



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 • JUNE 22, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jun 8, 2021 7:00 PM

III. PUBLIC HEARING

1. 1158 E. Dundee Road

Special Use to permit a restaurant with a drive-thru pursuant to Section 11.03 (d) (28) of the Palatine Zoning Ordinance.

Special Use to permit an electronic message board pursuant to Section 8.01 (l)(1) of the Palatine Zoning Ordinance.

Variation to permit a freestanding sign to be 110 square feet instead of the maximum 100 square feet pursuant to Section 8.03 (b)(1)(c) of the Palatine Zoning Ordinance.

Variation to permit an electronic message board on a lot with less than 300 feet of lot frontage.

Variation to permit an electronic message board within 500 feet of another electronic message board pursuant to Section 8.01 (l)(2)(e) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS

MINUTES • JUNE 8, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - May 25, 2021 7:00 PM - **Accepted**

Ms. Roth-Wurster made a motion to approve the minutes of May 25, 2021; seconded by Mr Larson

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

Minutes Acceptance: Minutes of Jun 8, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 2161 N. Rand Road - **Recommended to Approve**

Notice was published in the Daily Herald on May 10, 2021 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. Business Plan
6. Public Notice

Sworn in staff: Ms. Lyn Bremanis

Sworn in the petitioner: Mr. Anders Stubkjaer Chicago Car center 4024 W Montrose Chicago- chief operating officer and financial officer

Mr. Stubkjaer spoke to their current business including 4 car dealerships in Chicago and Cicero that are doing well offering broader services. He stated they have found people are traveling from the suburbs to their city locations. He stated they are looking to open a location in the suburbs. Mr. Stubkjaer stated the proposed location meets their search criteria being a semi-busy street and close to other car dealerships because most people shopping for cars want to visit multiple dealers close together. He pointed out the location used to be car dealer for a number of years and recently was just approved but never opened so the land has been sitting vacant. He spoke to the paving requirements of the back lot which is expensive. Mr. Stubkjaer stated they hope to grow big enough to use that space and will repave accordingly but for now want to start with the smaller front lot that is already paved and not do any significant changes. He stated they will recoat and restripe and the building is already move in condition being it was used for car dealer before. He stated he will pay deposit for city to add sidewalks and plant trees to make the property look more attractive.

Ms. Wood asked about the rental part of the business.

Mr. Stubkjaer explained they primarily sell cars with minimum rental at other locations. He explained they have a program selling cars to Uber, Lyft and Doordash drivers which allows them to rent for a few months while they decide they want to stay in business and if they do then will sell with maintenance package. He pointed out this space is small so it will not be a big business.

Mr. Pirog asked if they had separate cars for rental.

Mr. Stubkjaer answered yes explaining they need to be registered with Illinois plates.

Ms. Wood clarified there are no repairs on site.

Mr. Stubkjaer answered that is correct. He stated they have a relationship with Velasquez pointing out there is a location 2 miles down Rand and have 2 service shops downtown.

Ms. Bremanis gave a brief overview of the request stating they will be open Monday-Saturday 10-8pm with 3-4 employees. She referred to the site plan to show their parking and storage plan pointing out the petitioner is aware it will most likely need to be revised to meet Village code. She stated Community Services, Engineering and Fire Prevention have all reviewed and had no issues. Ms. Bremanis referred to slides to show existing conditions and location of proposed fencing blocking off unimproved gravel area that they will not be able to use.

Ms. Wood asked if the owner would have to maintain the back half of the lot.

Ms. Bremanis answered that is correct.

Discussion on how Village handles property maintenance complaints.

Mr. Stubkjaer pointed out the owner's business is right next door so he will not want the property to be detrimental to his own business.

STAFF RECOMMENDATION:

The Petitioner currently has four Chicago Car Center businesses in the Chicagoland area and is now proposing to open an additional auto sales/rental facility at the Subject Property. In addition, the Subject Property was previously occupied by a used auto dealership but has been vacant for an extended period. Furthermore, the Petitioner has agreed to make the necessary upgrades to bring the property in compliance with current Village Standards (such upgrades include parkway trees, parking lot striping and sidewalk installation through cash-in-lieu of sidewalk payments). The Rand Road Corridor is a mix of uses including car sales and repair; therefore, the proposed use should not affect the surrounding properties or cause substantial injury to the value of the Rand Road Corridor. Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the business plan and site plan prepared by the Petitioner, Anders Stubkjaer, submitted on 05/04/2021, except as such plans may be changed to conform to Village Codes and Ordinances.
2. Cash-in-lieu of the sidewalk shall be submitted in a manner acceptable to the Village Engineer within 1 year of approval.
3. Parkway trees shall be installed in a manner acceptable to the Village of Palatine within 1 year of approval if permitted by IDOT.
4. Employee and customer parking spaces shall be striped in a manner acceptable to the Village of Palatine within 1 year of approval.

Ms. Wood asked about procedure and test drive regulations from the Village

Ms. Bremanis stated since it is not adjacent to residential there are not as many concerns.

Mr. Stubkjaer stated the area is easy because there are open roads. He stated their manager used to work for dealer on Rand and Hicks so will use same

procedures.

Ms. Wood stated residents don't want cars being test drive on their side streets.
Mr. Stubkjaer stated he is assuming Lake Cook will be main street.

Mr. Cavanaugh asked about staff's conditions and if the 1-year statement is new
Ms. Bremanis typical for cash in lieu and when you have to go through IDOT.
She stated staff has found that having deadlines is helpful.

Ms. Wood pointed out the employee parking requirement doesn't usually get a year.

Ms. Bremanis agreed it should be done sooner and can take the time frame off of the conditions.

Ms. Wood noted to record condition #4 has been changed to remove the 1-year time frame.

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

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

DELIBERATIONS:

Mr. Cavanaugh stated it formerly a used car lot and was recently approved as such. He stated it is the right use for space and will keep the safety and welfare in area- He pointed out there are lots of dealers in the area and this is the type of business that should go there.

