



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 8, 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 - May 25, 2021 7:00 PM

III. PUBLIC HEARING

1. 2161 N. Rand Road

Special Use to permit used auto sales/rental pursuant to Section 11.06 (e) (6)(33) of the Palatine Code of Ordinances.

2. 345 W. Northwest Highway

Special Use to permit a medical office pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.

3. 365 W. Northwest Highway

Special Use to permit a restaurant pursuant to Section 11.03 (d)(27)(28) of the Palatine Zoning Ordinance.

Variation for an additional 43 parking spaces to allow 158 parking spaces instead of the minimum required 220 parking spaces pursuant to Section 7.03 (b)(1) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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PALATINE, IL 60067-5339 – (847) 359-9050
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ZONING BOARD OF APPEALS

MINUTES • MAY 25, 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 Luszcak	Commissioner	Absent	
Theodore McGinn	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Present	

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - May 11, 2021 7:00 PM - **Accepted**

Mr. Dittrich made a motion to approve the minutes of May 11, 2021; seconded by Ms. Roth-Wurster.

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

Minutes Acceptance: Minutes of May 25, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 2161 N Rand Ave - WITHDRAWN -

Mr. Ditttrich made a motion to continue to the June 8, 2021 ZBA meeting; seconded by Mr. Pirog.

Minutes Acceptance: Minutes of May 25, 2021 7:00 PM (Approval of Minutes)

2. 728 S. Warren Avenue - 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. Elevation
6. Public Notice

Sworn in staff: Ms. Lyn Bremanis**Sworn in the petitioner: Mr. Andre Bracikowski 728 S Warren Palatine, IL**

Mr. Bracikowski stated they are applying for a variation for a shed. He explained they need a shed to store necessary items. He stated they purchased the property a month ago and love living in Palatine. Mr. Bracikowski stated the property is large but the house doesn't have a basement for storage. He stated the property is a half-acre lot and zoned R-2 which allows for up to 45% of lot coverage which will be well under even with the shed at 22.3%. Mr. Bracikowski stated it is a nice looking shed from Tuff Shed which many neighbors have similar shed. He stated the shed is a need for the property pointing out most properties in the neighborhood have them and some have 2 sheds. He spoke to the items that he will store including mower, snow blower, patio furniture, pool supplies, and lawn equipment. Mr. Bracikowski spoke to the property layout with the long driveway and how difficult it is to cut the back grass. He pointed out the garage is only a car and a half so there is no room to store mower.

Mr. McGinn asked if they spoke to the neighbors.

Mr. Bracikowski answered yes and both direct neighbors were ok with it.

Mr. McGinn asked how long they have lived there.

Mr. Bracikowski stated approx. month and a half.

Mr. McGinn asked if they know of any flooding issues.

Mr. Bracikowski answered no.

Ms. Bremanis gave a brief overview stating the property is quite large at 19,658sqft. She stated it is zoned R-1C not R-2 regardless they are well under lot coverage. She spoke to the uniqueness being due to an existing above ground pool that due to height is considered an accessory structure. She stated it meets both setback and height requirements. Ms. Bremanis stated Community Services and Engineering have reviewed. She went through the existing conditions slides to show location of proposed shed.

STAFF RECOMMENDATION:

The Petitioner is requesting to add a 160-square foot shed to the property. With the existing aboveground pool with deck and detached garage, any additional accessory structure would require relief. Staff notes that the lot and building coverage are below the maximum allowed in the R-1C District, indicating that there is capacity for the improvements and the addition should not change the essential character of the neighborhood.

Therefore, Staff recommends approval of the proposal, subject to the following conditions:

1. The Variation shall substantially conform to the Site Plan and Elevations submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.

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

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

DELIBERATIONS:

Mr. Larson stated it meets the standards. He stated with a lot size this large you would think you can add a shed. He pointed out the lot coverage is still low. He stated the maximum of 700 ft. does not fit all lot sizes.

Ms. Roth-Wurster agreed with Mr. Larson. She stated the petitioner had some compelling information as far as not having a basement and a smaller garage.

Ms. Wood stated he meets the standards of unique circumstance. She stated when you buy a half acre with an average size home and garage you assume you can add a shed. She stated the neighbors have sheds so will not change the character of locality.

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 7, 2021 or June 21, 2021.

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

3. 789 E. Dundee 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 & Variation
2. Proof of Ownership
3. Plat of Survey
4. Business Plan
5. Floor Plan
6. Menu
7. Public Notice

Sworn in Petitioner: Mr. Xue Chen 789 E Dundee

Mr. Chen stated this will be their 8th store in Chicago area. He stated they usually take over frozen yogurt stores because the layout works and they can reuse the existing equipment. He explained the concept is sushi in a bowl, which is quick for people to get in and out that is healthy. He spoke to the parking explaining they have rights to the parking spots in the adjacent Target parking lot.

Ms. Wood asked how much is takeout vs dine in.

Mr. Chen stated they do a lot of delivery service including Chow Now, Uber Eats and Door Dash and estimate approximately 70% is take-out. He explained the process is like an assembly line that is quick serving within 3 minutes. He stated they are only having 4 tables so will be mostly carryout.

Discussion on percentage of carryout

Ms. Wood asked about peak times.

Mr. Chen stated they are busiest between 12pm-1pm.

Ms. Wood asked if most people take their food to go.

Mr. Chen answered yes.

Ms. Wood asked about dinner hours.

Mr. Chen explained they are not as busy during dinner as lunch.

Ms. Wood asked about Saturday lunches.

Mr. Chen explained it depends on the store. Stores in primarily commercial areas tend to be quiet but if near a lot of residential can be steady.

Mr. Pirog pointed out there are only 4 tables so will not accommodate a lot of cars.

Mr. Chen answered it is mostly in and out.

Mr. Pirog asked about the sign already being installed and if they are all ready to go waiting for approval.

Mr. Chen answered yes.

Mr. McGinn asked what was there before.

Mr. Chen answered a Menchie's Yogurt. He stated they have taken over 3 previous Menchie's locations.

Mr. Pirog asked where employees will park.

Mr. Chen stated they will park in the lot to the south. He further explained it is family business and often employees will take one car.

Ms. Wood clarified everything is ready but not open yet.

Mr. Chen answered not yet, they are wait for approval.

Ms. Bremanis gave a brief overview speaking to the parking variation with Menchie's being considered as a frozen yogurt store which does not require a special use and has different parking requirements. She spoke to the Poke restaurant parking requirements being 1 per 100 which the more restrictive. Ms. Bremanis stated store is 1600 sq.ft. and requires variation of 11 spaces. She spoke to the other restaurant tenants in the center which follow the same regulations even though they are also mostly takeout. She spoke to the cross parking agreement giving access to the parking around the main lot. Ms. Bremanis stated Community Services, Environmental Health and Fire Prevention have reviewed and had no issues.

Ms. Wood asked if the Village is aware of any complaints regarding businesses or lot flow.

Ms. Bremanis answered no.

Discussion on traffic backup and flow referring to aerial slide.

STAFF RECOMMENDATION:

The Petitioner is proposing a new restaurant in the tenant space previously occupied by a frozen yogurt shop with 15 seats. The proposed restaurant will have 24 seats; therefore, per code, the parking requirement increases by 11 spaces. The business plan indicates 70% of the sales will be take-out. In addition, Deer Grove Centre has an existing Operating and Easement Agreement (OEA) that allows the center to use additional parking areas throughout the center for spill-over parking. Staff believes the proposed use should not affect the parking or disrupt the function of the shopping center. Therefore, Staff recommends approval of the proposal, 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, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.

