



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 • JULY 24, 2018

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

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

III. PUBLIC HEARING

1. 473 W. Northwest Highway

Special Use to permit physical and health services pursuant to Section 11.03 (d) (23) of the Palatine Zoning Ordinance.

2. 3 E. Northwest Highway

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

3. 23-25 E. Northwest Highway

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

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

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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ZONING BOARD OF APPEALS

MINUTES • JULY 10, 2018

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jun 26, 2018 7:00 PM - **Accepted**

Mr. Luszczak made a motion to approve the minutes of June 26, 2018; seconded by Mr. Cavanaugh.

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

Minutes Acceptance: Minutes of Jul 10, 2018 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 473 W. Northwest Highway - Continued

Ms. Roth-Wurster made a motion to continue the item for 473 W. Northwest Highway; seconded by Mr. Luszczak.

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

Minutes Acceptance: Minutes of Jul 10, 2018 7:00 PM (Approval of Minutes)

2. 50 E. Wilson Street - **Recommended to Approve**

Notice was published in the Daily Herald on June 25, 2018 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey/ Site Plan
4. Elevations
5. Public Notice

Sworn in Petitioners, Dori and Erik Campbell, 50 E. Wilson Street

Mrs. Campbell stated they have been renting the house for 3 years and bought it in March. She stated it is a tiny house in neighborhood they love and want to continue to live among people they have grown to love. Ms. Campbell explained the plan is to extend just off the back. She stated the home is currently 988 square feet with a very tiny kitchen. She stated they have been eating off a card table and would like to put a real table in for her family of four. Ms. Campbell explained they are hoping to extend the kitchen off the back to approximately 14 feet by 13 feet in size. She pointed out currently the garage is setback less than the required distance so they need a Variation to build within since the addition would be closer. She stated they could attach the garage but would like to keep the access to the yard between the addition and the garage.

Ms. Roth-Wurster asked if there would be anyway to meet standards.

Ms. Campbell explained the current layout and how the current plan will limit the amount of demolition required. She further explained the reason for the location is due to the stairwell that leads to the basement. She stated the stairway is very narrow, which makes it difficult to get anything into the basement so this addition will allow a bigger pass through.

Mr. Campbell spoke to the layout and how it is difficult to get furniture down to the basement due to the narrow stairwell. He explained they are hoping to add a door on the left to open up the area.

Mr. Luszczak asked Staff if garage is currently conforming.

Sworn in staff: Ms. Katie Romack

Ms. Romack explained the garage is currently setback approximately 6 feet from the house so it is existing nonconforming. She stated the proposed addition is approximately 209 square feet and the peak height meets Code as well as both building and lot coverage. Ms. Romack pointed out there were no issues from the department reviews.

Mr. Cavanaugh asked if the changes to the front encroach in any setbacks.

Ms. Romack answered no.

Mr. Campbell stated financially right now they are focusing on the kitchen

because they need a bigger kitchen. He explained living on a card table for 2 years has not been fun. He stated they are looking forward to having more than 4 people in his kitchen.

Mr. Dittrich asked if the garage was attached would they need relief.
Ms. Romack answered no.

Sworn in Mr. Kevin Gorski, 49 N. Benton Street

Mr. Gorski stated he is here to support a neighbor who is looking to improve the neighborhood. He pointed out the lots are narrow and they are small homes. He stated he appreciates them trying to make the house more livable.

Ms. Campbell stated the house has been a rental for the past 10 years. She explained they ended up there accidentally and have been working hard to improve out of respect of the surrounding neighbors. She spoke to the issues with flooding they have been dealing with. Ms. Campbell stated they are excited to keep the look of the neighborhood and take care of the property.

STAFF RECOMMENDATION:

Many of the surrounding properties are single-family homes with detached garages that do not meet the required minimum set back of 10 feet. In addition, many of these surrounding properties have similar circumstances to the Subject Property that would limit the size of an addition at the rear of the home. Since the house and garage are set back more than 60 feet from the rear property line and meet all other setback requirements, the proposed addition should not impact the surrounding property owners or alter the essential character of the neighborhood. Therefore, Staff recommends approval of the Variation, subject to the following conditions:

1. The Variation shall substantially conform to the site plan and elevations submitted by the Petitioners on 6/11/2018, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Ms. Roth-Wurster stated she believes the standards have been met. She stated it would help the property. She spoke to the uniqueness of the smaller lot and pointed out it won't have a negative impact on the locality.

Mr. McGinn summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will be administratively reviewed.

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

3. 2070 N. Rand Road - Recommended to Approve

Notice was published in the Daily Herald on June 25, 2018 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey
4. Site Plans
5. Tenant Layout
6. Floor Plan
7. Business Plan
8. Petitioner Response to Palatine letter dated 6-11-18
9. Public Notice
10. Email in support from Papa Rays dated 6-26-18

Sworn in Mr. Steven Franklin, CEO of The Barracks Inc., 621 Glacier Trail Roselle, IL and Mr. Robert Franklin Jr., Treasurer for The Barracks Inc.

Mr. Franklin explained they are here to open a fitness facility in the strip mall. He stated they want to keep the integrity of building. He referred to the tenant layout slide explaining they will take out a few interior walls to open up the space to 9,553 square feet. He explained Unit F will be office space. Mr. Franklin stated they won't disrupt the plan other than the interior walls.