Ms. Wood agreed with Mr. Cavanaugh. She stated they will operate with the public health safety and welfare being that they own other operations and have things in place to handle repairs and vehicles. She spoke to their new rental venture. She stated they run a successful operation that they can continue to expand and will do improvements to vacant land. Ms. Wood stated it will be good addition to the area.

Ms. Roth-Wurster agreed stating the standards have been met and the petitioner has answered all their questions.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on June 21, 2021.

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

2. 345 W. Northwest Highway - **Recommended to Approve**

Notice was published in the Daily Herald on May 24, 2021 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. Floor Plan
5. Business Plan
6. Public Notice

Sworn in petitioner: Mr. Robert Tanner president and CEO : 370 Summit Street Elgin

Mr. Tanner explained they are an independent non for profit business and are a federally qualified health center. He explained they are designed to provide primary health care to people whose income is less than double the federal poverty level. He stated they began in 2001 have since opened 3 in Elgin and spoke to other locations including Hanover Park, Streamwood, Wheeling, McHenry, DeKalb and Sycamore. Mr. Tanner stated they are fully accredited by the joint commission, primary care medical home certified and in the top 10% federally qualified health centers in the united states. He spoke to the index called the need for assistance worksheet that led them to opening in Wheeling with the support of Northwest Community healthcare. Mr. Tanner stated they seen a large number of people traveling from the Palatine zip codes to their Wheeling location. He stated Palatine was always on their radar as a possible location being second at the time they applied for Wheeling. He explained they have currently maxed out their current building and are looking to lease the proposed space that was previously used for medical. Mr. Tanner stated they are looking to start their business offering pediatrics and family medicine till 7:30pm 4 nights a week and Fridays and Saturdays from 8-5pm to create access to care keeping people out of the emergency rooms. He explained the plan is to lease and renovate the building using plans by Sharpe Architects which they have used for all their facilities. He referred to the floor plan slide to explain the proposed layout and services offered. Mr. Tanner stated the plan is to open in the first half of next year spending over \$800,000 renovating to their standards and will focus on providing care to people looking for service in evening and are low income. He addressed the special use standards stating they meet them because they are an organization they are designed to support public health safety and welfare not only protecting it but to further it.

Ms. Wood asked about square footage and if it matches the prior tenant.
Mr. Tanner stated they are the entire lease hold.

Ms. Wood asked if there will be x-ray.
Mr. Tanner answered no radiology.

Ms. Wood asked if they are limited to low income patient.

Mr. Tanner explained they take all patients even though they are not designed to compete with market.

Mr. Tanner stated on May 25th they changed their name to Greater Family Health and would revise application if need be.

Sworn in Don Houchins 800 W Central Ave Arlington Heights, IL Executive Director of Women's and Children's at Northwest Community

Mr. Houchins stated he has partnered with Greater Elgin Family Healthcare for approx. 6 years primarily out of their Wheeling center. He stated it is an excellent program with great communication and feedback. He stated it has had a great impact on women's health. Mr. Houchins stated he is committed to the Wheeling site and plan on continuing that relationship. He stated he feels there is a genuine need for this site.

Sworn in Dr. Henry Dominicus

Dr. Dominicus stated he has been an obstetrician for 29 years. He stated 6 years ago he had the opportunity to be the coordinator at the Wheeling health center that is associated with the petitioner. He stated he is here to vouch for the care, quality and the services provided by Mr. Tanner and his health care organization. Dr. Dominicus stated the staff at the Wheeling facility was always professional, educated and well organized and managed. He stated they seen a great change in the community and amount of prenatal care that resulted in healthier babies. Dr. Dominicus stated they are a quality organization that will be great service to the Palatine community.

Mr. Pirog asked about the relationship between Northwest Community Health Care.

Mr. Tanner explained Northwest Community have agreed to partner and share their physicians.

Mr. Pirog asked about the comment Palatine is under serviced.

Mr. Tanner explained it is a blanket statement explaining the tiers of government threshold that Palatine does not meet.

Ms. Bremanis gave brief overview of the request explaining in medical facilities one of the top concerns is parking but they are over parked by 48 spaces. She stated Community Services and Fire Prevention have reviewed and had no concerns. She referred to the slides to show existing conditions.

Ms. Wood asked if zoned general business.

Ms. Bremanis answered yes.

Discussion on lab waste disposal.

Mr. Tanner explained how all testing and disposal of samples is off site. He spoke to regular waste disposal professional protective equipment through the

red bag program and is picked up on a weekly basis on a predetermined schedule.

STAFF RECOMMENDATION:

The proposed medical office will occupy a vacant tenant space previously occupied as a medical office within the shopping center. This will be the eighth location for the Petitioner. In addition, the shopping center is over parked by 48 parking spaces; therefore, Staff does not have any parking concerns related to the proposed use. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the floor plan prepared by Sharp Architects, Inc., and the business plan submitted by the Jason Carey Petitioner (Elgin Family Car), on 4/19/21, except as such plan may be changed to conform to Village 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 it is an open and shut case. He stated it meets the standards and will be great for the community.

Ms. Roth-Wurster agreed with Mr. Pirog that it meets the standards. She pointed out it was previously a similar use. She pointed out they are experienced and have partnerships with well-known organizations

Ms. Wood stated they are the opposite of a negative impact- She stated it is positive impact on public health safety welfare and a great addition for the town.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on June 21, 2021.

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

3. 365 W. Northwest Highway - **Recommended to Approve**

Notice was published in the Daily Herald on May 24, 2021 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. Site Plan
5. Business Plan
6. Floor Plan
7. Menu
8. Public Notice

Sworn in petitioner: Mr. Manny Rafidia 365 W Northwest Hwy

Mr. Rafidia stated he has owned the center since 1996 which has gone through a lot of changes. He stated he is losing tenants of a 6400 sq.ft. physician group and the Women's Care because they are moving to Deer Park. He spoke to the difficulty of filing with retail tenants. Mr. Rafidia stated he owns multiple centers and have issues finding retail tenants in all of them. He spoke to his other businesses similar to this request including Pop's in Roselle.

