



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 • MAY 27, 2025

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - May 13, 2025 7:00 PM

III. PUBLIC HEARING

1. 501 N. Hicks Road - SU Dental Office
 - a. Special Use to permit a dental office.
2. 605-619 E. Dundee Road
 - a. Variation to allow a donation bin on a commercial shopping center property and not on a property used for educational, institutional, religious, or not for profit uses, as required by Code;
 - b. Planned Development Amendment to allow a site plan change to allow the donation bin to be placed in the shopping center parking lot (west of the Wells Fargo bank), which includes the removal of approximately 2-3 parking spaces.

IV. COMMUNICATIONS

V. ADJOURNMENT



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PLANNING AND ZONING COMMISSION

MINUTES • MAY 13, 2025

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	Present	
Kevin Cavanaugh	Commissioner	Present	
Stephen Fedota	Commissioner	Present	
Tim Schubert	Commissioner	Present	

II. MINUTES

1. Planning and Zoning Commission - Regular Meeting - Apr 22, 2025 7:00 PM -
Accepted as Amended

RESULT: ACCEPTED AS AMENDED [UNANIMOUS]
MOVER: Stephen Fedota, Commissioner
SECONDER: Tim Schubert, Commissioner
AYES: Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki,
 Cavanaugh, Fedota, Schubert

Minutes Acceptance: Minutes of May 13, 2025 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 1239 W. Autumn Road - **Recommend to Deny**

SU-000161-2025 - 1239 W Autumn Road - Recommended to Deny

Notice was published in the Journal & Topics on April 24, 2025 and mailed to the required surrounding property owners.

Petitioner's Exhibits:

1. **Application & Real Estate Disclosure**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Elevation**
6. **Public Notice**

Mr. Auer provides the background for the request:

The Subject Property is zoned R-2, single-family residential and is approximately 14,483 square feet. The property is located in the Autumn Road subdivision and is improved with a single-family home. Currently, there is no fencing at the subject property.

The fence is proposed to be located in the subject property's side yard abutting a street yard (north Grove Avenue). Concurrently, this side yard abuts the front yard of a residential lot to the south. This property is categorized as a "corner lot" by the Village of Palatine Zoning ordinance.

Pursuant to 6.03(b)(6)(b) "*Special Uses*" of the Village of Palatine Zoning Ordinance, fences located in a side yard abutting a street, which also abut the side lot line of a front yard, of an adjacent lot, are only permitted when approved through special use procedure. The petitioner is requesting Special Use approval to permit a fence in a side yard abutting a street and a fence in the side yard abutting a street, which abuts the side lot line of an adjacent front yard.

Mr. Auer reviewed the existing conditions and discussed the special use standards. He also referenced existing property references within the Village and similar circumstances, where fences were approved with 15 or 20' setbacks.

Sworn in petitioners: Yante Miranda and Jose Hernandez - 1239 W Autumn Road

Ms. Miranda states she has been a resident of Palatine for 21 years. They purchased the property in 2023. She explains her request is based on privacy and safety concerns. She notes that the existing properties presented do not reflect her property's conditions. The side where she is requesting the fence is flat and provides access to the water spigot. She uses a walker and wheelchair and needs access to the level side of the house. The rest of the property is graded unevenly, making this the only accessible area. She adds that her

daughter has special needs, and the fence would help keep her safe. She emphasizes that their situation is unique and asks for her special conditions to be considered.

Mr. Hernandez states he is a CDL driver and travels out of town every month. He wants to ensure his wife and daughter are safe, while he is away. He agrees the requested side is more level than the other side.

Chairman Wood asks when the house was purchased.

Ms. Miranda confirms it was in 2023.

Chairman Wood asks if there is a rear entrance and whether the home was newly constructed to accommodate her condition.

Ms. Miranda says they would like to add a patio in the back, but the grading was altered due to water runoff. It wasn't originally like that.

Chairman Wood asks if the fence is to prevent people from entering the property.

Ms. Miranda confirms and states it is a high-traffic area and a safety concern.

Chairman Wood asks if the neighbor, who objected, is present.

Ms. Miranda says no, and Mr. Hernandez clarifies it's the neighbor across the street.

Chairman Wood notes there are decorative fences in the area and asks if they are seeking privacy.

Ms. Miranda confirms it is for privacy, reiterating that it's the only side she can walk on due to the grading.

Commissioner Kolososki asks why they are requesting 6' fences on the rest of the property.

Ms. Miranda responds that a neighboring property has a 6' fence, and they want the height to match, though not the material.

Commissioner Friedman asks her to reference the site plan and explain the 5' setback request.

Ms. Miranda explains there is no walkable area due to the slope.

Commissioner Friedman asks if she accesses that area from the front door.

Ms. Miranda confirms the question.

Commissioner Friedman questions if a 15' setback would still allow space to walk.

Ms. Miranda explains that she uses a walker, they have a tractor, and that side is the only usable outdoor space due to water runoff and slope.

Commissioner Roth-Wurster notes the house was built by a developer who was aware of Miranda's needs.

Ms. Miranda says the grading was changed to stop water from draining into the neighbor's yard.

Commissioner Roth-Wurster asks if the builder presented alternative options.

Ms. Miranda says it was the Village that required the grading adjustment.

Commissioner Friedman asks if the slope is at the front, back, or across the yard.

Ms. Miranda states it's a cross-slope across the yard.

Commissioner Bettenhausen notes that a 6' fence would block neighbors from seeing her in an emergency.

Ms. Miranda says she is getting a special device to notify emergency services if she falls.

Commissioner Bettenhausen asks if the yard could be regraded if a patio were added.

Ms. Miranda says regrading the backyard is not allowed. Chairman Wood asks if they have considered bushes. Ms. Miranda says she would consider it but notes the bushes would exceed 6'. Mr. Hernandez adds that neighboring bushes grow over sidewalks. Mr. Auer states that staff's review and consideration was based on the fence being 5' from the lot line. Chairman Wood asks whether the required setback in that area is 15'. Mr. Auer responds that the zoning district's standard set back in the area is 20' without a special use.

Sworn in resident: Jeff Javior & Tiffany Javior - 1235 W Autumn Road

Mr. Javior refers to the slide showing the existing conditions and discusses the slope of the house, which makes it difficult for the owner to walk safely. He explains that the sidewalk on her side of Autumn Road is safe for walking, and the sidewalk across the street is the only other safe walking area available to her. He emphasizes that the only part of the property that is safe and accessible for her is the area where she is requesting to install the fence. He describes the original development and notes that the planned grading was changed to prevent flooding of the house located at the bottom of the slope. He also mentions the construction of a berm as part of those changes. Mr. Javior expresses his support for the homeowner and advocates for her situation, stating that she should be able to enjoy and safely use her property.

Commissioner Kolososki asks who installed the berm.

Mr. Javior states it was required by the Village of Palatine.

Commissioner Noonan asks staff if there is any documentation on this property.

Ms. Bremanis states she does not have that information on hand for this development.

Mr. Auer states that there is a drainage easement on the site plan and explains that stormwater impacts should be reduced for neighboring residents. Ms. Bremanis reiterates that the request at hand pertains solely to the fence, and drainage should not be part of this discussion, as the subdivision and home were inspected and approved through the process. Ms. Javior comments that if the fence is set back more than 5 feet, the petitioner would only have 9 feet of space to maneuver on her property. Commissioner Friedman states that the standard setback is 20 feet. Ms. Javior responds that the issue seems to be more about aesthetics than the petitioner's quality of life, and she continues to advocate for the neighbor's safety.

STAFF RECOMMENDATION:

In conclusion, the fence proposal is overall inconsistent with approved fences of

similar circumstance and character. Therefore, Staff does not recommend approval of the proposed special use application. Staff notes the other similar corner side yard fence approvals, provided a minimum 15-foot setback from the property line. If the Planning and Zoning Commission recommends approval, Staff recommended the following condition:

1. The fence is setback from the corner side lot line that parallels Grove Avenue, with a minimum 15-foot setback, in addition to the parkway along Grove Avenue, and includes the required landscaping between the fence and lot line.

Mr. Auer states there will be a revision to this condition:

The condition will read: **If the Planning and Zoning Commission recommends the requested Special Use, the Special Use shall substantially conform to the site plans as submitted by the applicant, except as such plans may be changed to conform with the village codes and standards.**

Ms. Javior asks about a property that was allowed a 15' setback if the standard is 20'.

Mr. Auer states that in this district, a 20' setback is the minimum setback without a permit. A side yard request can be for 10' or 15', however it must be approved via special use. A fence in the side yard can be requested at a lesser distance, but it must go through the special use process. The property referenced was approved at 15' as a special use. Chairman Wood states that variations and special uses are reviewed on a case-by-case basis. Each request goes through the process and is evaluated individually. Some may be approved, and some may not. This is the same situation here, which is why residents may request a special use or variation. Ms. Javior asks why this special use for a disabled person would not automatically apply.

Ms. Bremanis explains that a special use is not a guaranteed approval-it is simply the process through which a request can be made. Mr. Auer provided a sample of a property that was approved at 15' through this same process. It was meant to demonstrate that relief was applied for and granted. Typically, fence requests at this reduced distance are denied. Ms. Javior refers to a house in the rear neighborhood that has a chain link fence with decorative landscaping. Mr. Auer states that the chain link fence was part of the final planned development for that subdivision. Applicants can request such allowances at the time of final planned development approval.

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

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Schubert.

DISCUSSION:

Commissioner Schubert states that the neighborly support is commendable and appreciates the advocacy shown for the petitioner. He acknowledges that other

fence requests have been approved with varying visibility impacts, but this particular request raises concerns due to the placement of the fence on the side lot, which does not align with other homes on the street. He recognizes that the petitioner has unique needs that limit her ability to enjoy the property, but believes there may be alternative solutions to address those needs.

Chairman Wood comments that this is a tough situation. She appreciates the passion and support from the neighbors and thinks it's commendable. From a safety standpoint, she has considered the neighboring property across the street and is concerned that the proposed fence may obstruct the view for other residents. She notes that, overall, fences in the neighborhood are typically in the backyards, not front yards. While the request meets safety concerns, it does not meet the aesthetic standards typically upheld. The 5' setback is not commonly approved, making this a difficult decision. She emphasizes the importance of considering each case individually, and acknowledges the reasoning behind staff's recommendation.