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

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

DELIBERATIONS:

Mr. Cavanaugh stated it is a good use for space with the previous tenant Menchies being a similar concept. He stated the shopping center is difficult to get in and out but this use will not change anything. He spoke to the easement agreement with Target so spots are available and this use won't drastically increase traffic

Mr. Larson referred to the aerial, which shows how busy the east side of the lot is. He pointed out their location is closer to the West side which has plenty of parking. He stated he goes there for lunch a lot and there is always plenty of parking spots.

Mr. Dittrich stated adding another restaurant does not change much. He stated he goes there a lot for Jersey Mike's and never has a problem with parking. He stated he doesn't see an issue adding another restaurant that does 70% takeout.

Ms. Wood stated the board needs to review to ensure there is no negative impact on the other businesses in the center. She spoke to the parking lot flow within lot instead of into traffic. She stated it meets the standards and with them having 8 other locations it gives a positive feeling with experience.

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 7, 2021 or June 21, 2021.

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

Minutes Acceptance: Minutes of May 25, 2021 7:00 PM (Approval of Minutes)

IV. COMMUNICATIONS

Ms. Bremanis provides an update on the two items from the previous meeting will be heard at Village Council on June 7th

Next meeting is scheduled for 6/8 and there will be 3 items on the agenda.

V. ADJOURNMENT

1. Motion to Adjourn - **Motion Carried by Voice Vote**

Ms. Roth-Wurster made a motion to adjourn; seconded by Mr Dittrich.

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Cindy Roth-Wurster, Commissioner
SECONDER:	James Dittrich, Commissioner
AYES:	Larson, Roth-Wurster, Wood, McGinn, Cavanaugh, Dittrich, Pirog
ABSENT:	Luszczak

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 06/08/21 07:00 PM

CASE STAFF STATEMENT (ID # 6854)

2161 N. Rand Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Anders Stubkjaer, Chicago Car Center

CASE NUMBER: 21-11

ADDRESS: 2161 N. Rand Road

PROPOSAL:

Special Use to permit used auto sales/rental pursuant to Section 11.06 (e) (6)(33) of the Palatine Code of Ordinances.

<u>LOCATION:</u> 2161 N. Rand Road District 1 (Millar)	<u>CURRENT ZONING:</u> B-5 Highway Business District
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SURROUNDING CONDITIONS:

<u>North:</u>	R-1 Single Family (Commercial)
<u>South:</u>	R-1 Single Family (Commercial)
<u>East:</u>	B-5 Highway Business District
<u>West:</u>	B-5 Highway Business District

BACKGROUND:

The Petitioner would like to operate a used auto sales and rental facility at the Subject Property. Therefore, the Petitioner is requesting:

- **Special Use to permit used auto sales/rental facility**

SITE ANALYSIS:

- The Subject Property is zoned B-5 Highway Business District and contains an existing single-story building and detached garage. The lot size is approximately 15,000 square feet.
- The Petitioner would like to operate a used auto dealership with auto rental at this location. The Subject Property was approved a Special Use for used auto dealership in March 2017, but never opened.
- The business plan indicates the rental program includes rental to rideshare

customers and long term rental of used cars.

- The proposed hours of operation are Monday through Saturday from 10:00 AM to 8:00 PM and closed on Sunday.
- There will be 3-4 employees at this location.
- The building will serve as the office space and the Petitioner is not proposing any changes to the interior.
- The site plan indicates there will be 8 parking spaces for customer and employee parking. Per code, 4 parking spaces are required (1 space per 300 square feet). In addition, there are 36 parking spaces for autos for sale and rental.
- The Petitioner is proposing to lease only the southwest portion of the property, which is currently paved. The plans indicate a solid fence along the end of the pavement area to section off the unleased area.
- Per Code, 4 parking spaces are required (1 space per 300 square feet).
- No repairs are made on-site.

DEPARTMENTAL REVIEWS:

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

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

ATTACHMENTS:

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

VILLAGE OF
PALATINE



Attachment: Aerial (2161 N. Rand Road - SU - Used Car Sales and Rental Facility)



SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S) Anders Stubkjaer		Business Name (if applicable) Chicago Car Center, Inc.	
	Subject Property Address 2161 N. Rand Road, Palatine, IL 60074			
	AUTHORIZED AGENT (if applicable) Mike Halloran		Business Name (if applicable)	
	Address 2159 N. Rand Rd, Palatine, IL 60074		City/State/Zip Code	
	Telephone 847-217-1709	Fax	Email Mowers1@msn.com	
	Relationship to Petitioner (contractor, architect, etc.) Owner of the property			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District B-5	Existing Land Use Vacant	Proposed Land Use Car dealership	
	Generally describe your request: _____ Attain special use permit to operate a used car dealership and car rental location. _____ _____ _____ _____ _____ _____			

Attachment: Application (2161 N. Rand Road - SU - Used Car Sales and Rental Facility)



SPECIAL USE

Required Materials

- ☒ Filing Fee of \$ 937
- ☒ 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

Our operation requires Palatine approval

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

We operate our dealerships to be safe for our customers and employees

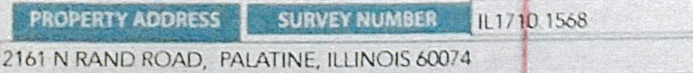
3. The use will not cause substantial injury to nearby property values

Having the property occupied should increase the value of nearby properties compared to having a vacant lot

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
-
-



TRANSACTION	CLIENT ORDER NUMBER:	DATE: 10/23/2017
	BUYER:	
	SELLER: CHICAGO TITLE LAND TRUST COMPANY TRUST #110341-05	
	CERTIFIED TO: CHICAGO TITLE INSURANCE COMAPNY	

THAT PART OF THE NORTH-EAST QUARTER OF THE NORTH-WEST QUARTER AND OF THE WEST 4 ACRES OF THE NORTH-WEST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE SOUTH LINE OF THE NORTH-EAST QUARTER OF THE NORTH-WEST QUARTER OF SAID SECTION 2 SAID POINT OF INTERSECTION BEING 78.61 FEET WEST OF THE SOUTH-EAST CORNER OF THE NORTH-EAST QUARTER OF THE NORTH-WEST QUARTER OF SAID SECTION 2 THENCE NORTH-WESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD 150.50 FEET TO A POINT OF INTERSECTION WITH THE NORTH-WEST QUARTER OF THE NORTH-EAST QUARTER OF SAID SECTION 2 THENCE NORTHEASTERLY IN A STRAIGHT LINE 57.047 FEET TO A POINT ON THE EAST LINE OF THE WEST 4 ACRES OF THE NORTH-WEST QUARTER OF SAID SECTION 2 THENCE SOUTHEASTERLY ALONG THE EAST LINE OF THE WEST 4 ACRES OF THE NORTH-WEST QUARTER OF SAID SECTION 2 THENCE SOUTH ALONG THE EAST LINE OF THE WEST 4 ACRES OF THE NORTH-WEST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 2 THENCE SOUTHWESTERLY 206.60 FEET THENCE NORTHEASTERLY 150.50 FEET TO A POINT OF INTERSECTION WITH THE NORTH-EAST QUARTER OF SAID SECTION 2 THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD 150.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

NONE VISIBLE

Product Information

[illegible]

Exacta Proudly Supports

THE cara PROGRAM

transforming lives...

www.thecaraprogram.org

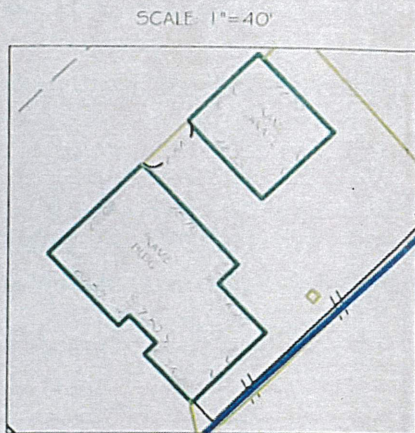
Since 1997, The Cara Program has placed more than 4,500 disadvantaged adults into more than 6,600 quality jobs, catalyzing the same number of families to stop the transfer of poverty from one generation to the next.