Ms. Romack gave a brief overview of the request explaining the Subject Property is zoned Planned Development and contains a shopping center and the Butera grocery store. She stated the fitness facility would be open 24 hours would occupy 8 existing tenant spaces. She explained the peak hours of operation are between 5:00 AM and 9:00 AM and 5:00 PM and 10:00 PM with an average of 75-100 members at one time. Ms. Romack stated the fitness center would be monitored by a security system and staffed during all operation hours. She further explained for overnight staffing, there would be 1-2 employees. She spoke to the parking explaining the use requires 46 parking spaces and the entire Planned Development has a total of 294 parking spaces but only requires 243 parking spaces. Ms. Romack pointed out if the use is approved the only other tenant space that is currently occupied is Papa Rays Pizza and Wings. She referred to the site plan to show the updated site plan of shopping center, where a portion of the shopping center connecting to the grocery store had been demolished and added an addition to the grocery store. She went through the slides to show the floor plan and existing conditions. She stated there were no issues identified by any of the departments.

Mr. McGinn referred to the existing conditions slide and asked if the space is where Splinters is.

Mr. Franklin explained it will end just before Splinters.

Ms. Romack indicated area on slide.

Ms. Roth-Wurster referred to the existing conditions slide and asked if it is the same as shown in the site plan.

Mr. Franklin answered yes that is the alcove with the common area.

Mr. Dittrich asked if the fitness facility was less than 3,000 square feet, would they have to be here today.

Ms. Romack answered no it follows the B-2 standards so a fitness facility less than 3,000 square feet would be a permitted use.

STAFF RECOMMENDATION:

The proposed health club would occupy several vacant tenant spaces in the shopping center next to Butera. While all but one tenant space is currently vacant, this use is compatible with retail, service, and restaurant uses that are present in the surrounding area. Furthermore, the Planned Development is over parked by 51 parking spaces and Staff believes that there are the necessary parking resources to accommodate this use. The proposed use should complement the surrounding uses and properties and should not alter the essential character of the locality. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan prepared by Jeffrey Flemming, dated 03/22/2018, and the business plan submitted by the Petitioners, Mr. Steven Franklin and Robert J. Franklin Jr., on 02/20/2018, except such plans may be changed to conform to Village Codes and Ordinances.
2. If required by the Village, the security system and plan shall be revised in a manner acceptable to Village of Palatine.

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

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

DELIBERATIONS:

Mr. Dittrich stated it meets standards for a Special Use. He stated he likes they are using all the retail spaces next to a restaurant and a grocery store. He stated overall it is a good location for them and doesn't see any problems with parking so he is recommending approval.

Mr. Luszczak agreed with Mr. Dittrich.

Ms. Roth-Wurster stated it is a good use of the space.

Mr. McGinn summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will be administratively reviewed.

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

IV. COMMUNICATIONS

Ms. Romack noted the next ZBA meeting is Tuesday, July 24 with 3 items on the agenda.

V. ADJOURNMENT

Mr. Cavanaugh made a motion to adjourn the public hearing; seconded by Ms. Roth-Wurster. The meeting was adjourned at 7:27 pm.

Minutes Acceptance: Minutes of Jul 10, 2018 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 07/24/18 07:00 PM

CASE STAFF STATEMENT (ID # 4607)

473 W. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Song Fei Dou

CASE NUMBER: 18-66

ADDRESS: 473 W. Northwest Highway - 1C

PROPOSAL:

Special Use to permit physical and health services pursuant to Section 11.03 (d) (23) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 476 W. Northwest Highway District 6 (Helms)	<u>CURRENT ZONING:</u> B-2 General Business District
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SURROUNDING CONDITIONS:

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

BACKGROUND:

The Petitioner is proposing to open a foot massage business. Therefore, the Petitioner is requesting approval of the following:

- **Special Use to permit physical and health services (massage)**

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business District.
- The Petitioner is proposing to open a new foot massage and reflexology business at 473 W. Northwest Highway. The Petitioner previously opened and operated a similar business at 1709 N. Rand Road. That Special Use was subsequently transferred to another operator.
- Per the submitted Special Use application and support materials, there are two

Case Staff Statement (ID # 4607)
Meeting of July 24, 2018

licensed Massage Therapists, associated with this proposed location.

- The hours of operation are proposed to be 10 am to 9 pm, 7 days a week.
- There will initially have 2 employees with the intention to increase to 4-5 employees.
- This site is approximately 1,040 square feet. There are 31 spaces required for the building, 33 are provided. The parking requirement would not change with this use.
- Per the State Code, massage activities to the foot, hands, and ears do not require a State license. The business owner did submit massage licenses for two employees, associated with this business.

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:

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

1. The Special Use shall substantially conform to the business and the floor plan submitted by the Petitioner, Song Fei Dou, on 06/08/2018, except as such plans may be changed to conform to Village Codes and Ordinances.

2. The business shall operate in compliance with the State of Illinois massage licensing act.

ATTACHMENTS:

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

473 W Northwest Highway

3.1.a

VILLAGE OF
PALATINE



Attachment: Aerial (473 W. Northwest Highway - SU Massage)

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)	
	Song Tei. Don.		foot massage. foot.	
	Subject Property Address			
	473 Northwest Highway-1C. palatine. IL. 60067.			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	1 Regent. CT.		Lake Zurich. IL. 60047.	
	Telephone	Fax	Email	
	312-206-5194		605857872@99.com.	
	Relationship to Petitioner (contractor, architect, etc.)			
TYPE OF APPLICATION (check one)				
☒ Special Use ☐ Special Use Amendment ☐ Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
Generally describe your request:				
Apply only. foot massage. (reflexology).				