Commissioner Kolososki states that even moving the fence back 10' would be an improvement, as 5' from the sidewalk feels too close. He acknowledges the sensitivity of the issue and believes a compromise may be possible. Chairman Wood replies that even an additional 5' may not sufficiently address the concerns.

Commissioner Kolososki adds that from a safety standpoint, someone might be inclined to come 5' into the lot to look over the fence, whereas at a 20' setback, that becomes less likely.

Commissioner Roth-Wurster notes that corner lots naturally have less usable yard area. She emphasizes that when you install a fence, you're essentially putting up a wall, which may offer a false sense of security. If safety is a concern, she advises calling the police. While she's empathetic to the petitioner's situation and mobility limitations, she finds it difficult to support the request because of the broader impact on neighboring properties and the potential precedent it could set. She is not aware of similar special uses granted at this distance and feels the request does not meet the established standards.

Commissioner Friedman states that the petitioner acknowledged that much of their yard isn't usable due to the grading and their mobility concerns. He notes that of the area enclosed by the proposed fence, only about 20% would actually be of functional use to the homeowner. He encourages the petitioner to find a way to make use of that 20% in a way that meets their needs while staying within code requirements. From a planning and zoning perspective, he cannot support the request and urges the petitioner to explore other solutions.

A vote to approve this request subject to staffs conditions as per the revised submitted plan. The motion was moved by Commissioner Cavanaugh and 2nd by Commissioner Fedota. The vote to approve was denied by a vote of 6-3. A second motion to Deny the petitioners request was taken and moved by Commissioner Friedman and 2nd by Commissioner Fedota. The vote to deny was 6-3 and denied. This item will tentatively go to Village Council on Monday June 2nd, 2025.

RESULT:	RECOMMEND TO DENY [6 TO 3]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Tim Schubert, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Bettenhausen, Fedota, Schubert
NAYS:	Wood, Kolososki, Cavanaugh

2. 2195 N. Hicks Road - **Recommend To Approve**
 VAR-000163-2025 - 2195 N Hicks Rd

Notice was published in the Journal & Topics on April 24th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Elevation
6. Public Notice

Background:

Ms. Bremanis explains that In July of 2009, the Palatine Park District received approval for an offsite Electronic Message Board (EMB) sign, provides an elevation of the existing and proposed signage and states it will be located on the corner of N. Hicks Road and E. Recreation Drive with the following relief:

1. Special Use for a reader board
2. Variation to allow a reader board for a non-business use outside of the permitted corridors
3. Variation to allow a reader board on less than 300 feet of lot frontage along an approved corridor
4. Variation to allow the message board to be 50% of the sign area which would exceed the maximum permitted 40% of the total sign area
5. Variation to allow the size of the proposed sign to be 53 square feet in size which would exceed the maximum permitted 50 square feet for an institutional use

The Petitioner is now proposing to replace the existing EMB sign, with the same EMB sign type that is located on Northwest Highway at Community Park. The Petitioner is requesting a

- a. **Special Use Amendment for electronic message board.**
- b. **Variation to allow an electronic message board to be 100% of the sign area instead of the permitted maximum 40%.**
- c. **Variation to allow the size of the proposed sign to be 69 square feet instead of the maximum permitted 50 square feet for institutional use.**

*Staff notes that the existing approved variation for the Falcon Park EMB sign allows a 53 square foot sign, for an institutional use.

Sworn in petitioner: Michelle Eckelberry - 250 E Wood St - Palatine Park District - Director of District Services.

Rodney Whitehead - Olympik Signs - 1130 N Garfield St., Lombard, IL - sign contractor.

Mr. Whitehead explains that his company has been working in Palatine for over 40 years and is familiar with the village's codes. They installed the sign at the Aquatic Center, and the new sign is consistent with that one, with the added benefit of being able to control both signs simultaneously.

Ms. Eckelberry explains that the sign at the Aquatic Center was installed last fall, and the sign for the Falcon site will be the same. It will feature the Palatine Park District logo at the top and read "Falcon Park - Palatine Park District," with the message board below. The new signage will allow for broader communication within the community and coordination with other civic groups, enhancing the ability to share information. She states it is beneficial to provide real-time information. The sign can be turned off between 11:00 p.m. and 7:00 a.m., and its brightness can be dimmed. None of the signs flash or have continuous movement; the display functions more like a slideshow.

Commissioner Friedman questions whether the fixed sign panel identifying Falcon Park is intended to be included.

Ms. Eckelberry explains that it is part of the EMB however will be static and located at the top.

Commissioner Noonan states that the sign is one complete unit, and the top portion will say "Falcon Park."

Commissioner Friedman states that it appears to be part of the digital display.

Mr. Whitehead states that the software has the ability to control the header.

Commissioner Friedman confirms that the total square footage of the sign does not increase, as the header is integrated within the existing sign.

Chairman Wood asks staff if there have been any issues with the Aquatic Center sign that may have caused distractions.

Ms. Eckelberry states that the sign has a 20-second timer for displaying information.

Ms. Bremanis states that no issues were brought up during the review.

Chairman Wood - How long has it been up?

Ms. Eckelberry - The new one has been up since last September.

Chairman Wood - The sign information will be the same for both locations?

Ms. Eckelberry states that it will be the same, but it also has the ability to include information specific to each location's upcoming events.

Commissioner Kolososki asks what the lifetime of the sign will be.

Mr. Whitehead states that the board maintains its clarity and will still be relevant five, even ten years from now.

Commissioner Schubert asks if it will brighter than the existing sign.

Mr. Whitehead states it will not.

Commissioner Kolososki asks if the sign will be relevant and worth the cost and effort.

Ms. Eckelberry states that it is a way to connect that side of the community with the rest of town. It will provide information about concerts and events at other Palatine locations and parks, helping to unify the community. She believes it will be beneficial for all.

Chairman Wood - The current sign is 46 sq. ft., and the new one will be 63 sq. ft.?

Mr. Whitehead confirms that is correct.

Ms. Bremanis further explains that the sign is located on an easement and is considered off-site signage. The easement was specifically created for the sign. She provides additional pictures of the area and the existing conditions, along with a visual representation of what the sign may look like. She notes that she may request they submit a new elevation showing the banner, so it can be associated with the ordinance and included as part of the approval.

STAFF RECOMMENDATION:

The Park District received approval for an EMB in 2009. While the existing sign could be replaced with one of the same size and scope, the Park District is requesting an increase of 17 square feet and a change in the EMB area from approximately 50% to 100%, to align with the existing sign on Northwest Highway, adjacent to the Family Aquatic Center.

While staff understands the desire for a fully digital sign and the EMB management implications of being able to universally manage both signs on one system, the proposed changes represent a significant departure from the previously approved design and are located directly adjacent to residential properties.

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 and Variation shall substantially conform to the sign plan prepared by Olympik Signs dated 02/05/2025, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Electronic Message Board may not be illuminated between the hours

of 11 PM - 7 AM.

Chairman Wood asks what is the closest residential home.

Ms. Bremanis gives an approximate distance but states that, without measuring, she does not have an exact figure.

Commissioner Cavanaugh asks if there have been any complaints about the existing signage.

Ms. Bremanis states that, to her knowledge, there have not been any complaints.

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

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Friedman.

DISCUSSION:

Chairman Wood states that past requests for EMB signage have been approached very conservatively regarding sign allotments. She notes that this request is for the community and would be a benefit. She states that the existing sign at Falcon is difficult to read, and the new sign would be an improvement. The request meets the special use and variation criteria and has a similar situation to compare it to. She adds that there is no negative impact on safety or welfare, it will not reduce property values, and the residential area is a significant distance from the signage.

Commissioner Fedota states he is in favor of the sign.

Commissioner Roth-Wurster notes that the technology has changed. She references the special use and sample sign, stating that it would be an improvement. She is in favor.

Commissioner Friedman states that there are not many electronic signs in the area and no nearby driveways, so it will not be a distraction. He believes it is a good application for this technology.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on May 19th, 2025.

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

3. 839 W Brookside Street, 262 S Quentin Road, including the 3 vacant lots south of 262 S Quentin Road, and 836 W. Dorchester Road. - **Recommend To Approve**

PFSUB-000010-2025 - 839 W Brookside St.

Notice was published in the Journal & Topics on April 24th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Plat of Subdivision**
5. **Plat of Vacation**
6. **Engineering Plans**
7. **Elevations**
8. **Public Notice**

Background:

The properties were annexed in 2002 and consist of 6 lots ranging from 8,712 to 20,025 square feet, totaling approximately 76,182 square feet (1.75 acres). They are currently zoned R-1 single-family residential. The surrounding properties are all zoned R-2 single-family residential.

The Petitioner is requesting a Preliminary and Final Subdivision to re-subdivide the 6 subject lots into 6 reconfigured lots; rezone the properties from R-1 to R-2; and vacate of southern 3 feet of the W. Brookside Street right of way and northern 3 feet of the Dorchester Street right-of-way, abutting the subject properties. The Petitioner is requesting a Preliminary/Final Plat of Subdivision to permit a 6-lot single-family residential development; and Rezoning from R-1 Single Family Residential to R-2 Single Family Residential; and Vacation of the southern 3 feet of the W. Brookside Street right-of-way and the northern 3 feet of W. Dorchester Road right-of-way, directly abutting the Subject Properties.

Sworn in petitioner: Greg Rose - 47 N Bothwell St., Palatine, IL - GWR Enterprises, Inc.

Mr. Rose explains that the existing six lots include four that face Quentin Road and are substandard. He proposes subdividing the two furthest west properties into 75 x 135 ft lots-two homes would front Dorchester, and two would front Brookside. The remaining four lots, which face Quentin, would still have driveways off Dorchester and Brookside. These lots would be wider and more appealing, as they would be further from Quentin Road. He states they are requesting R-2 zoning to match other subdivisions in the area. The proposed

homes would be in the 3,000-4,000 sq. ft. range, with 75 ft. wide lots and 10 ft. setbacks. He provides conceptual elevations of the proposed homes and notes that they are seeking R-2 zoning with no variances or relief.

Stormwater will be managed with a volume control area along Quentin Road. A depressional area will collect rainfall from the property before routing it into the MWRD system. He provides existing utility plans and notes that he was also the builder on two other nearby lots.

Commissioner Friedman asks him to speak to the need for the change in the right-of-way-does it make these lots consistent or unique in terms of drainage compared to the existing lots?

Mr. Rose states that it is not necessary, but it makes sense to include it.

Ms. Bremanis shows the subdivision layout and highlights the areas that have been vacated. She states that the new lot lines will be consistent with neighboring properties on Brookside and Dorchester.

