: ZAPLAN / GALANG
 JOB NO.: 21-12-0095

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
 WWW.NEKOLASURVEY.COM
 400 N. SCHMIDT RD., STE. 203
 BOLINGBROOK, ILLINOIS 60440
 (630) 226-1530 PHONE (630) 226-1430 FAX
 DESIGN FIRM NO. 184.005564



NOTE:
SET IRON PIPE @ ALL LOT CORNERS,
UNLESS OTHERWISE NOTED.

NOTE:
SOME GROUND IMPROVEMENTS MAY
NOT BE SHOWN DUE TO SNOW COVER.

FIELD WORK COMPLETED ON THE 3RD DAY OF JANUARY, 2022.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 4TH DAY OF JANUARY, 2022.

Wayne W. Nekola
 IPLS No. 2923
 LICENSE RENEWAL DATE: 30 NOVEMBER 2022.

© COPYRIGHT NEKOLA SURVEY INC. 2022 "ALL RIGHTS RESERVED"

Attachment: Plat of Survey (1835 N. Laurel Drive - SU Fence)

PLAT OF SURVEY

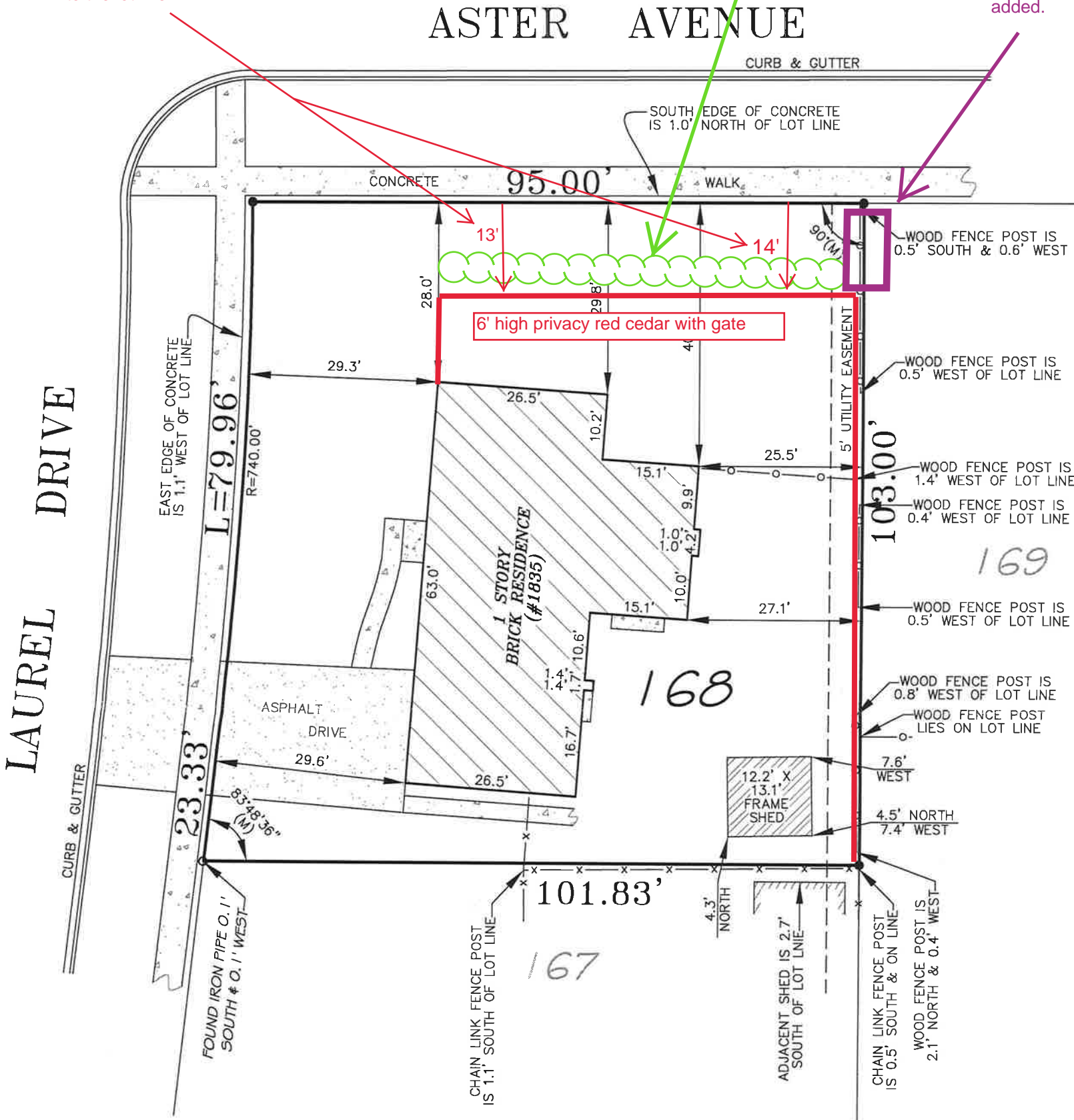
OF

LOT 168 IN PINEHURST MANOR UNIT NO. 1, BEING A SUBDIVISION IN SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1964 AS DOCUMENT 19112927 IN COOK COUNTY, ILLINOIS.

Setback distance from the fence to the lot line.

Proposed landscaping on the area.

This portion of the fence will be removed and no longer added.



NOTE:
SET IRON PIPE @ ALL LOT CORNERS,
UNLESS OTHERWISE NOTED.

NOTE:
SOME GROUND IMPROVEMENTS MAY
NOT BE SHOWN DUE TO SNOW COVER.

LEGEND

- (R/M) - RECORD / MEASURED
- L - ARC LENGTH
- R - RADIUS
- CH - CHORD

AREA = 10,029 SQ. FT.
MORE OR LESS

PREPARED FOR: CIESLA & PEARSE, PC. (ATTORNEYS AT LAW)