Attachment: Application (473 W. Northwest Highway - SU Massage)



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
Be available to the public a place to relax and a simple foot massage is helpful to health.
2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected
Simple foot massage parlors, elegant environment and warm, is the best place for all kinds of people such as the elderly, children, adults relax mental and physical fatigue.
3. The use will not cause substantial injury to nearby property values
Simple foot massage, just relax entertainment, no pollution and voice, but not dangerous.
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

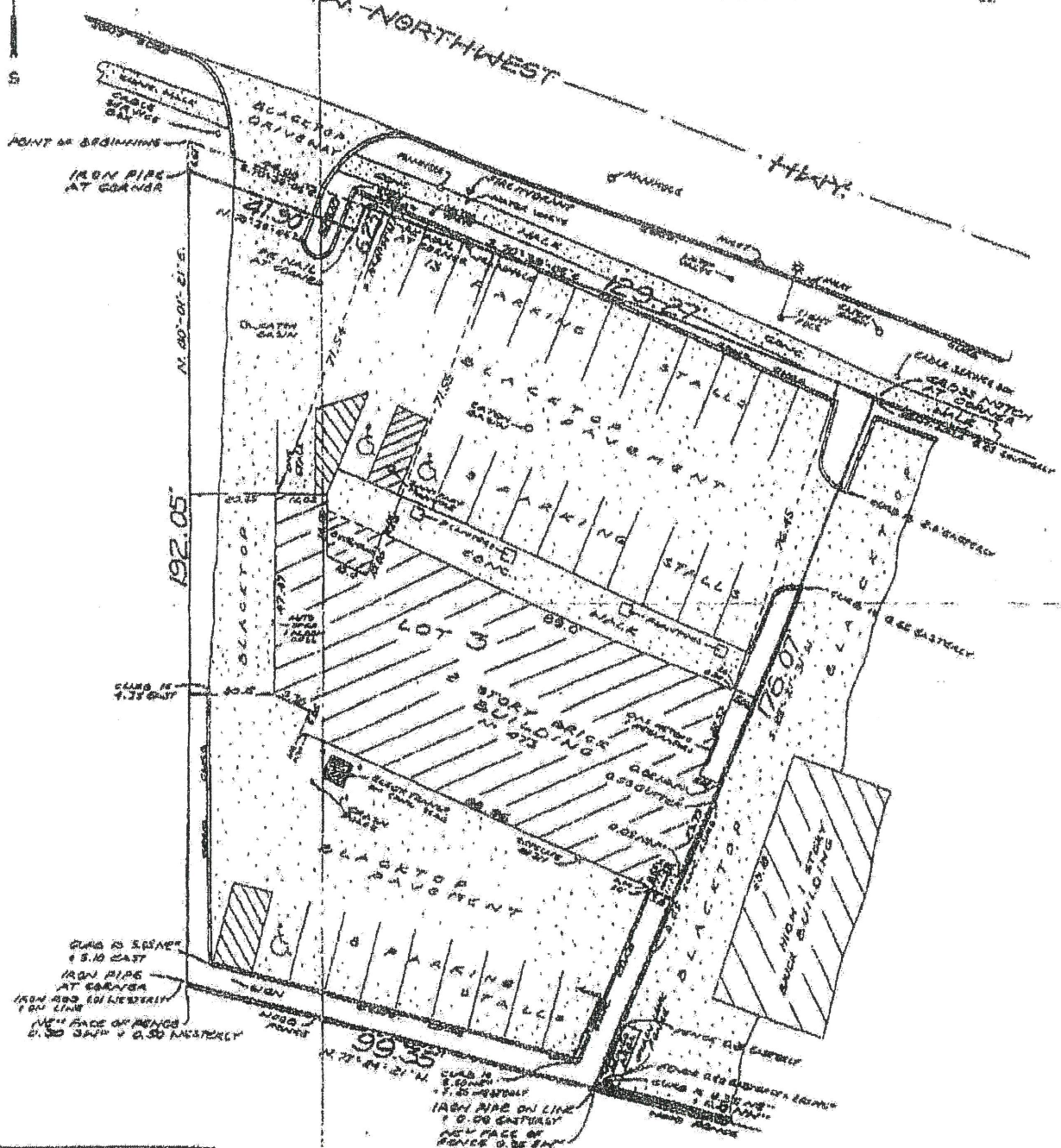
CERTIFIED SURVEY, INC.

Phone 847-823-9504 319 S. Northwest Hwy, Suite 50, Park Ridge, IL 60061 Fax 847-823-9503

PLAT OF SURVEY

LOT 3 OF HUI'S FIRST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING THEREFORE THAT PART HERETOFORE TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE NO. 10310, 0388-2820 AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, THENCE SOUTH 15 DEGREES 14 MINUTES 34 SECONDS EAST, BEING AN ADJACENT BEARING ON THE NORTH LINE OF SAID LOT 3 AND NORTH LINE ALSO BEING THE SOUTH RIGHT OF WAY LINE OF NORTHWEST HIGHWAY #12, SOUTH 10 DEGREES 10 MINUTES 34 SECONDS WEST, PERPENDICULAR TO SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 436 FEET; THENCE SOUTH 15 DEGREES 14 MINUTES 34 SECONDS WEST, PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 833 FEET; THENCE NORTH 79 DEGREES 31 MINUTES 24 SECONDS EAST, ON THE WEST LINE OF SAID LOT 3, A DISTANCE OF 11.36 FEET TO THE WEST LINE OF SAID LOT 3, THENCE NORTH 79 DEGREES 31 MINUTES 24 SECONDS EAST, ON THE WEST LINE OF SAID LOT 3, A DISTANCE OF 8.31 FEET TO THE POINT OF BEGINNING.



THE PROPERTY SHOWN HEREON IS LOCATED IN UNIMPAVED ZONE X (FLOOD) DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #2401 NUMBER 175212/01 F EFFECTIVE DATE NOVEMBER 8, 2002

AREA = 24,607 SQ. FT.
0.56 ACRES

STATE OF ILLINOIS
COUNTY OF COOK
TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE SURVEYING ACT, 1900, AND THE ACTS OF 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 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Business Plan



- Projects

Foot massage parlors my business is to give guests a place to relax and body care.