Commissioner Bettenhausen asks if the footprint of Lots 3 and 4 could be moved 5 or 10 feet to the east.

Mr. Rose states that it would be left to the homeowner's discretion but feels they would be agreeable to maintaining a 10 ft. side yard setback to stay as far from Quentin Road as possible.

Commissioner Friedman - What is the setback for interior lots?

Mr. Rose - There will be 10 ft. side yard setbacks on all interior properties. The house width on those lots would be a maximum 55 ft., while the larger lots could accommodate wider homes.

Commissioner Fedota asks if an HOA would be required for volume control maintenance.

Mr. Rose states that the responsibility would be deeded to the property. If maintenance or adjustments were needed, the property owners would be required to share in the costs.

Ms. Bremanis states that a sub-area plan was developed years ago, which envisioned R-2 zoning for this area. The new comprehensive plan includes the sub-area plan, and the proposed zoning is consistent with both the plan and the surrounding properties. She provides pictures of the existing conditions.

Chairman Wood asks if sidewalks will be continued.

Ms. Bremanis states that they would connect to the existing sidewalks.

Sworn in Resident: Christine Kujanski - 855 W. Dorchester Road

Concerns regarding drainage. States they are at the lowest point and would like to know what the process is, the length of time and how drainage would be addressed. She explains the current issues and would like assurance that these concerns would be considered.

Mr. Rose states that the engineering plan addresses MWRD standards. Water collected on the property-regardless of new impervious surfaces-must be captured according to both Village and MWRD requirements and routed through volume control measures. The impact on the community must be less than what

currently exists. The Village Engineer and MWRD will require them to manage stormwater more effectively than the current conditions. The anticipated timeframe for construction is to begin in late September, with completion expected within 18 months.

Commissioner Friedman asks about his side of street with scope of work planned - any changes to curb or pavement.

Sworn in: Tim Spies - Spies & Assoc - 534 W Campus Dr. - Arlington Hts.

He states that there is no work being done outside the property lines it is contained within. The grading of Brookside or Dorchester roads would not be changed. If there are depressed curbs they would be replaced with standard section.

STAFF RECOMMENDATION:

The subdivision and rezoning to R-2 are consistent with the Comprehensive Plan recommendations, and comparable to the surrounding development patterns. The proposed lots meet or exceed all minimum required R-2 bulk and comply with all of the setback requirements and minimum required lot standards, per the Subdivision Ordinance. The proposed subdivision is also consistent with the surrounding subdivisions. Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

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

1. The development shall substantially conform to the engineering plans prepared by Spies & Associates, Inc. attached here to except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
3. The Final Plat of Vacation shall be submitted on Mylar with the required signatures in a manner acceptable to the Village Engineer.
4. The Final Engineering Plans, Final Engineer's Estimate of Probable Cost, and Tree Preservation Plans shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
5. Review fees, in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
6. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
7. Cash in lieu of live detention in the amount of \$19,807.32.
8. Recapture fees in the amount of \$69,990.51 shall be submitted in a manner acceptable to the Village Engineer.
9. All required extra-agency permits (MWRD letter of determination) shall be submitted in a manner acceptable to the Village Engineer.

10. A construction management plan, indicated the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer.

11. A Subdivision Approval Agreement shall be required.

12. Recording fees in the amount of \$300 shall be submitted.

13. The Architectural Plans for the homes shall comply with the Village's Architectural Design Guidelines - Section 6.41.1 of the Village Code.

Chairman Wood notes that the builder stated they are required to ensure the development does not worsen existing conditions. A neighbor expressed concern that it might. She asks how it would be quantified whether the condition has worsened or not.

Ms. Bremanis provides information, explaining that any runoff created by the new homes must be captured by the volume control system, including water from downspouts. There are three catch basins that drain into the volume control area, which is how the drainage will be managed.

Commissioner Friedman states that there is nothing in the conditions requiring an HOA to maintain the system. He asks if the Village would set up an SSA (Special Service Area) through the conditions to ensure proper performance over time.

Ms. Bremanis states that this would be addressed as part of the site development permit process and would be coordinated with the Village Engineer. Commissioner Friedman suggests that this requirement might be added to the conditions.

Resident - Ms. Kujanski states that there was a previous issue with flooding and the village did address and fix the problem. Would like to make sure that flooding doesn't occur with the new plan.

Wood states it is being addressed by engineering.

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

Commissioner Noonan Made a motion to approve subject staff's conditions; seconded by Commissioner Fedota.

DISCUSSION:

Commissioner Noonan states that the plan is consistent with the existing neighborhood.

Commissioner Fedota comments that the plan provides a desirable frontage with relatively same size lots.

Chairman Wood states that it is an improvement to the neighborhood, and the builder has a history in the Village with a good reputation. She is comfortable with the plan.

Commissioner Schubert states that it will be a good addition and is a solid plan.

Commissioner Roth-Wurster states that the location is desirable and moving the entrances off of Quentin Road creates a safer configuration.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on Monday June 2nd, 2025.

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

IV. COMMUNICATIONS**V. ADJOURNMENT**

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 05/27/25 07:00 PM

STAFF REPORT (ID # 9837)

501 N. Hicks Road - SU Dental Office

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Balaji Singamsetti

PLAN NUMBER: SU-000172-2025

BACKGROUND:

The Subject Property is zoned B-1 - Shopping Center business and was most recently operated as a medical office. The Petitioner is proposing to operate a dental and dental cosmetics practice. Pursuant to 11.02(d)(15) of the Palatine Zoning Ordinance, the “B-1” zoning district requires medical office uses to be reviewed through the special use process.

Surrounding Zoning/Uses:

North	Planned Development District - Mariano’s Planned Development
South:	Planned Development District - Green Castle senior residential housing
East:	Planned Development District - Mariano’s
West:	Planned Development District - Mariano’s Planned Development - PNC bank and drive-through

KEY ISSUES:

- The Subject Property is approximately 42,500 square feet in area. The principal building was previously used for a physician’s office use after being granted special use approval in 2004. Prior to the physician’s office use, the site was used for a bank, with drive-through facilities.
- The proposed business hours are Monday through Friday, between 10am and 6pm. The business anticipates to serve 10-15 patients daily.
- The building is approximately 2,300 square feet, excluding the drive-through canopy and requires a minimum of 8 parking spaces, with 27 spaces provided on site.
- There are no exterior building modifications included in this proposal.

- Staff noted some of the existing site elements (site landscaping) and sections of the existing asphalt/pavement, which will require additional maintenance activities, prior to final occupancy.

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.

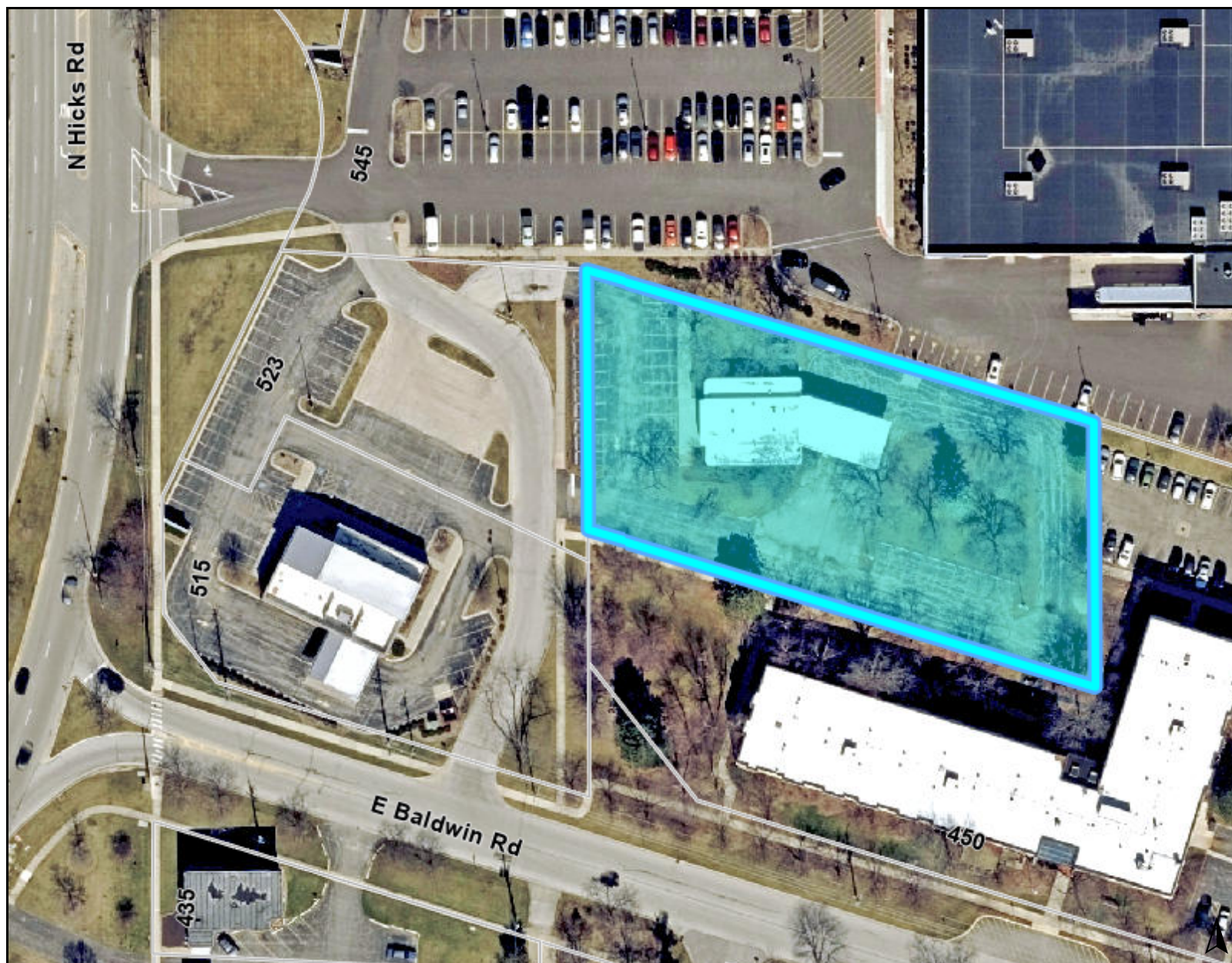
STAFF RECOMMENDATION:

The proposed use is contemplated as special use in the current “B-1” zoning district and is consistent with the previous medical office use and the envisioned business/commercial use of the property by the Comprehensive Plan’s future land use map. Therefore, Staff recommends approval of the special use application. 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 Balaji Singamsetti, except as such plans may be changed to conform to the Village’s Codes and Ordinances.
2. In conjunction with the building permit review for the dental office, a landscaping plan/narrative and a pavement maintenance plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

- Aerial Map
- Plat of Survey
- Proposed floorplan
- Business Plan
- Previously approved Special Use- medical office - O-208-04 - 501 N. Hicks Rd
- O-208-04 - 501 N. Hicks Rd
- Public Notice

**Legend****Notes**

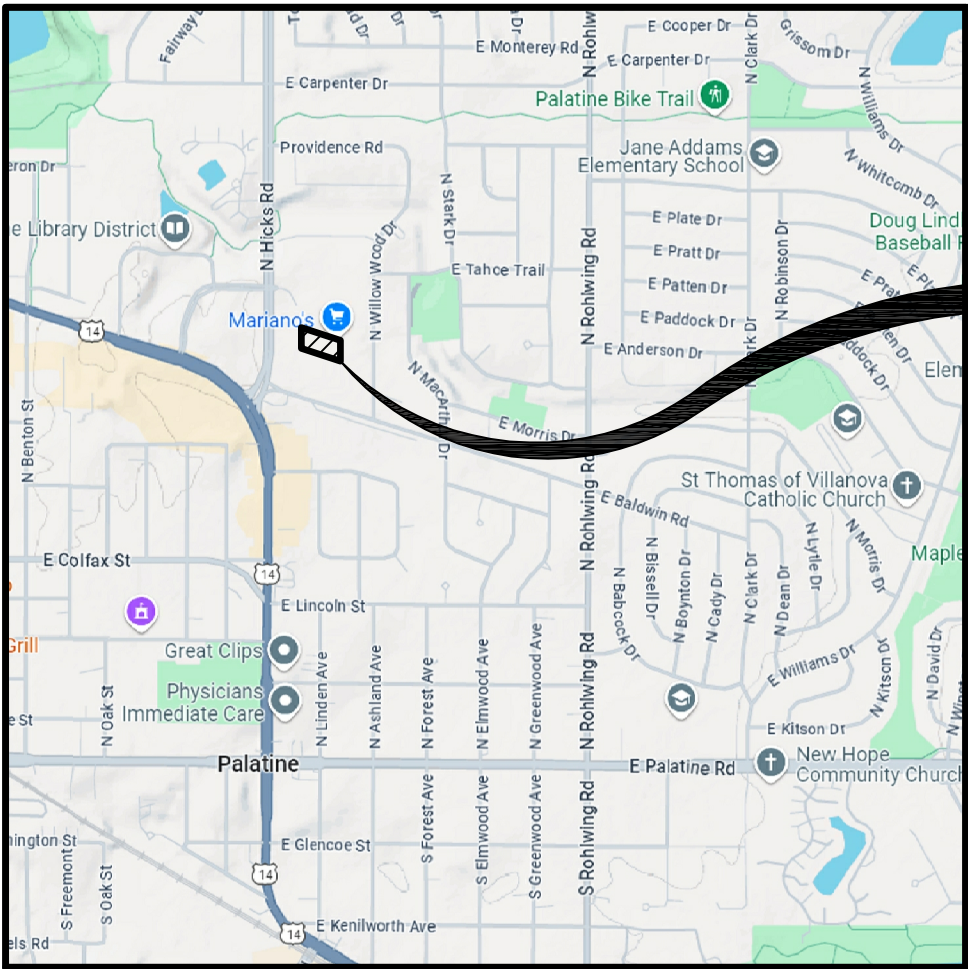
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently 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.

Attachment: Aerial Map (501 N. Hicks Road - SU Dental Office)

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

COMMON ADDRESS: 501 N HICKS RD, PALATINE, IL 60067
PARCEL INDEX NUMBER: 02-14-200-012

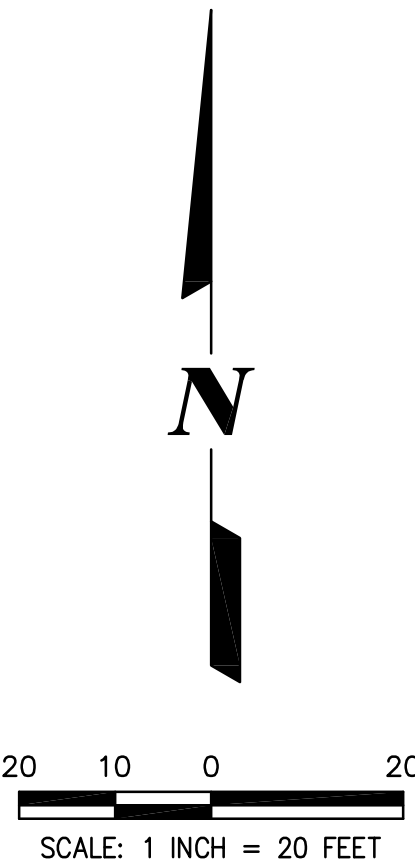
SITE LOCATION



VICINITY MAP

LINE/SYMBOL/ABBREVIATION LEGEND

	BOUNDARY LIMITS		SANITARY MANHOLE
	ADJACENT PROPERTY OR R.O.W. LINE		GAS METER
	EASEMENT LIMITS		ELECTRIC METER
	FENCE		ELECTRIC TRANSFORMER
	GUARDRAIL		LIGHT STANDARD
	FIP FOUND IRON PIPE		LANDSCAPE LIGHT
	B-B BACK-TO-BACK		SIGN
	AIR CONDITIONER		TELEPHONE PEDESTAL
	BOLLARD		HANDICAP DESIGNATION
	CABLE TV PEDESTAL		DEPRESSED CURB
	DOWNSPOUT		CONCRETE SURFACE



SURVEYOR'S NOTES

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
- EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY OLD REPUBLIC TITLE IDENTIFIED AS NUMBER 25172027 WITH AN EFFECTIVE DATE OF MARCH 7, 2025.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE RECORD DATA FOR SUBURBAN BANCORP SUBDIVISION.
- DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.
- BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17031C0181J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A.
- PARCEL CONTAINS 42,963 S.F. OR 0.986 ACRES, MORE OR LESS AND MATHEMATICALLY CLOSES.
- PROPERTY CONTAINS 27 TOTAL PARKING SPACES OF WHICH 1 IS DESIGNATED HANDICAP.
- ITEM 11 OF TABLE "A" OPTIONAL SURVEY REQUIREMENTS AMENDED BY ITEM 20 LIMITING UTILITY DATA TO SURFACE INDICATION ONLY. NO UTILITY DATA SHOWN SUPPLEMENTED BY ATLAS ETC.
- CHARACTER/LOCATION OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE.
- POTENTIAL VISIBLE ENCROACHMENTS SHOWN, IF APPLICABLE (SURVEYOR HAS NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS).
- EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABLE.
- POSSIBLE NON-DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE DELINEATED & VISIBLE ON SURFACE.
- NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.
- NO VISIBLE WATER FEATURES OBSERVED (i.e. STREAMS, PONDS, ETC.).
- NO GAPS OR OVERLAPS FOUND WITH RESPECT TO ADJOINING PROPERTIES AND RIGHTS OF WAY.
- THE PROPERTY MAPPED HEREON IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT REFERENCED IN SURVEYOR'S NOTE #3.

SCHEDULE B SURVEY RELATED TITLE EXCEPTION NOTES

- TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT: **DOES NOT PLOT: SEE DOCUMENT FOR PARTICULARS.**
- RIGHTS OF THE ADJOINING OWNERS TO THE CONCURRENT USE OF THE EASEMENT DESCRIBED AS PARCEL 2: **DOES NOT PLOT: SEE DOCUMENT FOR PARTICULARS.**

PARCEL DESCRIPTION

PARCEL 1:
LOT 2 IN SUBURBAN BANCORP SUBDIVISION BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1994, AS DOCUMENT 94398783 IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS.

PARCEL 2:
RECIPROCAL EASEMENT FOR PARKING, DRIVING AND SERVICE AREAS, TOGETHER WITH ACCESS ROUTES OVER CERTAIN PREMISES DESCRIBED ON SITE PLAN ATTACHED THERETO AND MADE A PART THEREOF MARKED EXHIBIT 1 AS DESCRIBED AND SHOWN IN THE DECLARATION OF EASEMENT FILED AS DOCUMENT NUMBER LR2805303.

SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC TITLE
THE HUNTINGTON NATIONAL BANK , ISAOA/ATIMA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 11a AND 20 OF TABLE "A" THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