JOB ADDRESS: 1835 N. LAUREL DR., PALATINE, IL

SELLER/BUYER: ZAPLAN / GALANG

JOB NO.: 21-12-0095

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES

WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203

BOLINGBROOK, ILLINOIS 60440

(630) 226-1530 PHONE (630) 226-1430 FAX

DESIGN FIRM NO. 184.005564



FIELD WORK COMPLETED ON THE 3RD DAY OF JANUARY, 2022.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

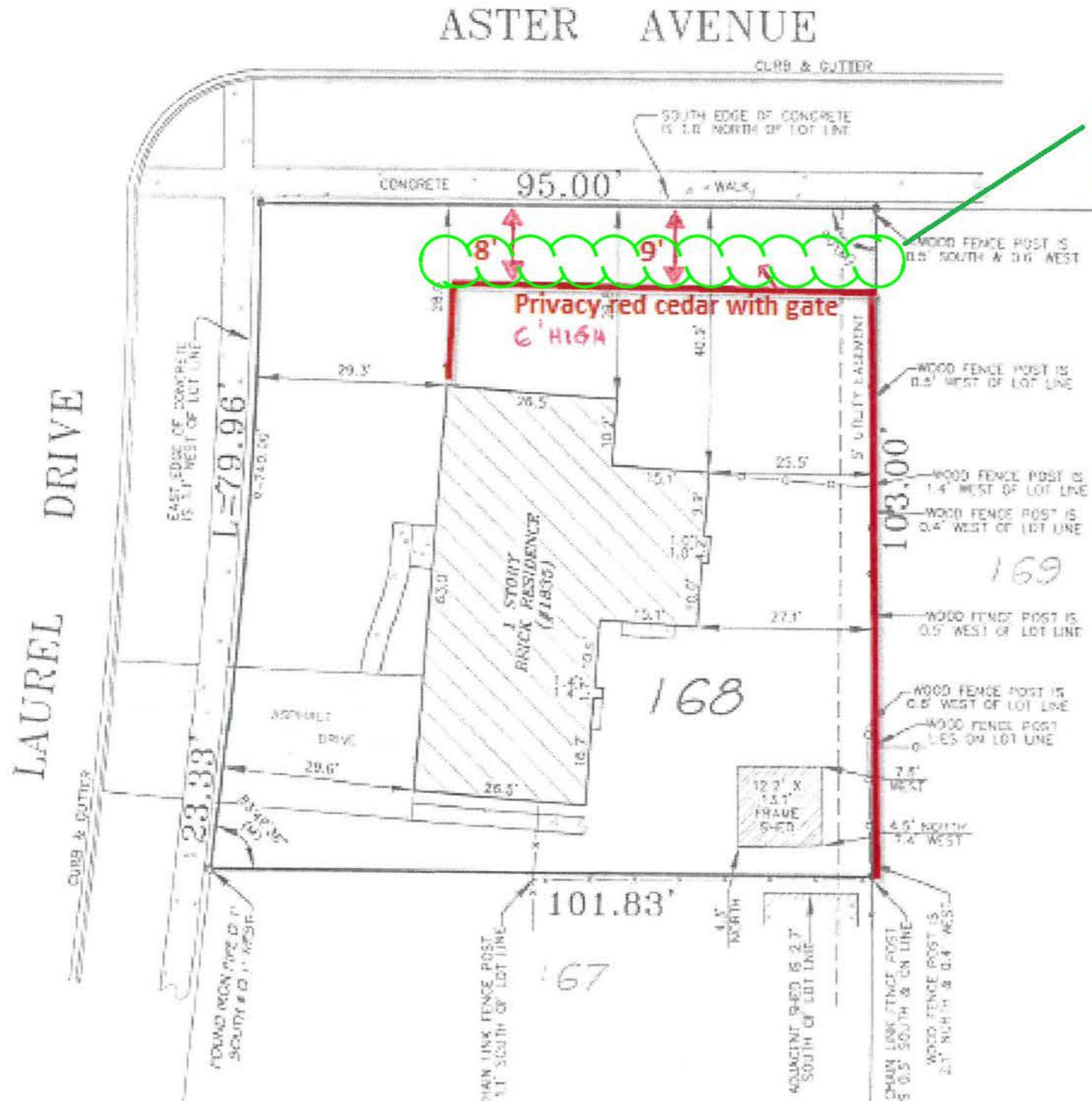
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DATED THIS 4TH DAY OF JANUARY, 2022.

Wayne W. Nekola
IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2022.

© COPYRIGHT NEKOLA SURVEY INC. 2022 "ALL RIGHTS RESERVED"

Attachment: Updated Site Plan (1835 N. Laurel Drive - SU Fence)



Propose landscaping in the area between the proposed fence and the property line.

July 21, 2022

Alex Bradshaw

Palatine Planning and Zoning Board

RE: Special Use Permit approval for improvements at 1835 N. Laurel Drive

Members of the Planning and Zoning Board,

My name is Nancy Antoniou. I own the home located at 855 E. Aster Ave., and am the next door neighbor of the Mr. Galang, the homeowner requesting the special use permit for property improvements at the address referenced above. I am one of the few original homeowners left in the Pinewood Manor subdivision, having built the house in 1965. I have lived in this house ever since.

Over the years, I have seen several families come and go from Mr. Galang's house. During this time, one of the homeowners worked together with me and my family to design a fence they would build between the two properties that was of an agreeable height and length, maintaining an aesthetic and safety that we felt was proper for our driveway access, yet still offering them the privacy they wanted to achieve. Recently, that fence has fallen into disrepair, prompting conversation with Mr. Galang on how to rectify the situation. During this conversation, it became clear that Mr. Galang was not aware that the fence was on his property and was his responsibility. Since the fence was not salvageable, we discussed with Mr. Galang some options that might be agreeable to both parties, just as we did with the previous homeowner that built the fence. These options centered around fencing that maintained the aesthetic and safety that we required, but still offered the privacy they were certainly entitled. It was our understanding that one of these options would likely be chosen. Needless to say, we were surprised when we saw the proposed plan, with the significantly larger fence and extended fence line.

We have some concerns about the proposed fence, as follows:

1. As you have probably seen from the neighborhood layout, the side yard and the backyard of the property at 1835 North Laurel borders the west side of my property and the FRONT of my property. This means that the property line runs parallel to my driveway. It is always a safety concern when trying to back out of my driveway, as my line of sight to view most of the traffic coming into the neighborhood is over the side yard of my neighbor. The proposed fence (and landscaping) enhancement is going to severely obstruct this line of sight. As I back out of my driveway, the back of my vehicle will reach the sidewalk prior to me being able to have a line of sight on to the sidewalk **for any type of pedestrian traffic**. This is an unnecessary safety concern.
2. Although I realize that the proposed fence is meant to allow for the residents in 1835 North Laurel to have more of a private yard, it will obstruct the front yard of our property at 855 E.

Aster Avenue. I believe the ordinance for fencing for 2022 states that a fence cannot protrude into the front yard past the property line. In this case, it would most certainly protrude into the front yard of our property.

3. Aesthetics is another concern. The proposed fence is of significant size, and I will be the neighbor who is most greatly impacted by the view and appearance of this fence in relation to my property. Due to the fence extending well beyond my front property line, it will create a large fenced in area on the side of the house where I park my car and access my home. Any past fencing was never more than 4 feet high in this area, and did not extent past the front of my house. This proposed fence creates an aesthetic that is not acceptable, as well as a safety concern since it presents an opportunity for someone to conceal themselves to avoid my detection when coming and going from my home.

If there is any doubt about the concerns I have presented, I invite you to take a visual trip off of Old Hicks Road into the neighborhood, and travel east on Aster Avenue past the home at 1835 North Laurel towards my home. It should give you a great visual and a feel for the aesthetic issues a proposed fence of this size will present. The fence would be one of the first things you will see as you enter the Pinewood Manor subdivision off of Old Hicks Road, not the beauty of the street itself.

I respectfully ask that you review these issues in detail, and I thank you for your time and consideration of this matter.

Nancy W. Antoniou

855 E. Aster Avenue

Alex Bradshaw

From: Alex Bradshaw
Sent: Tuesday, July 26, 2022 10:30 AM
To: Timothy Antoniou
Cc: [REDACTED]
Subject: RE: Opinion letter regarding property on 1835 N. Laurel Drive (from 855 E. Aster Avenue)

Thank you, Tim. I will add this email as an addendum to the original objection letter to ensure the Zoning Board understands where you stand in regards to the updated fence proposal.

Alex Bradshaw | Planner
 Planning & Zoning Department
 200 E. Wood Street | Palatine, IL 60067
 T: 847-359-9056 | abradshaw@palatine.il.us

From: Timothy Antoniou [REDACTED]
Sent: Tuesday, July 26, 2022 8:36 AM
To: Alex Bradshaw <ABradshaw@palatine.il.us>
Cc: [REDACTED]
Subject: RE: Opinion letter regarding property on 1835 N. Laurel Drive (from 855 E. Aster Avenue)

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Mr. Bradshaw,

Thank you for notifying us on your conversation with Mr. Galang. We were able to touch base with him on this issue and his amended proposal changing the fence line by 5 feet. Unfortunately, this is nowhere near the original agreement that we had with Mr. Galang and the amended fence line still extends significantly beyond the front of our home. We have notified him that this is an unacceptable compromise and again discussed alternatives with him to consider. It does not appear that he is interested in returning to anything close to our original agreed upon fence line. He has stated that anything less than what he has requested is 'not worth it to him'. It appears that we are at a stalemate. It is our understanding that there is at least one other neighbor that has expressed concern about the fence as well.