Organs of human organs in various parts of the foot reflex zones have used massage to stimulate reflex zones, through the blood circulation, nerve conduction, can regulate the function of balance and restore organ function, receive healing and fitness effect.

Chinese TCM theory records, people have "four" - the ears, bridge of the nose, breast root and foot root, which is four feet of the root. Old people feet first failure, wood dry root up first, the importance of the foot on the human body visible.

Reflexology principle is:" Because foot ground, the force of gravity so that the blood can not reflow, through foot massage to stimulate blood circulation, so blood flow back up, be fit and healthy" .

"There are ten million soles of the feet and toes nerves and blood vessels, if not massage the reflex zones, just a little foot massage, or have a health effect."

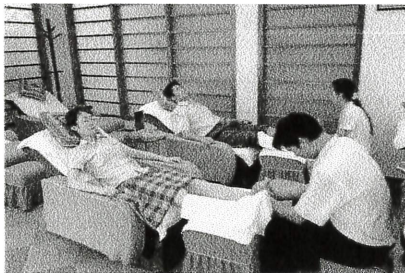
Diabetic patients often due to exacerbations derived feet amputated, the key problems of peripheral nerves in the foot. Patients suffering from diabetes, you

should always accept foot massage, let the blood around the peripheral nerves.

Kidney patients also should do foot massage. If the patient has muscle necrosis or ulceration phenomenon, is not suitable for foot massage.

Reflexology helpful for people with chronic diseases of the largest, such as frequent insomnia, physical weakness, etc., were foot massage, a significant effect.

Customers do not need to do daily foot massage, which it will damage the muscles. After a massage, muscles relax, blood circulation to the next day, still have utility in this regard, you can come back every couple of days to do.



- Hours

7 days a week

10:00am – 9:00 pm

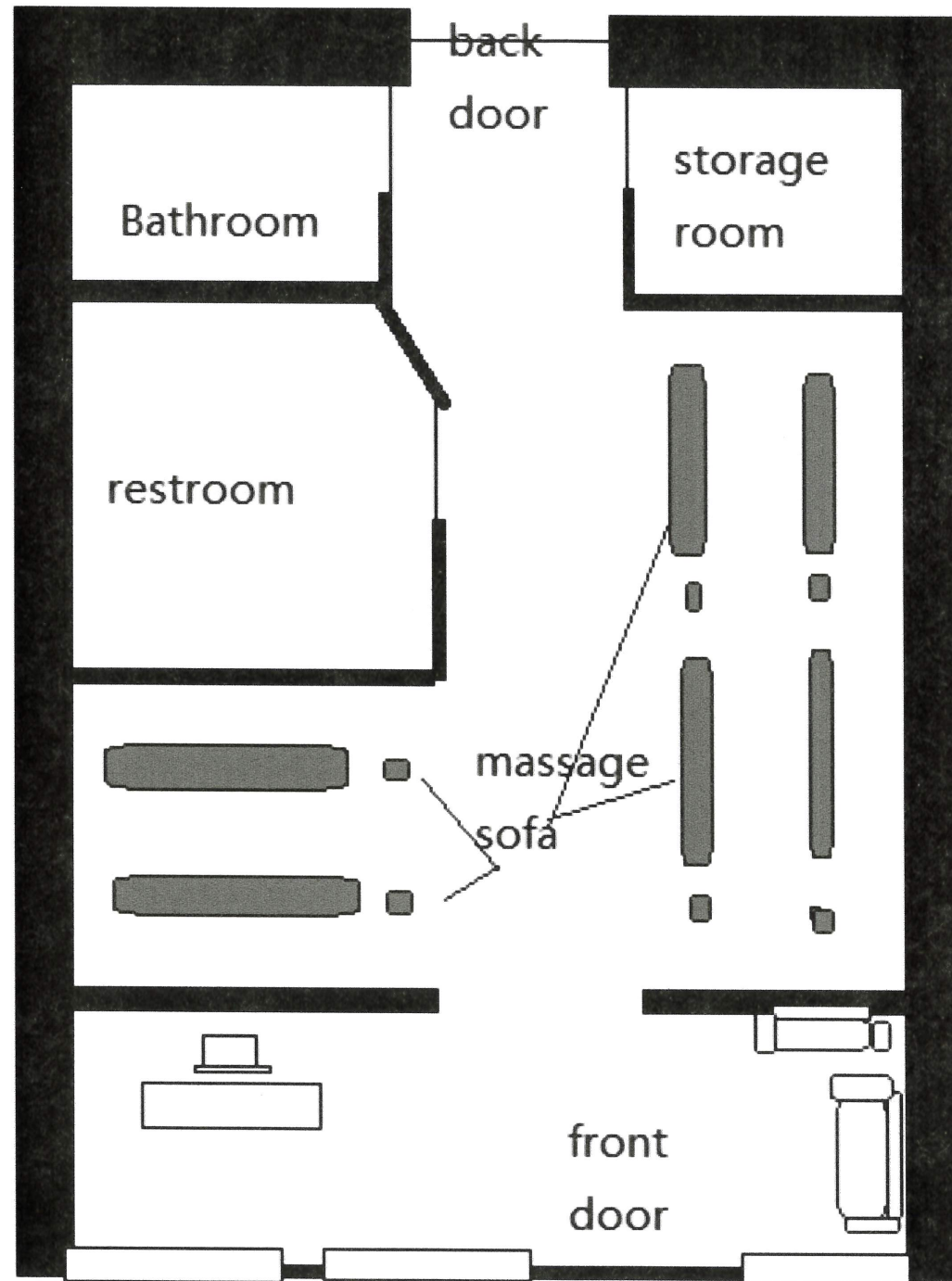
- Employees

Advance two employees, a steady increase in the number of employees after business. Maximum of 4 to 5 employees, 6 total massage chairs.

