



VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

AGENDA • JUNE 11, 2024

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - May 14, 2024 7:00 PM

III. PUBLIC HEARING

1. 1227 W. Kenilworth Avenue
 - (a) Special Use to permit a fence to be set back 10 feet from the side property line abutting a street, instead of the minimum required 35 feet.
2. 916 E. Northwest Highway
 - (a) Special Use to permit a medical office (physical therapy clinic) at the subject property.
3. Amendment to the Village of Palatine's current 2011 Comprehensive Plan and Future Land Use recommendations for the Dundee Road Sub Area

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>

PLANNING AND ZONING COMMISSION

MINUTES • MAY 14, 2024

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Patrick Noonan	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Eric Friedman	Vice Chairperson	Present	
Jan Wood	Chairperson	Present	
Rodney Bettenhausen	Commissioner	Present	
Robert Kolososki	Commissioner	Absent	
Kevin Cavanaugh	Commissioner	Present	
Stephen Fedota	Commissioner	Present	
Tim Schubert	Commissioner	Present	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Apr 9, 2024 7:00 PM - **Accepted**

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Patrick Noonan, Commissioner
SECONDER: Cindy Roth-Wurster, Commissioner
AYES: Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Cavanaugh, Fedota, Schubert
ABSENT: Kolososki

Minutes Acceptance: Minutes of May 14, 2024 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 3 E. Northwest Highway - **Recommend To Approve** **SU-000101-2024 - 3 E. Northwest Highway**

Notice was published in the Journal & Topics on April 25th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Plat of Survey**
3. **Floor Plan**
4. **Business Plan**
5. **Chicago Ramen Menu**
6. **Public Notice**

Mr. Bradshaw provides background information and states the property is zoned R-1 with a special use for planned development. The space is approximately 1,887 square feet and was previously occupied by a Japanese restaurant. Petitioner opening a new Japanese ramen restaurant with a liquor license to serve beer & wine.

Sworn in: Ty Toney - 3 E. Northwest Highway - Manager and Representative for petitioner.

Mr. Toney states they have several restaurants in the Chicago area. He is requesting a beer and wine license for this location.

Chairman Wood inquires whether Mr. Toney also serves as the manager for the other locations.

Mr. Toney confirms this to be correct.

Chairman Wood then seeks clarification on the proposed business hours.

Mr. Toney outlines the initial hours as Monday through Sunday, 11 am to 9 pm, with a proposed extension to 11:30 pm following the first month of operation.

Mr. Bradshaw mentions that the business plan specifies operating hours as Monday through Sunday, 11 am to 10 pm, but notes the potential for extended hours due to the liquor license. A revised business plan with proposed 11:30 pm closing would need to be submitted to Staff prior to Village Council review.

Chairman Wood queries the presence of residential units behind the restaurant. Mr. Bradshaw asserts there are none.

Commissioner Cavanaugh asks about the operational status of the neighboring Sushi restaurant.

Mr. Bradshaw confirms its operation and reports no complaints or issues from nearby residents.

Chairman Wood directs attention to the location of the dumpster.

Mr. Toney indicates it is situated at the back, referring to the south side of the premises.

Mr. Bradshaw corroborates this information.

Commissioner Friedman inquires about Mr. Toney's experience managing restaurants with liquor licenses.

Mr. Toney affirms his experience in this area.

Commissioner Friedman further explores the rationale behind seeking a liquor license for this establishment.

Mr. Toney cites demographic factors and clientele preferences as primary drivers for the application.

Commissioner Schubert raises concerns regarding the proximity of Quest Academy school and the potential impact on children accessing the sport fields west of Plum Grove Rd.

Chairman Wood states it would be on Quest Academy to provide safe routes to their activities. It was noted that a marked crosswalk is used and this would have no impact to their safety.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new restaurant with alcohol service within a tenant space that had previously be operated in the same capacity. The existing parking Variation for the center remains valid, as the total number of proposed seats for the new restaurant would not increase the existing parking requirement. Additionally, Staff did not identify, nor was Staff notified of, any issues with parking at the shopping center. Furthermore, the proposed use is consistent with the previously approved restaurant and should not cause substantial injury to the value of the properties in the surrounding neighborhood. Therefore, Staff recommends approval of the proposed Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, Kenta Ikehata, Keing Corporation DBA Chicago Ramen Palatine, except as such plans may be changed to conform to Village Codes and Ordinances.

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

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.

DELIBERATIONS:

Chairman Wood asks if a modified business plan would be required for new hours.

Mr. Bradshaw confirms it would be, prior to Village Council review.

Commissioner Cavanaugh states that the request is replacing an existing similar business and would seamlessly fit into the space. He notes that the request meets the standards, is not over-parked, and would be a beneficial addition.

Chairman Wood expresses her opinion that it appears to be another promising restaurant in a favorable location. She emphasizes that the proposed business hours would not adversely impact the neighborhood. Additionally, she acknowledges that special events organized by Quest Academy are typically well-planned and that parking availability is ample. Chairman Wood confirms that the request meets the standards and expresses her support for it.

Chairman Roth-Wurster concurs, stating that the request meets the standards and also expresses support.

Chairman Schubert reiterates his support for the request and emphasizes the importance of the petitioner taking note of the safety of children during activities.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, May 20th, 2024.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Patrick Noonan, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Cavanaugh, Fedota, Schubert
ABSENT:	Kolososki

2. 574 W. Colfax Street - **Recommend To Approve**
SU-000102-2024 - 574 W. Colfax Street

Notice was published in the Journal & Topics on April 25th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Mr. Bradshaw provides background:

The Subject Property is zoned Manufacturing, and is located on W. Colfax Street, just west of N. Wanda Lane. The proposed business will occupy a single office within the 574 W. Colfax tenant space. Other tenants within the building includes The Dance Loft and Mike's Garage. The subject tenant space appears to have been most recently been occupied a Land Surveying company, and has not had a business operating out of the space since 2017.

The Petitioner is proposing to open a new tattoo business, and would occupy a single office within the existing tenant space. All client sessions would be by appointment only.

Sworn in petitioner: Luke Kozlowski - business owner - 574 W. Colfax Street

Mr. Kozlowski states that he is requesting to open a tattoo parlor at this location. He mentions that he has been operating another location in Jefferson Park for the past 5 years. Additionally, he notes that he completed his apprenticeship at this location and has held an LLC for the past 3 years. He explains that his clientele has expanded over time and includes many suburban clients. Mr. Kozlowski indicates that this would be his second location would cater to the suburban clientele base.

Chairman Wood asks Mr. Kozlowski how long he was trained for this trade and if he received any certification.

Mr. Kozlowski responds that there is no professional license for this trade. He explains that he was trained by a mentor who provided him with knowledge and approval.

Chairman Wood then inquires if Mr. Kozlowski provided service to customers during his training.

Mr. Kozlowski states that during his apprenticeship, he was guided through all processes before actually tattooing. He mentions that his initial artwork was performed on family and friends, which helped him grow his clientele base. He

adds that a tattoo artist is considered a professional once they establish a sustainable clientele base.

Chairman Wood requests general information regarding the tattoo business.

Mr. Kozlowski provides a brief description and outlines the typical appointment process and the steps leading up to the tattoo application.

Chairman Wood further asks about allergic reactions and the protocols that would be followed in case of an emergency.

Mr. Kozlowski explains that customers are asked to fill out a form provided by the Illinois Department of Public Health, which includes specific questions. He also mentions that he is CPR certified.

Chairman Wood asks if there would be issues if a customer appeared to be under the influence of drugs or alcohol.

Mr. Kozlowski states that services would be denied in such cases.

Commissioner Bettenhausen asks if the tattoo ink is regulated.

Mr. Kozlowski responds affirmatively, stating that it is regulated by the FDA, with each bottle of ink certified by the FDA.

Commissioner Fedota inquires about the availability of Professional Liability Insurance coverage.

Mr. Kozlowski confirms that such coverage is available and states that he is covered.

Chairman Wood notes that Palatine currently does not have any tattoo parlors, and there have been no contemplations for tattoo businesses as special uses in the past. She acknowledges the stigmas associated with this type of business and asks Mr. Kozlowski to provide information on how the business would be run.

Mr. Kozlowski responds by highlighting the significant changes in the tattoo business over the past decade. He explains that the previous perception of tattoos being associated with a grimy, biker, degenerate image no longer holds true. He mentions that he has provided tattoos to individuals ranging from 18 to 85 years old. He emphasizes that clients now choose meaningful tattoos that hold personal significance to them. Mr. Kozlowski points out advancements in machines and sanitation methods, highlighting that tattoo pens have evolved into more single-use disposable methods that are disposed of into biohazard bins. He describes the atmosphere of his establishment as peaceful and enjoyable, with clients leaving satisfied and often referring their friends.

Chairman Wood asks if there is a procedure for checking age requirements.

Mr. Kozlowski states that a scanner is used to provide proof of ID.

Commissioner Fedota notes that the tenant space is large with 5 rooms to accommodate 1 artist.

Mr. Kozlowski responds that there is a waiting area and utility storage room for his products.

Commissioner Friedman observes that the floor plan shows a stairway and asks if he will be utilizing it.

Mr. Kozlowski clarifies that the stairway is not part of his space.

Commissioner Bettenhausen asks if he will continue to operate his business at both locations.

Mr. Kozlowski confirms that he will, until his suburban client base is at a sustainable level that would warrant completely moving out of the Jefferson Park location.

Commissioner Friedman inquires about signage.

Mr. Kozlowski states that he will have signage on the door to the tenant space, and possibly a panel in the freestanding monument sign at the front of the building if there is room.

Mr. Bradshaw states that parking is not changed and provides context regarding the surrounding properties, which are zoned for manufacturing. He mentions that nearby businesses include automotive repair shops, a dance studio, and manufacturing/welding facilities.

Commissioner Friedman asks if there are any concerns from neighbors.

Mr. Bradshaw responds that there have been no concerns noted.

Commissioner Fedota inquires about handwashing facilities.

Mr. Bradshaw notes that there is a functioning kitchen with a working sink that is part of the leased area for the tattoo business.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new tattoo business within a single office in the subject tenant space. There are currently no other approved tattooing businesses within the Village of Palatine. As the business would operate with a single tattoo artist, and scheduled appointments would be required, the proposed use should not cause substantial injury to the neighboring property values. Additionally, the Petitioner has indicated that, if approved, they will take the necessary steps to register with the State of Illinois and maintain and obtain all other appropriate certifications.

As noted, the subject use is not contemplated by the Zoning Ordinance, and there is no history of tattoo businesses being approved as Special Uses within the Village. Nevertheless, Staff believes that the proposed use would not cause any parking or traffic impacts, nor be injurious to the surrounding properties. Ultimately, this is a policy matter for the Planning and Zoning Commission to review and the Village Council to determine. Therefore, Staff recommends action

at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, Luke Kozlowski, TA2HOOLIGAN, LLC, except as such plans may be changed to conform to Village Codes and Ordinances.
2. In conjunction with the business license application, the Petitioner shall submit a current registration with the Illinois Department of Public Health and the other requisite certifications associated with the tattoo studio.

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

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

DELIBERATIONS:

Commissioner Cavanaugh expresses that it would be a beneficial use of the space, meeting standards. He notes that the business has not been contemplated by the zoning ordinance, and suggests it should be addressed by the council. He highlights that despite its controversial history, it is no longer viewed negatively, and he supports the request.

Commissioner Roth-Wurster states that the proposal meets health and safety welfare standards. She commends the petitioner's business plan, noting that it will not negatively impact the neighborhood's property. She believes the business has significant potential and fulfills a need.

Chairman Wood reflects on the changing perception of the tattoo business, acknowledging its past stigma but emphasizing its current importance as a form of self-expression. She asserts that health and safety regulations are in place, and Mr. Kozlowski's experience is evident. She reassures that she doesn't have concerns about property value or negative impacts on surrounding businesses.