Ms. Wood asked if they are modeling this request to Pop's.

Mr. Rafidia answered yes. He explained he is not anxious to open another restaurant but running out of uses. He stated the property taxes have gone up and can't pass expenses to the tenants because they would leave. Mr. Rafidia stated he is asking for relief for use to help traffic coming into the center.

Ms. Wood asked when taco restaurant is opening.

Mr. Rafidia stated they are having a hard time finding staff. He stated the state sent him a letter to open by the end of July or he will be fined.

Mr. Pirog asked what tenants are leaving.

Mr. Rafidia explained this use will replace the Physicians Associates which removes 50 employees which will help with parking. He further explained the Women's Care is the big hit because it will be difficult to replace.

Ms. Wood asked if Garsillos is operating.

Mr. Rafidia answered yes. He stated he works hard and will come back strong

Ms. Wood asked how long they have been open.

Mr. Rafidia answered about a year. He spoke to the previous restaurants in that tenant space.

Ms. Wood asked about the wine cellar.

Mr. Rafidia stated the owner has health issues so has done more online. He

stated they are world renown wine tasting people and are anxious to come back.

Ms. Wood asked what kind of parking demand the Wine Cellar has.

Mr. Rafidia explained their events are usually 2 hours on Saturday afternoons 4 times a year.

Mr. Rafidia pointed out he maintains the parking lot making sure it is paved and striped even under the hard times.

Ms. Wood asked about taco location.

Mr. Rafidia referred to slide to show location next to salon. He spoke to other location in Bartlett that is doing great pointing out they will open with the same management in Bartlett.

Ms. Wood asked if the Bartlett location is also his business.

Mr. Rafidia answered yes and they modeled the Palatine location as a replica from Bartlett.

Ms. Wood asked if the proposed bar will be Mr. Rafidia's business.

Mr. Rafidia answered yes with his son and nephew.

Mr. Pirog questioned amount of staff.

Mr. Rafidia explained the bar would cook their own food and there will a receptionist in front overlooking place. He explained it will be geared more for entertainment and self-service with a very limited menu.

Mr. Pirog asked about parking count and tenant spaces.

Ms. Bremanis explained the bar will take the place of the Physicians billing office.

Mr. Pirog asked if the Physicians billing office had a lower parking requirement.

Ms. Bremanis explained office space is calculated 1 per 300.

Mr. Rafidia stated at once point there were 50 people working in that office and they park for a whole 8 hour shift which will not be the case for this request.

Ms. Wood asked when the expected peak hours will be.

Mr. Rafidia stated between 7pm-12am

Mr. Pirog clarified they will only open till 11pm.

Mr. Rafidia answered expected 4pm-12am.

Ms. Wood asked about the discrepancy of hours in the packet.

Ms. Bremanis explained the liquor license will determine the hours of operation.

Ms. Wood asked about games offered.

Mr. Rafidia spoke to the offerings including 12 high-end pool tables.

Sworn in Henry Rafidia 365 W Northwest Hwy

Mr. Rafidia pointed out the center has low visibility and this will help drive traffic to it. He stated they would like to build a community for people to have fun. He stated this will give the patients at the new medical center somewhere to wait for their appointments.

Ms. Bremanis gave a brief overview of the request referring to the existing conditions slide pointing out the layout of the center. She spoke of the other tenant spaces that are closed in the evenings and weekends which are the busiest times for the proposed use which could balance the parking. Ms. Bremanis explained the restaurant is calculated by 1 per 100. She further explained if they calculated per seat for the restaurants it would be less.

Ms. Wood asked if there is a cross parking agreement.
Ms. Bremanis answered no.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new sports bar and restaurant in a vacant tenant space previously occupied by a billing office. Per the current tenant mix, four of the medical offices are closed by 6 PM weekdays and three of them are closed on Saturday and Sundays, which are typically peak restaurant hours. The current tenant configuration and uses should allow the proposed Special Use and parking Variation to function. In addition, the Petitioner provided parking counts showing the capacity on the evenings and weekends. Nevertheless, the parking Variation requested is significant and the Subject shopping center has multiple tenants; therefore, Staff recommends action at the discretion of the Zoning Board of Appeals for of the Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the floor plan and the business plan submitted by the Petitioner on 05/05/2019, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The parking lot shall be re-striped in a manner acceptable to the Director of Planning and Zoning to reflect the submitted site plan.

Ms. Bremanis referred to the site plan slide to explain the restriping condition.

Mr. Cavanaugh asked if the reason staff is not recommending approval is due to large parking variation.
Ms. Bremanis answered yes.

Ms. Wood asked if the spaces in back are include in count.
Ms. Bremanis answered yes.

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

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

DELIBERATIONS:

Mr. Cavanaugh stated the proposal is a good idea. He stated it is a unique concept place for younger people to go for entertainment. He stated he understands parking requirement but agree the issues with parking are more in daytime. Mr. Cavanaugh stated it meets the standards and is a good use for space

Mr. Larson stated he is surprised how many spaces the center is under parked because it has never been full. He stated it seems like the lot can support this use with the other businesses hours. He stated it meets standards for special use and variation

Ms. Wood stated it is great to have an entertainment use that is a little different concept that is missing in Palatine. She stated the board needs to be cognoscente on parking to not have a negative effect on other businesses. She pointed out with less retail filling spaces the parking issue will arise more and more. Ms. Wood pointed out with this space taking the place of a highly staffed office it will have less impact.

Ms. Roth-Wurster stated the petitioner has proved than he can run a business and should be commended that he is able to adapt a space to see the space succeed. She steed the use sounds great and thinks it meets the standards. She spoke to the parking with the current use using 50 spaces and stated she doesn't see the bar requiring the same. She stated she thinks the center has a good mixed use of business ties that should work.