- Menu

Special foot massage: \$28 / per hour

Floor plan.



PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, July 10, 2018 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit physical and health services pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance.
 The property is commonly known as 473 W Northwest Highway (02-02-402-013-0000).
 The Petitioner is requesting to relocate an existing foot massage business.
 The above petition has been filed by Songfei Dou, Foot Massage Foot and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 18-66
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 25th day of June, 2018.
 Published in Daily Herald
 June 25, 2018 (4503377)

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

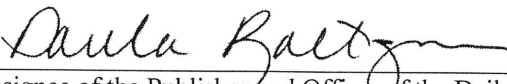
County(ies) of Cook

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 June 25, 2018 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 
 Designee of the Publisher and Officer of the Daily Herald

Control # 4503377

Attachment: Public Notice (473 W. Northwest Highway - SU Massage)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 07/24/18 07:00 PM

CASE STAFF STATEMENT (ID # 4618)

3 E. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Katie Romack

PETITIONER: Tsukasa Hatsukade (Japanese Homemade Curry - Takumi)

CASE NUMBER: 17-95

ADDRESS: 3 E. Northwest Highway

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

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

SURROUNDING CONDITIONS:

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

BACKGROUND:

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

1. Special Use to permit a restaurant

SITE ANALYSIS:

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

Unit #	Tenant	Square Footage	Number of Parking Spaces Required
3	PROPOSED - Takumi	1,887	19

Case Staff Statement (ID # 4618)
Meeting of July 24, 2018

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

- The floor plan indicates 35 seats total. Based on the square footage of the restaurant, 19 parking spaces are required.
- The shopping center has a total of 201 parking spaces, but 227 parking spaces are required.

Business Operations:

- The proposed hours of operation are 11:00 AM to 10:00 PM. The expected peak hours of operation are 6:00 PM to 8:00 PM.
- There will be 8 employees.
- The menu includes beer; therefore, a liquor license is required.

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:

The Petitioner is proposing to operate a new restaurant in a currently vacant tenant space in the Palatine Centre shopping center. The proposed use is compatible with other commercial uses of the surrounding area. However, the shopping center is unique in that it shares parking with Quest Academy with additional parking available at the Quest Academy West Campus (located on the west side of Plum Grove Road adjacent to the shopping center). The Petitioner is also proposing to open a second restaurant (Japanese Homemade Curry - Takumi) within the same shopping. While the other restaurant requires a Variation for parking, the subject restaurant is smaller in square footage and requires fewer parking spaces per Code. With that being said, if the restaurant at 23-25 E. Northwest Highway (Mendokoro Benkei) was not contemplated and the tenant space use remained either office, retail or business, then a Variation for parking would not be required. Therefore, Staff recommends approval of the Special Use request, subject to the following conditions:

1. The Special Use shall substantially conform to the business plan submitted by the Petitioner, Tsukasa Hatsukade, on 12/08/2017, and the floor plans and elevations prepared by Bruce F. Klein Architect, submitted on 02/15/2018 and revised on 5/08/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. If the restaurant use is approved, Staff shall conduct a 6 month parking review to determine if additional conditions should be recommended to the Village Council, regarding this Special Use.
3. The shopping center owner shall submit a parking easement, between the shopping center and Quest Academy West Campus, in a manner acceptable to the Village Attorney.

4. If deemed necessary and directed by the Village, an overflow offsite parking agreement for special events or activities at Quest Academy, shall be submitted in a manner acceptable to the Village of Palatine.

ATTACHMENTS:

- Aerial 3 E. Northwest Highway
- Application - 3 E. Northwest Highway
- Plat of Survey
- Floor Plan - 3 E. Northwest Highway
- Interior Elevations - 3 E. Northwest Highway
- Business Plan - 3 E. Northwest Highway
- Menu - 3 E. Northwest Highway
- Vegiita USA Information
- Public Notice - 3 E. Northwest Highway

3 E. Northwest Highway

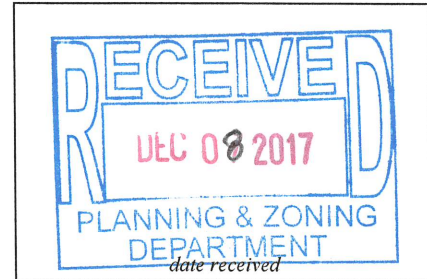




SPECIAL USE APPLICATION

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

Office Use Only	Project Planner <i>Katie Romeck</i>	Zoning Case # <i>17-95</i>
	Filing Fee <i>842</i>	Notification Deadline
	ZBA Public Hearing Date <i>7/24/18</i>	Village Council Date



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

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



SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Attach a separate sheet if necessary.

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

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

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

The restaurant intends to operate according to applicable codes & laws

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

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

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

N/A



Attachment: Interior Elevations - 3 E. Northwest Highway (3 E. Northwest Highway - SU for restaurant)

PROJECT NAME & LOCATION

TAKUMI

47 E NORTHWEST HWY,
PALATINE, IL
SUITE 3

PROJECT MANAGEMENT:

MDK International, Inc.
1745 Broadway, 17th Floor,
New York, NY 10019
TEL (212) 512-1838
Email: info@mdk-int.com

ARCHITECT AND ENGINEER:

BRUCE F. KLEN ARCHITECT
489 TART AVENUE, Suite 300,
Glen Ellyn, IL 60137
TEL (630) 886-4195
Email: btklen@bfkglobal.net

DRAWING TITLE

ELEVATIONS

3

REVISION FOR PRICING

4.23.2018

2

ISSUED FOR AFTER SITE REVIEW

4.6.2018

1

ISSUED FOR BUDGET PRICING

2.28.2018

No.