We can amend our original objection letter for the measurements if needed, but otherwise, our objection to the amended proposal remains intact.

Thank you for your consideration.

Tim Antoniou (on behalf of Nancy Antoniou and Greg Antoniou)

From: Alex Bradshaw <ABradshaw@palatine.il.us>
Sent: Monday, July 25, 2022 4:27 PM
To: Timothy Antoniou [REDACTED]

Cc: [REDACTED]

Subject: RE: Opinion letter regarding property on 1835 N. Laurel Drive (from 855 E. Aster Avenue)

Mr. Antoniou –

I hope this email finds you well. I just got off the phone with your neighbor, Dennis Galang, and he sent me an updated Site Plan for his proposed fence. He is now proposing to have the fence set back 14 feet from the front lot line (see attached). Please let me know if you would like to amend your previously received objection letter.

Contact me with questions.

Thank you,

Alex Bradshaw | Planner
 Planning & Zoning Department
 200 E. Wood Street | Palatine, IL 60067
 T: 847-359-9056 | abradshaw@palatine.il.us

From: Timothy Antoniou [REDACTED]
 Sent: Thursday, July 21, 2022 6:01 PM
 To: Alex Bradshaw <ABradshaw@palatine.il.us>
 Cc: [REDACTED]
 Subject: Opinion letter regarding property on 1835 N. Laurel Drive (from 855 E. Aster Avenue)

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Mr. Bradshaw,

Attached you will find a letter outlining our concerns regarding the proposed improvements for the property located at 1835 N. Laurel Drive. The letter is attached in Word and PDF formats.

We will follow up later with some pictures to help visualize some of these concerns as outlined.

Let us know if you have any questions or problems with the document.

Tim Antoniou (on behalf of Nancy Antoniou and Greg Antoniou)

Attachment: Neighbor Objection Letter - Antoniou (1835 N. Laurel Drive - SU Fence)

PUBLIC NOTICE

A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, July 26, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a fence in the required front yard.

The property is commonly known as 1835 N. Laurel Drive.

The Petitioner is proposing to expand an existing six (6) foot solid wood fence to enclose a portion of the required front and interior side yard. The portion of the proposed fence abutting E. Aster Avenue will have a minimum setback of approximately eight (8) feet from the front lot line.

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

FILE #: 22-27
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 11th day of July, 2022
Published in Daily Herald
July 11, 2022 (4585347)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to 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 07/11/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Daula Baltz*
Designee of the Publisher and Officer of the Daily Herald

Control # 4585347

Attachment: Public Notice (1835 N. Laurel Drive - SU Fence)

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 08/09/22 07:00 PM

CASE STAFF STATEMENT (ID # 7768)

165 W. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: A. Bradshaw

PETITIONER: Socrates Siliras, Chiggy's Gyros

CASE NUMBER: 22-31

ADDRESS: 165 W. Northwest Highway

PROPOSAL:
Special Use Amendment to permit a floor plan alteration and to change the liquor license classification for an existing restaurant.

LOCATION: 165 W. Northwest Highway District 6 (Helms)	CURRENT ZONING: B-2 General Business District
---	---

SURROUNDING CONDITIONS:

North:	B-2 General Business (Eurofresh Palza)
South:	R-2 Single-Family Residential
East:	B-2 General Business (Northwest Oilers)
West:	B-2 General Business (BMO Harris Bank)

BACKGROUND:

The Petitioner is proposing to change their liquor license classification and alter the floor plan for an existing restaurant, Chiggy's Gyros. Per the submitted application, the proposed changes will be utilized for video gaming, which is considered an ancillary use. Therefore, the Petitioner is requesting approval of the following:

Special Use Amendment to permit a floor plan alteration and to change the liquor license classification for an existing restaurant.

SITE ANALYSIS:

- The existing restaurant, Chiggy's Gyros, currently has a Class G Liquor License, which consists of a restaurant with beer and wine only. The Petitioner is proposing to change their Liquor License classification to a Class D (Restaurant with beer, wine, and liquor).
- The proposal will require a Special Use Amendment to the original Special Use,

which was granted to permit a restaurant in 1998 (O-161-88).

- Per the submitted application and updated floor plan, the seating area in the back right portion of the restaurant will be removed to make space for video gaming, which is considered as an ancillary use.
- The number of total seats is decreasing, but the total square footage of the restaurant will remain the same. Therefore the parking requirement will also remain the same.
- There are no proposed changes to the hours of operation.

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is proposing to change their liquor license classification and alter the floor plan at their current location on Northwest Highway. The floor plan alteration will eliminate 5 tables, but the total square footage of the restaurant will be unchanged. Therefore the parking requirement for the Subject Property will remain the same. Furthermore, the change in liquor license, and proposed ancillary gaming use, will not change the current hours of operation, as they will continue to be open no later than 9 PM. Therefore, Staff recommends approval of the requested Special Use Amendment with the following condition:

1. The Special Use shall substantially conform to the floor plan and hours of operation submitted by the Petitioner, Socrates Siliras, except as such plans may be changed to conform to the Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Floor Plan
- Hours of Operation
- Existing Conditions
- Public Notice

165 W. Northwest Highway



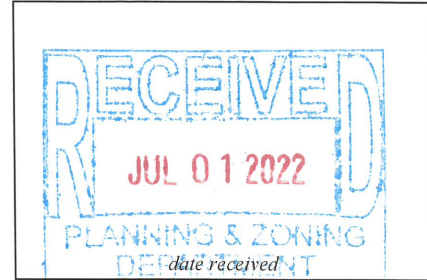
Attachment: Aerial Map (165 W. Northwest Hwy - SU Amend (Chiggy's))

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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



Background Information	PETITIONER(S) Socrates Siliras		Business Name (if applicable) Chiggy's Gyros	
	Subject Property Address 165 W Northwest Hwy Palatine IL 60067			
	AUTHORIZED AGENT (if applicable) George Lange		Business Name (if applicable) Gold Rush Gaming	
	Address 5277 Trillium Blvd Hoffman Estates IL 60192		City/State/Zip Code	
	Telephone 847-641-1002	Fax	Email george@goldrushgaming.com	
	Relationship to Petitioner (contractor, architect, etc.) Licensed Terminal Operator			
	TYPE OF APPLICATION (check one) <input type="checkbox"/> Special Use <input checked="" type="checkbox"/> Special Use Amendment <input type="checkbox"/> Variation			
	Existing Zoning District <i>B-2</i>	Existing Land Use <i>restaurant</i>	Proposed Land Use <i>same</i>	
	Generally describe your request: We would like to apply for Video Gaming Licensing to install 6 VGTs and a Redemption Terminal. We have an existing G-Class Liquor License and would like to receive a class D Liquor License in order to qualify for Live Gaming.			

Attachment: Application (165 W. Northwest Hwy - SU Amend (Chiggy's))



SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

1. The use is deemed necessary for the public convenience at that location
 In order to compete with other restaurants in Palatine that offer Full Liquor Service and Live Gaming.

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected
 All Employees are Basset Trained and Gaming area to be segregated from restaurant and monitored by Video Camera Equipment.
 Only Patrons 21 years or older will be allowed in the Gaming Area,

3. The use will not cause substantial injury to nearby property values
 This change will only enhance nearby property values by making the Shopping Center more successful.