Ms. Wood summarized that this request has met the standards and was approved by a vote of 6-1. This item will tentatively go to Village Council on June 21, 2021.

RESULT:	RECOMMENDED TO APPROVE [6 TO 1]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Brent Larson, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszczyk, Cavanaugh, Pirog
NAYS:	Dittrich
ABSENT:	McGinn

IV. COMMUNICATIONS**V. ADJOURNMENT**

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 06/22/21 07:00 PM

CASE STAFF STATEMENT (ID # 6868)

1158 E. Dundee Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: L. Bremanis

PETITIONER: Frank Caputo, Tore & Lukes

CASE NUMBER: 21-02

ADDRESS: 1158 E. Dundee Road

PROPOSAL:

Special Use to permit a restaurant with a drive-thru pursuant to Section 11.03 (d) (28) of the Palatine Zoning Ordinance.

Special Use to permit an electronic message board pursuant to Section 8.01 (i)(1) of the Palatine Zoning Ordinance.

Variation to permit a freestanding sign to be 110 square feet instead of the maximum 100 square feet pursuant to Section 8.03 (b)(1)(c) of the Palatine Zoning Ordinance.

Variation to permit an electronic message board on a lot with less than 300 feet of lot frontage pursuant to Section 8.03 (i)(2)(b) of the Palatine Zoning Ordinance.

Variation to permit an electronic message board within 500 feet of another electronic message board pursuant to Section 8.01 (i)(2)(e) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 1158 E. Dundee Road District 4 (Solberg)	<u>CURRENT ZONING:</u> P-Planned Development
---	---

SURROUNDING CONDITIONS:

<u>North:</u>	B-1 Shopping Center District
<u>South:</u>	P-Planned Development (Commercial)
<u>East:</u>	B-1 Shopping Center District
<u>West:</u>	B-2 General Business District

BACKGROUND:

The Petitioner is proposing to relocate an existing restaurant, Tore and Lukes, and an

associated freestanding electronic message board (EMB) sign. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant with a drive-thru.

Special Use to permit an electronic message board.

Variation to permit a freestanding sign to be 110 square feet instead of the maximum 100 square feet.

Variation to permit an electronic message board on a lot with less than 300 feet of lot frontage.

Variation to permit an electronic message board within 500 feet of another electronic message board.

SITE ANALYSIS:

- The Subject Property is zoned Planned Development. The previous user was White Castle, which has been closed for over 10 years.
- The Subject Tenant Space is 2,055 square feet and has an existing dumpster enclosure to the north of the building.
- The Petitioner proposes to relocate their existing restaurant to the subject property; however, this location will be drive-thru only, without interior seating. Note: If seating were to be added in the future, a Special Use Amendment may be required.
- The proposed hours of operation are 7 days a week from 10:30 AM - 10:30 PM. There will be 8 employees and an estimated 100-105 customers per day.
- The required number of parking spaces is 7 spaces, per 1 to 300 square feet calculation as there is no seating. There are 24 parking spaces provided including 2 handicap spaces. Per code if seating is added in the future up to 60 seats could be added without requiring a Variation.
- The proposed sign plan includes a freestanding EMB sign, which requires a Special Use.
- The total square footage of the freestanding sign is approximately 109 square feet (100 square feet is permitted for freestanding signs); therefore, a Variation is required.
- The message board of the existing EMB sign would consist of approximately 25% of the overall sign area. The Zoning Ordinance allows up to 40%.

- The Subject Property has a lot width of 220 feet, which does not meet the minimum required 300 feet of frontage for an EMB. Therefore, a Variation is required. There is also a 30-foot two-way drive aisle to the east, to which the Subject Property adjoins an access and entrance easement.
- There are two existing EMB signs nearby at Delta Sonic Car Wash (1245 E. Dundee Road) and the Sonic restaurant (1151 E. Dundee Road). Sonic's EMB sign is within the minimum required 500 feet between EMB signs; therefore, a Variation is required. Both of those signs are also located on properties with less than 300 feet of frontage.

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, 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.

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 relocate an existing restaurant, Tore and Lukes, to a vacant building with associated drive-through previously occupied by White Castle. The proposal also includes the relocation of an existing freestanding EMB sign, which has an overall sign area of 109 square feet.

While the proposed EMB sign would be located approximately 250 square feet from Sonic's existing EMB sign, it would be placed on the opposite side of Dundee Road, a 5-lane roadway, and further west. Furthermore, Dundee Road is an approved corridor for EMB signs, per the Zoning Ordinance. Therefore, the proposed EMB sign should not have a negative impact and with regard to the square footage, Staff believes that the Petitioner has presented a unique circumstance, with the sign being permitted at another location and zoning district within the Village and requiring a variation at this location.

Additionally, the proposed business will be take-out only via the drive-thru or pickup. The Subject Property has adequate parking to accommodate the proposed restaurant and its business operations. Therefore, Staff recommends approval of the Special Use for the restaurant and while Staff does not object to the Variation for the sign square footage, Staff recommends action at the discretion of the Zoning Board of Appeals for the EMB relief, subject to the following conditions:

1. The Special Uses and Variations shall substantially conform to the business plan, floor plan and site plan submitted by the Petitioner on 1/8/21, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The EMB sign shall follow the operation standards in the zoning ordinance, including the following:

8.03 Operation.

- a. All illumination shall be consistent in color.
- b. The message shall not flash, scroll or scintillate. Illumination representing movement shall be prohibited. Background illumination shall be prohibited.
- c. Any message on an electronic message board shall be displayed for a minimum of fifteen (15) seconds. (Ord. No. 0-123-15, §1, 10/19/15)
(Ord. No. 0-8-12, §1, 1/9/12)

ATTACHMENTS:

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



VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

Department of Planning & Zoning

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

Office Use Only	Project Planner	Zoning Case # 21-2
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S)		Business Name (if applicable)	
	Key Colony Beach Food and Beverage			
	Subject Property Address			
	1158 Dundee Road			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Frank Caputo			
	Address		City/State/Zip Code	
	986 Williamsburg Park		Barrington IL 60010	
	Telephone	Fax	Email	
Relationship to Petitioner (contractor, architect, etc.)				
OWNER				
TYPE OF APPLICATION (check one)				
☒ Special Use ☐ Special Use Amendment ☐ Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
Generally describe your request:				
Requesting Use of the				
Drive-Thru				

Attachment: Application (1158 E. Dundee Road - SU VAR Restaurant)



SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ 898
- ☐ 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

We are requesting to use the existing Drive-Thru for fast food service. There will be no inside dining at this time.