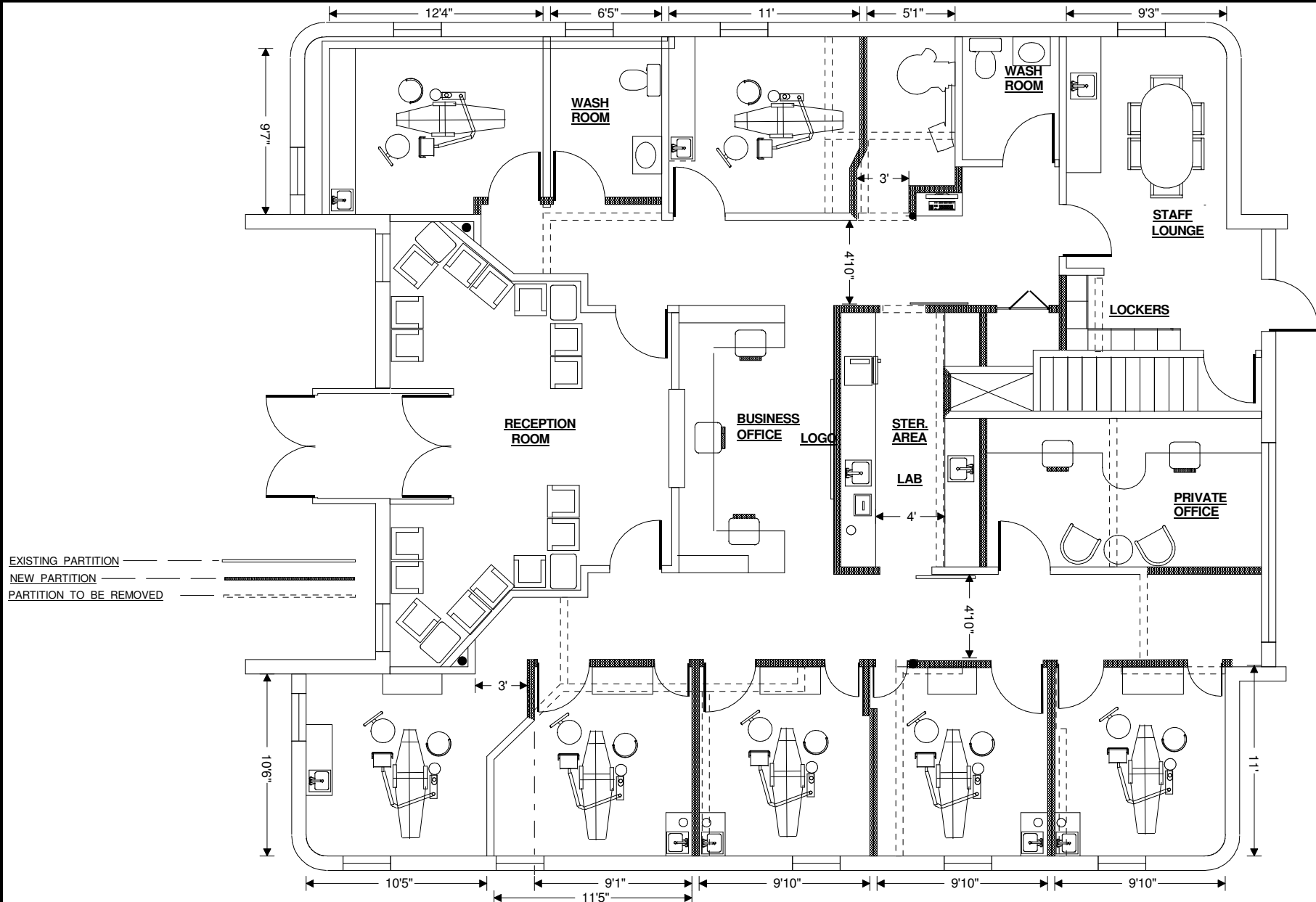
THE FIELDWORK WAS COMPLETED ON APRIL 4TH OF 2025.

DATED THIS ____ DAY OF _____, 20____

JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2025



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com
DISC NO.: 686005 FILE NAME: ALTA
DRAWN BY: SMR FLD. BK. / PG. NO.: 896/31/FILE
COMPLETION DATE: 4-15-2025 JOB NO.: 686.005
PROJECT REFERENCE: R:\686005P
CHECKED BY:
REVISIONS:



PROPOSED FLOOR PLAN

HENRY SCHEIN
DENTAL

DR. HARINI
501 N. HICKS RD.
PALATINE IL, 60067

JOB # 00252
REVISION: 1 DATE: _____
SHEET #

DRAWN BY: STEVE OI
DATE: _____
SCALE: 1/4" = 1' - 0"

We are requesting a special use permit for the property located at 501 N Hicks Road, Palatine, which has historically served as a medical office building. The intent of this permit is to allow continued medical use of the space by converting it into a general dental and cosmetic office.

Dr. Harini Katakamsetti, a licensed General Dentist and current practice owner, plans to renovate and establish a new dental office at this location. The proposed layout includes seven treatment rooms on the first floor, while the basement will be designated solely for storage and housing mechanical equipment, such as the dental compressor and vacuum systems.

No exterior modifications to the building are planned, and the existing drive-thru structure—remnant from a prior tenant—will remain unused and unchanged.

As a standalone structure, the building's continued use as a healthcare facility is expected to have no negative impact on the surrounding neighborhood. On the contrary, it will enhance local access to quality dental care.

Upon opening, the practice will employ one dentist and two staff members, with anticipated growth to two dentists and an additional two support staff. We expect to accommodate 10 to 15 patients per day. The doctors will share an office space, as illustrated in the submitted floor plan.

The office will operate five days a week, from 10:00 AM to 6:00 PM.

Additionally, the site offers ample parking to accommodate patients and staff.

We appreciate your consideration and support for this application and are excited to contribute to the Palatine community through high-quality dental care.

ORDINANCE NO. 0-208-04
ORDINANCE GRANTING A SPECIAL USE
FOR A PHYSICIAN'S OFFICE
501 N. HICKS ROAD

Attachment: Previously approved Special Use- medical office - O-208-04 - 501 N. Hicks Rd (501 N. Hicks Road - SU Dental Office)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On October 4, 2004

ORDINANCE NO. 0-208-04
ORDINANCE GRANTING A SPECIAL USE
FOR A PHYSICIAN'S OFFICE
501 N. HICKS ROAD

Attachment: O-208-04 - 501 N. Hicks Rd (501 N. Hicks Road - SU Dental Office)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On October 4, 2004

ORDINANCE NO. 0-208-04

**AN ORDINANCE GRANTING
A SPECIAL USE FOR A PHYSICIAN'S OFFICE
501 N. HICKS ROAD**

WHEREAS pursuant to a petition and public hearing, held on September 14, 2004 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearings and reported its findings regarding granting a Special Use for a physician's office, pursuant to Section 11.02 (d) (16) of the Palatine Zoning Ordinance, on the following legally described property:

Lot 2 in Suburban Bancorp Subdivision, being a subdivision in the West half of the Northeast quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded May 4, 1994, as Document 94398783 in the Office of the Recorder of Deeds, Cook County, Illinois

commonly known as 501 N. Hicks Road (PIN #02-14-200-012).

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Illinois, acting in the exercise of their home rule power:

SECTION 1: That a Special Use for a physician's office, pursuant to Section 11.02 (d) (16) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The Special Use shall substantially conform to the floorplans attached hereto as Exhibit 'A', the elevations attached hereto as Exhibit 'C' and the site plan attached hereto as Exhibit 'B' except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:

2. A dumpster enclosure shall be provided in a manner acceptable to the Director of Community Services.
3. A security alarm shall be installed.
4. The owner shall dedicate an easement for a future public street as shown on the attached Exhibit "D".

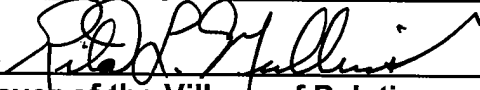
SECTION 2: That the petition for special use, the minutes of the Zoning Board of Appeals and the public notice be attached hereto and form a part of this ordinance.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 4 day of October, 2004

AYES: 4 NAYS: 0 ABSENT: 2 PASS: 0

APPROVED by me this 4 day of October, 2004

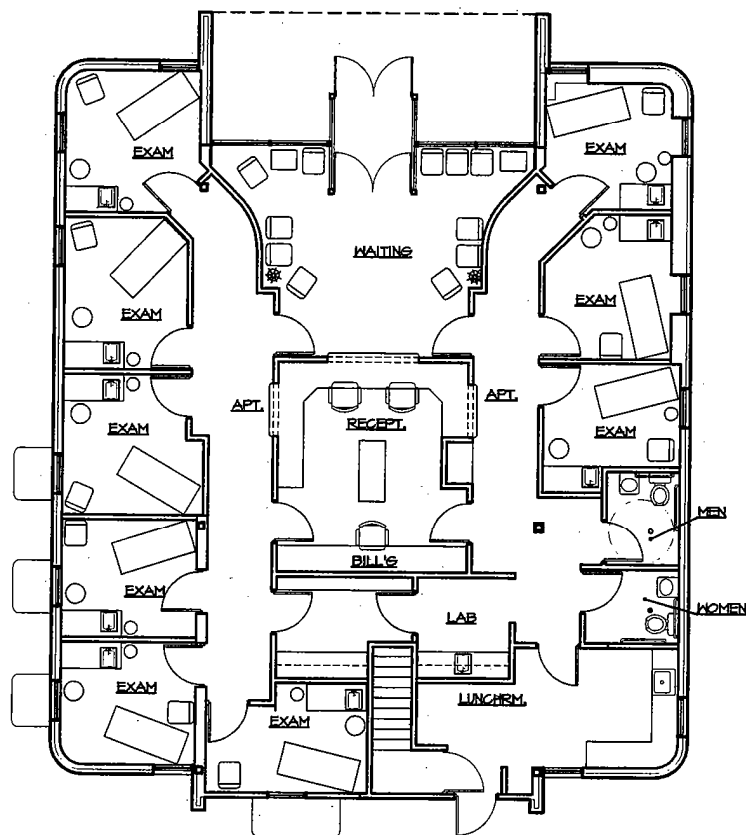

 Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 4

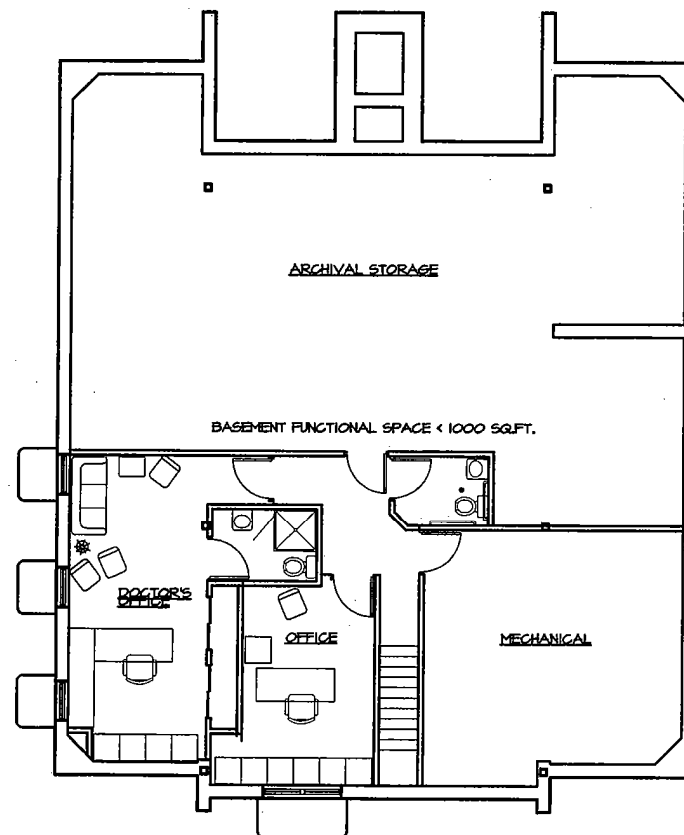
day of October, 2004


 Village Clerk

Attachment: O-208-04 - 501 N. Hicks Rd (501 N. Hicks Road - SU Dental Office)