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

None N/A

145-189 W. NORTHWEST HWY Palatine

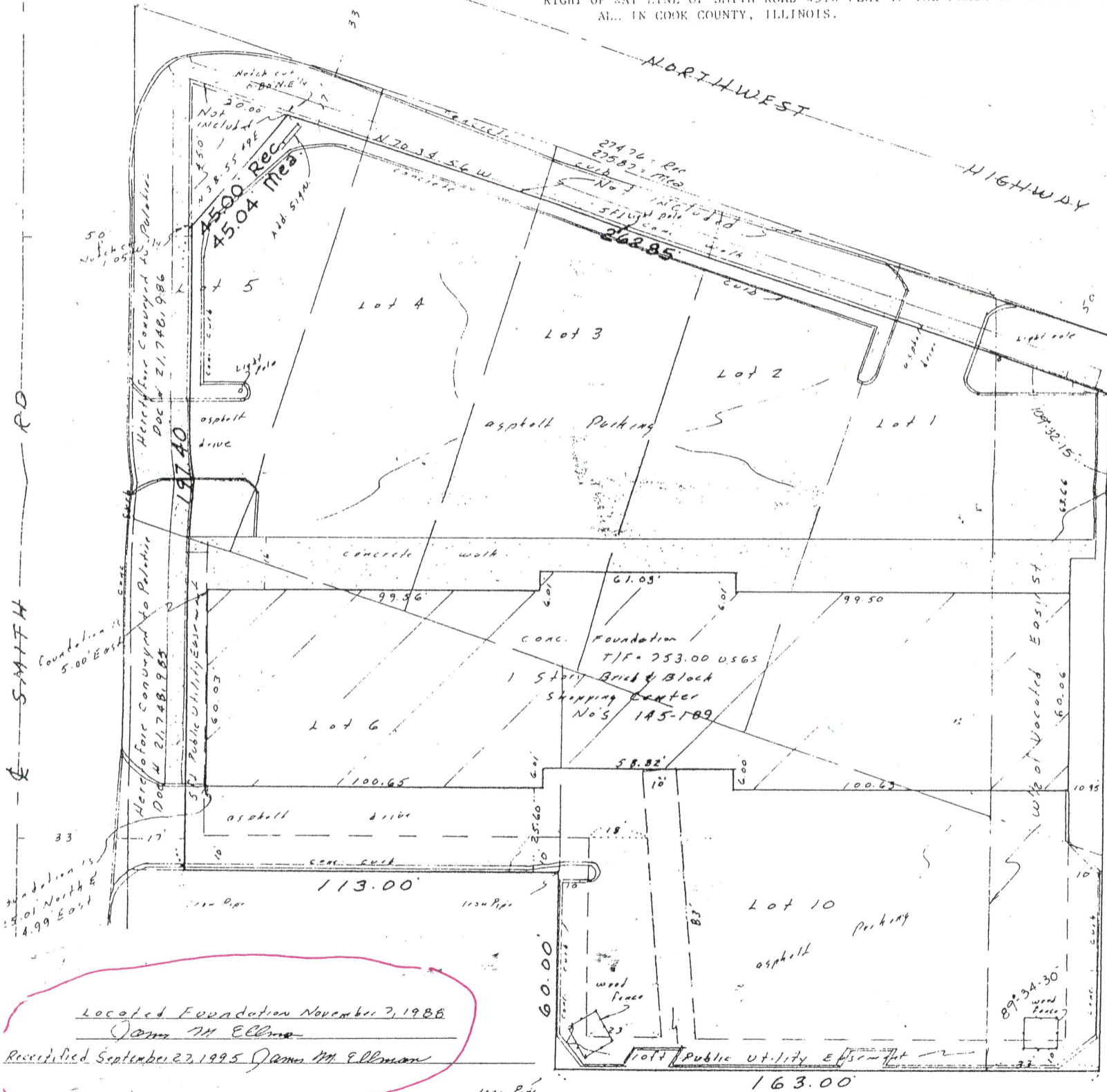
PLAT OF SURVEY

-BY-

Phone: 2

JAMES M. ELLMAN

LOTS 1,2,3,4,5,6 AND 10 IN BLOCK 3 IN FRANK E. MERRILL AND COMPANY'S PALATINE HOMESITES, BEING A SUBDIVISION OF PART OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ALSO, THAT PART OF EAST STREET AS VACATED BY THE VILLAGE OF PALATINE ADJOINING THE EAST LINE OF LOTS 1 AND 10 IN SAID SUBDIVISION, EXCEPTING THEREFROM THE NORTHERLY 17.0 FEET ADJACENT TO NORTHWEST HIGHWAY AND EXCEPTING THEREFROM THE WESTERLY 17.0 FEET ADJACENT TO SMITH ROAD AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 5 IN BLOCK 3 IN FRANK E. MERRILL AND COMPANY'S PALATINE HOMESITES; THENCE NORTH 70° 12' 28" WEST ALONG THE SOUTH LINE OF LOT 5, 13.44 FEET TO THE INTERSECTION OF THE EAST LINE OF SMITH ROAD, SAID EAST LINE NOW BEING 17.0 FEET EAST OF THE PLATTED EAST RIGHT OF WAY LINE; THENCE NORTH 0° EAST ALONG THE NOW EAST RIGHT OF WAY LINE OF SMITH ROAD 94.61 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 38° 55' 49" EAST, 45.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY; THENCE NORTH 70° 34' 56" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY 30.0 FEET TO THE INTERSECTION WITH THE NOW EASTERLY RIGHT OF WAY LINE OF SMITH ROAD; THENCE SOUTH 0° WEST, ALONG THE NOW EASTERLY RIGHT OF WAY LINE OF SMITH ROAD 45.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



Located Foundation November 7, 1988
 James M. Ellman
 Recertified September 23, 1995 James M. Ellman

Drawn by LYNN MEHRHOLZ
 No 880779
 Scale 1 inch = 30 feet
 JULY 27, 1988

STATE OF ILLINOIS } ss
 COUNTY OF COOK }

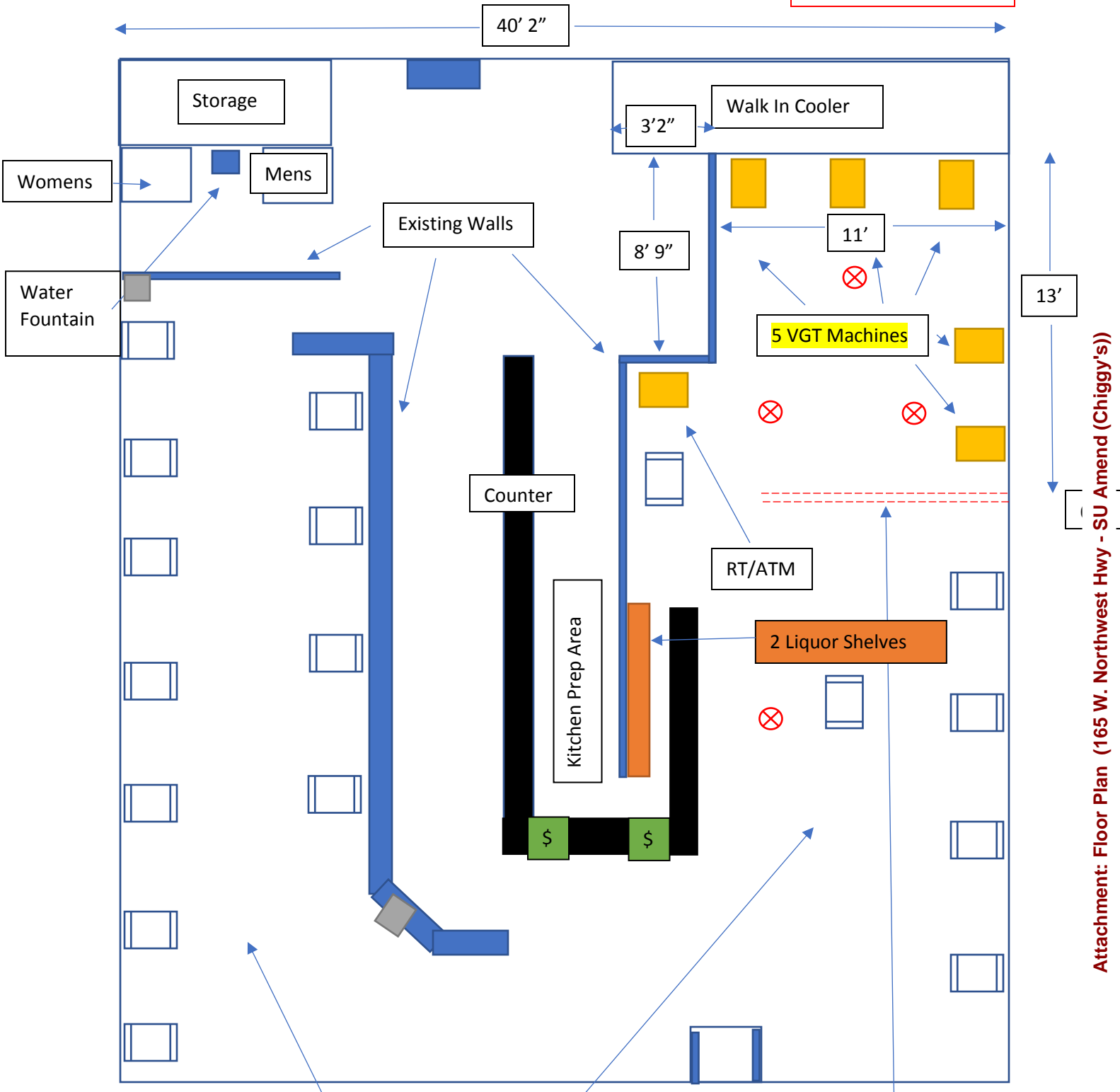
I, JAMES M. ELLMAN, do hereby certify that the above described parcel has been surveyed under my supervision and that the plot hereon is a correct representation of said survey.