Commissioner Friedman notes that the petitioner is not renting the full space shown on the plan, suggesting it may actually be a multi-tenant situation. He agrees that the question about hand sinks is valid and believes access to them should be required at all times. He views the business as a great service to the community, especially as the first tattoo location, and supports the idea of operating by appointment only. He deems the location suitable for this business.

Chairman Wood requests staff to address the sink question.

Mr. Bradshaw responds that the staff has no concerns. There is an existing hair salon use in the front room of the tenant space, but the sink in question is directly adjacent to the subject tenant room that would be occupied the tattoo business. Additionally, based on Staff's conversations with the property owner, there is no intention of renting any other office space within the 574 W. Colfax.

Commissioner Fedota praises the petitioner's detailed and thorough business plan. He acknowledges the appropriateness of his background training and mentorship. Being familiar with the Jefferson Park location from growing up in the area, he notes its longstanding presence. He recognizes the state of Illinois' regulatory measures, even though a license is not required, and expresses support for the request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on May 20th, 2024.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Cavanaugh, Fedota, Schubert
ABSENT:	Kolososki

3. 1916 N. Rand Road - **Recommend To Approve**
SU-000100-2024 - 1916 N. Rand Road

Notice was published in the Journal & Topics on April 25th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Special Use Application
2. Proof of Ownership
3. Variation Application
4. Plat of Survey
5. Floor Plan
6. Business Plan
7. Letter of Support - Pyziak
8. Public Notice

Mr. Bradshaw provides background:

The Subject Property is zoned B-5 Highway Business District and currently houses Kolatek Baking Co., occupying approximately 3,300 square feet. The business has been in operation since 2018, offering Polish bakery/deli items with a focus on artisan breads, sandwiches, and pierogi. Additionally, there are two other tenant spaces within the building, one currently vacant and the other housing a Mexican restaurant called A Mi Manera.

The petitioner, who has been operating the original Kolatek Baking Co. business in Chicago for several decades, proposes to utilize a portion of the existing tenant space for a dine-in seating area. This new section would focus on traditional Polish and European-style street food and would also operate with a liquor license to serve beer and wine. The proposed restaurant area would accommodate 34 seats, including 12 seasonal outdoor seats.

Sworn in petitioner: Bartlomiej Kolatek - Kolatek Baking Company

Mr. Kolatek refers to the current floor plan and explains that the shelving shown would be removed to accommodate indoor seating during off-season times. He notes that their busiest season aligns with most holidays, during which indoor seating may be temporarily removed. The indoor seating would provide customers with a comfortable space to enjoy their food, as opposed to eating in their cars or sitting on the curb. Additionally, Mr. Kolatek requests additional seating in the outdoor area during the summer months. He mentions that their business, which has been operating since 1976 and is woman-owned, is renowned for its unique Polish food and bakery items.

Chairman Wood inquires about parking concerns.

Mr. Kolatek reassures that there haven't been any parking issues. He explains that during peak times, customers can utilize the back lot, with signs directing them accordingly. Additionally, they have a verbal agreement with the neighboring business, allowing employee parking to free up space for patrons.

Mr. Kolatek doesn't anticipate traffic or parking problems. He highlights the outdoor seating during summer as an enjoyable space to indulge in European street food. He also mentions the area's diversity and the patronage from new immigrants.

Mr. Bradshaw confirms the availability of paved parking spots in the back lot.

Commissioner Friedman asks about regulations or controls for beer and wine consumption.

Mr. Bradshaw explains that regulations are handled on a case-by-case basis, with some areas in the downtown area requiring fencing for outdoor seating in the right of way. He notes that for this location, outdoor seating has wheel stops at each adjacent parking spot, alleviating concerns from staff regarding this matter.

Commissioner Fedota raises concerns about the Class G liquor license and the potential for public consumption of alcoholic beverages in the right of way.

Mr. Bradshaw reassures that this is not a concern, as the proposed outdoor seating falls within their tenant space and not in the right of way.

Chairman Wood asks if staff has conducted any assessment of the current traffic conditions at the location.

Mr. Bradshaw confirms that Staff had assessed the on-site parking during typical lunch hours and states that there are no concerns regarding parking and traffic conditions.

Chairman Wood asks if the petitioner has discussed the request with the other tenant.

Mr. Kolatek confirms they have spoken, and the other tenant supports the request. He explains that their business primarily focuses on takeout and delivery, and the additional seating would provide those customers with a comfortable dining space.

Mr. Bradshaw adds that the other restaurant in the plaza does not hold a liquor license. He specifies the proposed business hours as Monday through Saturday, 9 am to 9 pm, and mentions that there is no request for additional signage. He addresses a key issue regarding required parking, clarifying that the packet mistakenly states 33 required parking spaces, when there are actually 29 total spaces required for the entire building.

Resident - Mr. Dabeca - 645 E. Diane Dr.

Mr. Dabeca expresses deep concern about the request, emphasizing his status as a long-time resident of Palatine who built his house many years ago. He mentions that his residence is located 100 yards from the proposed business and raises significant apprehensions regarding the liquor license request.

He voices worries about the safety of his grandchildren, who visit often, expressing fears that granting the liquor license could lead to drunk and

obnoxious behavior, potentially even resulting in people urinating in his yard. Mr. Dabeca firmly states his opposition to the request, finding it unacceptable and indicating that he objects to the liquor license.

As an immigrant who has invested in America, he feels outraged by the request, viewing it as a life-or-death decision that could profoundly impact many residents if approved. Additionally, he believes that the approval of the liquor license could adversely affect his property value.

Chairman Wood clarifies that the liquor license being requested is a Class G license, which permits the sale of beer and wine only.

Mr. Bradshaw confirms the accuracy of this classification.

Mr. Dabeca expresses continued concern, noting that despite the limitations of the license to beer and wine, he fears that other hard alcohol may still be brought onto the premises without permission, leading to unwanted behavior near his residence.

Chairman Cavanaugh refers to the site map, and Mr. Bradshaw points out the petitioner's home in relation to the business, illustrating the distance between them. Mr. Cavanaugh notes that E. Diane Drive being one way.

Mr. Dabeca states cars still disobey traffic rules and come down the street, raising additional safety concerns.

Chairman Wood inquires about the fencing around Mr. Dabeca's property.

Mr. Dabeca responds that his property is not fenced and he prefers an open setup for socializing with neighbors.

Commissioner Fedota asks staff if approval for the special use would still require separate approval from the liquor commission.

Mr. Bradshaw confirms that this is indeed the case.

Mr. Kolatek addresses the concerns by highlighting the positive impact his bakery has had on the property since moving in. He mentions that there have been upgrades and beautifications to the building under his tenure. He emphasizes his commitment to maintaining the property and intends to further enhance it by adding flowers and foliage to the outside area.

Mr. Kolatek believes that his business contributes to the value of the surrounding properties and intends to continue beautifying the area. He suggests that having more businesses like his in the area would improve the ambiance, especially considering the many vacant spaces on Rand Road that are currently in disrepair.

Mr. Kolatek also mentions that his business has garnered attention from various news channels for its unique food offerings, which he believes brings prestige to the area.

Mr. Bradshaw refers to a letter of support for this request from a residential neighbor in the surrounding area.

STAFF RECOMMENDATION:

The Petitioner is proposing to utilize a portion of their existing business for dine-in seating. The proposal to introduce limited seating for patrons should not cause substantial injury to the neighboring property values, as the envisioned outdoor seating would be in front of the building and not directly adjacent to any residential uses. Additionally, the outdoor seating would be seasonal, and should not add to congestion during the bakery's light customer traffic during the warmer months.

In regard to the Variation for parking, the Petitioner has stated in the business plan that the existing parking on the property has been sufficient during the holidays and peak traffic times. Staff has also not observed any apparent parking or traffic issues on the property. It is further anticipated that many of the customers choosing to dine-in may already be shopping at the bakery. The subject property is limited due to their being no additional space to expand, or reconfigure, the parking on-site. Therefore, Staff recommends approval of the Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the floor plan and business plan submitted by the Petitioner, Bartlomiej Kolatek, Kolatek Baking Company, except as such plans may be changed to conform to Village Codes and Ordinances.
2. A business plan, reflecting the proposed seating and alcohol service, shall be submitted as an amendment to the current Village of Palatine business license.

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

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.

DELIBERATIONS:

Commissioner Cavanaugh asserts that the request aligns with the standards and emphasizes that it does not entail any drastic changes. While acknowledging the concerns raised by the objector, he points out his own experience in the restaurant business and highlights the awareness among owners regarding the penalties associated with compromising a liquor license. He emphasizes the importance of adhering to standards and notes that the request is not for a bar or tavern. He believes the proposed closing time is suitable for a deli or sandwich shop and does not foresee it posing a risk to surrounding properties. Commissioner Cavanaugh supports the request.

Commissioner Fedota acknowledges the potential parking issue but highlights that the petitioner, being the owner of the building, has considered other tenants and has support from surrounding businesses, which allow the use of their lot for employee parking. He recognizes the petitioner's business experience and

respect for the neighborhood, evident through updates to the building and business. Commissioner Fedota supports the request.

Chairman Wood expresses her support for the matter and empathizes with the concerns of the neighbors. She acknowledges the importance of feeling safe and secure in one's home. Chairman Wood notes that she would have concerns if the business hours were later or if this were a new business with no vested interest. However, she points out that the petitioner is well-established and a responsible business owner with a positive reputation. Therefore, supports this request.

Commissioner Schubert expresses his perspective by highlighting that while he would have concerns if the request were for a bar or tavern with live music, he finds that the current request aligns well with the intended business. He notes that as a quick-stop deli, it will not disturb the vista or the queue of the area. Commissioner Schubert acknowledges the concerns raised by objectors but ultimately does not see an issue with the request.

Commissioner Friedman voices his concerns regarding the outside seating area, particularly regarding the amount of space required for the seating and safety concerns due to the lack of separation from the parking lot. He expresses apprehension about outdoor dining and the serving of alcohol beverages in the outdoor area.

Chairman Wood summarized that this request has met the standards and was approved by a vote of 7-1. This item will tentatively go to Village Council on May 20th, 2024.

RESULT:	RECOMMEND TO APPROVE [7 TO 1]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Patrick Noonan, Commissioner
AYES:	Noonan, Roth-Wurster, Wood, Bettenhausen, Cavanaugh, Fedota, Schubert
NAYS:	Friedman
ABSENT:	Kolososki

IV. COMMUNICATIONS

Communications:

1521 E Reynolds Dr. was approved at Village Council meeting

2240 N Rand Rd was approved at Village Council meeting

Meeting Cancelled for May 28th, 2024

V. ADJOURNMENT

**VILLAGE OF PALATINE
Planning and Zoning Commission**

SCHEDULED 06/11/24 07:00 PM

STAFF REPORT (ID # 9141)

1227 W. Kenilworth Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Nicholas Wiskirchen

PLAN NUMBER: SU-000111-2024

BACKGROUND:

The Subject Property is zoned R-1A single-family residential and is part of the Cambridge of Palatine Subdivision. The property contains a single-family residence, with a deck and a frame shed in the rear yard. The subject property is a corner lot with the required front yard abutting W. Kenilworth Avenue to the north. The rear yard of the property directly abuts the front yard of the adjacent property to the south, 224 S. Hampton Court.

The Petitioner is proposing to construct a 5-foot tall open-style aluminum fence set back approximately 10 feet from the subject property's side property line abutting S. Hampton Court. Therefore, the Petitioner is requesting:

Special Use to permit a fence to be set back 10 feet from the side property line abutting a street, instead of the minimum required 35 feet.

Surrounding Zoning/Uses:

North:	R-1A Single-Family Residential
South:	R-1A Single-Family Residential
East:	R-1A Single-Family Residential
West:	R-1A Single-Family Residential

KEY ISSUES:

- The Petitioners are proposing to construct a 5-foot tall open-style aluminum fence in their side yard abutting S. Hampton Ct. The proposed fence would be set back approximately 10 feet from the side property line along, and approximately 30 feet from the back of curb.
- The driveway for the directly adjacent property to the south, 224 S. Hampton Ct, is

located approximately 45 feet from the shared property line with the subject property.