Revision/Issue

Date

DOB B-SCAN STICKER

DATE: 2.28.2018

PROJECT # TAKUMI 18

DRAWN BY: Y.E.C.

REVIEWED BY:

DWG No.

A - 500.01

SHEET 8 - 10

2

SCALE 1/8" = 1'-0"

ELEVATION

3

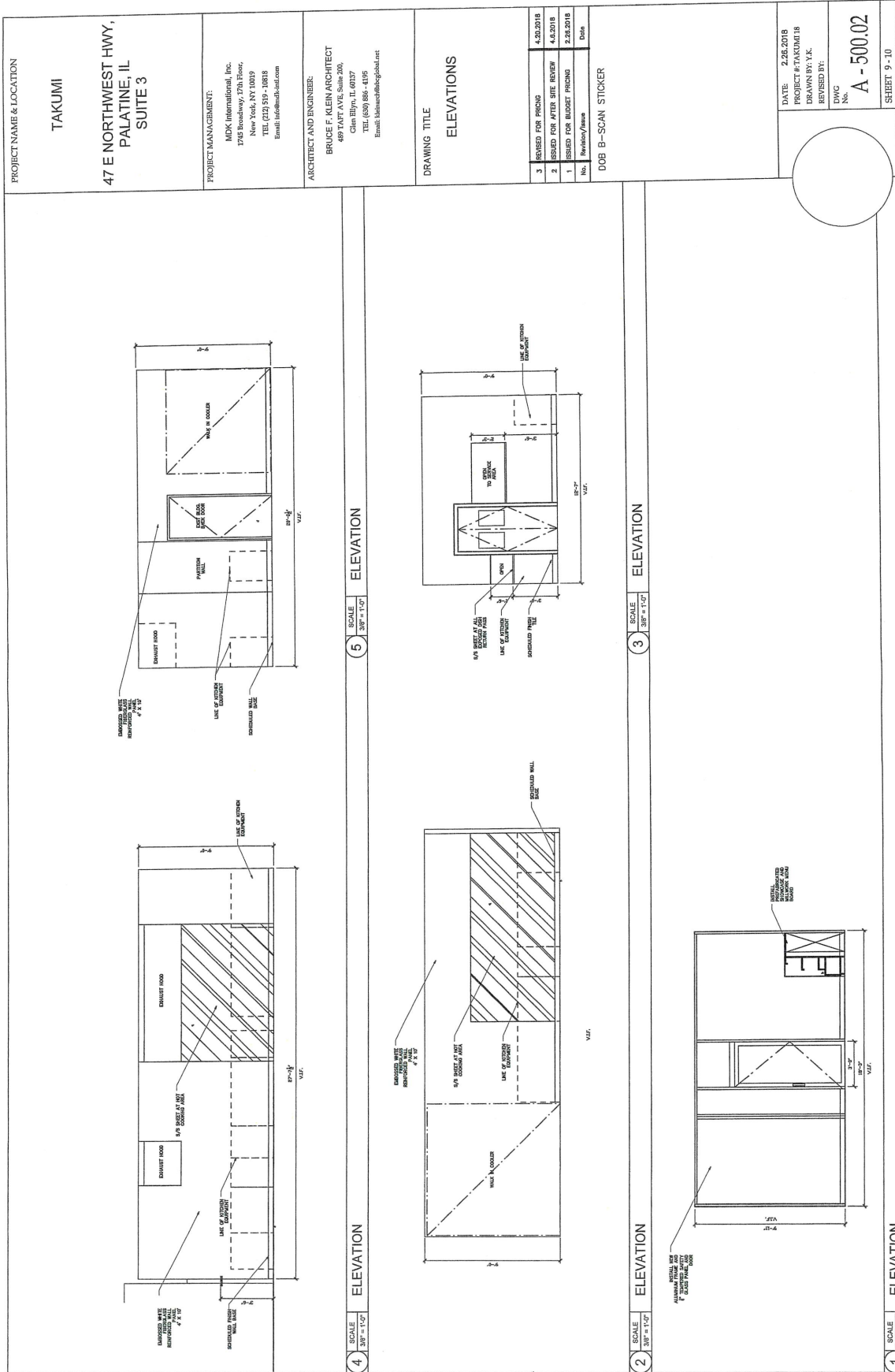
SCALE 1/8" = 1'-0"

ELEVATION

2

SCALE 1/8" = 1'-0"

ELEVATION



■Store Image

【Store Name】

■Japanese Homemed Curry "TAKUMI"

▼ Main Sign and Logo



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

Emplpyee: 8 people

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

Takumi Menu

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

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



TOP
LOCATION
MENU
ABOUT
CORPORATE

Language/言語

VEGIITA USA

LOCATION

Shop

Plano

Address/tel

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

Torrance

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

Chicago

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

OPEN/CLOSE

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

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

VEGIITA USA

MENU

What is "SUTADON"?



ZOOM

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

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

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

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

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

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

VEGIITA USA

Our secret sauce

[MORE](#)

Large portions

[MORE](#)

Cooking

[MORE](#)

ABOUT

Origins of the "sutadon" bowl

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

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

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

Nationwide expansion

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

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

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

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

And now, the world!

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

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

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

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

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

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

CORPORATE

Company Name

VEGIITA USA INC.