BE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY CHANGE FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN REFER TO YOUR ABSTRACT, DEED, CONTRACT AND ZONING ORDINANCE.

Updated & Recertified December 6, 1990 James M. Ellman
 by James M. Ellman ILLINOIS REGISTERED LAND SURVEYOR

Attachment: Plat of Survey (165 W. Northwest Hwy - SU Amend (Chiggy's))

⊗ = Surveillance Cameras



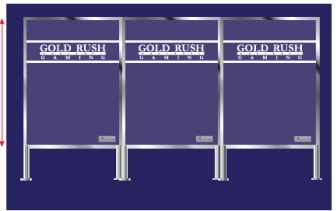
Attachment: Floor Plan (165 W. Northwest Hwy - SU Amend (Chiggy's))

Gaming Area
 11X13 = 143 sf
 8'9" X 3'2" = 25.7 SF
 Total – approx. 168 sf

Seats
 11 X 4 = 44
 This Side

Seats
 4X4 = 16
 2X2 = 4
 20 Total On this side
 Location Total - 64

Total Location
 Approx. 2400 sq ft



Barrier

Chiggy's Gyros



- Website
- Directions
- Save
- Call

4.3 ★★★★★ 446 Google reviews

\$ · Greek restaurant

ORDER PICKUP

ORDER DELIVERY

Address: 165 W Northwest Hwy, Palatine, IL 60067

Hours: Tuesday	10AM-9PM
Wednesday	10AM-9PM
Thursday	10AM-9PM
Friday	10AM-9PM
Saturday	10AM-9PM
Sunday	Closed
Monday	10AM-9PM

Number of Employees approximately: 7-10

Attachment: Hours of Operation (165 W. Northwest Hwy - SU Amend (Chiggy's))



MICHAEL JORDAN

PICK UP HERE

PLEASE DO NOT
THROW NO
BASKET



PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, August 9, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use Amendment to permit a floor plan alteration and to change the liquor license classification for an existing restaurant.
 The property is commonly known as 165 W. Northwest Highway.
 The Petitioner is proposing to change their liquor license classification and alter the floor plan for an existing restaurant, Chiggy's Gyros. Per the submitted application, the proposed changes will be utilized for video gaming, which is considered an ancillary use.
 The above petition has been filed by Socrates Siliaras and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 22-31
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 25th day of July, 2022
 Published in Daily Herald July 25, 2022 (4585932)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

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

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to 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 copy, was published 07/25/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY *Danila Baltz*
 Designee of the Publisher and Officer of the Daily Herald

Control # 4585932

Attachment: Public Notice (165 W. Northwest Hwy - SU Amend (Chiggy's))

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 08/09/22 07:00 PM

CASE STAFF STATEMENT (ID # 7767)

345 W. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: A. Bradshaw

PETITIONER: Jason Carey, Greater Family Health / Lisa Sharp, Sharp Architects Inc. (agent)

CASE NUMBER: 22-32

ADDRESS: 345 W. Northwest Highway

PROPOSAL:
Variation to permit an attached sign to be 145 square feet, instead of the maximum permitted 57 square feet.

LOCATION: 345 W. Northwest Highway District 6 (Helms)	CURRENT ZONING: B-2 General Business District
---	---

SURROUNDING CONDITIONS:

North:	P - Planned Development (Palatine Vision Center)
South:	M - Manufacturing / U - Utility/Municipal (Vacant Grassland)
East:	M - Manufacturing / U - Utility/Municipal (Vacant Grassland)
West:	B-2 General Business District (Century Plaza Shopping Center)

BACKGROUND:

The Petitioner is proposing to replace the existing attached sign, with a larger sign for the medical office, Greater Family Health, located in the Steven’s Pointe Shopping Center. Therefore, the Petitioner is requesting approval of the following:

Variation to permit an attached sign to be 145 square feet, instead of the maximum permitted 57 square feet.

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business District and is located within the Steven’s Point shopping plaza. Greater Family Health was granted a Special Use for a medical use in 2021.
- Per Code, maximum allowed square footage for an attached sign in a unified

center on 2-5 acres is equal to one square foot of gross surface area per linear foot of said store frontage, but a single sign shall not exceed 100 square feet. The existing sign is approximately 56 square feet, which is just under the maximum allowed for this location, as there is 57 feet of store frontage.

- Per the submitted sign elevations, the proposed signage will be approximately 2.5x larger than what is currently displayed, but will have the same style and text as the existing sign. However, per Code, the proposed 145 square feet is calculated by a straight line box around the entire sign. In reality, approximately 45 square feet of the calculation is blank space, within the calculation square.
- The Subject Property was granted a signage Variation in 1996 for 120 square feet of total attached signage (O-227-96). However, the attached signage at the time was split between 3 separate signs, as the building façade at the time had less contiguous wall space for signage.
- Per the submitted application, the façade of the subject building is set back approximately 330 feet from the property line/sidewalk along Northwest Hwy. Thus making it difficult for passersby to identify the clinic from the road, reducing the number of potential clients.
- There have also been sign Variations granted for total attached sign square footage in the Palatine Plaza shopping center. The justification is comparable to the current proposal as the ACE Hardware store is set back roughly the same distance (set back approximately 350 feet from Northwest Hwy).

DEPARTMENTAL REVIEWS:

Community Services	Per Code, the maximum square footage for a single attached sign is 100 square feet. However, there has been a comparable variation granted to the Subject Property in the past.
Engineering	N/A
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

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

will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is proposing to install an attached sign that will be approximately 2.5 times larger than the existing sign. The Subject Property's front façade is uniquely shaped and has been expanded since the signage Variation was granted in 1996, lending itself to take on a larger attached sign. As the shopping center is set back approximately 330 feet from the property line along Northwest Highway, Staff agrees that the larger sign will make Greater Family Health significantly more visible to passersby.