- Per the submitted application, the Petitioner has indicated that the proposed fence would help establish a safe place for two young children to play, and to provide a fenced area for their dog.

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), (3) and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

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

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

STAFF RECOMMENDATION:

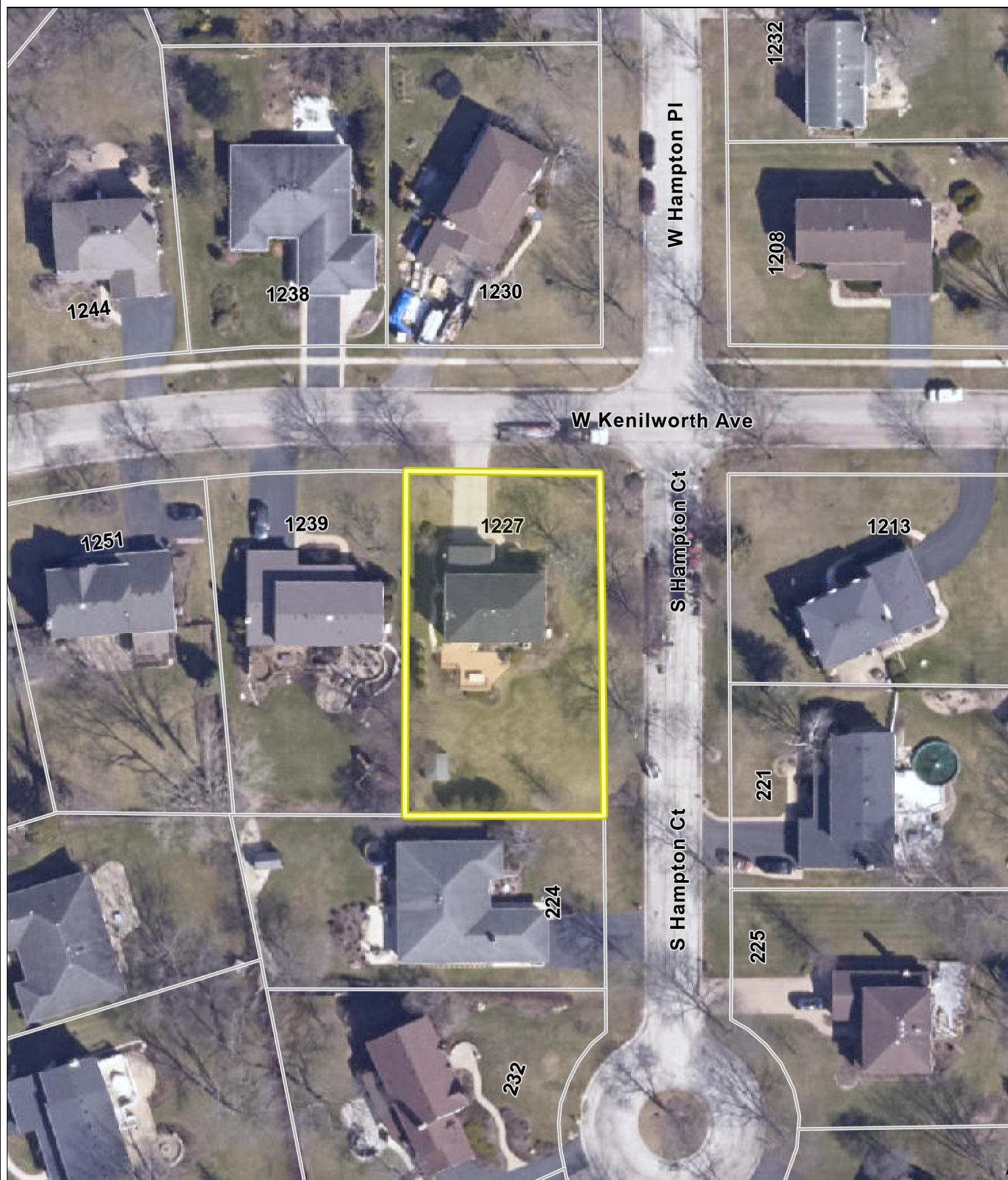
The Petitioner is proposing to construct an open-style fence that encroaches into the required side yard abutting the street. Although the subject property's rear side yard abuts the front yard of the adjacent property to the south, Staff notes that the driveway of said adjacent property is approximately 45 feet from the shared property line with the subject property, and with the proposed fence being an open-style, no issues with line-of-sight were identified.

Additionally, there is substantial parkway of approximately 20 feet, between the subject side property line and the back of the curb along S. Hampton Court, which further decreases the effect the fence could have on the existing vista in the area. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan and fence elevation plans submitted by the Petitioner, Nicholas Wiskirchen, except as such plans may be changed to conform to the Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Fence Elevation
- Public Notice



Attachment: Aerial Map (1227 W. Kenilworth Avenue - SU Fence)

0 50 100
ft

Print Date: 5/17/2024

Notes

Cook County Aerial 2022

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Nicholas Wiskirchen

Business Name (if applicable)

Subject Property Address

1227 W. Kenilworth Avenue

Please provide a description of your proposed request:

We would like to install a fence in a manner that maximizes the size and use of the backyard as we have a toddler and dog that like to run and play outside, as well as a second child coming in 4-5 weeks.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

We have a larger dog that is very friendly and loves to be outside as well as a toddler that likes to open the door and go outside and play and would like to keep both of them contained to our property.

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

We will have multiple gates around the perimeter of the newly installed fence that allow for access to the backyard from the interior and exterior of the property as to allow access in from multiple points of entry.

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

We have spoken with the neighbors and shown them what design we are considering, as well as purposely choosing a black flat top aluminum fence as to not inhibit or obstruct any view from neighboring properties, nor go with a wood or vinyl fence that may deteriorate in quality or color as to become an eyesore to those around us.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

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

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

We have chosen a black flat top aluminum fence that will hold up to the elements as well as be aesthetically pleasing to the eye while not obstructing the view of surrounding yards or street for neighboring houses. We have a toddler and a larger dog that both like to be in the backyard quite often as well as another little one on the way. We want a fence to keep all the children and dog contained while they play, as well as add a level of protection from anyone being able to easily access our backyard without welcome while the children and/or dog may be out there.

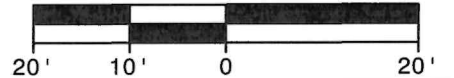
LEGEND

A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

---X---X--- = CHAIN LINK FENCE
---O---O--- = WOOD FENCE
---□---□--- = METAL FENCE
---△---△--- = VINYL FENCE
- - - - - = EASEMENT LINE
- - - - - = SETBACK LINE
- - - - - = INTERIOR LOT LINE

PLAT OF SURVEY
OF

LOT 78 IN CAMBRIDGE AT PALATINE UNIT NO. 1, BEING A
SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 42
NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1969, AS
DOCUMENT NO. 20912197, IN BOOK 7 OF PLATS, PAGE 42 AND 43, IN
COOK COUNTY, ILLINOIS.



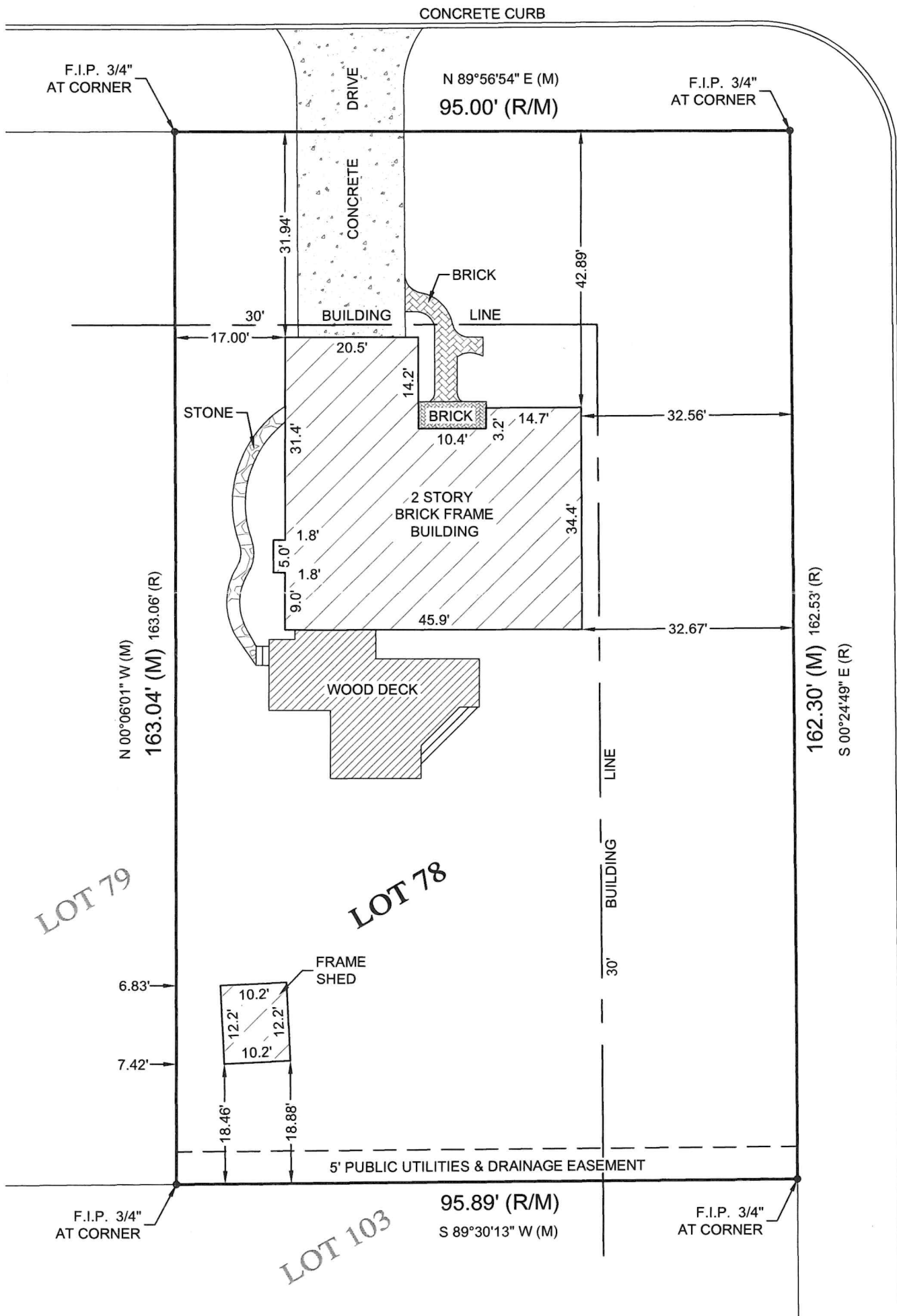
BASIS OF BEARING:
WEST LINE OF W. HAMPTON PLACE AS FOUND
MONUMENTED AND OCCUPIED
S 00°24'49" E (R)

AREA OF SURVEY:

"CONTAINING 15,522 SQ. FT. OR 0.36 ACRES MORE OR LESS"

(60' R.O.W.)

W. KENILWORTH AVENUE



CONCRETE CURB

(60' R.O.W.)

W. HAMPTON PLACE (SIGNED)

HAMPTON COURT (PLATTED)

Attachment: Plat of Survey (1227 W. Kenilworth Avenue - SU Fence)



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL
SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE
PLAT HEREON DRAWN IS A CORRECT REPRESENTATION
OF SAID SURVEY.