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

as existing

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

as it has been used in past.

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



VARIATION

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 14.03 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

Petitioner is requesting the variance to use an existing electronic messaging center that has been in place for the last 10 years at the an existing site in Palatine.

Petitioner is only requesting to relocate the sign in its entirety to the new location, both locations are currently in commercial zones.

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

Petitioner is only requesting to relocate an existing sign within the Village.

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

The variation will not alter the essential character of the locality.

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

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

The request will not be detrimental to the public welfare or other properties in the neighborhood as it has existed in the Village of Palatine for 10 years.

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,

as it had not in the last 10 years in its current location.

2. BUSINESS PLAN:

2.1 HOURS OF OPERATIONS 10:30am - 10:30pm

2.2 NUMBER OF TOTAL EMPLOYEES: 8

2.3 TYPICAL # OF CUSTOMERS 100-150 PER DAY

2.4 MENU:

See Attached 2.4 Exhibit

2.5 DRIVE THRU AND PICKUP ONLY (NO INSIDE DINNING) – CONFIRMED

Restaurant Menu

Salads

Grilled Chicken Salad	\$5.99	
Jumbo Mow The Lawn Salad	\$5.99	Garbage salad
Antipasto Salad	\$5.99	
Italian Beef Salad	\$5.99	

Soup & Sides

Cup of Chili	\$2.95 - \$2.45	
Bag-O-Fries	\$2.39	Biggest Around
Small Fries	\$1.35	
Onion Rings	\$1.50	
Tamale	\$1.45	
Cup of Cheddar Cheese	\$0.50	
Side or Marinara Sauce	\$0.50	Provolone, mozzarella or american cheese

Meal Deals

Includes our famous bag-o-fries & lare drink. \$1.00 off any pizza slice with any sandwich, salad or pasta order

Hot Dog	\$6.49
Polish Sausage	\$6.74
Grilled Polish	\$6.85
Italian Beef	\$8.89
Italian Sausage	\$8.09
Combo	\$9.28
Meatball Sandwich	\$8.19
Italain Sub (1/2 Mini)	\$7.24
Hamburger	\$7.44
Cheeseburger	\$7.64
Turkey Sub (1/2 Mini)	\$7.24

All Beef Hamburger	\$3.69	1/3 Pound burger w/ lettuce, tomato, onion, pickle & special dressing, served on an oversize bun
Beef Cheeseburger	\$3.89	1/3 Pound burger w/ lettuce, tomato, onions, pickle & special dressing, served on an oversize bun
Sandwiches & Subs		
Italian Submarine	\$3.99 - \$7.25	Green salami, mortadella, ham, provolone, lettuce, tomato, italian oil served on french bread
Turkey Submarine	\$3.99 - \$7.25	Thinly sliced layers of fresh turkey breast, reduced fat swiss cheese choice of mayo or honey mustard, served on french bread
Turkey	\$3.99	On whole grain bun, thinly sliced layers of fresh turkey breast, reduced fat swiss cheese, choice of mayo or honey mustard
Turkey & Swiss Croissant	\$4.50	Thinly sliced layers of fresh turkey, bread, reduced fat swiss cheese, choice of mayo or honey mustard
Muffalato Sandwich	\$4.50	Genoa salami, mortadella, capicola, provolone, muffalato mix, served on a ciabatta bread
Pizza, Pasta & Chicken		
Thicker than thin crust. Pepperoni, onion, mushrooms, sweet peppers, black olives, garlic fresh tomato, pineapple, jalapeno peppers, Mexican beef, ham, bacon salami, , roasted red peppers. Pizza slices cheese \$2.99. sausage \$3.50, pepperoni \$3.50		
Cheese Pizza	\$12.95 - \$18.95	Extra ingredients 14" large \$1.75, 18" king \$2.75
Cheese & Sausage Pizza	\$14.95 - \$21.95	Extra ingredients 14" large \$1.75, 18" king \$2.75
Signature Pizza		Cheese, Italian beef, sweet peppers or hot giardiniers
Eggplant Parm	\$6.95	

Homemade Italian Ice Lemonade	\$13.50 - \$1.95
-------------------------------	------------------