Address

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

Representative

President Hideto Hayakawa

Executive Managing Director Jun Hayakawa

Director Hideki Morimoto

Capital

250,000US\$

Workers

Employees 8 / Part-Time 25

Founded / Established

August 4th, 2014

Business Functions

Food Business

"Densetsu no sutodou-ya"

VEGIITA USA

VEGIITA USA

Associated company

L antoworks Inc.

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

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 07/24/18 07:00 PM

CASE STAFF STATEMENT (ID # 4619)

23-25 E. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Katie Romack

PETITIONER: Tsukasa Hatsukade (Mendokoro Benkei)

CASE NUMBER: 17-96

ADDRESS: 23-25 E. Northwest Highway

PROPOSAL:

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

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

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

SURROUNDING CONDITIONS:

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

BACKGROUND:

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

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

SITE ANALYSIS:

- The Subject Property is zoned R-1 Single Family and it is governed by a Planned Development ordinance (#O-80-72).

Case Staff Statement (ID # 4619)
Meeting of July 24, 2018

- The subject tenant space is approximately 2,819 square feet.
- Other uses in the shopping center include:

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

- The floor plan indicates 68 seats total. Based on the square footage of the restaurant, 28 parking spaces are required.
- The shopping center has a total of 201 parking spaces, but 227 parking spaces are required per Code.

Business Operations:

- The proposed hours of operation are 11:00 AM to 10:00 PM. The expected peak hours of operation are 6:00 PM to 8:00 PM.
- There will be 15 employees.
- The menu includes beer and wine: therefore, a liquor license is required.

DEPARTMENTAL REVIEWS:

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

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

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

STAFF RECOMMENDATION:

The Petitioner is proposing to operate a new restaurant in a currently vacant tenant space in the Palatine Centre shopping center. The proposed restaurant use is compatible with other commercial uses of the surrounding area. However, the shopping center is unique in that it shares parking with Quest Academy with additional parking available at the Quest Academy West Campus (located on the west side of Plum Grove Road adjacent to the shopping center). The Petitioner is also proposing to open a second restaurant (Japanese Homemade Curry - Takumi) within the same shopping center. While the other restaurant does not require a Variation for parking, the subject restaurant requires more parking based on the square footage of the tenant space, which puts the shopping center under parked per the Code requirements. However, Staff believes that based on the uses and hours of operation of the existing businesses,

the shopping center would have more than enough parking to accommodate the restaurant. Therefore, Staff recommends approval of the Special Use and Variation request, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the business plan submitted by the Petitioner, Tsukasa Hatsukade, on 12/18/2017, and the floor plan prepared by Bruce F. Klein, submitted on 02/15/2018 and revised on 05/08/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. If the restaurant use is approved, Staff shall conduct a 6-month parking review to determine if additional conditions should be recommended to the Village Council, regarding this Special Use.
3. The shopping center owner shall submit a parking easement, between the shopping center and Quest Academy West Campus, in a manner acceptable to the Village Attorney.
4. If deemed necessary and directed by the Village, an overflow offsite parking agreement for special events or activities at Quest Academy, shall be submitted in a manner acceptable to the Village of Palatine.

ATTACHMENTS:

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

23-25 E. Northwest Highway

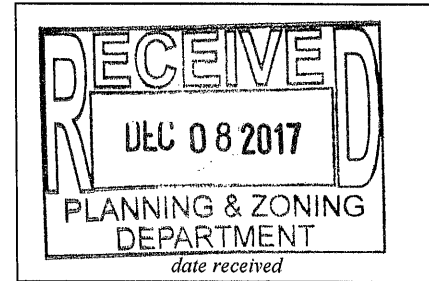




SPECIAL USE APPLICATION

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

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



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

Attachment: Application 23-25 E. Northwest Highway (23-25 E. Northwest Highway - SU & VAR for restaurant)



SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Attach a separate sheet if necessary.

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

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

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

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

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

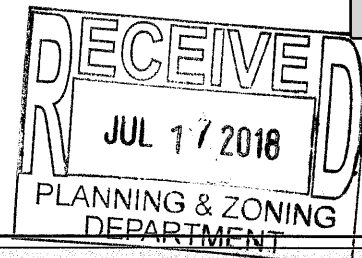
The business will occupy a space that is currently vacant & will enhance the property's value.

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

N/A



VARIATION



Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

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

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

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

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

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

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

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



[illegible]

BENKEI

47 E NORTHWEST HWY.,
PALATINE, IL
SUITE 23 & 25

PROJECT MANAGEMENT:

MOK International, Inc.
600 Madison Avenue, 6th Floor
New York, NY 10022
TEL (212) 512 - 9818
Email: info@mok-int.com

ARCHITECT AND ENGINEER:

BRUCE F. KLEIN ARCHITECT
489 TAFT AVE, Suite 200,
Glen Ellyn, IL 60137
TEL (630) 886 - 4195
Email: bkleinarchitect@gmail.com

DRAWING TITLE

ELEVATIONS

3	ISSUED FOR PERMIT	6.12.2018
2	REVISED AND BUDGET PRICING	6.2.2018
1	ISSUED FOR BUDGET PRICING	2.28.2018
No.	Revision/Issue	Date

DOB B-SCAN STICKER

DATE: 3.10.2018
PROJECT #: BENKEI 18
DRAWN BY: Y.K.
REVIEWED BY:
DWC
No.