DATED, THIS 22ND DAY OF APRIL, A.D.,
2024, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 1227 W. KENILWORTH AVENUE
PALATINE, IL 60067

CLIENT TRIVEDI & KHAN, LLP

FIELDWORK DATE (CREW) 4/17/2024 (JB/PW)

DRAWN BY: RJ REVISED: JOB NO. 24-04-0096

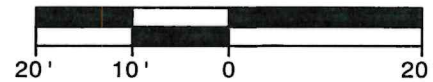
LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P. = SET IRON PIPE
FT. = FEET/FOOT	S.I.R. = SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	
X-X	= CHAIN LINK FENCE
○-○	= WOOD FENCE
□-□	= METAL FENCE
△-△	= VINYL FENCE
---	= EASEMENT LINE
---	= SETBACK LINE
---	= INTERIOR LOT LINE

PLAT OF SURVEY

OF

LOT 78 IN CAMBRIDGE AT PALATINE UNIT NO. 1, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1969, AS DOCUMENT NO. 20912197, IN BOOK 7 OF PLATS, PAGE 42 AND 43, IN COOK COUNTY, ILLINOIS.



BASIS OF BEARING:
WEST LINE OF W. HAMPTON PLACE AS FOUND
MONUMENTED AND OCCUPIED
S 00°24'49" E (R)

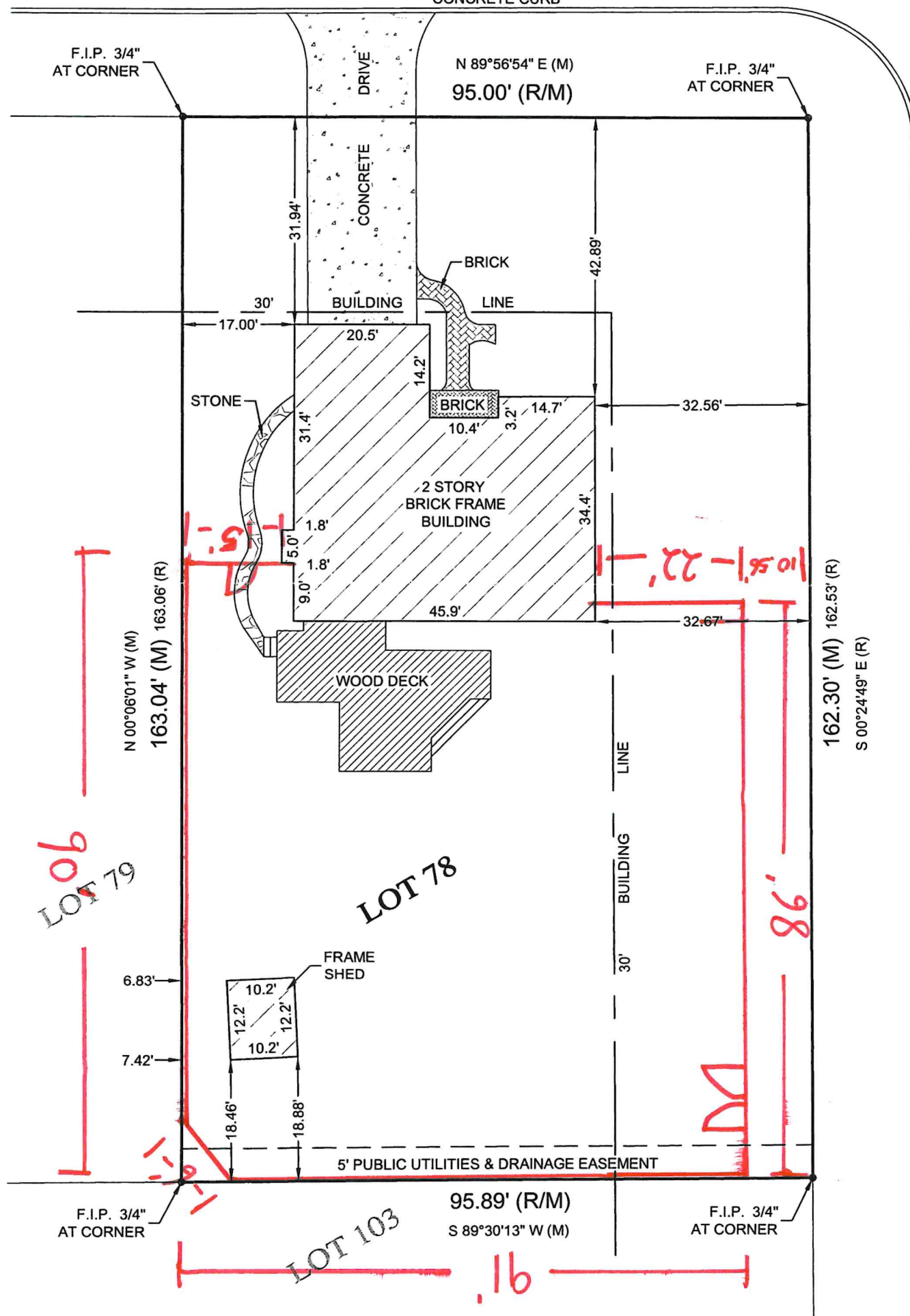
AREA OF SURVEY:

"CONTAINING 15,522 SQ. FT. OR 0.36 ACRES MORE OR LESS"

(60' R.O.W.)

W. KENILWORTH AVENUE

CONCRETE CURB



CONCRETE CURB

(60' R.O.W.)

W. HAMPTON PLACE (SIGNED)

HAMPTON COURT (PLATTED)



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 22ND DAY OF APRIL, A.D., 2024, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 1227 W. KENILWORTH AVENUE
PALATINE, IL 60067

CLIENT TRIVEDI & KHAN, LLP

FIELDWORK DATE (CREW) 4/17/2024 (JB/PW)

DRAWN BY: RJ REVISED: JOB NO. 24-04-0096

**Independence
Ornamental Aluminum**

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 1227 W. KENILWORTH AVE.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 23RD day of MAY, A.D. 2024, and the last publication thereof was made on the 23RD day of MAY, A.D. 2024.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 23RD day of MAY, A.D., 2024.

By Todd Wassell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of MAY, A.D., 2024.

My commission expires the 15TH day of JULY, A.D., 2025.

Attachment: Public Notice (1227 W. Kenilworth Avenue - SU Fence)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 06/11/24 07:00 PM

STAFF REPORT (ID # 9140)

916 E. Northwest Highway

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Emil Guintu, Rehab Maxx LLC

PLAN NUMBER: SU-000103-2024

BACKGROUND:

The subject property, part of the Willow Creek Planned Development, is zoned B-2 General Business, with a Special Use for a Planned Development. This was the process by which Planned Developments were reviewed by the Village in 1966 (ORD #O-031-66). The Willow Creek Planned Development also includes the 800 E. Northwest Highway building, the gas station, the Cotillion Banquet, and the office, retail and residential buildings.

The Willow Creek Planned Development has been amended over the years and was most recently amended in 2011 to permit the existing hotel to be converted into senior living facility with a retail tenant spaces on the ground floor to be governed by the B-2 Business District use list (ORD #O-131-11). The Grand senior living facility was approved to operate with 118 senior residential units, and approximately 6,700 square feet of retail space facing Northwest Highway. The subject tenant space for the Petitioner's business is approximately 750 square feet.

The Petitioner is proposing to relocate an existing medical office, Rehab Maxx, to the subject tenant space. The business provides out-patient therapy services to both residents at The Grand senior living retirement community and the general public. Therefore, the Petitioner is requesting:

Special Use to permit a medical office (physical therapy clinic) at the subject property.

Surrounding Zoning/Uses:

North:	B-2 General Business (Day Care and Senior Living Facility)
South:	Rolling Meadows (Harvest Bible Chapel)
East:	State Highway 53
West:	B-2 General Business (Gas Station)

KEY ISSUES:

- The existing physical therapy clinic was previously located within The Grand senior living retirement community. The Petitioner is proposing to relocate their business, Rehab Maxx, into an existing storefront that had previously been occupied by another medical office, Signature Medical Group.
- Per the submitted business plan, the proposed hours of operation would be Monday through Friday from 8 AM to 6 PM.
- The Petitioner has indicated that the relocated therapy clinic anticipates approximately 30 - 35 clients daily.
- The parking requirement for the proposed use would not change the total required parking on-site. Therefore, a parking Variation is not needed.

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

STAFF RECOMMENDATION:

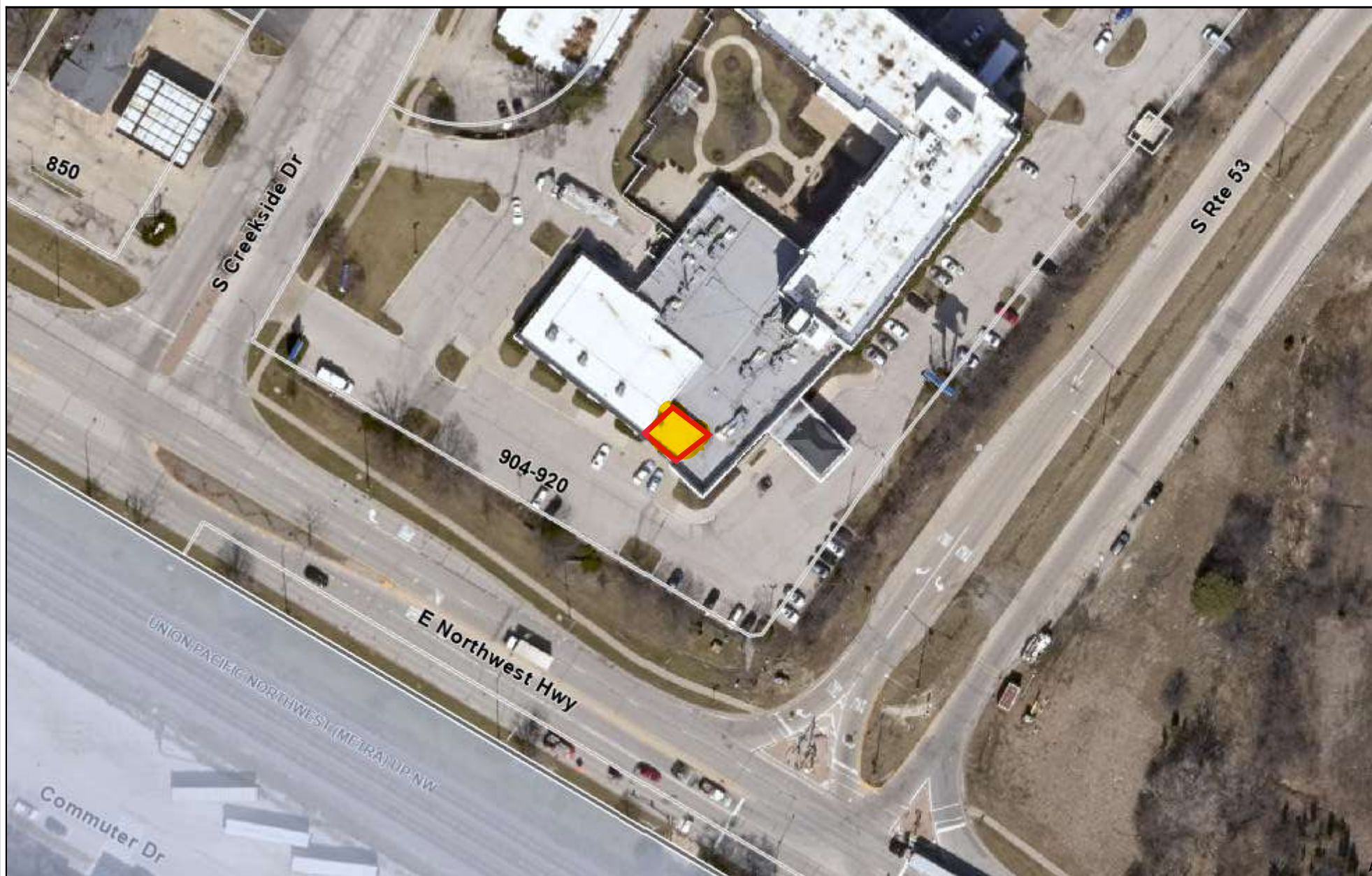
The proposed medical office will operate within a retail space most recently occupied by another medical office, which received a Special Use to in 2017. As the business has already operated within The Grand, as an accessory use, the use should continue to be compatible with the surrounding uses. The medical therapy clinic will not increase the parking requirement and Staff does not have any operational concerns with the proposed use. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, Emil Guintu, Rehab Maxx LLC, except as such plans may be changed to conform to the Village Code and Ordinances.