Flavor of the Day	\$13.50 - \$1.95
-------------------	------------------

Beverages

Large

Pepsi	\$1.95
-------	--------

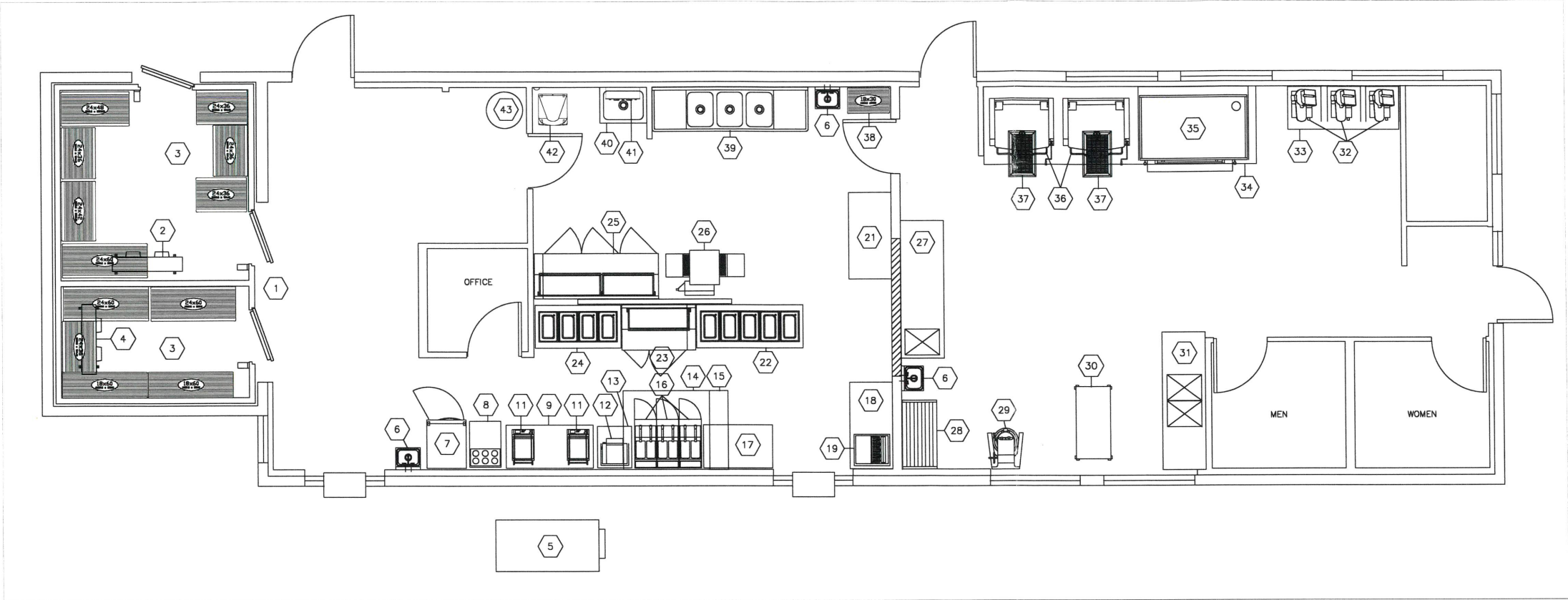
Mist	\$1.95
------	--------

Mug	\$1.95
-----	--------

Coco-Cola	\$1.95
-----------	--------

Dr Pepper	\$1.95
-----------	--------

SMK	\$1.95
-----	--------



FOOD SERVICE EQUIPMENT		
ITEM NUMBER	QUANTITY	ITEM DESCRIPTION
1	1	TWO COMPARTMENT WALK IN COOLERS
2	1	EVAPORATOR COIL
3	LOT	COOLER SHELVING
4	1	EVAPORATOR COIL
5	1	REFRIGERATION RACK
6	3	HAND SINKS
7	1	REACH IN REFRIGERATOR - REMOTE
8	1	CART, DISH / SILVERWARE
9	1	WORK TABLE
10	-	SPARE NUMBER
11	2	PANNINI GRILLS
12	1	CONVEYOR TOASTER
13	1	STAND
14	1	EXHAUST HOOD
15	1	FIRE SUPPRESSION SYSTEM
16	3	FRYERS
17	1	WORK TABLE
18	1	BEVERAGE COUNTER
19	1	DISPENSER, SODA / ICE
20	-	SPARE NUMBER
21	-	CUTTING TABLE
22	1	STEAM TABLE - 5 WELL
23	1	RAISED RAIL REFRIGERATOR - REMOTE
24	1	STEAM TABLE - 4 WELL
25	1	RAISED RAIL REFRIGERATOR - REMOTE
26	1	CONVEYOR OVEN - IMPINGER
27	1	WORK TABLE W/ SINK
28	1	DUNNAGE RACK
29	1	FLOOR MIXER - 60 QUART
30	1	ICE MAKER W/ BIN - REMOTE
31	1	PREP TABLE W/ SINKS
32	3	SLICERS
33	1	WORK TABLE
34	1	EXHAUST HOOD
35	1	PIZZA OVEN - AIR DECK
36	2	BRAISING PANS
37	2	FLOOR TROUGHES
38	1	SHELVING, POT / PAN
39	1	THREE COMPARTMENT SINK
40	1	MOP SINK
41	1	CHEMICAL SHELF / MOP HANGER
42	1	WATER TREATMENT SYSTEM
43	1	WATER HEATER

FOODSERVICE EQUIPMENT

PLAN

DRAWING NAME

MBP

DRAWN

10-22-2020

DATE

PROJECT CODE

TORRE'S AND LUKE'S



Attachment: Floor Plan (1158 E. Dundee Road - SU VAR Restaurant)

FS.