FIELD WORK DATE: 10/20/2017 REVISION DATES: (REV.1 10/23/2017)

17101568
BOUNDARY SURVEY
COOK COUNTY

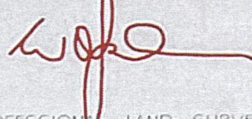
THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND OF THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2 SAID POINT OF INTERSECTION BEING 78.61 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID RAND ROAD 150.50 FEET TO A PLACE OF BEGINNING; THENCE NORTHWESTERLY ALONG THE (CENTER LINE OF SAID RAND ROAD 150 FEET, THENCE NORTHEASTERLY IN A STRAIGHT LINE 570.47 FEET TO A POINT ON THE EAST LINE OF THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2, THAT IS 610.67 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF WEST 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2 AFORESAID 206.02 FEET; THENCE SOUTH WESTERLY IN A STRAIGHT LINE 429.24 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TOTAL AREA OF PROPERTY SURVEYED = 75,002 SQ. FT. ±
1.72 ± ACRES

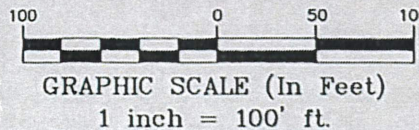
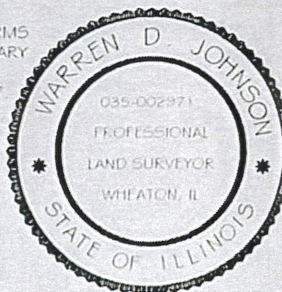


STATE OF ILLINOIS } ss
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY GIVEN UNDER MY HAND AND SEAL THIS 23RD DAY OF
OCTOBER, 2017 AT 312 S MALE STREET IN WHEATON, IL 60187.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763



Use of this Survey other than Intended, without Written Verification, will be at the User's Sole Risk and without Liability to the Surveyor. Nothing herein shall be Construed to give ANY Rights or Benefits to Anyone than those Certified

GENERAL SURVEYOR NOTES

If there is a septic tank, well or drain field in the survey, the location of such items was shown to us by others and not verified. This survey is exclusively for the use of the parties to whom it is certified.

Points of Interest (POI) are selected above-ground improvements which may be in conflict with boundary, building setback, or easement lines, as defined by the parameters of this survey. There may be additional POIs which are not shown, not called out as such, or not shown as a POI.

as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois administrative code title 68, chapter 12, sub-chapter B, part 1270, section 1270.56, paragraph b, subparagraph 6, item k.

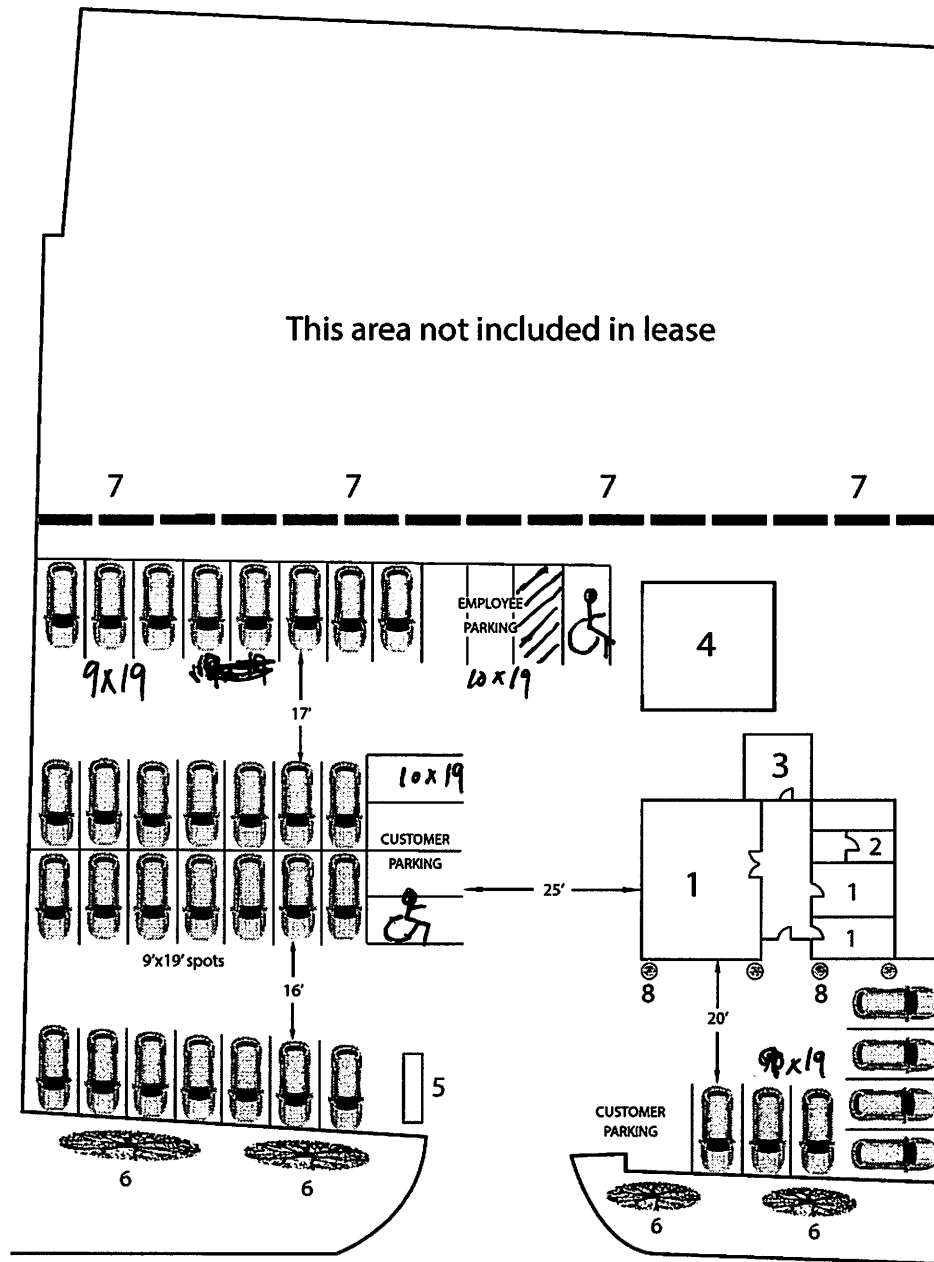
Phone 866.735.1916
Fax 866.744.2882
www.exactachicago.com

EXACTA
ILLINOIS SURVEYORS

316 East Jackson Street • Memphis, TN 38003

SURVEYOR'S | LEGEND

[illegible]



1. Offices
2. Bathroom
3. Outdoor Deck
4. Garage Building
5. Road Sign
6. Trees
7. ~~Cement Barriers~~ *Solid Fence*
8. Plants Pots

RECEIVED

By Lyn bremanis at 4:15 pm, May 04, 2021



Chicago Car Center, Inc.

Business Plan for 2161 N. Rand Road, Palatine, IL 60074

Attachment: Business Plan (2161 N. Rand Road - SU - Used Car Sales and Rental Facility)

RECEIVED

By Lyn bremanis at 3:23 pm, Apr 08, 2021



Amended Application

In light of not being able to get the Class 7 designation, the investment required to get zoning approvals and the timeframe to get the zoning approval, we are amending our application. The key changes are:

- We will no longer buy the property at this time. Instead, we will rent the front portion of the property, leaving the back, unpaved portion as is and unused
- Minimizing the activities to be performed at the location, which also reduces the staffing needs.
- We are adding Mike Halloran, the owner of Rand Road Site, LLC as an authorized agent.

Who is Chicago Car Center, Inc.