Ultimately, the proposed sign should not alter the character of the surrounding area due to the new sign maintaining the same text and style as the existing sign. Additionally, a signage Variation for attached signage square footage was previously granted to the Subject Property, and similar signage Variations have been granted within the Palatine Plaza shopping center, which has a comparable setback from Northwest Highway. As noted, the sign area for the text ("Greater Family Health") is 82 square feet and the additional square footage is driven by the periphery of the arrow, which increases the square footage to 145 square feet and reflects the Zoning Ordinance's method for calculating the gross surface area of a sign.

Therefore, Staff recommends approval of the requested variation, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the Petitioner's agent, Lisa Sharp, except as said plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Sign Elevation and Site Plan
- Public Notice

345 W. Northwest Highway



VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Jason Carey, Greater Family Health			
	Subject Property Address 345 W. Northwest Hwy, Palatine, IL			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Lisa Sharp, Sharp Architects Inc.			
	Address		City/State/Zip Code	
	125 N. First St., DeKalb, IL 60115			
	Telephone	Fax	Email	
	815-517-1050	815-401-0001	lsharp@sharparchitectsinc.com	
	Relationship to Petitioner (contractor, architect, etc.) Architect			
TYPE OF APPLICATION (check one)				
<input type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input checked="" type="checkbox"/> Variation				
Existing Zoning District	Existing Land Use	Proposed Land Use		
B-2 General Business	RETAIL / BUSINESS	BUSINESS		
Generally describe your request:				
We are proposing to replace an existing sign with a new sign that is 145 sq. ft. in size.				
This is larger than the 57 sq. ft. currently allowed.				

Attachment: Application (345 W. Northwest Hwy - VAR Signage)

Required Materials

- Filing Fee of \$ 836
- Application Form
- Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- Real Estate Interest Disclosure Form (see attached)
- Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Special Use only, you do not need to answer these items.***

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

This portion of the building is set nearly 330 ft. back from the property line at the sidewalk along Northwest Hwy. This makes it very difficult for passing motorists to identify the clinic from the road and thus reduces the number of potential clients.

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

This retail center is laid out in a unique manner which has created this situation. As a tenant of this center Greater Family Health is utilizing a suite that has long sat unused. The larger signage will allow them to remain tenants with a successful business for many years to come.

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

The entire development is made of retail stores and restaurants. This variation will not alter the character of the development and will only serve to bring more patrons onto the property.

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

See attached letter for further discussion of these criteria.



Mr. Alex Bradshaw
 Planner
 Village of Palatine
 200 E. Wood Street
 Palatine, IL 60067
abradshaw@palatine.il.us

Re: Variance Request
 Palatine Community Health Center
 Greater Family Health
 345 W. Northwest Hwy
 Palatine, IL 60067

Mr. Bradshaw,

Attached please find our application and documentation related to a sign variance for the Palatine Community Health Center. Due to the distance from the tenant space from Northwest Hwy we are requesting a variance for a larger building mounted sign above their door.

Greater Family Health opened their latest health center in the fall of 2021. At that time, they installed a building mounted sign that fit within the allowed 57 sq. ft. area. The current sign features 18.5" tall text and a smaller green arrow than their typical company standard.

They have consistently heard from patients that it is difficult to identify their location from Northwest Hwy due to the large setback from the road. We are proposing to replace this sign with new lettering that will be 24" tall and to match the company standards for line spacing and a larger green arrow. The new proposed sign will be 145 sq. ft. if you include the arrow. The area of the text alone is 82 sq. ft.

We believe this is a reasonable request given the layout of this development and the distance from the street. Per the attached aerial site plan you can see that the Palatine Community Health Center is set at the far south end of a retail strip center and is approximately 345 ft. from curb to their façade. This portion of the building happens to feature a large stucco pediment which would allow for a much larger sign.

This retail space has at vacant for many years. We hope to be able to bring more people onto the property and hopefully they will then also visit our retail neighbors. In response to the six criteria listed on the applications please note the following:

- a. The particular surroundings, shape, or topographical conditions of the property:
Response: This existing retail development has a unique design. Much of the existing development angles away from Northwest Hwy with Greater Family Health's suite at the far south end approximately 345 ft. from the curb.

- b. A unique hardship for the property not generally applicable to other properties in the same zoning district
Response: Most stores along Northwest Hwy face the street and are within 60-90 ft. of the property line. Greater Family Health's new clinic stands roughly 345 ft. from the curb.
- c. The request is not based on a desire to make more money out of the property
Response: Greater Family Health is a not-for-profit health care provider that focuses on low-income patients. The proposed sign will help them to better direct patients to their facility.
- d. The petitioner has not created the alleged hardship for the property
Response: The petitioner did not create the hardship. This development was built over 50 years ago. The petitioner's suite appears to have been vacant for at least ten years before they renovated the space in 2021.
- e. The request will not be detrimental to the public welfare or other properties in the neighborhood
Response: We are confident that the larger sign will not be detrimental to any of the neighboring businesses.
- 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
Response: The requested variance will have no effect on adjacent properties for any of these concerns.

Please review the attached documents and let us know what the next steps will be to get this request on the Planning Commission agenda. We look forward to working with you on this matter.

Sincerely,



Lisa F. Sharp
Registered Architect, President
Sharp Architects Inc.