CHICAGO SIGN®

Chicago Sign and Light Company

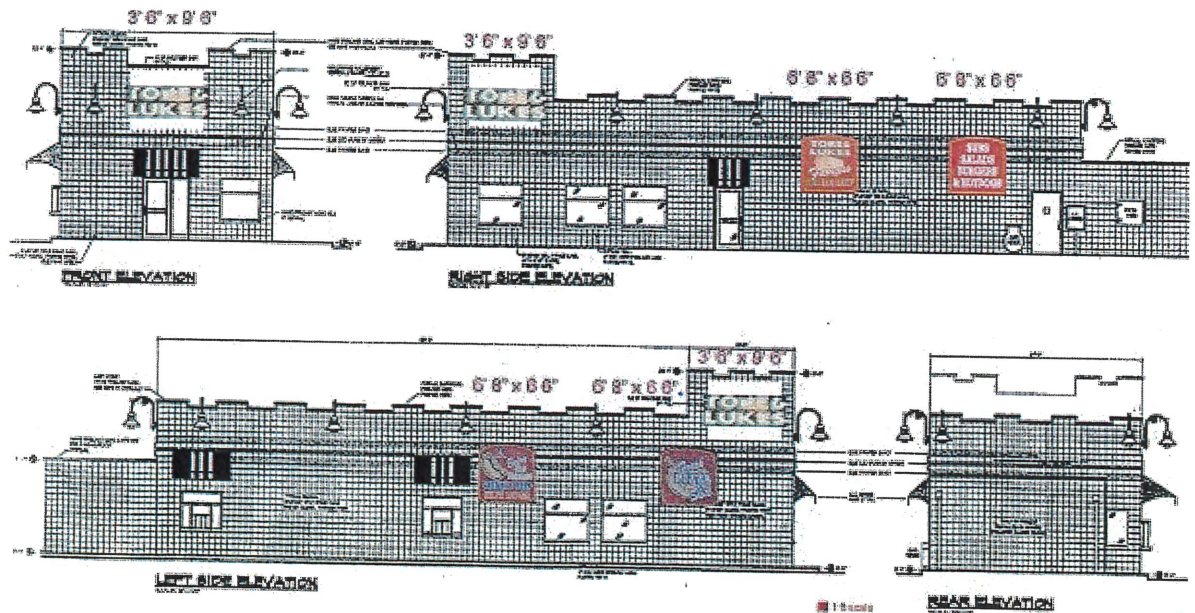
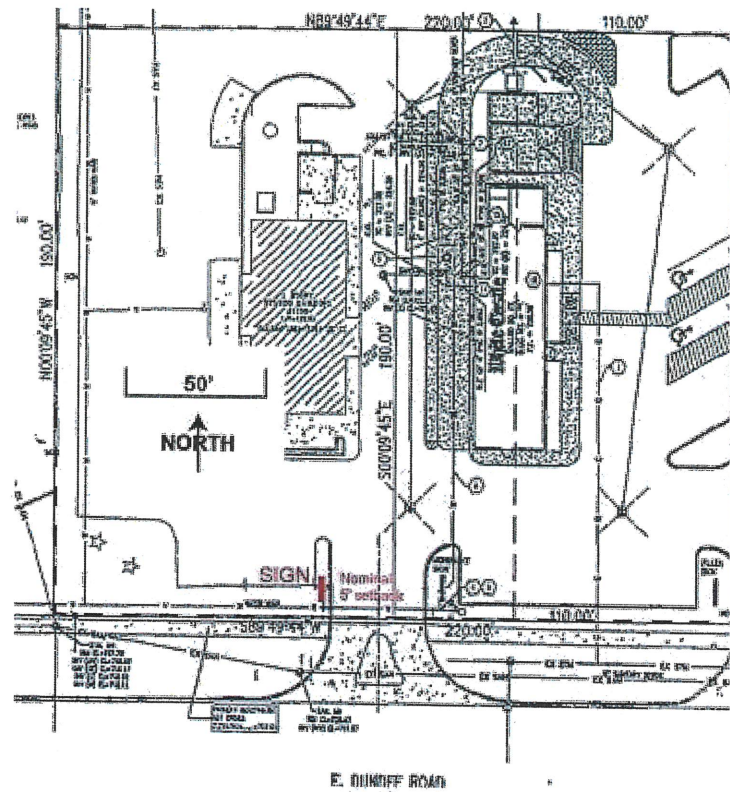
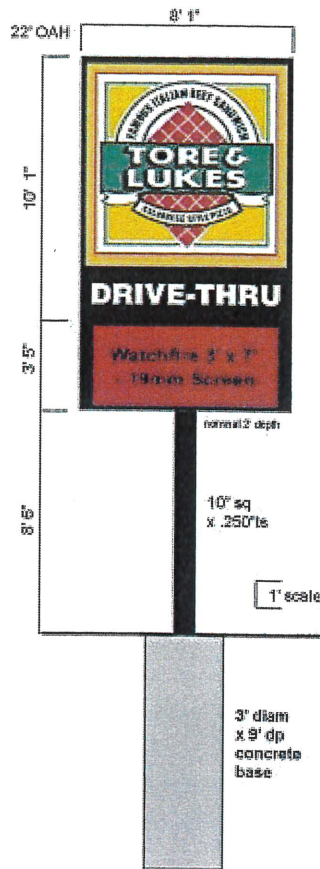
26w 535 St Charles Road
Carol Stream, IL 60188
630-407-0802 ChicagoSigns@aol.com

11.05.2020

Tore & Lukes

1158 W. Dundee

Palatine, IL



Attachment: Sign Elevation (1158 E. Dundee Road - SU VAR Restaurant)



- 1) GUARD POST AT DRIVE-THRU WINDOW PER DETAIL 14 ON SHEET SD7.
- 2) GENERAL CONTRACTOR TO PROVIDE AND INSTALL (2) POSTS FOR HANDICAP PARKING SIGNS. SIGNS PROVIDED BY CONTRACTOR TO MEET LOCAL REQUIREMENTS.
- 3) PAINTED WHITE STRIPING (TYPICAL).
- 4) TRAFFIC FLOW ARROW (TYPICAL) PER DETAIL 4 ON SHEET SD7.
- 5) HANDICAP RAMP IN CONCRETE PER DETAIL 12.1 ON SHEET SD7.
- 6) 4' X 4' TRANSFORMER PAD PER COMMONWEALTH EDISON COMPANY SPECIFICATIONS.
- 7) SITE LIGHTS, CONTROLS AND POWER BY GENERAL CONTRACTOR.
- 8) CONCRETE SLAB FOR 'DRIVE-THRU' TRAFFIC. SEE DETAIL 20 ON SHEET SD7 FOR CONCRETE SECTION. COORDINATE LIMITS OF CONCRETE WITH THIS SHEET.
- 9) HANDICAP PARKING SYMBOL, SEE DETAIL 12 ON SHEET SD7.
- 10) WHITE CASTLE MONUMENT SIGN PER DETAIL 2 ON SHEET SDB.
- 11) TAPER LAST 10' OF NEW CURB TO MEET AND MATCH CONFIGURATION AND ELEVATION OF EXISTING ADJOINING CURB OR PAVEMENT.
- 12) TRASH ENCLOSURE AND STORAGE SHED, SEE SHEET SD9 FOR DETAILS.
- 13) VEHICLE HEIGHT CLEARANCE DETECTOR CANOPY STYLE PER DETAIL 6 ON SHEET SD7.
- 14) WHITE CASTLE MENU SIGN WITH PEDESTAL OCB PER DETAIL 1 ON SHEET SD7.
- 15) 2' x 2' CHAMFER AT CORNER OF CONCRETE SLAB.
- 16) DECORATIVE PAVED CONCRETE ISLAND. SEE DETAIL 17 ON SHEET SDB.