Chicago Car Center, Inc. is a family owned business that was established in 2001 and has operated car dealerships since then in the City of Chicago and Town of Cicero. We also operate a separate auto repair service shop that reconditions vehicles before sale and repairs customer vehicles after the sale.

Chicago Car Center sells fully reconditioned 2011 to 2018 vehicles with available service contracts and insurance protection programs and arranges financing.

Chicago Car Center offers a unique Auto Care product that includes money to spend on repair and maintenance of purchased vehicles including free oil changes. This product has been very successful in our existing dealerships and we believe will also appeal to car buyers in the suburbs. The result is that a larger than normal portion of our revenue comes from maintaining and repairing the vehicles we sold.

We are planning for 2161 N. Rand Road to be our first successful expansion to the suburbs.

Property Ownership

The property is owned by Rand Road Site, LLC, who purchased the property in 2017. The owner has unsuccessfully tried to sell or rent the Rand Road facing portion of the property since then.

Chicago Car Center, Inc. will enter a lease for the front portion of property including the buildings on the lot to test how successful we can be before committing to a purchase. The lease will be contingent on Chicago Car Center receiving zoning and use permits from the Village of Palatine.



The back portion of the lot will remain unused by Chicago Car Center. Cement barriers will be installed to make sure we cannot use the area.

Future use of property:

The main use of the property will be to display and sell vehicles. The property will have capacity of upward to 40 vehicles. We expect to normally have 25 – 30 vehicles on the lot for sale leaving plenty of spaces for customers and employees. We also plan to rent out some vehicles.

There is a two-car garage on the property. We will only use this garage for storage.

No repairs will be performed at this location. Repairs will be performed at one of our service centers and Velasquez Complete Auto Care located at 1450 N. Rand Road in Palatine.

We will wash the cars at A&W Car Wash located at 1220 N. Rand Road in Palatine.

Prior Use of Property:

This property was used for a number of years as a car dealership by Olympia. The Village of Palatine approved a special use permit for Pemex Auto Sales to use this lot for a car dealership in 2017, but Pemex never occupied the property. While other companies showed interest in the property, no one decided to move forward with any operations. The property has been vacant for the last 3+ years.

Lot Improvements:

Chicago Car Center will cause the following improvements to be made to the property.

1. The parking lot will be striped for customer and employee parking in a manner acceptable to the Village of Palatine. Customers will have 25' of aisle space to park as shown on the site plan. With no more than 4 employees, no more than 4 spots need to be set aside for employees.
2. The broken road sign will be repaired.
3. The building will be repainted inside and outside to look more attractive
4. Sign will be installed on or in front of the building keeping the total sign space below the maximum allowed by the Village of Palatine.
5. Trees will be planted along Rand Road as shown on the site plan. Plant pots will be placed along the front of the building as shown on the site plan. Other landscaping as suggested by the Village of Palatine will be implemented.
6. Cash-in-lieu of installing a sidewalk will be deposited with the Village of Palatine.
7. Based on the operations at this location there is no need for a dumpster. Regular trash and recycling cans will be more than sufficient.



8. We are not aware of any maintenance issues that will prevent a building permit to be issued.

Operations:

Our research indicates that the area within 5 miles of this location has many customers similar to the customers we currently sell to. We already attract many suburban customers to our other stores despite the travel distance, but this location would be much more convenient for many of them.

Our current locations have many Hispanic customers, so we have Spanish/English bilingual speaking staff in all our locations. We will also have bilingual staff at our Palatine location to serve both communities.

We finance most customer purchases and have options for a wide range of credit quality customers.

We are one of the few companies in the Chicago area to sell and rent vehicles to rideshare customers. Rideshare drive more miles than average drivers and find it difficult to find companies willing to finance them. Some rideshare drivers are not sure if they want to be drivers for a long time, so we offer a rental program for them until they are sure they want to buy a car. Regular customers have also expressed an interest in long term rental programs for used cars that cost less than the near new rental cars offered by major rental companies.

Competition:

There are Toyota, Chevrolet and Hyundai stores within 300 yards of the 2161 N. Rand location. There are also at least five used car dealerships within 500 yards. We learned that there are benefits of being in an area with many other dealers as customers know this is an area to go shopping for a car. In addition, if they don't find the car they like or can't get financed at one dealership, they may visit other dealers in the area.

While we count on some benefits of being in an area with other dealerships, we anticipate less than 25% of our customers will be walk-in customers. The majority of customers will come from our various marketing efforts.

Employment:

We plan to have have a staff of 3 - 4 people at this location.



Hours of operation:

Monday to Saturday 10 am to 8 pm.

Revenues:

We expect the Palatine location to sell 20 – 30 vehicles per month resulting in annual taxable vehicle revenue of \$2.8 - \$4.2 million.

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 25, 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 used auto sales/rental pursuant to Section 11.06 (e) (6)(33) of the Palatine Code of Ordinances.
 The property is commonly known as 2161 N Rand Road (02-02-102-028 & 029).
 The Petitioner is requesting a Special Use to open a used car and rental business, Chicago Car Center.
 The above petition has been filed by Anders Stubkjaer and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 21-11
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 10th day of May, 2021
 Published in Daily Herald
 May 10, 2021 (4563337)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 05/10/2021 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY



Designee of the Publisher and Officer of the Daily Herald

Control # 4563337

Attachment: Public Notice (2161 N. Rand Road - SU - Used Car Sales and Rental Facility)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 06/08/21 07:00 PM

CASE STAFF STATEMENT (ID # 6845)

345 W. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Jason Carey, Greater Elgin Family Care

CASE NUMBER: 21-42

ADDRESS: 345 W Northwest Highway

PROPOSAL:

Special Use to permit a medical office pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 345 W. Northwest Hwy District 6 (Helms)	<u>CURRENT ZONING:</u> B-2 General Business District
--	--

SURROUNDING CONDITIONS:

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

BACKGROUND:

The Petitioner is proposing to open a Health Center (medical use) at 345 W. Northwest Highway. Therefore, the Petitioner is requesting:

Special Use to permit a medical office.

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business District and contains the Steven's Point Shopping Center.
- Chicago Gynecology/Oncology was previously in this space; however, it has been vacant since approximately 2016.
- The Petitioner is proposing to operate a Health Center focusing on primary care services with ability to offer OB/GYN and Behavior Health Services. Greater Elgin

Family Care Center currently has seven locations. This would be their eighth location.

- The Subject Tenant Space is approximately 5,300 square feet.
- The proposed hours of operation are:
 - Monday - Thursday 8:00 AM to 7:30 PM.
 - Friday - Saturday 8 AM - 5 PM
- The business plan indicates the staffing for this site, at full capacity, would have no more than 22 staff members at any one time.
- The estimated number of patients per day is 50 with potential of growing to 80.
- Based on the square footage, 18 parking spaces are required for this use. The shopping center, including the Subject Property, has approximately 33,000 square feet in total. The parking requirement is 110 spaces, and 158 spaces are provided.

DEPARTMENTAL REVIEWS:

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

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

ATTACHMENTS:

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

345 W Northwest Highway

3.2.a





SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Jason Carey, Greater Elgin Family Care Center			
	Subject Property Address 345 Northwest Highway			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Jessica Oefelein		DeGrazia & Oefelein, LLC	
	Address		City/State/Zip Code	
	110 N. Brockway, Suite 220		Palatine, IL 60067	
	Telephone	Fax	Email	
	224-676-3510		jessica@oefeleinlaw.com	
	Relationship to Petitioner (contractor, architect, etc.) Legal Counsel			
TYPE OF APPLICATION (check one)				
☒ Special Use ☐ Special Use Amendment ☐ Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
B-2				
Generally describe your request:				
Greater Elgin Family Care Center is a private, non-profit, Joint Commission-accredited, Primary Medical Home-certified Federally Qualified Health Center (FQHC). Greater Elgin Family Care Center is seeking a special use zoning for operating a medical office at 345 W. Northwest Highway. Greater Elgin Family Care Center plans to offer medical services in the specialties of Family Medicine, Pediatrics, Obstetrics/Gynecology and Behavioral Health.				