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

**WARREN JOHNSON
ARCHITECTS, INC.**
1111 N. GREELEY STREET
PALATINE, ILLINOIS 60067
TEL. 847.554.9646
FAX 847.554.9641

[illegible]

NO. DESCRIPTION DATE

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DRAWN BY : J. THORSTENSON
 CHECKED BY : M. JOHNSON
 DATE : 08-04-04

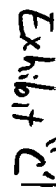
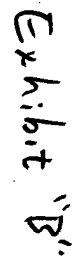
**BARNES MEDICAL
BUILDING
HICKS ROAD, BALDWIN
NH HWY
PALATINE, IL**

FLOOR PLANS

SHEET

A-2

105



WEST EXTERIOR ELEVATION

**WARREN JOHNSON
ARCHITECTS, INC.**
14 N. GREELEY STREET
PALATINE, ILLINOIS 60067
TEL. 847.554.0016
FAX 847.554.0041

[illegible]

NO.	DESCRIPTION	DATE
10	HARRIS JONSON ARCHITECTS, INC. 2005 THESE DOCUMENTS ARE THE PROPERTY OF HARRIS JONSON ARCHITECTS, INC. & MAY NOT BE REPRODUCED, COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.	
	DRAWN BY : J. THORSTENSON	
	CHECKED BY : M. JOHNSON	
	DATE : 02-04-04	
	PROJECT No. :	

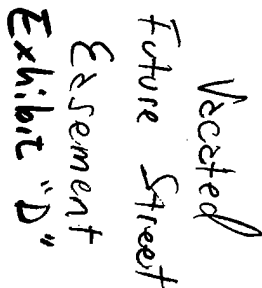
**BAINAS MEDICAL
BUILDING
HICKS ROAD, BALDWIN
NW HAY
PALATINE, IL**

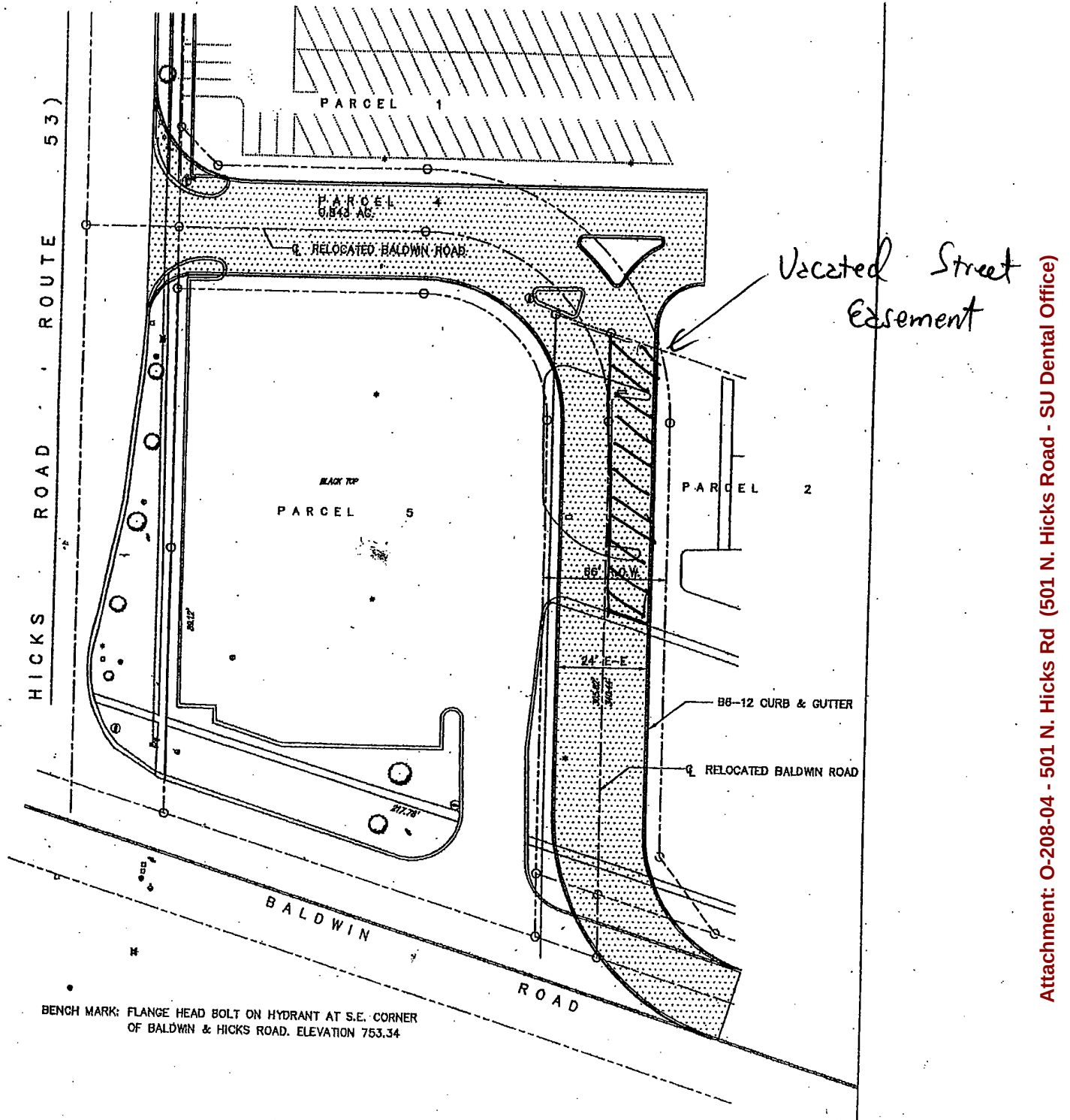
**SITE PLAN
EXTERIOR ELEVATION**

SHEET

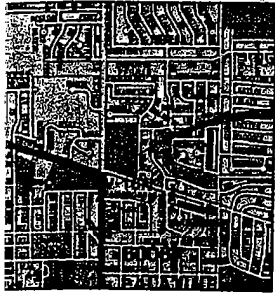
A-1

105









PROJECT LOCATION

VICINITY MAP

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- - - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)

SYMBOL LEGEND

- - MANHOLE
- - TRANSFORMER
- - BOLLARD
- ⊙ - GAS METER
- ⊕ - ELECTRIC METER
- ⋄ - STREET LIGHT
- ⊗ - LANDSCAPE LIGHT
- ⋈ - STREET SIGN
- ⊙ - AIR CONDITIONING UNIT
- ⊙ - HANGER OF PYLON STALLS
- ⊙ - TELLER MACHINE
- GUARDRAIL
- FENCE LINE
- CONCRETE SURFACE

SHEET 1 OF 1


 20 10 0 20
 SCALE: 1" = 20'

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
3. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
5. A PRELIMINARY TITLE COMMITMENT WAS NOT FURNISHED TO CEMCON, LTD. FOR USE IN THE PERPETRATION OF THIS SURVEY. THEREFORE, THERE MAY BE ADDITIONAL "EASEMENTS" AND/OR SERVITUDES AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.
6. THE SCATTERING SHOWN HEREON ARE BASED ON THE FINAL PLAT OF SUBDIVISION FOR SUBURBAN BANCORP SUBDIVISION.
7. DIMENSIONS ENCLOSED IN () INDICATE RECORD ON DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED.
8. FIP = FOUND IRON PIPE (P AS SHOWN)
FIR = FOUND IRON ROD
SIP = SET IRON PIPE (P AS SHOWN)
9. PARCEL CONTAINS 42,963 S.F. OR 0.968 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

2 IN SUBURBAN BANCORP SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, T42N, R42E, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACMA AND ITS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACMA AND ITS, IN 1999, AND INCLUDES (ITEMS 1, 2, 3, 4, 8, 9, 10 AND 11) "ABLE" "A" THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS SET BY ALTA, HPSR, AND ACMA AND IN EFFECT ON THE DATE OF CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT HER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY CONTROL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS AMENABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH FOLLOW LAND BOUNDARIES" FOR ALTA/ACMA LAND TITLE SURVEYS.