A - 500.01

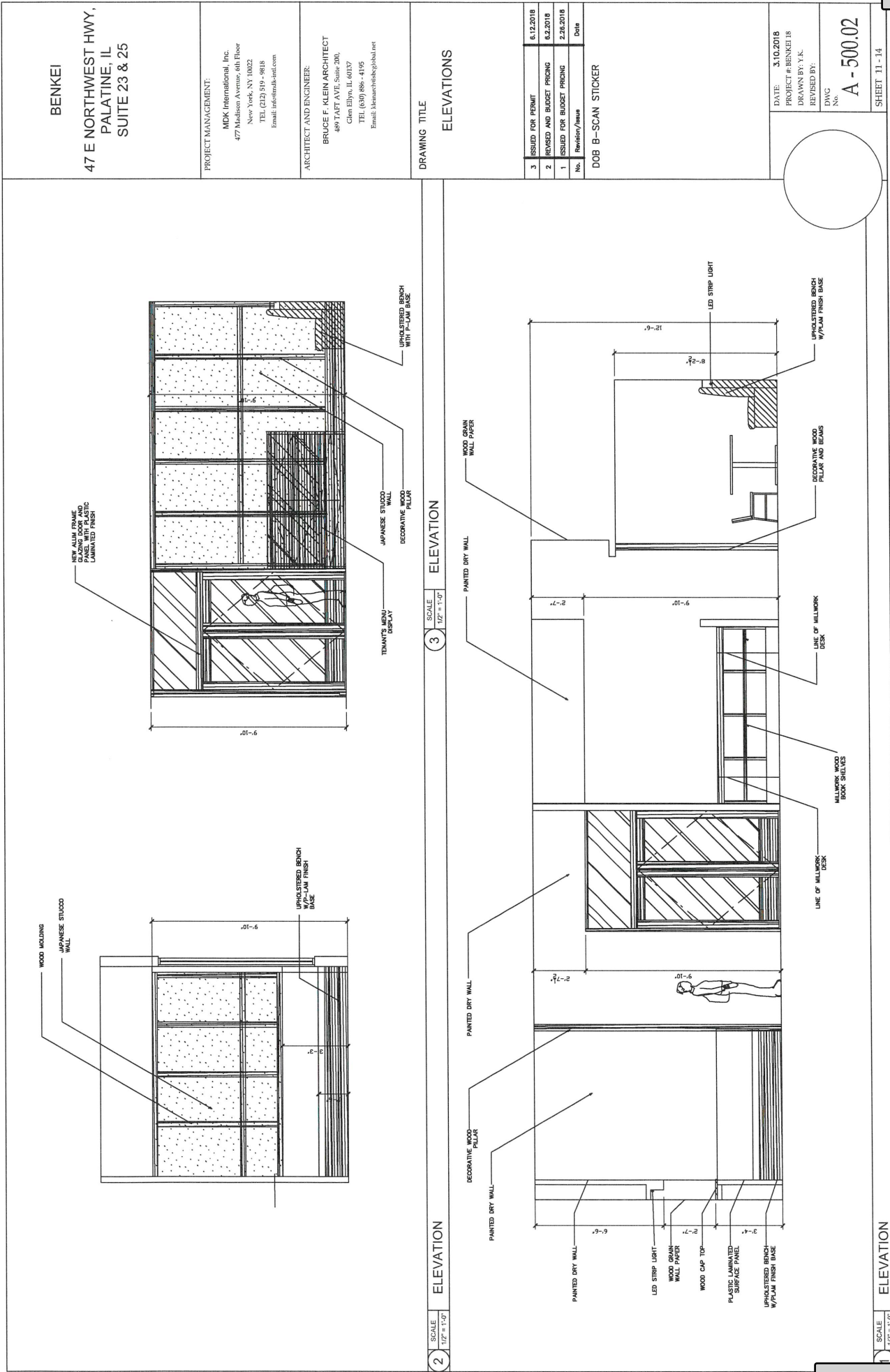
SHEET 10 - 14

ELEVATION

SCALE 1/2" = 1'-0"

ELEVATION

SCALE 1/2" = 1'-0"



BENKEI

47 E NORTHWEST HWY,
PALATINE, IL
SUITE 23 & 25

PROJECT MANAGEMENT:

MDK International, Inc.
477 Madison Avenue, 4th Floor
New York, NY 10022
TEL (212) 519-3616
Email: info@mdk-int.com

ARCHITECT AND ENGINEER:

BRUCE F. KLEIN ARCHITECT
489 TAFT AVE, Suite 200,
Glen Ellyn, IL 60137
TEL (630) 886-4195
Email: bmk@bfkarchitect.com

DRAWING TITLE

ELEVATIONS

3	ISSUED FOR PERMIT	6.12.2018
2	REVISED AND BUDGET PRICING	6.2.2018
1	ISSUED FOR BUDGET PRICING	2.26.2018
No.	Revision/Issue	Date

DOB B-SCAN STICKER

DATE: 3.10.2018

PROJECT # BENKEI 18

DRAWN BY: Y.K.

REVISED BY:

DWG No.

A - 500.02

SHEET 11 - 14

ELEVATION

SCALE 1/2" = 1'-0"

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

■Store Image

【Store Name】

■麵家弁慶 MENYA BENKEI

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

▼ Main Sign and Logo



▼ Store image



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

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

Employee: 15 people

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

■ Menu Overview

▼ Main Items

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

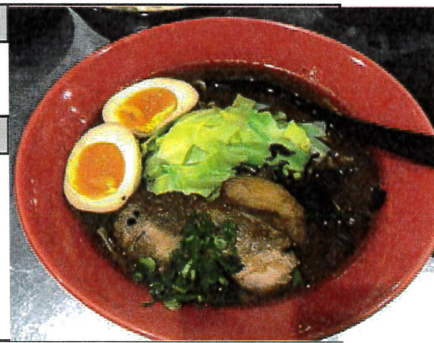
▼ Topping Menu

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

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



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



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



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

▼ Side Menu

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

▼ ドリンク商品一覧

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

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

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published July 9, 2018 _____ in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY Laurel Baltz
 Authorized Agent

Control # 4504496

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