(A) ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF PALATKA, COUNTY OF COOK, AND STATE OF ILLINOIS, BY SURVEYOR: HUDSON RICHARDS, 101 RADIO ROAD, SUITE 13, SULPHUR SPRINGS, TEXAS 75482, PHONE: 903-438-1177, AND FAX: 903-438-9955.

(B) CONTRACTOR SHALL CLEAN AND SEAL EDGE OF EXISTING PAVEMENT PRIOR TO CONSTRUCTING PROPOSED PAVEMENT.

(C) CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.

(D) ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.

(E) UTILITY LOCATIONS ARE APPROXIMATE, BASED ON LOCATION OF ABOVE GROUND APPURTENANCES, AND AS TAKEN FROM SURVEY. UNDERGROUND UTILITIES NOT SHOWN HEREIN MAY EXIST.

(F) EXISTING TRAFFIC FLOW THROUGH THE PRIMARY DRIVE AISLES SHALL NOT BE AFFECTED BY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL PROVIDE TRAFFIC FLOW INDICATORS AND BARRIERS DURING CONSTRUCTION. COORDINATE CONSTRUCTION ACTIVITIES WITH PARENT PROPERTY REPRESENTATIVE PRIOR TO COMMENCING WORK.

(G) CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

(H) FLOODWAY NOTE (AS TAKEN FROM SURVEY): BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY APPEARS TO BE IN ZONE(S) "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17031C0044 F, WHICH BEARS AN EFFECTIVE DATE OF 11-6-2000 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY RESEARCH OR PHONE CALL TO THE NATIONAL FLOOD INSURANCE PROGRAM (800.638.6620) WE HAVE LEARNED THAT THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION.

(I) ZONING: B-1 (GENERAL BUSINESS DISTRICT)

(J) BUILDING AND PARKING SETBACKS:

BUILDING SETBACKS:	PARKING SETBACKS:
FRONT: 30'	FRONT: 5'
SIDE: 10'	SIDE: 0
SIDE: 10'	SIDE: 0
REAR: 20'	REAR: 0



SOD/LANDSCAPE

2 HANDICAP SPACES REQUIRED
2 HANDICAP SPACES PROVIDED
1 SPACE / 100 SF OF GROSS FLOOR AREA
18 TOTAL SPACES REQUIRED
17 TOTAL SPACES PROVIDED

TOTAL AREA = 20,900 S.F.
0.48 AC.
TOTAL IMPERVIOUS = 18,374.21 S.F.
0.42 AC. (87.9%)
BUILDING = 1,744 S.F.
0.04 AC. (8.3%)
FREEZER/COOLER = 427 S.F.
0.01 AC. (2.0%)
DUMPSTER/SALT SHED = 253 S.F.
0.01 AC. (1.2%)
PAVED AREA = 16,371.63 S.F.
0.37 AC. (78.1%)
TOTAL PERVIOUS = 2,525.79 S.F.
0.06 AC. (12.1%)

 **TWO WORKING DAYS
BEFORE YOU DIG**
CALL TOLL FREE 1-800-892-0122
UTILITY NOTIFICATION CENTER OF ILLINOIS
NON-MEMBERS
MUST BE CALLED DIRECTLY

		Prepared By ms consultants, inc. engineers, architects, planners 2825 Belmont Road, Columbus, Ohio 43260-9407 614 882-7920 Fax 614 882-7925	
		DRAWN BY CHECKED BY DATE DATE MSPN 62-2614	
BUILDING SUBMITTAL DATE -		SECOND SUBMITTAL DATE -	

MARK	REVISION	DATE	
DATE:			
8/31/05			
SCALE:			
1"=20'			
		555 W. GOODALE ST. COLUMBUS, OH 43211 (614) 228-5781	
FOR: CHICAGO		1154 DUNDEE ROAD PALATINE, IL	
SITE DIMENSION PLAN		Pocket B	

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 22, 2021 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 with a drive-thru pursuant to Section 11.03 (d) (28) of the Palatine Zoning Ordinance.

Special Use to permit an electronic message board pursuant to Section 8.01 (b)(1) of the Palatine Zoning Ordinance.

Variation to permit a free-standing sign to be 110 square feet instead of the maximum 100 square feet pursuant to Section 8.03 (b)(1)(c) of the Palatine Zoning Ordinance.

Variation to permit an electronic message board on a lot with less than 300 feet of lot frontage.

Variation to permit an electronic message board within 500 feet of another electronic message board pursuant to Section 8.01 (1)(2)(e) of the Palatine Zoning Ordinance.

The property is commonly known as 1158 E Dundee Road (02-01-302-082-0000). The Petitioner is requesting a Special Use and Variations to open a restaurant with a drive-thru, Tori and Lukes. In addition to place an electronic message board (EMB) on a lot approximately 220 feet wide and located approximately 275 feet from another EMB.

The above petition has been filed by Frank Caputo, Key Colony Beach Food and Beverage and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 21-02
VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 7th day of June, 2021

Published in Daily Herald
June 7, 2021 (4564849)

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 06/07/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4564849

Attachment: Public Notice (1158 E. Dundee Road - SU VAR Restaurant)