ATTACHMENTS:

- Aerial Map

- Special Use Application
- Plat of Survey
- Floor Plan
- Business Plan
- Public Notice



0 150 300
ft

Print Date: 5/1/2024

Notes

Cook County Aerial 2022

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Emil Guintu

Business Name (if applicable)

RehabMaxx, LLC

Subject Property Address

916 E. Northwest Highway

Please provide a description of your proposed request:

RehabMaxx, LLC will set up an outpatient clinic providing therapy services for the residents at The Grand. Therapy services will be under the order of each client's MD and will include physical, occupational and speech therapy.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

Clients at The Grand will be able to easily access the clinic from the main building

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

Clients will be able to access the clinic without any difficulties and will be provided with therapy services to improve functional capacities /abilities

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

This will not cause any injury with services be provided within the said property

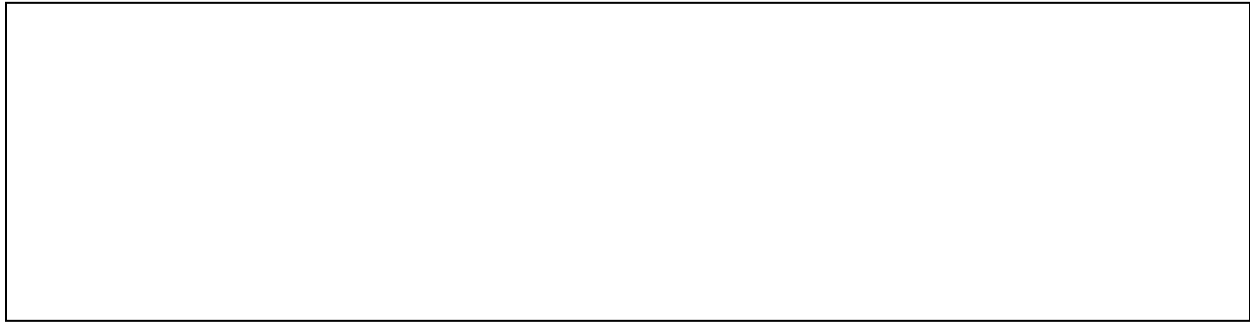
In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

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

a. Will meet the following aesthetic criteria:

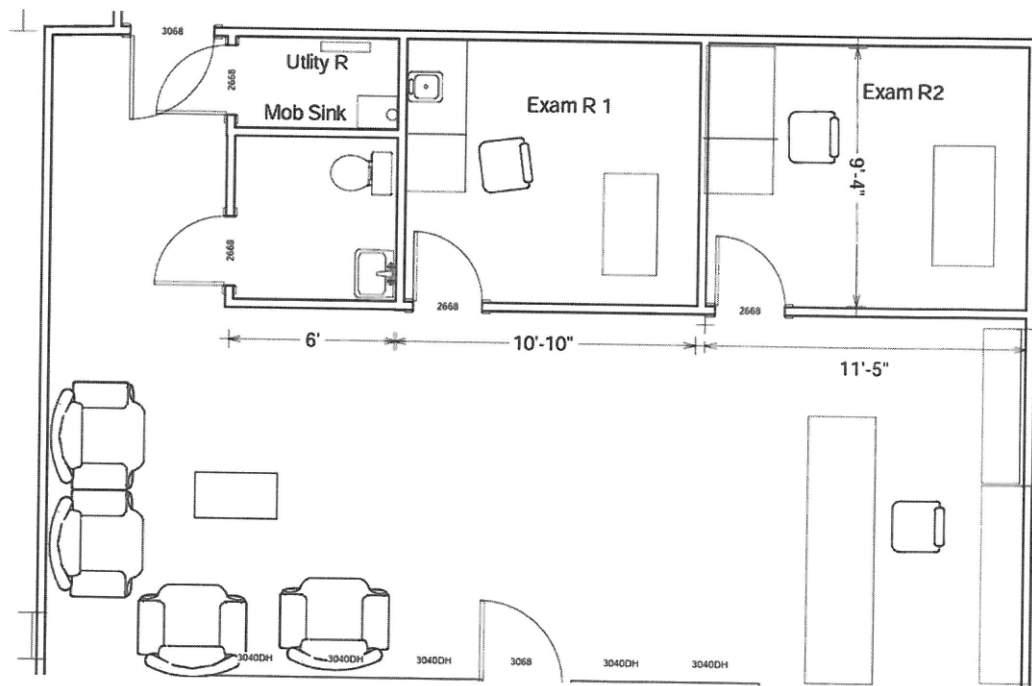
- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.



9. EASEMENT IN GROSS AND RIGHT OF WAY FOR COMCAST OF ILLINOIS TO CON-
OPERATE AND REPAIR PER DOCUMENT NO. 133664 1125. NO PLOTTABLE.

Packet Pg. 33



Alex Bradshaw

From: Emil Guintu <emil@rehabmaxx.com>
Sent: Friday, April 26, 2024 8:32 AM
To: Alex Bradshaw
Cc: eric@rehabmaxx.com
Subject: Re: 916 E. Northwest Hwy - Special Use for Physical Therapy Business

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

Good Morning Alex,

Wasn't sure if you needed a formal outlined business plan but just a quick reply to some of the questions you needed answers to :

- * Services Offered:
 - RehabMaxx provides out patient Therapy services to the residents at The Grand but is also open to the community outside of The Grand. Therapy services include Physical, Occupational and Speech therapy services. The services will be under the orders of an MD for patients who may have disabilities that require therapy services to improve their function.
- *Number of Clients per day:
 - will vary daily but can be probably be between 30-35 clients daily
- *Hours of Operations:
 8 AM-6 PM
- *Differences from old location:
 - There really are no differences from what services we were providing when we were located in the main building of The Grand.

Please let me know if you have any further questions. Thanks.

Emil Guintu, PT
 RehabMaxx, LLC Managing Partner
 Ph: 224-595-1546

On Apr 25, 2024, at 3:34 PM, Alex Bradshaw <ABradshaw@palatine.il.us> wrote:

Hi Emil –

Thank you for looking into that. Ultimately, if there has been over 6 months since the previous operator we will likely need to go through the full Special Use process. However, I would like to explore one last avenue that may help push this towards administrative approval. Can you please send me a quick bulleted business plan explaining the services offered, number of expected clients per day, hours of operation, and specifically any differences from the operations in your old location.

Attachment: Business Plan (916 E. Northwest Highway - SU Physical Therapy)

Contact me with any questions.

Thank you,

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

From: Emil Guintu <emil@rehabmaxx.com>
Sent: Thursday, April 25, 2024 11:29 AM
To: Alex Bradshaw <ABradshaw@palatine.il.us>
Cc: eric@rehabmaxx.com
Subject: Re: 916 E. Northwest Hwy - Special Use for Physical Therapy Business

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

Hi Alex,
I did find out that the previous medical office that was there have not been there for more than 6 months now.

Emil Guintu, PT
Managing Partner
C: 224.595.1546
Rehabmaxx.com

On Apr 25, 2024, at 10:20 AM, Alex Bradshaw <ABradshaw@palatine.il.us> wrote:

Emil & Eric –

I am reaching out in regards to the business license application for a medical office (physical therapy) at 916 E. Northwest Hwy. Per the Zoning Ordinance, a Special Use is required for the proposed use to operate within the Village. The Special Use process typically takes approximately 6-9 weeks, which includes an internal Staff review followed by a public hearing before the Planning and Zoning Commission, and a final decision made by the Village Council shortly after.

Please note that all Special Use applications are to be submitted through the Village of Palatine Citizen Self Service (CSS) portal. The link below will take you to the Planning and Zoning Department's webpage for Special Use applications, which provides additional details on how to apply. If you do not have an existing CSS account, please register prior to applying. You will then need to login, and apply for a Special Use under **"Plans"** → **"Special Use – All Others"**. Please reach out to us directly with any questions on applying.

<https://www.palatine.il.us/152/Special-Uses-Application>

1. Application fee (\$1,006)
2. Plat of Survey
3. Floor plan
4. Business Plan (overview of business including but not limited to a business narrative, types of services offered, hours of operation, number of employees, estimated number of customers, products sold, etc.)
5. Proof of ownership (copy of lease or intent to lease)

In addition, as the Petitioner, you would be responsible for the following public notice requirements:

1. Public Hearing Sign: The Village provides the sign and posts. The sign must be posted in a place visible from the public right-of-way. The sign must be posted through the Village Council meeting date. A \$125 deposit per sign is required, and is refunded within 10 business days of the conclusion of the petition review process when the sign is returned to Village Hall.
2. Surrounding Property Owners Letter: The Village writes and provides the letter for the Petitioner to send via certified mail to all property owners within 250 feet of the Subject Property. A list of property owners can be obtained by calling the Palatine Township Assessor's Office at 847-358-6700, visiting their office at 721 S. Quentin Road, Palatine, or emailing irabinovitch@palatinetownship-il.gov. Please reach out to the Township as soon as possible to ensure that you have the address list when needed.

Contact me with questions.

Always happy to help.

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

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 916 E. NORTHWEST AVE.



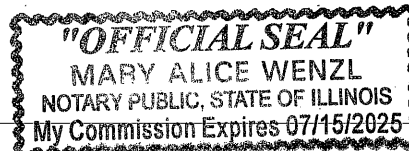
County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 23RD day of MAY, A.D. 2024, and the last publication thereof was made on the 23RD day of MAY, A.D. 2024.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 23RD day of MAY, A.D., 2024.

By _____

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of MAY, A.D., 2024.

My commission expires the 15TH day of JULY, A.D., 2025.

Attachment: Public Notice (916 E. Northwest Highway - SU Physical Therapy)

**VILLAGE OF PALATINE
Planning and Zoning Commission**

SCHEDULED 06/11/24 07:00 PM

STAFF REPORT (ID # 9113)

**Amendment to the Village of Palatine's current 2011
Comprehensive Plan and Future Land Use recommendations
for the Dundee Road Sub Area**

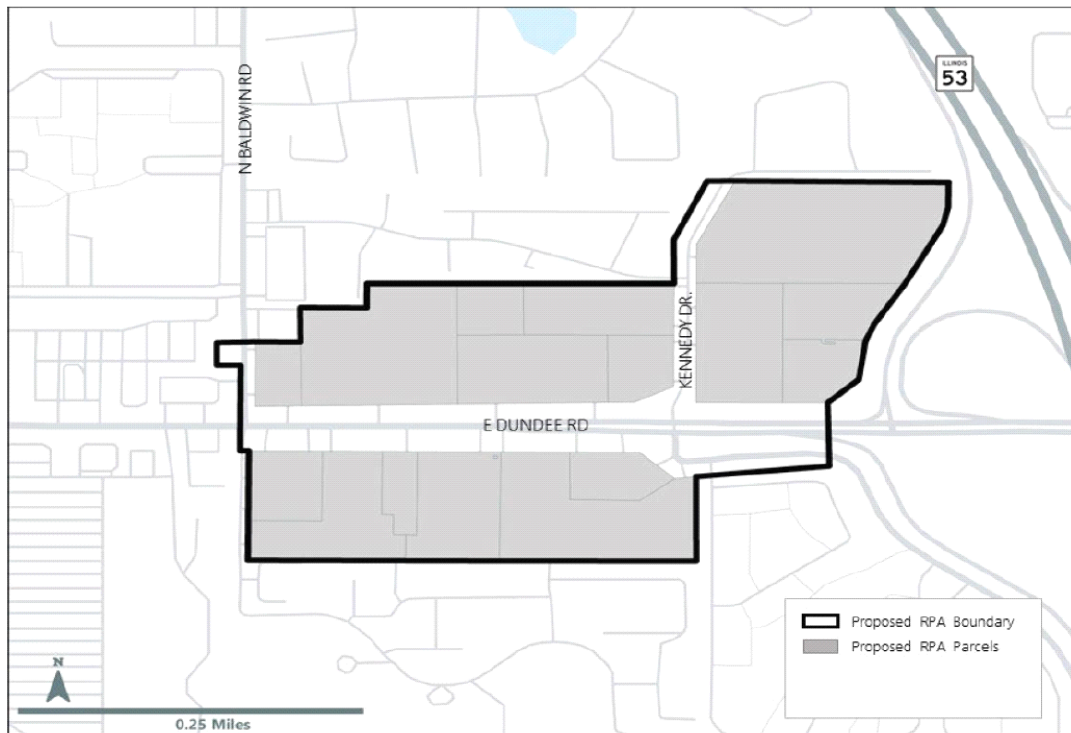
TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg, Director of Planning and Zoning