Attachment: Application (345 W. Northwest Highway - SU for Medical Office)



SPECIAL USE

Required Materials

- Filing Fee of \$ 937
- 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

Greater Elgin Family Care Center provides quality affordable health care to individuals that are at or below 200% of the Federal Poverty Level.

Currently, there is a lack of sufficient care options for these individuals. According to the Health Resources and Services Administration (HRSA),

(See additional sheet)

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

Greater Elgin Family Care Center is a Joint Commission-accredited and Primary Medical Home Certified entity. As such, we are held to the highest quality of care standards available for ambulatory healthcare provision. We currently operate 6 full-time health center locations in

(see additional Sheet)

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

As stated in number 2 above, Greater Elgin Family Care Center currently operates 6 full-time health center locations in various communities throughout the Northwest Suburbs of Chicago. There has not been any evidence of substantial injury to nearby property values.

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

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

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

N/A

Petitioner Justification Additional Information

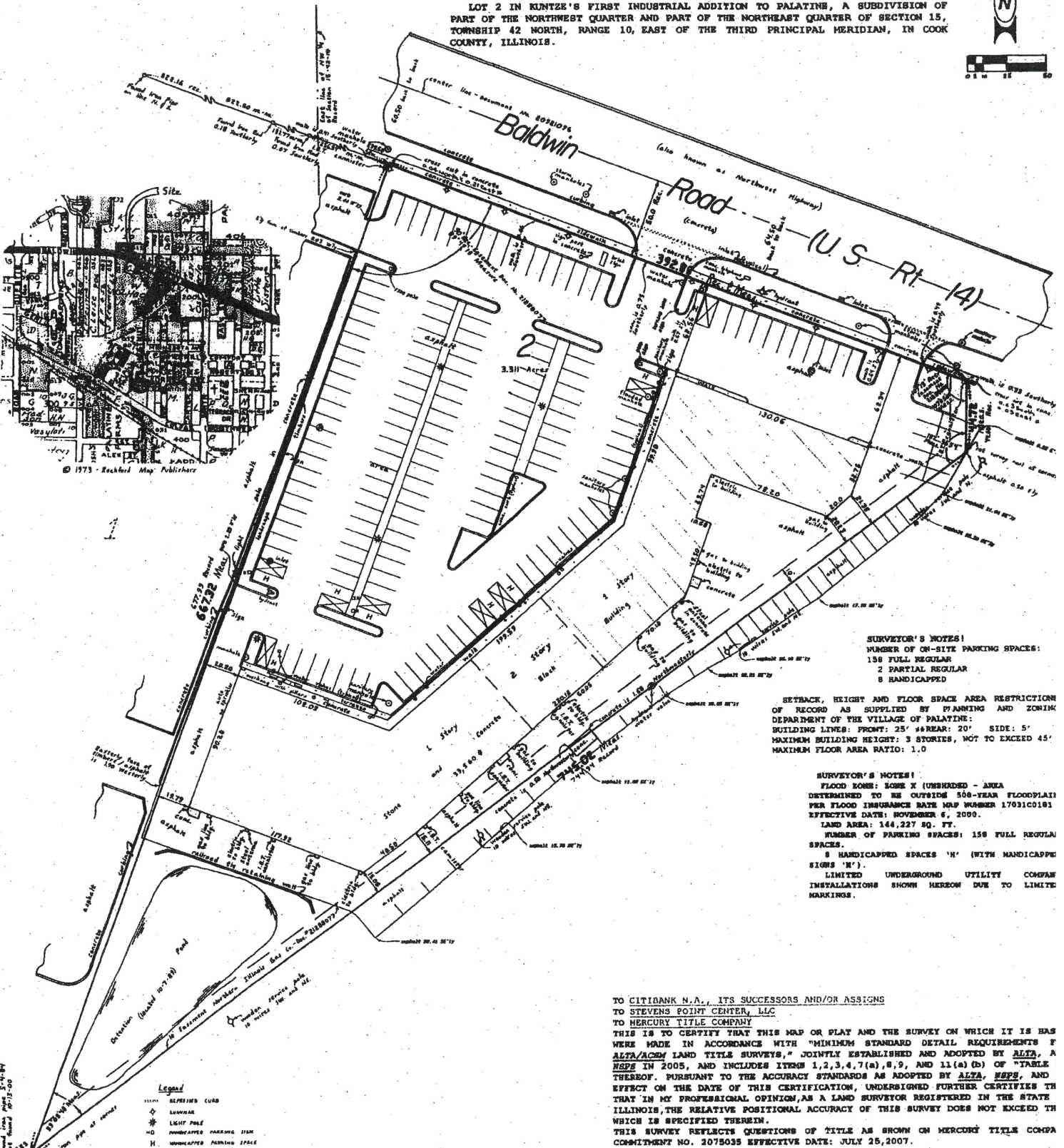
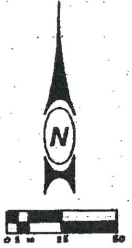
1. approximately 15,856 Palatine residents are at or below 200% of poverty guidelines with only 4,020 or about 25% of these individuals are currently receiving care. Furthermore, Palatine falls within an area that is Governor designated Medically Underserved Population (MUP). During Calendar Year 2020, 1,146 residents of Palatine traveled to our Creekside Health Center located in Wheeling, IL to receive their care due to lack of quality, affordable health care in Palatine. Having a location closer to home would certainly provide a necessary convenience for patients to access quality, affordable health care for all Palatine residents.
2. various communities in the northwest suburbs of Chicago. Public health and safety are key components of our care philosophy. In 2020, Greater Elgin Family Care Center received 7 national awards provided by the Department of Health and Human Services and Health Resources Services Administration. Included in these awards is the National Center Quality Leader – Gold award meaning that Greater Elgin Family Care Center is among the top 10% of the roughly 1,400 national Federally Qualified Health Centers. In addition, in 2017, Greater Elgin Family Care Center was awarded the Million Hearts Hypertension Control Champion. Therefore, Greater Elgin Family Care Center is proposing this location with the goal of improving the public health, safety and welfare of the residents of Palatine.

ALTA / ACSM LAND TITLE SURVEY

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

ALSO KNOWN AS:

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



TO CITIBANK N.A., ITS SUCCESSORS AND/OR ASSIGNS
TO STEVENS POINT CENTER, LLC
TO MERCURY TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, A NSPS IN 2005, AND INCLUDES ITEMS 1,2,3,4,7(a),8,9, AND 11(a) (b) OF "TABLE THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THIS SURVEY REFLECTS QUESTIONS OF TITLE AS SHOWN ON MERCURY TITLE COMPANY COMMITMENT NO. 2075035 EFFECTIVE DATE: JULY 25, 2007.
LIBERTYVILLE, ILLINOIS JULY 30, A.D. 2007