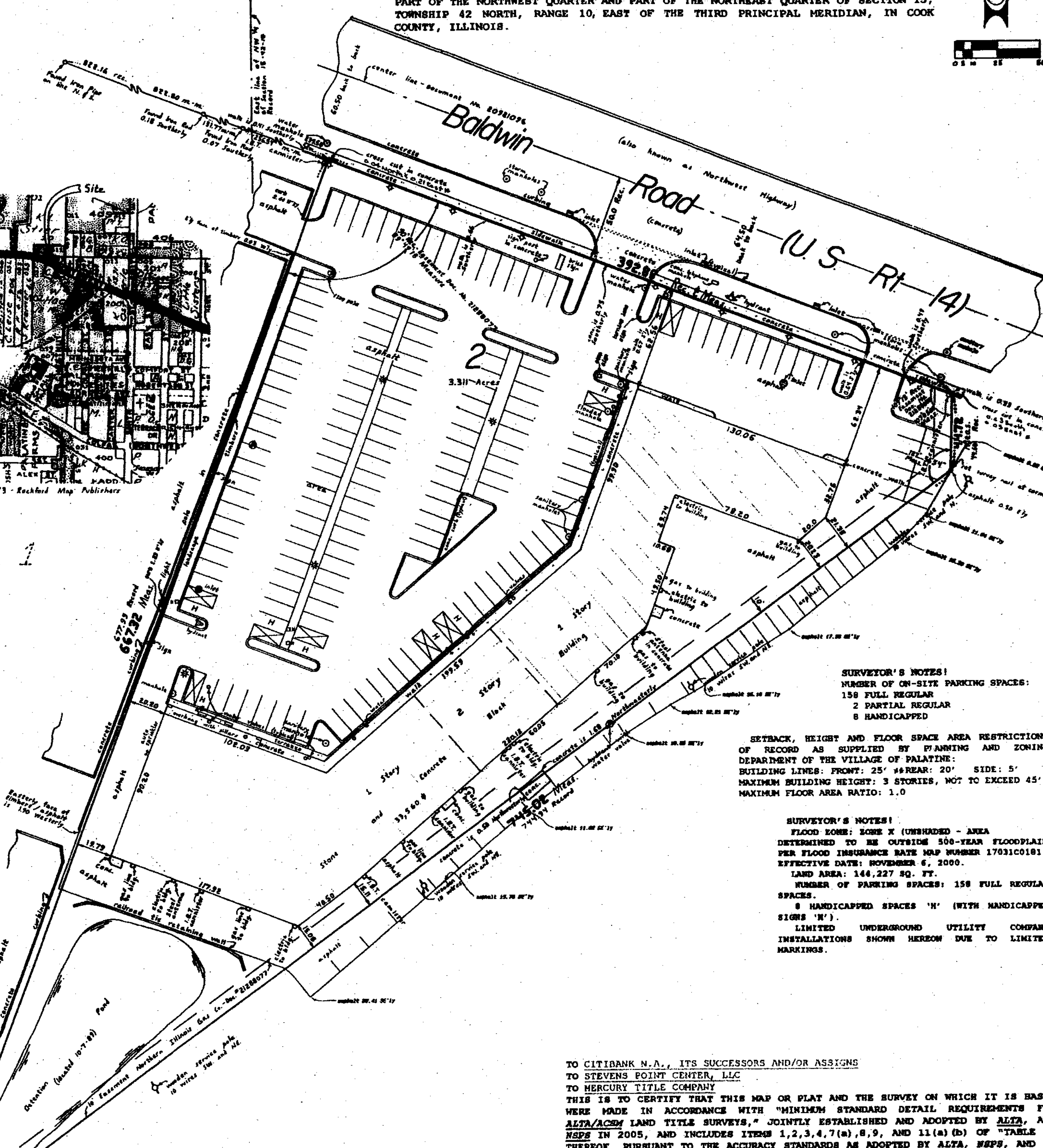
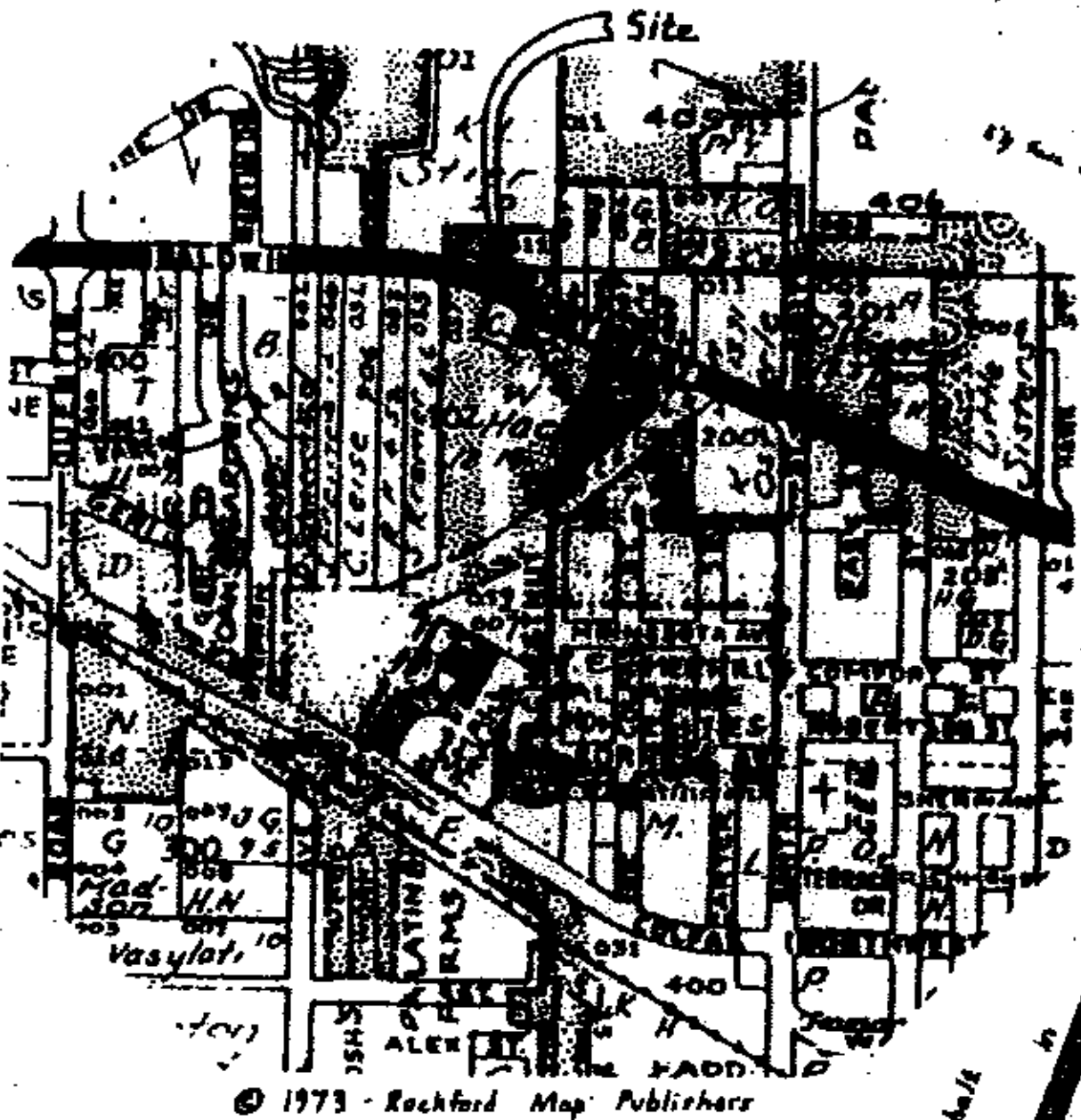
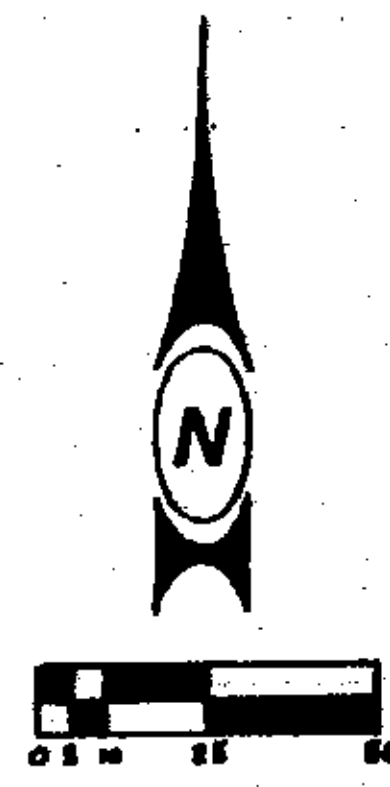
Cc: Jason Carey, Greater Family Health

ALTA / ACSM LAND TITLE SURVEY

LOT 2 IN KUNTZE'S FIRST INDUSTRIAL ADDITION TO PALATINE, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

LOT 2 IN KUNTZE'S FIRST INDUSTRIAL ADDITION TO PALATINE, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SURVEYOR'S NOTES!
 NUMBER OF ON-SITE PARKING SPACES:
 158 FULL REGULAR
 2 PARTIAL REGULAR
 8 HANDICAPPED

SETBACK, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS OF RECORD AS SUPPLIED BY PLANNING AND ZONING DEPARTMENT OF THE VILLAGE OF PALATINE:
 BUILDING LINES: FRONT: 25' REAR: 20' SIDE: 5'
 MAXIMUM BUILDING HEIGHT: 3 STORIES, NOT TO EXCEED 45'
 MAXIMUM FLOOR AREA RATIO: 1.0

SURVEYOR'S NOTES!
 FLOOD ZONE: ZONE X (UNSHADED - AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER 17031C0181 P EFFECTIVE DATE: NOVEMBER 6, 2000.
 LAND AREA: 144,227 SQ. FT.
 NUMBER OF PARKING SPACES: 158 FULL REGULAR SPACES.
 8 HANDICAPPED SPACES 'H' (WITH HANDICAPPED SIGNS 'H').
 LIMITED UNDERGROUND UTILITY COMPANY INSTALLATIONS SHOWN HEREON DUE TO LIMITED MARKINGS.