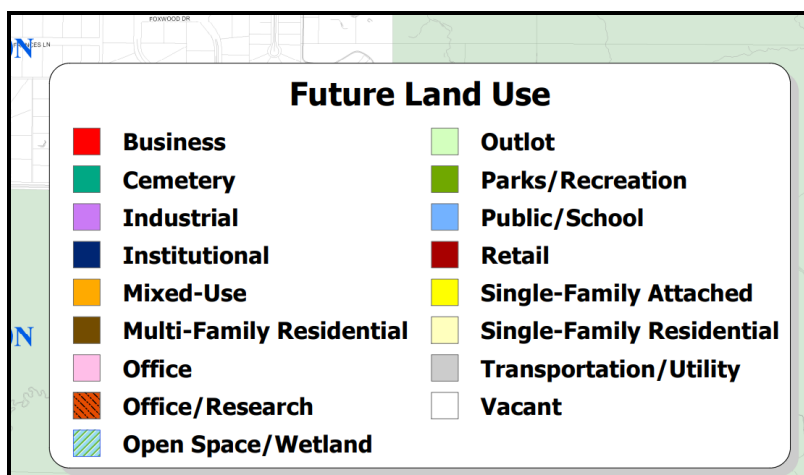
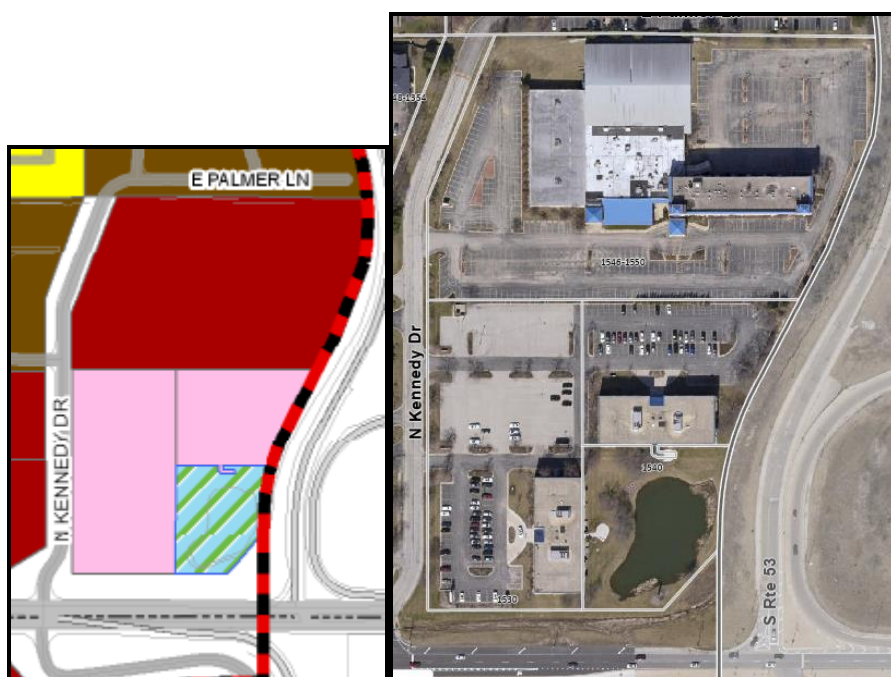
PETITIONER: Village of Palatine

BACKGROUND:

The Village of Palatine initiated the process of creating a new Tax Increment Financing (TIF) District at Dundee Road and IL 53 (2024 Dundee Road and IL 53 District). The proposed district, approximately 50 acres, is generally located along the Dundee Road corridor between Baldwin Road and IL Route 53:



As part of this process, Staff also reviewed the current (2011) Comprehensive Plan and Dundee Road Sub Area recommendations for the proposed new TIF area. The current Future Land Use Map contemplates business, office, and open space/wetland (recognition of existing stormwater detention ponds at the northeast corner of Dundee and IL 53):



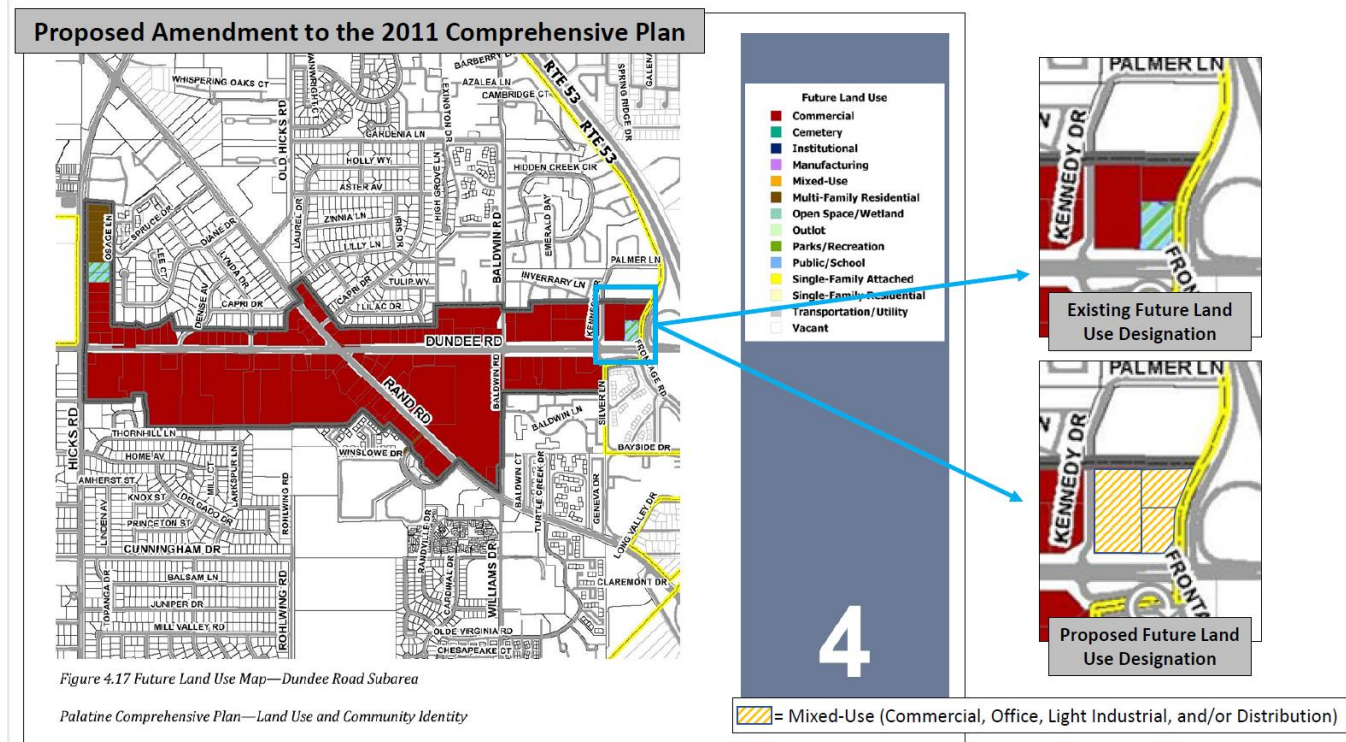
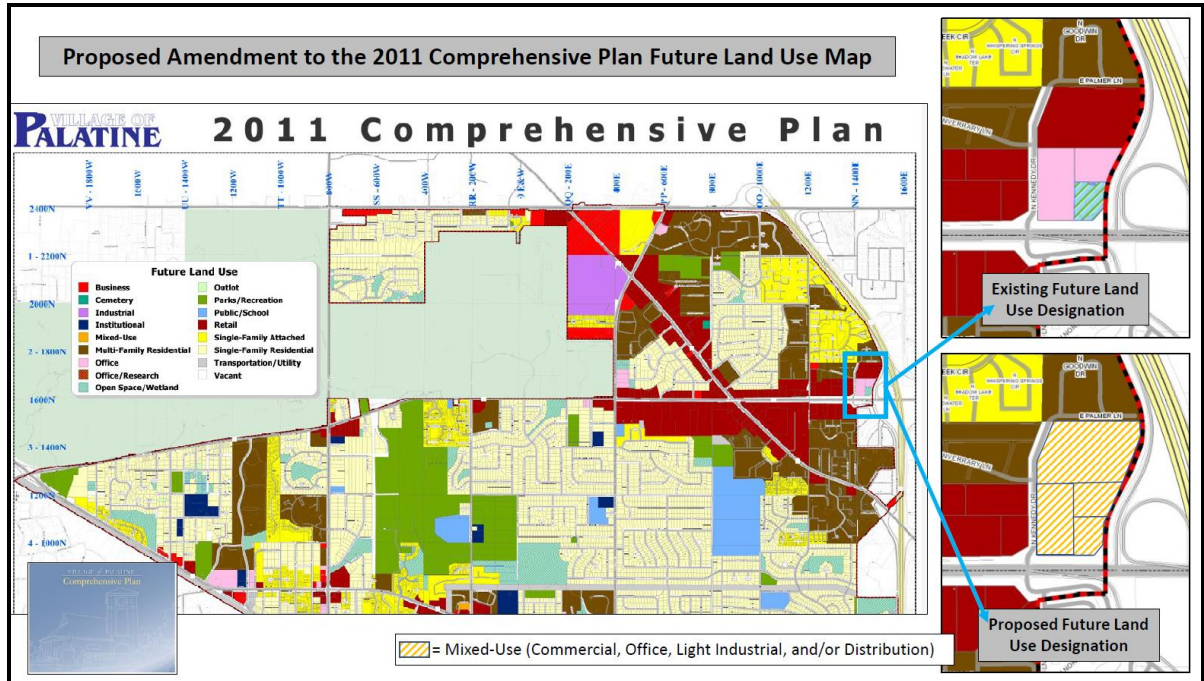
Also, the Dundee Road corridor was identified as a Sub Area in the current

Comprehensive Plan. As the Village Council will be considering the creation of a new TIF district in this area of the Village, Staff is recommending changes to the current Comprehensive Plan and Future Land Use Recommendations for the Subject Property to provide additional land use consideration flexibility. Therefore, the Village is requesting:

Amendments to the Village of Palatine's current 2011 Comprehensive Plan and Future Land Use recommendations for the Dundee Road Sub Area.

KEY ISSUES:

- The Village's current comprehensive plan was adopted in 2011. In addition to a Village wide Future Land Map, the Comprehensive Plan includes specific Sub Areas, including the Dundee Road corridor, to further identify relevant planning issues and development recommendations.
- Since the adoption of the Comprehensive Plan, the Village identified approximately along Dundee Road (between Baldwin Road and IL Route 53) for consideration of creating a new TIF district. In recognizing the Dundee Road corridor's importance to the Village, the proposed TIF district recognizes the desire to facilitate redevelopment in this area of the Village.
- This area of the Village was annexed from 1986 through 1994. As such, many of the existing properties were developed in unincorporated Cook County. Over time, these properties have experienced declining conditions, lack of maintenance and little investment, leading to the consideration of a TIF District. Staff notes that commercial and retail uses are preferred within the Dundee Road Corridor, but Staff also recognizes the proximity of the IL Route 53 to the Dundee Road corridor in its ability to provide a unique redevelopment opportunity. Therefore, in order to provide additional flexibility and alignment with the TIF Eligibility Report, Staff is recommending a Future Land Use Map update to include a mixed use designation (Commercial , Office, Light Industrial, and/or Distribution) for this area:



- Staff is also recommending the inclusion of the following recommendation to the Dundee Road Sub Area recommendations:

- ***While commercial and retail uses are preferred within the Dundee Road corridor, the properties east of Kennedy Drive, north of Dundee Road, and west of IL Route 53 present a unique opportunity, given their combined size. With this in mind, a potential mix of commercial, office, light industrial and/or distribution uses could be appropriate.***
- It should be noted that the proposed Comprehensive Plan Amendments would not replace or reduce any required zoning process or typical zoning review procedures for any potential redevelopment projects in this area.