Long Faith

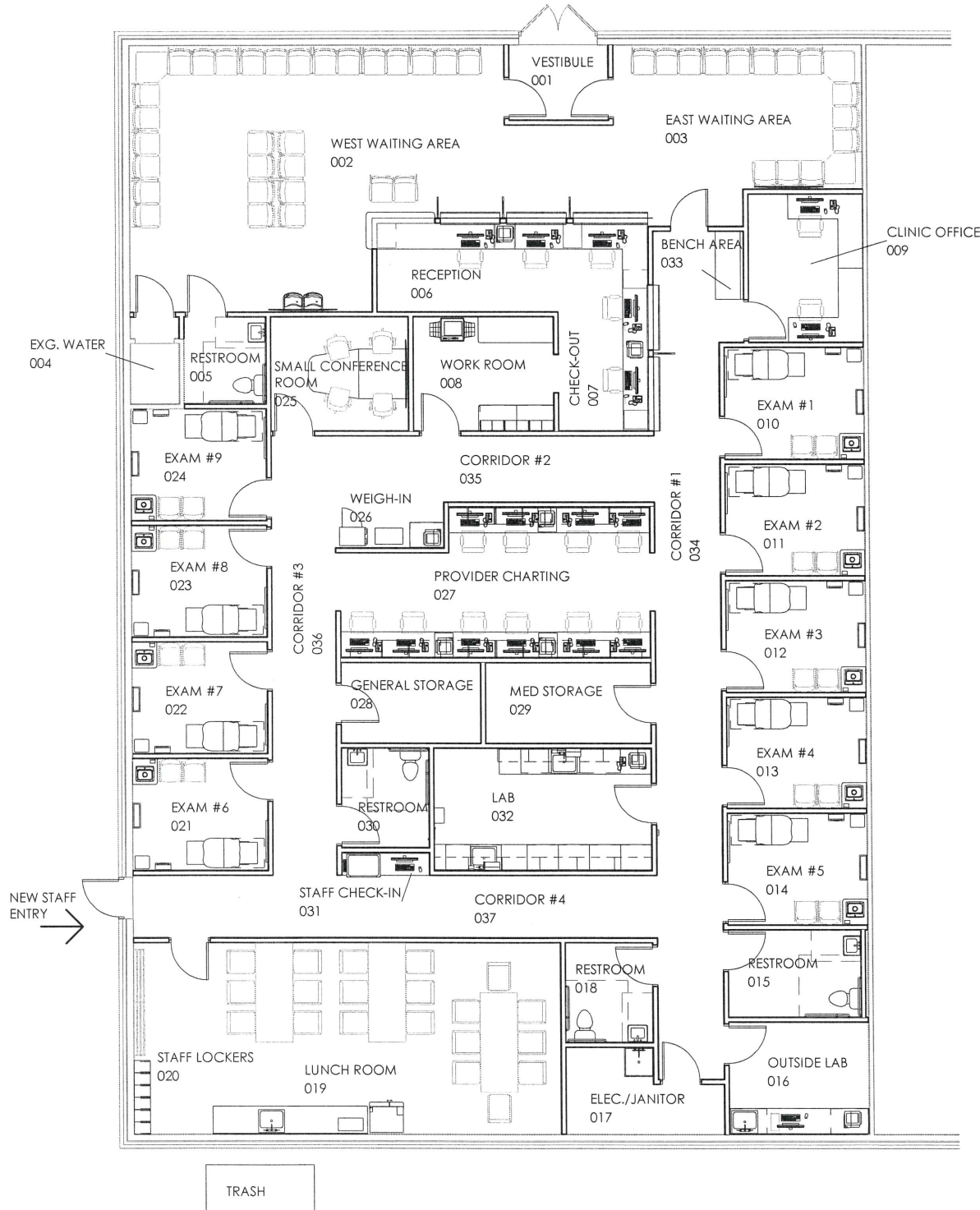
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2657 EXPIRES 11-30-08
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-061789
PROPERTY ADDRESS: 315-345 WEST NORTHWEST HIGHWAY - PALATINE, ILLINOIS
PERMANENT INDEX NUMBER: 02-15-200-012-0000 as supplied



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

ORDERED BY: Attorney Mark Ordower
ORDER NO: EY185-ALTA-US
DRAWN BY: JSC
CHECKED BY: [Signature]
Refer to abstract deed and local ordinances for building restrictions.

prepared by:
The Northern Counties Group, Inc.
Surveyors
528 West Street
Libertyville, Illinois 60048
(817) 367-4560 Fax (817) 367-1378



Attachment: Floor Plan (345 W. Northwest Highway - SU for Medical Office)

A1 CONCEPT PLAN

345 W. NORTHWEST HWY
PALATINE, ILLINOIS

■ SHARP ARCHITECTS INC. ■ 125 N. 1ST ST., STE D ■ DEKALB, IL 60115 ■ 815-517-1050 ■ WWW.SHARPARCHITECTSINC.COM

4-12-2021

Greater Elgin Family Care Center Village of Palatine – Special Use Application Business Plan/Project Description

Greater Elgin Family Care Center (GEFCC) is a non-profit, Joint Commission accredited, Federally Qualified Health Center headquartered in Elgin, IL. Founded and incorporated in 1998, GEFCC has been a section 330 Grantee since 2002, and has been accredited by the Joint Commission since 2007. Our mission is to provide quality affordable health care for all, including those without the ability to pay.

Greater Elgin Family Care Center provides comprehensive health care at various locations in the western and northwestern suburbs of Chicago including seven (7) full-time Health Centers and two (2) part-time service sites. Through these sites, in calendar year 2020, GEFCC provided care to 60,695 patients through 166,015 completed visits.

Greater Elgin Family Care Center is proposing to operate a full-time Health Center location at 345 W. Northwest Highway within the Stevens Point Center in Palatine, IL. GEFCC and the property owner has completed a signed Letter of Intent (LOI) to lease, which is attached for your reference. Furthermore, we are actively working with to finalize the components of the actual lease document pending the decision of this special use application.

Greater Elgin Family Care Center is proposing to complete a renovation of 345 W. Northwest Highway of the Stevens Point Center in Palatine, IL. The proposed floor plan has been developed by Sharp Architects, Inc and is attached for your reference. The Health Center will contain a reception/waiting area, 9 examination rooms, 4 restrooms, a clinical charting area, internal laboratory for wave testing and immunization storage, 2 storage rooms, 1 outside lab room for phlebotomy services, 1 staff shared office, 1 small meeting room and 1 employee breakroom.

Greater Elgin Family Care Center has a significant amount of experience in managing health center renovations. Since 2015, GEFCC has undergone 7 various health center renovations. Each renovation was completed by qualified contractors and in full compliance with municipality building code requirements.

Operationally, our proposed location at 345 W. Northwest Hwy will be open 64 hours each week: from 8:00 am – 7:30 pm Monday – Thursday, and from 8:00 am – 5:00 pm Friday and Saturday. We plan to offer primary care services in the specialties of Family Practice and Pediatrics. In addition, GEFCC has the ability to offer OB/GYN and Behavioral Health services should be evidence of this need in the community. Based on our historical operations, we are that at least 2,000 patients will receive care within the first 12 months of this site opening. Initially, we plan to provide care to approximately 50 individuals on a daily basis with that number growing to approximately 80 individuals once the health center reaches its full operation potential.

Staffing at 345 W. Northwest Hwy will initially consist of 1.0 FTE Family Medicine Physician, 1.0 FTE Pediatrician, and 2.0 FTE Advanced Practice Professional. To assist these practitioners in care provision, we will employ 5.0 FTE Certified Medical/Nursing Assistants. GEFCC is also proposing to hire 1.0 FTE Health Benefits Specialist and 5.0 FTE Receptionists. GEFCC will provide on-site leadership and supervision by employing 1.0 FTE Clinical Operations Manager and a 1.0 FTE Clinic Coordinator. Lastly, Phlebotomy services will be offered through a contractual relationship with Laboratory Corporation of America. Greater Elgin Family Care Center anticipates that at full capacity no more than 22 staff members will be present at any one point in time.

In summary, our proposed project will increase access to quality, affordable primary health care services, improve health outcomes and reduce health disparities. All residents will have ready access to the full range of required primary, preventive and enabling health care services. In addition, we believe this project will result in additional revenue for the other tenants of the Stevens Point Center due to the additional consumer traffic that will visit the retail center as a result of our Health Center.