TO CITIBANK N.A., ITS SUCCESSORS AND/OR ASSIGNS
 TO STEVENS POINT CENTER, LLC
 TO MERCURY TITLE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, AND 11(a) (b) OF "TABLE A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
 THIS SURVEY REFLECTS QUESTIONS OF TITLE AS SHOWN ON MERCURY TITLE COMPANY COMMITMENT NO. 2075035 EFFECTIVE DATE: JULY 25, 2007.
 LIBERTYVILLE, ILLINOIS JULY 30, A.D. 2007

Larry A. Faith

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2657 EXPIRES 11-30-08
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-003789
 PROPERTY ADDRESS: 315-345 WEST NORTHWEST HIGHWAY - PALATINE, ILLINOIS
 PERMANENT INDEX NUMBER: 02-15-200-012-0000 as supplied



This plat is not certified unless an impressed seal is affixed hereon.

Legend
 ○ DEPICTED CURB
 ◇ LUMINAIR
 * LIGHT POLE
 HD HANDICAPPED PARKING SIGN
 H HANDICAPPED PARKING SPACE

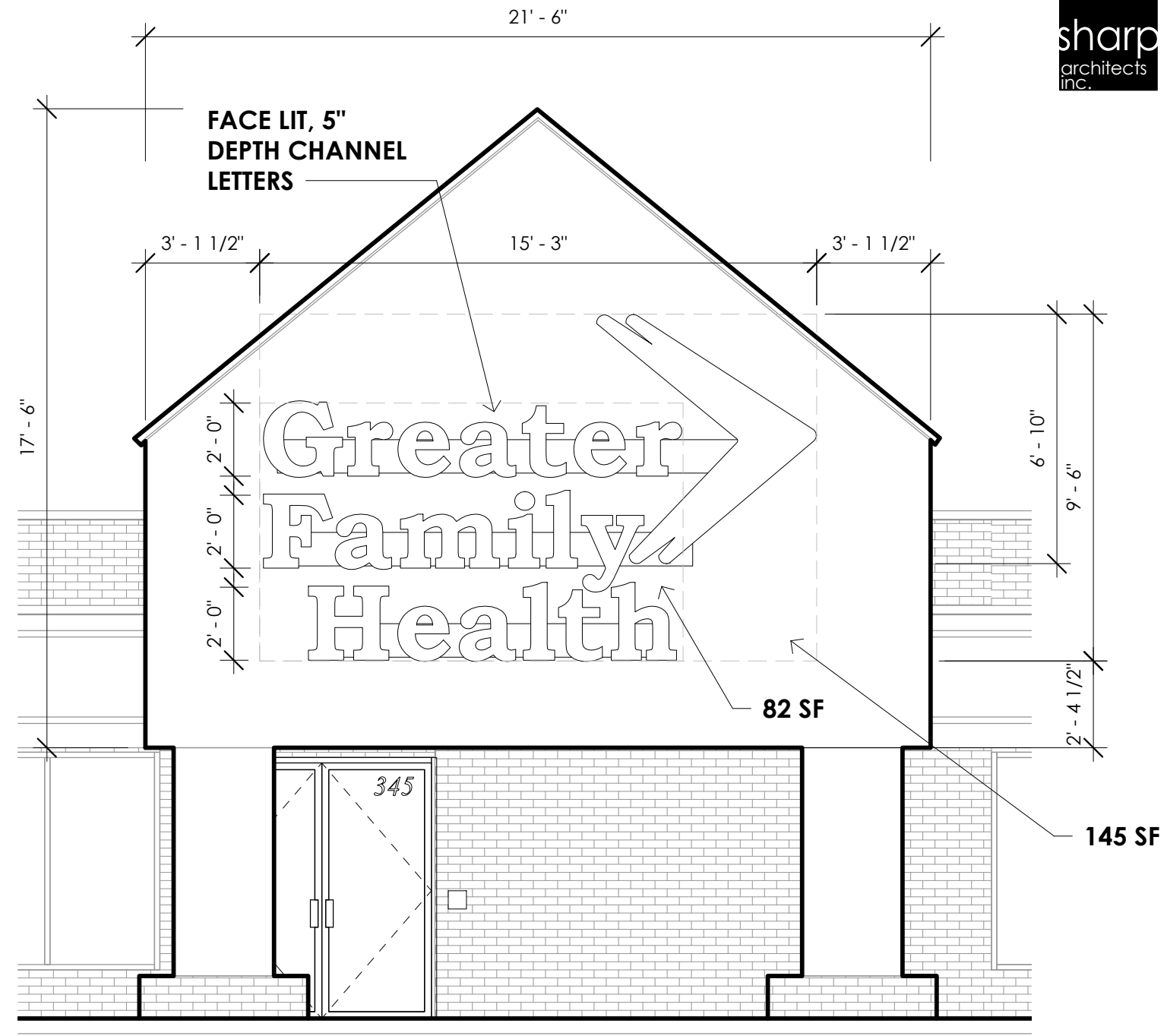
m-m denotes monument to monument monument calls as of 10-13-06 (except calls of 1-30-07) * except where land comes to a point - see specifications by village

SCALE: 1 inch equals 40 feet
 No dimension to be assumed by scale measurement
 Distances are marked in feet and decimal parts thereof.

ORDERED BY: Attorney Mark Ordower
 ORDER NO: 04125-ALTA-U3
 DRAWN BY: JLF
 CHECKED BY: JLF

Refer to abstract deed and local ordinances for building restrictions.

prepared by:
The Northern Counties Group, Inc.
 Surveyors
 528 West Street
 Libertyville, Illinois 60048
 (847) 367-4560 Fax (847) 367-1378



1 24" SIGN CONCEPT
1/4" = 1'-0"
0' 2' 4' 8'

2 24" SIGN CONCEPT DETAILED
1/4" = 1'-0"
0' 2' 4' 8'

Attachment: Sign Elevation and Site Plan (345 W. Northwest Hwy - VAR Signage)

S1 PROPOSED SIGN DRAWINGS

PALATINE COMMUNITY HEALTH CENTER

345 W. NORTHWEST HWY, PALATINE, ILLINOIS



1 AERIAL SITE PLAN
3/8" = 1'-0"

2 PHOTO FROM SIDEWALK
3/8" = 1'-0"

3 PHOTO OF CURRENT SIGNAGE
3/8" = 1'-0"

Attachment: Sign Elevation and Site Plan (345 W. Northwest Hwy - VAR Signage)

S2 EXISTING PHOTOS OF THE SIGNAGE & SITE PLAN

PALATINE COMMUNITY HEALTH CENTER

345 W. NORTHWEST HWY, PALATINE, ILLINOIS

■ SHARP ARCHITECTS INC. ■ 125. N. FIRST STREET, SUITE D ■ DEKALB, IL 60115 ■ 815-517-1050 ■ WWW.SHARPARCHITECTSINC.COM ■

7-5-2022

GREATER FAMILY HEALTH

PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, August 9, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to permit an attached sign to be 145 square feet, instead of the maximum permitted 57 square feet.
 The property is commonly known as 345 W. Northwest Highway.
 The Petitioner is proposing to replace the existing attached sign with a larger sign for the medical office, Greater Family Health, located in the Steven's Pointe Shopping Center.
 The above petition has been filed by Jason Carey and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 22-32
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 25th day of July, 2022
 Published in Daily Herald July 25, 2022 (4585933)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Gr
Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview,
Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Gr
Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine,
Park Ridge, Prospect Heights, River Grove, Rolling Meadows,
Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwo
Wheeling, Wilmette

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notice as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 07/25/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Daula Baltz*
Designee of the Publisher and Officer of the Daily Herald

Control # 4585933

Attachment: Public Notice (345 W. Northwest Hwy - VAR Signage)