STAFF RECOMMENDATION:

The Village initiated the process to create a new TIF district on Dundee Road at IL Route 53 and Staff is recommending amendments to the 2011 Comprehensive Plan to provide additional flexibility in coordination with the consideration of a new TIF District along the Dundee Road corridor. Therefore, Staff recommends approval of the Amendments to the Comprehensive Plan, as identified, and further outlined on the attached exhibit.

ATTACHMENTS:

- Comp Plan Related Amendment
- Public Notice



VILLAGE OF PALATINE, IL

Proposed Dundee Road and IL 53 Redevelopment Project Area

Tax Increment Financing District

Eligibility Report and Redevelopment Plan and Project

REPORT | March 12, 2024

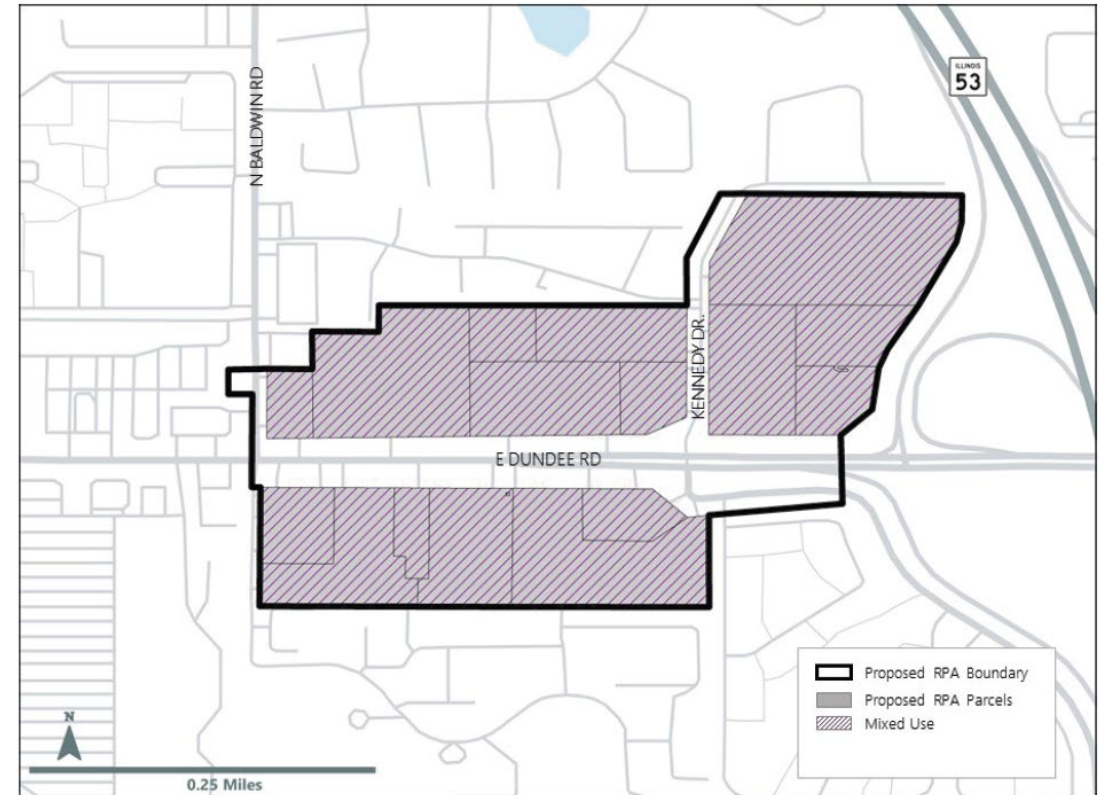


Proposed Future Land Use

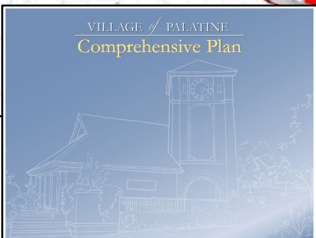
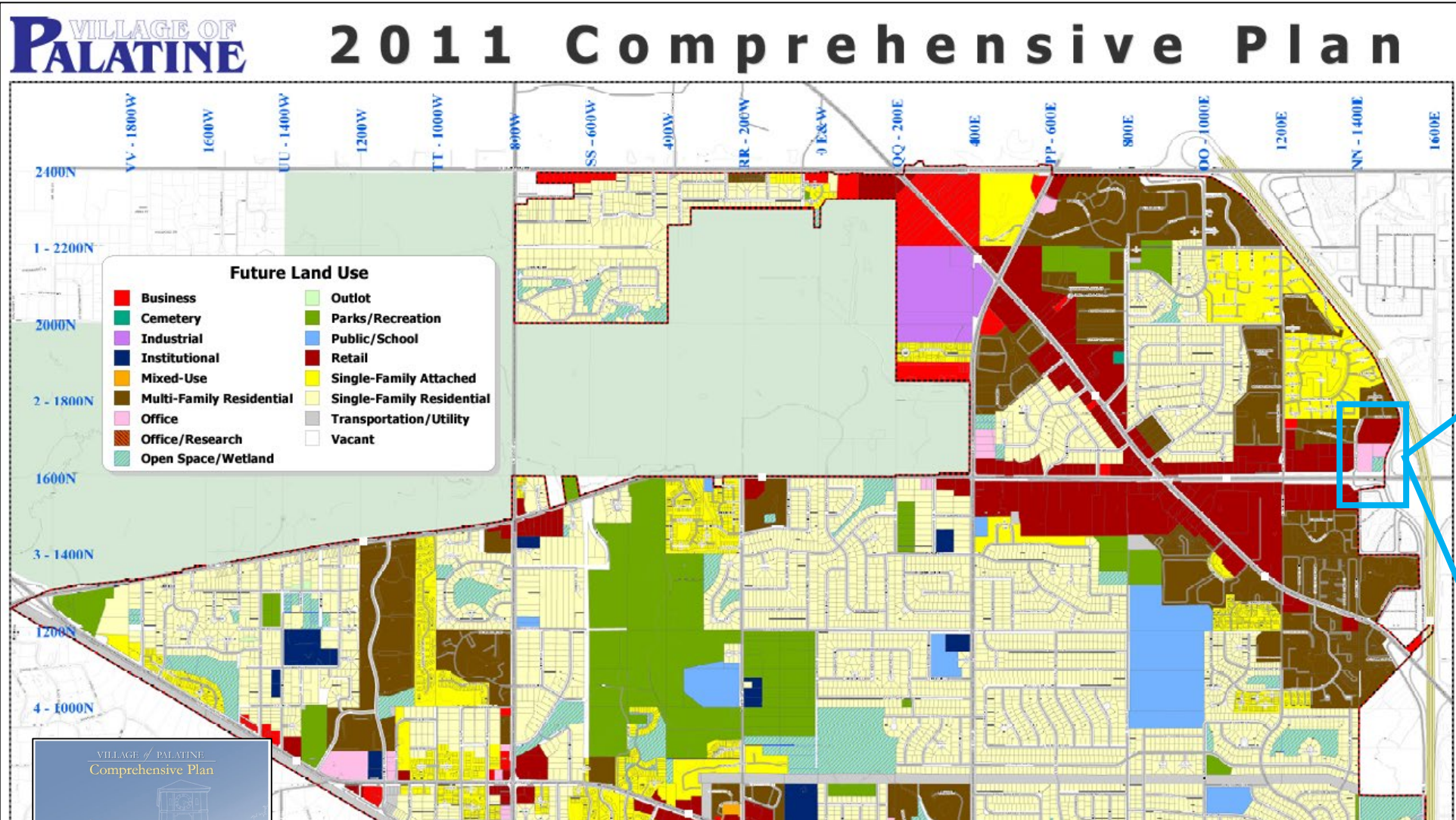
The proposed future land use of the proposed RPA, as shown in **Map 6**, reflects the objectives of this Redevelopment Plan. For the purposes of this plan, the mixed-use designation is meant to allow for a variety of uses throughout the proposed RPA in a manner that is in conformance with the 2011 Comprehensive Plan. The mixed-use designation allows for the following land uses within the proposed RPA:

- Commercial
- Industrial
- Utilities
- Right-of-Way

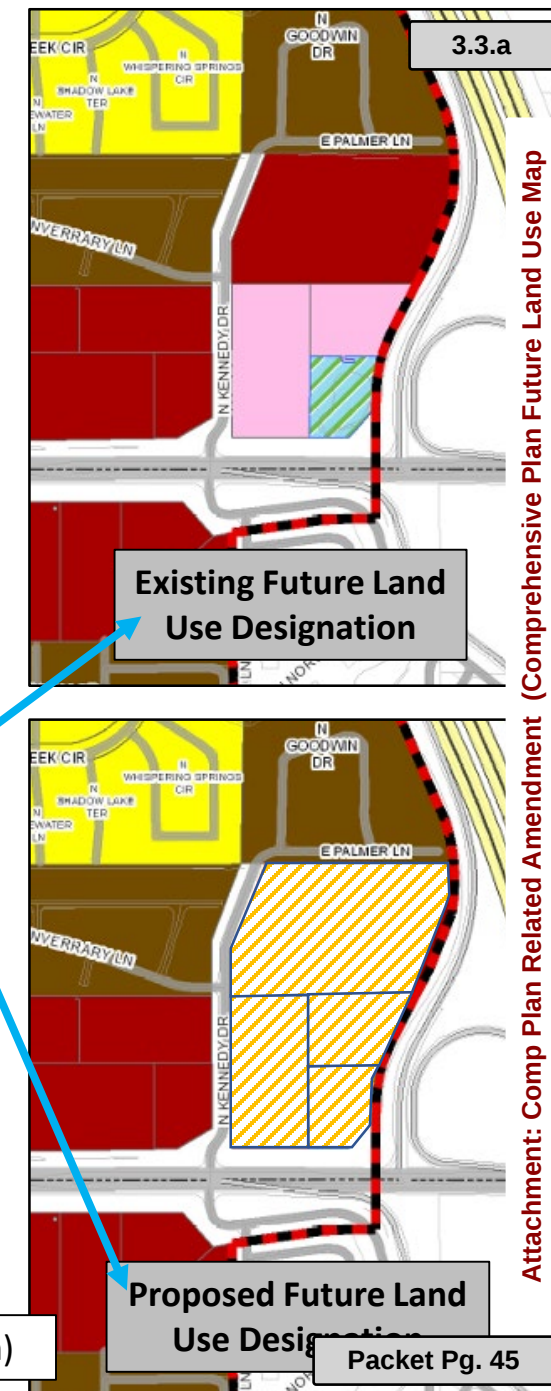
Map 6: Proposed Future Land Use



Proposed Amendment to the 2011 Comprehensive Plan Future Land Use Map



 = Mixed-Use (Commercial, Office, Light Industrial, and/or Distribution)



VILLAGE of PALATINE Comprehensive Plan



4. Land Use and Community Identity

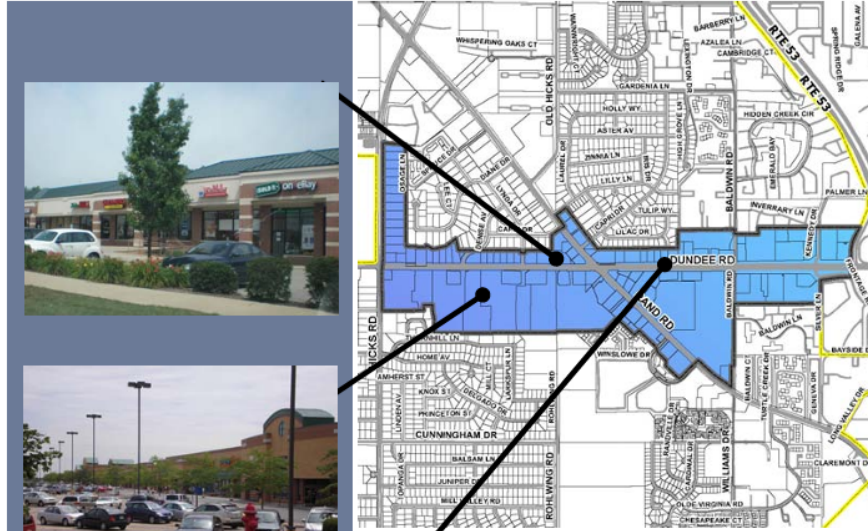


Figure 4.14 Dundee Road Subarea

Dundee Road Subarea

The Dundee Road Subarea generally includes frontage along Dundee Road between Hicks Road and Route 53. Much of this corridor is included in one of two tax increment financing districts. "Big-box" commercial uses are concentrated along this corridor in several commercial centers. This area represents the strongest commercial concentration in the Village.