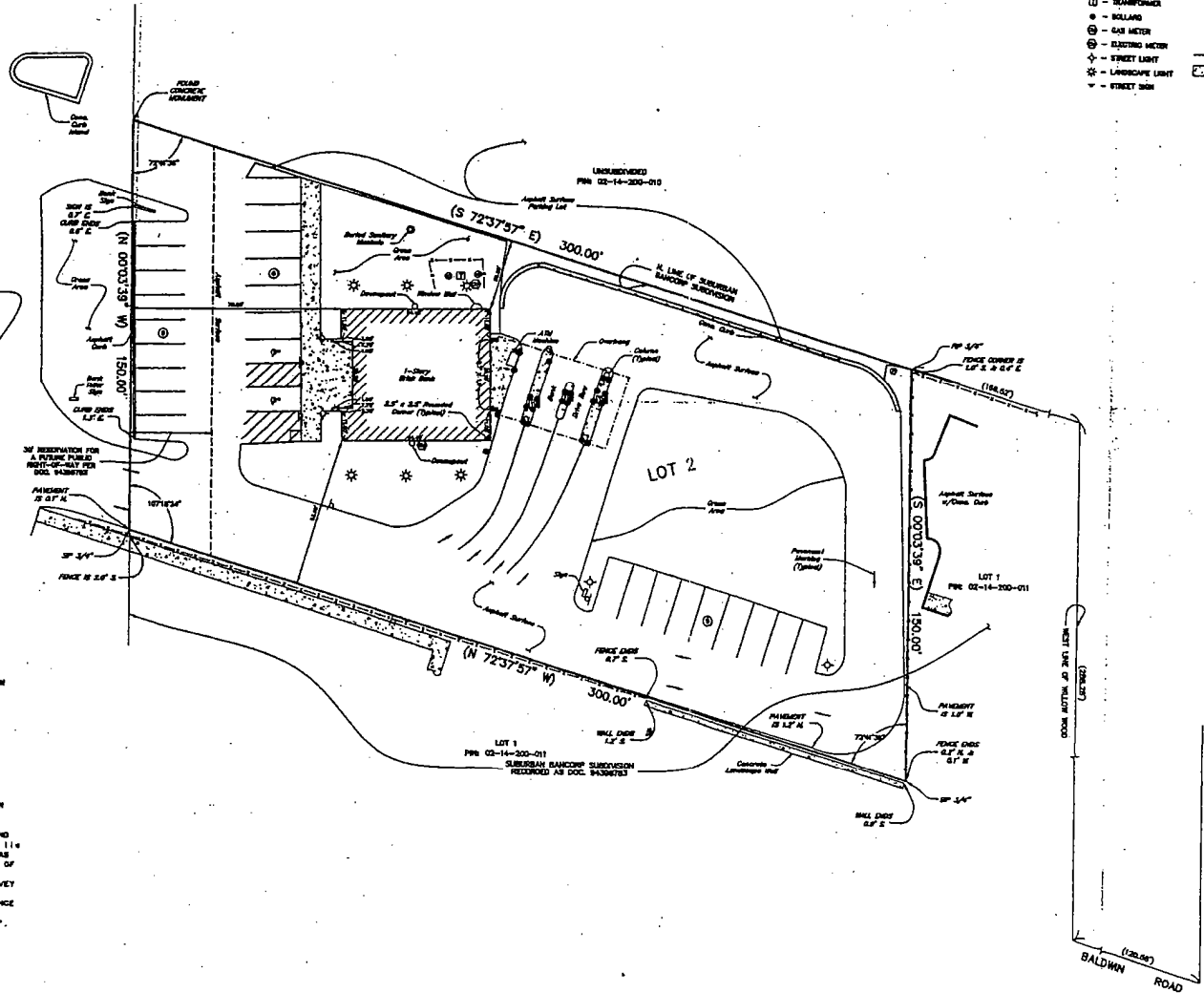
SURVEYOR'S CERTIFICATE

HARRIS TRUST & SAVINGS BANK

I IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACMA LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACMA AND ITS, IN 1999, AND INCLUDES (ITEMS 1, 2, 3, 4, 8, 9, 10 AND 11) "ABLE" "A" THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS SET BY ALTA, HPSR, AND ACMA AND IN EFFECT ON THE DATE OF CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT HER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY CONTROL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS AMENABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH FOLLOW LAND BOUNDARIES" FOR ALTA/ACMA LAND TITLE SURVEYS.

D THIS 17TH DAY OF DECEMBER, 2001.

R.A. BLAETZ
 010 PROFESSIONAL LAND SURVEYOR NO. 3076
 PROFESSIONAL REGISTRATION EXPIRES ON NOVEMBER 30, 2002



PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 19131 COUNTY FARM ROAD
 WINFIELD, ILLINOIS 60190-2022
 PH (815) 853-1030 FAX (815) 853-0852
 e-mail: ccm@cemcon.com

DISC NO: 696003P FILE NAME: ALTA
 PLO. INC. / PLO. NO. 896/21-34
 DRAWN BY: SNA
 COMPLETION DATE: 11-20-01 JOB NO: 896.005
 EXERCISE



VILLAGE OF PALATINE

200 E. Wood Street • Palatine, IL 60067-5339
 Telephone (847) 358-7500 • Fax (847) 359-9040
www.palatine.il.us

DATE: September 14, 2004
 TO: Mayor and Village Council
 FROM: Susan Tibbitts, Chair, Zoning Board of Appeals
 RE: Findings of Fact

MEMBER:
 Northwest Municipal Confer
 Illinois Municipal League
 National League of Cities
 U.S. Conference of Mayors

ZONING DOCKET: Z-04-106

PETITIONER: Pandelis Baniias

LOCATION: 501 N. Hicks Road

PROPOSAL: Consider a Special Use to permit a physician's office pursuant to Section 11.02 (d) (16) of the Palatine Zoning Ordinance.

PUBLIC HEARING:

After due notice as required by law, the Zoning Board of Appeals conducted a hearing relative to the above mentioned petition on September 14, 2004.

The petitioner, Pandelis Baniias, represented by Jennifer Thorstenson of Warren Johnson Architects and Bruce Blank, realtor, were present and provided testimony as to the reasons for the request and why they believed that the petition met the necessary standards. No objectors were present.

Kevin Anderson, Planning and Economic Development, was present and testified it was Staff's recommendation to approve the proposal subject to conditions.

FINDINGS:

The Standards have been met.

Attachment: O-208-04 - 501 N. Hicks Rd (501 N. Hicks Road - SU Dental Office)



RE: Findings of Fact Z-04-106
501 N. Hicks Road
September 14, 2004

RECOMMENDATION:

Therefore, by a vote of (6) Ayes to (0) Nays, the Zoning Board of Appeals voted to recommend approval of the Special Use to permit the above proposal subject to the following conditions:

1. The Special Use shall substantially conform to the floor plans attached hereto as Exhibit "A", the elevations attached hereto as Exhibit "C", and the site plan attached hereto as Exhibit "B" except as such plans may be changed to conform to Village Codes and Ordinances and the following condition:
2. A dumpster enclosure shall be provided in a manner acceptable to the Director of Community Services.
3. A central burglar alarm system, which will summon police, must be installed prior to occupancy.

ZONING BOARD OF APPEALS
 SEPTEMBER 14, 2004
 PAGE 10

V I. Z-04-105 158 S. Benton Street

This item was tabled at the request of the Petitioner.

VII. Z-04-106 501 N. Hicks Road

Consider a Special Use to permit a physicians office Pursuant to Section 11.02 (d) 16 of the Palatine Zoning Ordinance.

Consider a Special Use to permit a physicians office Pursuant to Section 11.02 (d) 16 of the Palatine Zoning Ordinance.

Notice was published in the Daily Herald on 8/30/04. Approximately 90 property owners were notified by mail.

Petitioner's exhibits:

- 1 Petition for Special Use
- 2 Real Estate Interested Disclosure Form
- 3 Real estate contract
- 4 Land title survey
- 5 Site plan, floor plan, elevations
- 6 Photos (36)

Mr. Anderson gave the background of this request. The subject property is currently a vacant building previously occupied by a bank. The petitioners, owners of the property, are proposing to operate a physicians office from the building. Physician's offices require a Special Use in a B-1 district. Therefore the petitioners are seeking a Special Use.

ANALYSIS:

- The petitioners are proposing to occupy a vacant building in the K-Mart out-lot.
- The petitioner would operate a general physician's office.
- The building is approximately 3100 square feet and would contain 9 exam rooms, a reception area and a lab.
- The petitioner is proposing to paint the exterior trim and brick. No colors have yet been indicated. An EIFS addition would be added to the existing storefront.
- The petitioner is proposing to demolish the existing curbing between the drive through lanes and to maintain the existing canopy as staff parking.
- Ten parking spaces are required for this building and use. There are 26 parking spaces on site.

Ms. Tibbitts asked was EIFS was; Mr. Anderson said this was a building material and deferred to the Petitioner for detailed information.

There were no further questions of Staff.

ZONING BOARD OF APPEALS
 SEPTEMBER 14, 2004
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The Petitioners, Bruce Blank, of 1417 Anderson Drive (realtor) and Jennifer Thorstenson of Warren Johnson Architects, both representing the buyer, were sworn in.

Mr. Blank said this bank building had been vacant for a couple years. The Petitioners would like to occupy it with a doctor's office with exam rooms. Dr. Baniyas is Mr. Blank's family doctor. Dr. Baniyas has a thriving office in Arlington Heights, another in Evanston and one in Palatine. He plans to consolidate his Palatine and Arlington Heights offices at the Subject Property.

Ms. Thorstenson said the exterior would be of EIFS, a dryvit material. They may use the natural color of the brick or paint it.

Ms. Tibbitts asked the number of doctors in the practice; at least 3 – himself, Dr. Kara and a third doctor. They are affiliated with Northwest Community hospital. They are board certified and 2 specialize in internal medicine.

Ms. Tibbitts asked about security; Mr. Blank could not address this nor any information concerning an alarm.

There was no information on hours of operation.

Ms. Roth-Wurster asked about the bathrooms; both upstairs will be ADA compliant, the one in the basement, for the doctors' use, will not be ADA compliant. The front entrance is currently accessible.

Ms. Tibbitts asked about dumpster enclosure; there is not one now.

There were no further questions by Staff, the Board or the Audience.

There was nothing further.

Mr. Anderson gave Staff's recommendation for the approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the floor plans attached hereto as Exhibit 'A', the elevations attached hereto as Exhibit 'C' and the site plan attached hereto as Exhibit 'B' except as such plans may be changed to conform to Village Codes and Ordinances and the following condition:
2. A dumpster enclosure shall be provided in a manner acceptable to the Director of Community Services.

There were no questions of the recommendation.

There was nothing further.

The Public Hearing was closed.

DELIBERATIONS:

Mr. Goldstein said the request meets the standards and made a motion to approve the petition, subject to Staff's recommendation and an additional condition:

3. A central burglar alarm system, which will summon police, must be installed prior to occupancy.

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Discussion followed about language for condition 3.

Mr. Witt seconded the motion, and commended the Petitioner for recycling the building.

Ms. Roth-Wurster felt it would be helpful for the doctors to be present and to know the intended hours of operation.

Ms. Tibbitts said this rehab plan was attractive.

Vote: All Ayes (6-0)

ZONING BOARD OF APPEALS
SEPTEMBER 14, 2004
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IX. FINDINGS OF FACT

Z-04-103

Voice Vote: All Ayes

Z-04-104

Voice Vote: All Ayes

Z-04-106 as amended

Voice Vote: All Ayes

Z-04-107

Voice Vote: All Ayes

X. COMMUNICATIONS

There are 7 upcoming petitions for the next meeting.

Mr. Prats-Reyes continues to keep in touch.

Meeting adjourned at: 10:35 PM

DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE

PETITION FOR HEARING

Zoning Docket #	
Property recorded in Torrens	
Filing Fee \$ 625.00	Date Filed 8-4-09

SPECIAL USEPLEASE TYPE OR PRINT IN INK:

- Name of Petitioner(s): PANDELIS BANIAS, M.D.
 Address: 800 AUSTIN, SUITE 369 EVANSTON, IL 60202
City, State, Zip
 Telephone No. 312-945-3538 Business No. 847-316-4455 Fax No. 847-316-4456
- Authorized Agent of Petitioner (if different):
 Name: JENNIFER THORSTENSON / WARREN JOHNSON ARCHIT
 Address: 19 N. GREELEY ST. PALATINE, IL 60067
City, State, Zip
 Telephone No. 847-359-9616 Fax No. 847-359-9641
 Relationship to Petitioner: ARCHITECT
- Property interest of Petitioner(s): WILL BE PURCHASING
Owner, Lessee, Contract Purchaser, etc.
- Address of the property for which this application is being filed: 501 N. HICKS RD.
Palatine, Illinois
- All existing land use(s) on the property are:
VACANT HARRIS BANK BLDG.
- The proposed use(s) on the property, if this petition is approved is (are):
PHYSICIAN MEDICAL FACILITY
- Current zoning of property: BI
- State the specific action requested. City ordinance numbers and distances where applicable.
TO ALLOW THE USE OF A MEDICAL FACILITY
IN A BI DISTRICT.