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 8, 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 medical office pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance. The property is commonly known as 345 W. Northwest Highway (02-15-200-012-0000).
 The Petitioner is requesting a Special Use to open a medical office, Greater Elgin Family Care, in the Steven's Point shopping center. The above petition has been filed by Jason Carey and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 21-42
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 24th day of May, 2021
 Published in Daily Herald
 May 24, 2021 (4564085)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 05/24/2021 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Daula Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4564085

Attachment: Public Notice (345 W. Northwest Highway - SU for Medical Office)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 06/08/21 07:00 PM

CASE STAFF STATEMENT (ID # 6846)

365 W. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Manny Rafidia

CASE NUMBER: 21-41

ADDRESS: 365 W. Northwest Highway

PROPOSAL:

Special Use to permit a restaurant pursuant to Section 11.03 (d)(27)(28) of the Palatine Zoning Ordinance.

Variation for an additional 43 parking spaces to allow 158 parking spaces instead of the minimum required 220 parking spaces pursuant to Section 7.03 (b)(1) of the Palatine Zoning Ordinance (this parking Variation is based upon the existing parking variation for the shopping center).

<u>LOCATION:</u>	365 W. Northwest Highway District 6 (Helms)	<u>CURRENT ZONING:</u>	B-2 General Business District
-------------------------	--	-------------------------------	----------------------------------

SURROUNDING CONDITIONS:

<u>North:</u>	Planned Development (Lexington Oaks / Hamilton Creek)
<u>South:</u>	M Manufacturing (Wetlands)
<u>East:</u>	B-2 General Business
<u>West:</u>	Planned Development (Hidden Prairie)

BACKGROUND:

The Petitioner is requesting to open a new sports bar/restaurant business at the Subject Property. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant/bar

Variation for an additional 43 parking spaces to allow 158 parking spaces instead of the minimum required 220 parking spaces

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business District and it is located in

Case Staff Statement (ID # 6846)
Meeting of June 8, 2021

the Century Plaza.

- The Subject Tenant Space is 6,400 square feet and the shopping center is 37,223 square feet total.
- The business plan outlines a new sports bar and restaurant that will serve food and liquor along with an open area that will have pool tables, air hockey, arcade games, etc.
- The proposed hours of operation are Monday through Thursday from 3:00 PM to 11:00 PM and Friday through Sunday from 11:00 AM to 11:00 PM.
- There would be 4 employees per shift.
- The floor plan indicates a total of 52 seats.
- The previous tenant was Physician's Management Solutions office, which was a permitted use and followed the 1/300 per square foot parking calculation.
- The restaurant requires 64 parking spaces, per the 1/100 square foot requirement.
- Other tenants in this shopping center are listed below in the parking calculations table.
- 158 parking spaces are provided including existing parking Variations of 19 parking spaces (O-53-17 & O-60-19) for a total of 177 parking spaces. An additional 43 parking spaces would be required, per Code.

Address	Business	Square Footage	Requirement	Parking Spaces Required
355 W. Northwest Highway	Woman Care	8,200	1/300	27
357 W. Northwest Highway	Vacant	1,000	1/300	3
359-361 W. Northwest Highway	The Wine Cellar	4,470	1/300	15
363-369 W. Northwest Highway	Proposed Sports Bar/Restaurant	6,400 (52 seats)	1/100	64
371 W. Northwest Highway	Family Practice	2,870	1/300	10
373 -375 W. Northwest Highway	One Taco Dos Tequila	4193 (70 seats)	1/100	42
377 W. Northwest Highway	JD Michaels	3,290	1/300	11
381 W. Northwest Highway	Palatine Dental	3,200	1/300	11
383 W. Northwest Highway	Garsillo's's	2,400 (82 seats)	1 per 2.5 seats	33
385 W. Northwest Highway	Pediatric Central	1,200	1/300	4

Total Spaces Required	220
Total Spaces Provided	158
Existing Parking Variation	19
Deficit	43

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, 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 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-stripped in a manner acceptable to the Director of Planning and Zoning to reflect the submitted site plan.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Site plan
- Business Plan
- Floor Plan
- Menu
- Public Notice

365 W Northwest Highway

3.3.a



Attachment: Aerial (365 W. Northwest Highway - SU & VAR for Restaurant and Parking)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	MANNY RAFIDIA			
	Subject Property Address			
	365 W. NORTHWEST HWY.			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	MANNY RAFIDIA			
	Address		City/State/Zip Code	
	134 BARTLETT PLAZA		BARTLETT IL 60013	
	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
B2				
Generally describe your request:				
TO ALLOW FOR A SPORTS BAR WITH LIGHT FOOD MENU AND A VARIETY OF POOL TABLES AND ARCADE GAMES FOR PEOPLE THAT ARE 21 YEARS OF AGE AND OLDER.				

Attachment: Application (365 W. Northwest Highway - SU & VAR for Restaurant and Parking)

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

YES

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

YES

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

AGREED

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

AGREED.

2. That the plight of the owner is due to unique circumstances
THE SPECIAL USE BUSINESS BEING APPLIED FOR WILL OCCUPY 6,400 SF OF UPCOMING VACANT SPACE AT THE CENTER.

3. That the variation, if granted, will not alter the essential character of the locality
THE VARIATION WILL NOT ALTER THE CHARACTER

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

AGREED.

PLAT OF SURVEY

THAT PART OF LOT 1 OF EIGHTH'S INDIVIDUAL ADDITION TO PALATKA, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE S.W. 1/4 AND PART OF THE WEST 1/2 OF THE S.E. 1/4 OF COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST NORTHEASTLY CORNER OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG THE NORTHEASTLY LINE OF SAID LOT 1, BEING ALONG THE SOUTHWESTLY LINE OF BALDWIN ROAD, A DISTANCE OF 80.0 FEET FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90° 01' 45" TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 120.0 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHEASTLY LINE OF SAID LOT 1, A DISTANCE OF 127.83 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHEASTLY LINE OF SAID LOT 1, A DISTANCE OF 115.15 FEET TO THE MOST NORTHEASTLY CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 866.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG THE NORTHEASTLY LINE OF SAID LOT 1, BEING ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 90° 01' 45" TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 270.0 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHEASTLY LINE OF SAID LOT 1, A DISTANCE OF 151.85 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 89° 58' 14" TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 270.0 FEET TO THE NORTHEASTLY LINE OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTLY LINE, A DISTANCE OF 151.85 FEET TO THE PLACE OF BEGINNING, IN PALATKA TOWNSHIP, COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS)
COUNTY OF COOK)
TO: B. G. B. REALTIES
AND ASSOCIATES, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY OF WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM-STANDARD DETAIL REQUIREMENTS FOR ALTA AND ACORN LAND TITLE SURVEYS" - JOINTLY DEVELOPED AND ADOPTED BY ALTA AND ACORN IN 1981 AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY, AS DEFINED THEREIN.