Much of the land within this subarea was developed through the planned development process. There are a number of residential developments that ring this commercial

corridor. One of the challenges with respect to repositioning this area to be more sustainable and flexible for the future is to improve connections between land use types. This must be done in a way that protects residential neighborhoods from increased vehicular traffic but provides safe pedestrian and bicycle access to retail and service destinations for neighborhood residents.

As the existing retail centers reach the end of their useful lives, there will be opportunities to capitalize on this redevelopment potential to redefine the area as a more contemporary, urban retail district. While redevelopment could take many forms, it should emphasize more intensive development types that support multimodal transportation and better connections to neighborhoods and employment centers. The overall land use goal is to maintain the Dundee Road Subarea as a regional destination for attractive retail in the northwest suburbs. New commercial development could be sited around prominent locations within the internal circulation grid to create local "places" or town squares.

Current Land Use Pattern:

- "Big-box" retail centers.
- Smaller shopping centers located on the north side of Dundee Road.
- Single-family residential frontage west of Rand Road and along Hicks Road north of Dundee Road.

4

Add the following to the Recommendations in the Dundee Road Subarea Section:

- While commercial and retail uses are preferred within the Dundee Road corridor, the properties east of Kennedy Drive, north of Dundee Road, and west of IL Route 53 present a unique opportunity given their combined size. With this in mind, a potential mix of commercial, office, light industrial, and/or distribution uses could be appropriate.

Planning Issues:

- Poor pedestrian access across streets and on commercial properties, including a lack of sidewalks along some sections of Dundee and Hicks.
- Difficult traffic movements and operations.
- Residential frontage on the north side of Dundee Road east of Hicks Road is generally incompatible with the traffic volumes along this portion of Dundee Road.

Recommendations:

- Encourage redevelopment of residential properties on the north side of Dundee, between Rand and Hicks for commercial use.
- Support commercial or multi-family residential along the east side of Hicks Road north of Dundee Road.

- Where desired and appropriate, create links to the surrounding residential neighborhood to enhance access via bicycle and foot.
- Use a local streetscaping palette to create a commercial environment with an appropriate scale, unique character, and focus on pedestrian safety.
- Maximize on-site landscaping in parking areas to reduce urban heat island effect and other impacts on the environment and infrastructure.
- Place entry facades along segments of the street grid to reinforce the feel of a traditional street and make pedestrian access easy between commercial tenants.
- Accommodate parking to the rear of buildings away from the street grid.



Figure 4.15 Dundee Road Redevelopment Concept

Palatine Comprehensive Plan—Land Use and Community Identity

The south side of the Dundee Road corridor is characterized by large-scale commercial development. The north side of Dundee Road includes a mix of smaller scale commercial uses and residential development. The clustering of major tenants has created a regional retail destination. Differences between streets and private parcels limit visibility and accessibility. The existing commercial centers were designed to separate the commercial uses from adjacent residential neighborhoods, but such separation limits access for pedestrians and bicyclists.

4

Proposed Amendment to the 2011 Comprehensive Plan

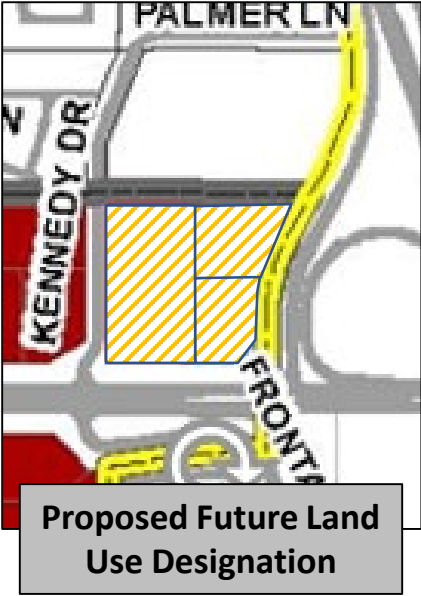
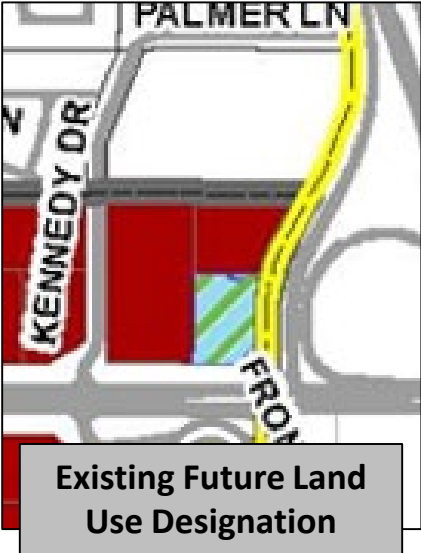
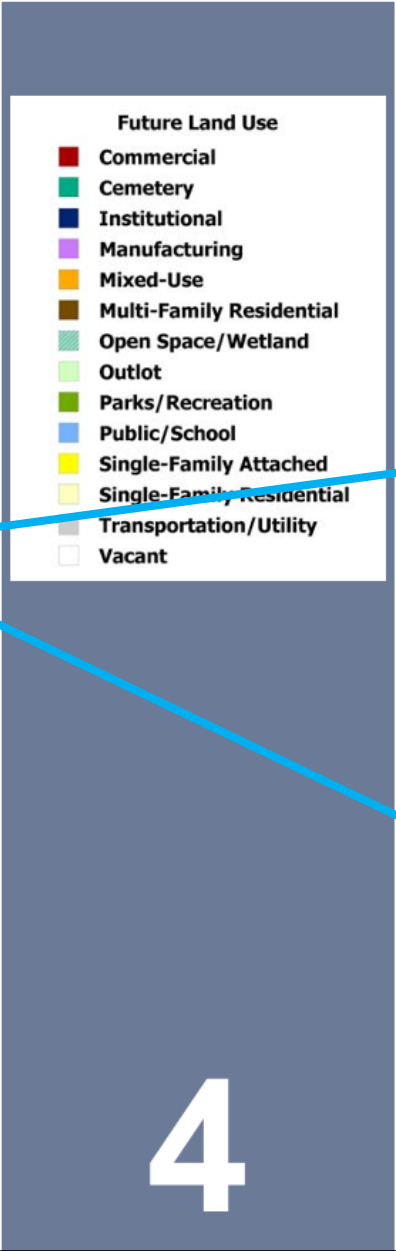
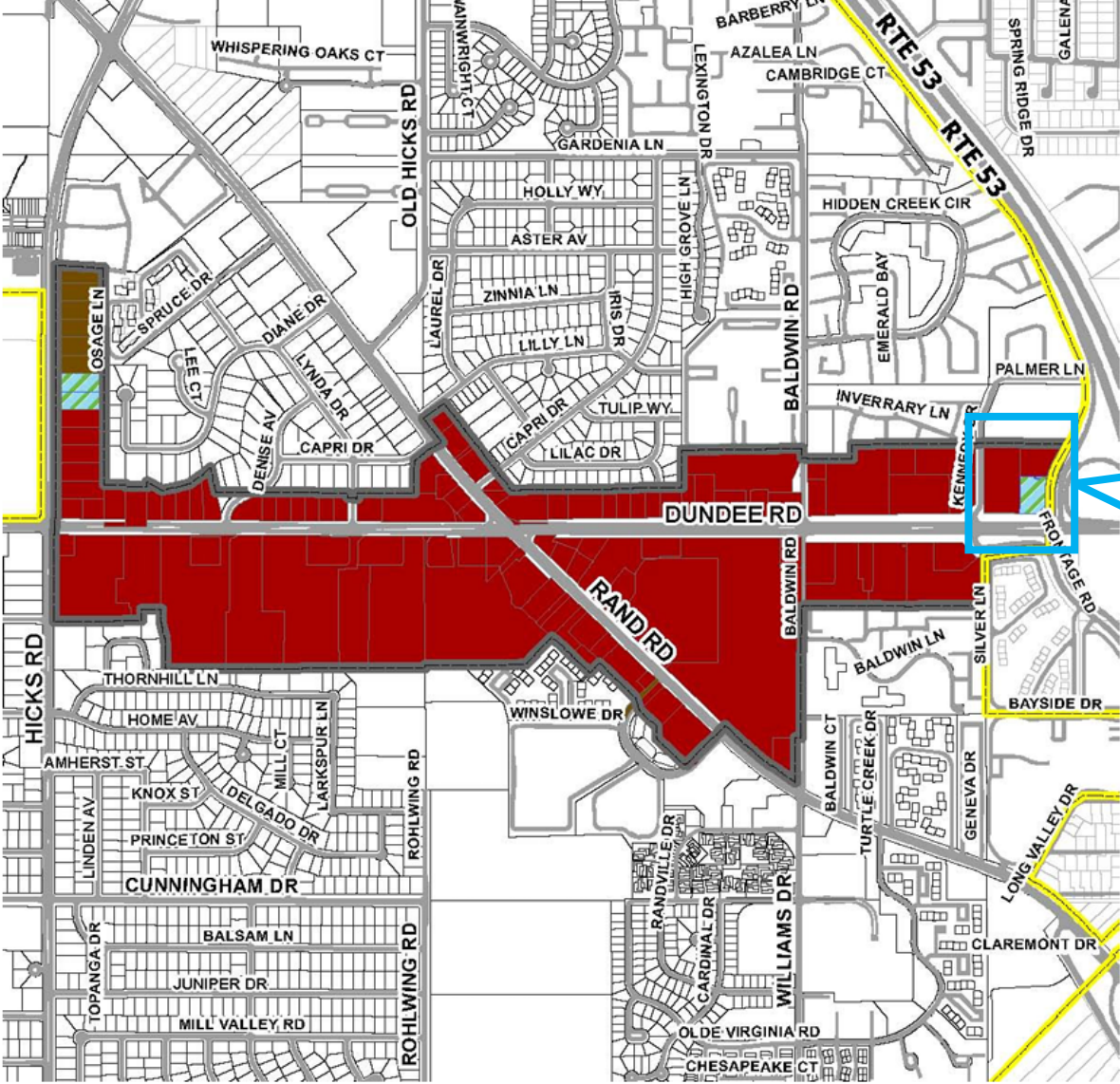


Figure 4.17 Future Land Use Map—Dundee Road Subarea

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE COMPREHENSIVE PLAN - DUNDEE RD. SUBAREA



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 23RD day of MAY, A.D. 2024, and the last publication thereof was made on the 23RD day of MAY, A.D. 2024.



Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 23RD day of MAY, A.D., 2024.

By *Todd Wassell*

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of MAY, A.D., 2024.

My commission expires the 15TH day of JULY, A.D., 2025.