DATED: SEPTEMBER 19, 1981

BY: *[Signature]*
REGISTERED LAND SURVEYOR NO. 2118

REGISTERED LAND SURVEYOR NO. 2118

PROPERTY IS IN SAID "C" ZONING DISTRICT
AND IS SUBJECT TO THE FOLLOWING:
1. 100' WIDE DRIVEWAY
2. 100' WIDE DRIVEWAY
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ORDERED BY: SPACE HOME IMPROVEMENTS

ORDER NO. 548114

DATE: 5.1.1982

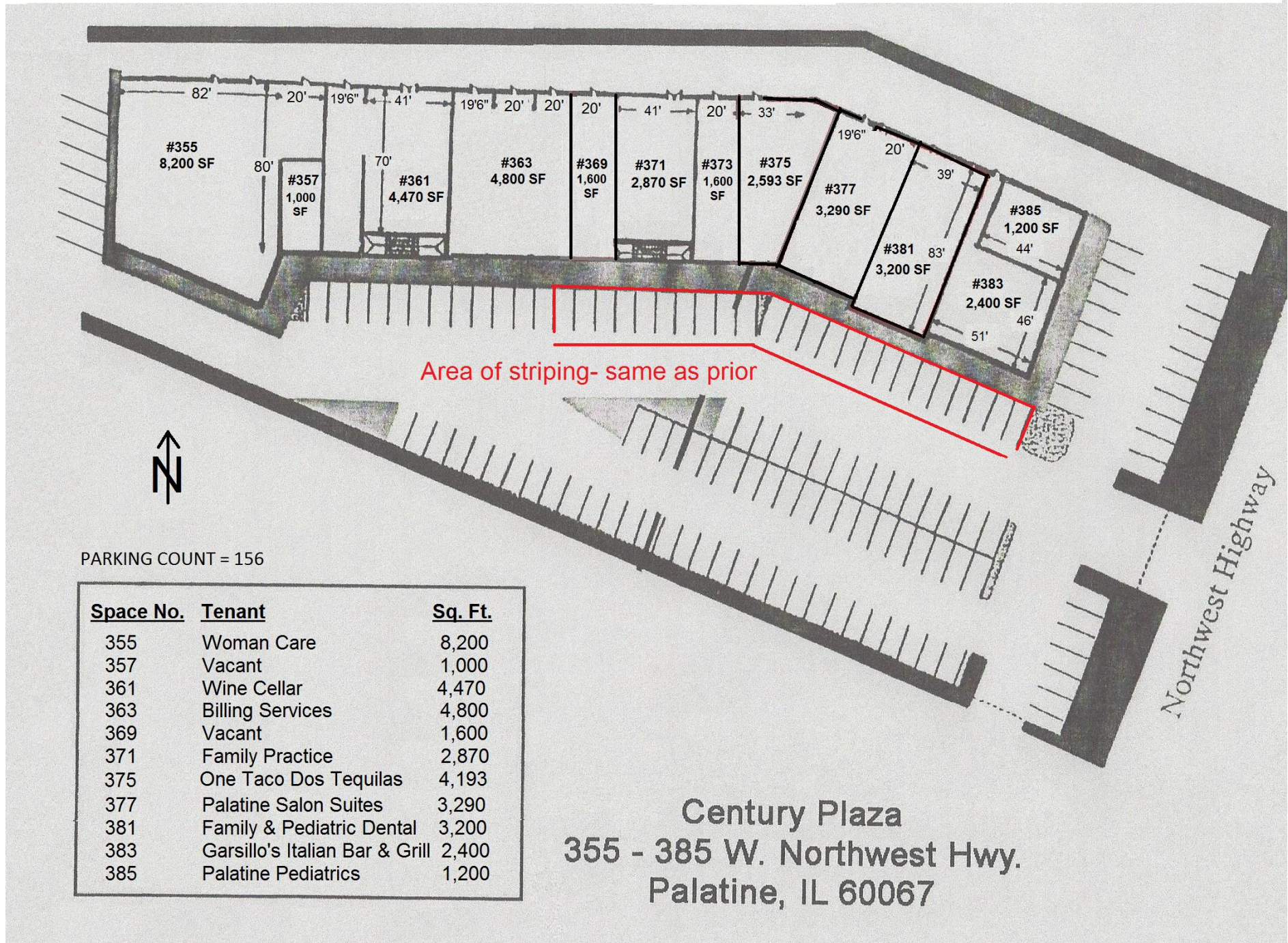
COMPARE ALL NOTES BEFORE BUILDING BY OWNER AND AT ONCE REMOVE ANY DIFFERENCES. FOR BUILDING LINE AND OTHER EXISTING NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND BUILDING PERMITS.

STATE OF ILLINOIS)
COUNTY OF COOK)

I, JAMES M. BLINKE, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

BY: *[Signature]*
ILLINOIS REGISTERED LAND SURVEYOR NO. 310218

1201 W WHITE OAK ST
Arlington Heights, ILL 60005
PHONE 257-6546



Proposed Location at 365 W. Northwest Hwy.

Business Plan

This business operation will help the Ownership of the Shopping Center occupy 6,400 square feet of vacant space, which will entertain a middle aged community. Patrons will enjoy watching sport games and playing on the pool tables and the variety of arcade games in a nice atmosphere.

This location would have (4) employees. The hours of operation would be Monday through Thursday 3:00 pm – 11:00 pm and Friday through Sunday 11:00 am – 11:00 pm.

It has been extremely difficult and impossible to find retail tenants due to the Pandemic and the online retail business. We ask the Mayor and the Board of Trustees to grant this use to help keep the occupancy of the Shopping Center in a financially stable condition. Attached for your review is a proposed plan for this project.

Re: Special Use for a sports bar/restaurant at 365 W. Northwest Hwy.

Century Plaza Tenant listing and hours of operating of the tenants at Century Plaza Shopping Center.

355 W. NW Hwy. Woman Care, medical use open 8:00 am – 6:00 pm (closed Saturday and Sunday). Peak hours by appointment.

361 W. NW Hwy. Wine Cellar, open 11:00 am – 7:00 pm. Peak hours none.

371 W. NW Hwy. Urgent Care, medical use open 10:00 am – 8:00 pm. Peak hours by appointment.

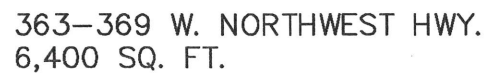
375 W. NW Hwy. One Taco Dos Tequilas, open Sunday thru Thursday 11:00 am – 11:00 pm, Friday and Saturday 11:00 am – 1:00 am. Peak hours 5:00 pm – 8:00 pm.

377 W. NW Hwy. Salon Suites, open 9:00 am – 6:00 pm (closed Sunday and Monday). Peak hours 11:00 am – 5:00 pm.

381 W. NW Hwy. Palatine Dental, open 11:00 am – 6:00 pm (closed Wednesday, Saturday and Sunday). Peak hours by appointment.

383 W. NW Hwy. Garsillo's Grill, open 3:00 pm – 10:00 pm (closed Monday). Peak hours 5:00 pm – 8:00 pm.

385 W. NW Hwy. Pediatric Central, medical use, open 11:00 am – 5:00 pm (closed Saturday and Sunday). Peak hours none.



369 W. Northwest Hwy

Palatine, IL 66067

Preliminary Menu Items

Appetizers

- Mozzarella sticks
- Jalapeño poppers
- Onion rings
- Nachos

Wings

(Naked or Breaded)

12 Pieces

Sauces: Spicy, BBQ, Sweet & Spicy, Garlic Parmesan, Lemon Pepper

Burgers/Wraps

- Hamburger
- Cheeseburger
- Bacon Cheeseburger
- Buffalo Chicken Wrap
- Chicken Bacon Ranch Wrap
- Veggie Wrap

Salads

- Garden Salad
- Caesar Salad

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 8, 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 pursuant to Section 11.03 (d)(27)(28) of the Palatine Zoning Ordinance.
 Variation for an additional 43 parking spaces to allow 158 parking spaces instead of the minimum required 220 parking spaces pursuant to Section 7.03 (b)(1) of the Palatine Zoning Ordinance.
 The property is commonly known as 365 W Northwest Highway (02-15-102-100-0000).
 The Petitioner is requesting a Special Use to open a sports bar/restaurant, in the Century Plaza shopping center. There is an existing parking variation of 19 spaces active at the shopping center.
 The above petition has been filed by Manny Rafidia and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 21-41
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 24th day of May, 2021
 Published in Daily Herald
 May 24, 2021 (4564086)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 05/24/2021 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Daulea Baetz

Designee of the Publisher and Officer of the Daily Herald

Control # 4564086

Attachment: Public Notice (365 W. Northwest Highway - SU & VAR for Restaurant and Parking)