PETITIONER JUSTIFICATION:

- 9 The petitioner is required to present specific evidence, (not opinions) that the general standards for the granting of a special use will be met. Please justify the need for the special use making sure to address the attached standards (Section 14.05 of the Zoning Ordinance).

WE ARE SEEKING TO OPERATE A MEDICAL
OFFICE IN A BI DISTRICT & WILL COMPLY
TO ALL STANDARDS OF THE SPECIAL USE.

10. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Date: 8-4-04

Jennifer Thorstensen
AGENT FOR PETITIONER

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Public Notice

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, September 14, 2004, at 7:00 PM, in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for a Special Use for a physician's office, pursuant to Section 11.02 (d) (16) of the Palatine Zoning Ordinance.

The property is legally described as follows:

Lot 2 in Suburban Bancorp Subdivision, being a subdivision in the West half of the Northeast quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded May 4, 1994, as Document 94398783 in the Office of the Recorder of Deeds, Cook County, Illinois

commonly known as 501 N. Hicks Road (PIN #02-14-200-012).

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

Zoning Docket: 7-04-106
Village Of Palatine
Susan Tibblitts, Chair
Zoning Board of Appeals
DATED: This 30th day of August, 2004

Published in Daily Herald
August 30, 2004 (3371207)N

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**.

That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Arlington Heights, Barrington, Barrington Hills,

Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove,

Burlington, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee,

Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake,

Gurnee, Hampshire, Hainesville, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley,

Inverness, Island Lake, Kildeer, Lake in the Hills, Lake Zurich, Libertyville,

Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine,

Prospect Heights, Rolling Meadows, Schaumburg, Sleepy Hollow, St. Charles, Streamwood

Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Green Oaks

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published August 30, 2004 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Mary M. Banett
Authorized Agent

Control # T3371207

Attachment: O-208-04 - 501 N. Hicks Rd (501 N. Hicks Road - SU Dental Office)

TYPE: ORDINANCE **SUBMITTED BY:** PLANNING & ECON. DEV. **DATE:** 10/04/2004

DESCRIPTION: Consider a Special Use to permit a physicians office for the property at 501 N. Hicks Rd.

(Banias)

(District: 6)

COMMITTEE ACTION:

DATE:

BACKGROUND:

The subject property is currently a vacant building previously occupied by a bank. The petitioners, contract purchases of the property, are proposing to operate a physician's office from the building. Physician's offices require a Special Use in a B-1 district. Therefore the petitioners are seeking:

A Special Use to permit a physician's office Pursuant to Section 11.02 (d) 16 of the Palatine Zoning Ordinance.

KEY ISSUES:

- The petitioners are proposing to occupy a vacant building in the K-Mart out-lot.
- The petitioner would operate a general physician's office.
- The building is approximately 3100 square feet and would contain 9 exam rooms, a reception area and a lab.
- The petitioner is proposing to paint the exterior trim and brick. No colors have yet been indicated. An EIFS addition would be added to the existing storefront.
- The petitioner is proposing to demolish the existing curbing between the drive through lanes and to maintain the existing canopy as staff parking.
- Ten parking spaces are required for this building and use. There are 26 parking spaces on site.
- The recently vacated easement for a future public street may be required to be re-dedicated. With the pending revitalization of the Kmart center, this street may be constructed to improve traffic flow in the area. Condition 4 in the draft Ordinance requires the easement dedication.

ALTERNATIVES:

1. Recommend approval of the Special Use
2. Do not recommend approval of the Special Use

RECOMMENDATION:

Public Hearing: 9/14/04 Zoning Board of Appeals

Residents Testifying: None

Concerns: None

Vote: The ZBA voted unanimously to approve the Special Use. Staff concurs with this recommendation.

ACTION REQUIRED:

Motion to recommend approval of a Special Use permit a physicians office for the property 501 N. Hicks Rd.

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 501 N. HICKS RD.



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 8TH day of MAY, A.D. 2025, and the last publication thereof was made on the 8TH day of MAY, A.D. 2025.

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 8TH day of MAY, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of MAY, A.D., 2025.

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

Attachment: Public Notice (501 N. Hicks Road - SU Dental Office)

**VILLAGE OF PALATINE
Planning and Zoning Commission**

SCHEDULED 05/27/25 07:00 PM

STAFF REPORT (ID # 9868)

605-619 E. Dundee Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: USAgain

PLAN NUMBER: **VAR-000124-2024**

BACKGROUND:

The Subject Property is the Deer Grove Centre shopping center on Dundee Road. The Petitioner, USAgain is proposing to locate a 160 square foot donation bin in the shopping center parking lot along Dundee Road. The box is of a metal construction and would be camera monitored on a 24 hour, 7-day a week basis. While the zoning code does only allow donation bins to be located on properties used for educational, institutional, religious, or not-for-profit uses, the Petitioners are requesting to locate the bin at a commercial shopping center. Therefore, the Petitioners are requesting the following:

Variation to allow a donation bin on a commercial shopping center property and not on a property used for educational, institutional, religious, or not for profit uses, as required by Code;

Planned Development Amendment to allow a site plan change to allow the donation bin to be placed in the shopping center parking lot (west of the Wells Fargo bank), which includes the removal of approximately 2-3 parking spaces.

Surrounding Zoning/Uses:

North:	R-2 single-family residential - single-family homes
South:	Planned Development - Concord Mills residential subdivision
East:	Planned Development - Deer Grove Centre
West:	Planned Development- Wells Fargo

KEY ISSUES:

- The Petitioner operates a textile recycling and processing use across 15 states. As part of their operations, USAgain also operates a clothing drop spot at multiple locations across the United States. According to the application submission, this includes drop spot locations in Chicago, Skokie, and Oswego, IL.
- The Petitioner has applied to locate a donation bin at the Deer Grove Centre shopping center. To that end, the proposed “drop spot” would be located in the exterior shopping center parking lot and occupy three parking spaces. As a practical matter, Deer Grove Centre is overparked, and therefore the loss of parking space does not require any additional zoning relief.
- The bin is 13 feet 3 inches high, 8 feet wide, and 20 feet in length. The bin would be approximately 160 square feet.
- The bins are solar powered and do not require any on-site utilities to function. The donation bin would accept donations, and although the collection points are not staffed, the bins are camera monitored on a 24 hour/7-day/week basis.
- As part of USAgain’s operations, they partner with a not-for-profit to plant a tree at each point that the donation bin is filled.
- The zoning ordinance regulates the placement, size, and location of donation bins within the Village. These regulations were adopted by the Village Council in order to regulate the proliferation of donation bins, which in many instances, were placed without the knowledge or permission of an underlying property owner, upon the commercial properties within the Village.
- The zoning ordinance section is listed below:

Sec. 4.16 Donation/collection box.

- Only donation boxes directly associated with the principal use of the subject property shall be permitted.
- Only two (2) donation boxes shall be permitted per zoning lot.
- Administrative Site Plan Review and Registration are required.
- As part of the application to locate a donation box, written authorization from the property owner must be obtained and provided to the Village of Palatine.
- The donation/collection box must be placed on a solid and dust-free surface.
- Donation boxes shall not exceed six (6) six (6) inches in height, five (5) feet wide and four (4) feet deep and if located in the parking lot shall not obstruct more than one surplus parking space.
- Donation boxes shall only be located upon properties used for educational, institutional, religious, or not for profit uses.
- Donation boxes shall not be located in the required front or corner side yard and

must be located to minimize the visual impact, when viewed from public or private streets.

- i. Donation boxes shall include an informational posting, as to whether their organization accepting the donations is a for-profit or not-for-profit.
- j. Donation boxes shall also include a local contact person and the operator of the donation box, with the appropriate contact telephone number to address any maintenance or damage concerns with the box.
- k. The donation box shall not be placed in a location to interfere with or cause a visual obstruction to vehicle or pedestrian traffic.
- l. Donated materials or items shall not be stored or left outside the donation box.

- The proposed location is not permitted by the zoning code regulations, as it is proposed to be located at a commercial shopping center. Additionally, the size is proposed to be 160 square feet (20 feet by 8 feet), whereas the maximum square footage allowed on properties used for educational, institutional, religious, or not for profit profits is 20 square feet (5 feet by 4 feet).
- When the Petitioner first contacted and met with the Village, Staff advised about the ordinance limitations and requirements. Staff further indicated that the Subject Property is ineligible for the placement of a donation bin, as it is not within the property categories eligible for such location. Staff also indicated that the Staff recommendation would be to deny the requests accordingly.
- The Petitioner sought to apply for both a variation from the ordinance requirement and a Planned Development Amendment and Site Plan modification to allow the proposed bin.

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 donation bin ordinance regulations were established in 2012 to delineate the appropriate land use locations for such donation bins. Commercial shopping centers were excluded from the eligible locations, due to potential conflicts with the underlying

legislative intentions. Additionally, the Village began experiencing specific zoning enforcement issues created, which were created with the illegal locating of donation bins throughout the commercial shopping centers along the Rand Road and Dundee Road corridors. Additionally, stand-alone commercial uses were also having donation bins “dropped” at various locations in the Village.

As the subject property is a commercial shopping center, the proposed location is in direct conflict with the ordinance requirements and the size of the bin is significantly larger what is allowed by Code.

Therefore, Staff recommends denial of the requested variation and planned development amendment.

ATTACHMENTS:

- Aerial Map
- Donation bin location map and elevation
- Clothing Drop Spot - Variation justification responses
- USAgain - VARIANCE QUESTIONS ANSWERS (1)
- USAgain Narrative and need for a variation - Trees for the Future
- USAgain - Trees for the Future narrative information
- USAgain - Narrative on Deer Grove Centre - Palatine_v1 (9) (1)
- Deer Grove Centre Planned Development ORD
- Deer Grove Centre - Planned Development Ordinance - 0-085-95
- Public Notice

Deer Grove Centre



Attachment: Aerial Map (605-619 E Dundee Road - USAgain- clothing drop spot donation bin)

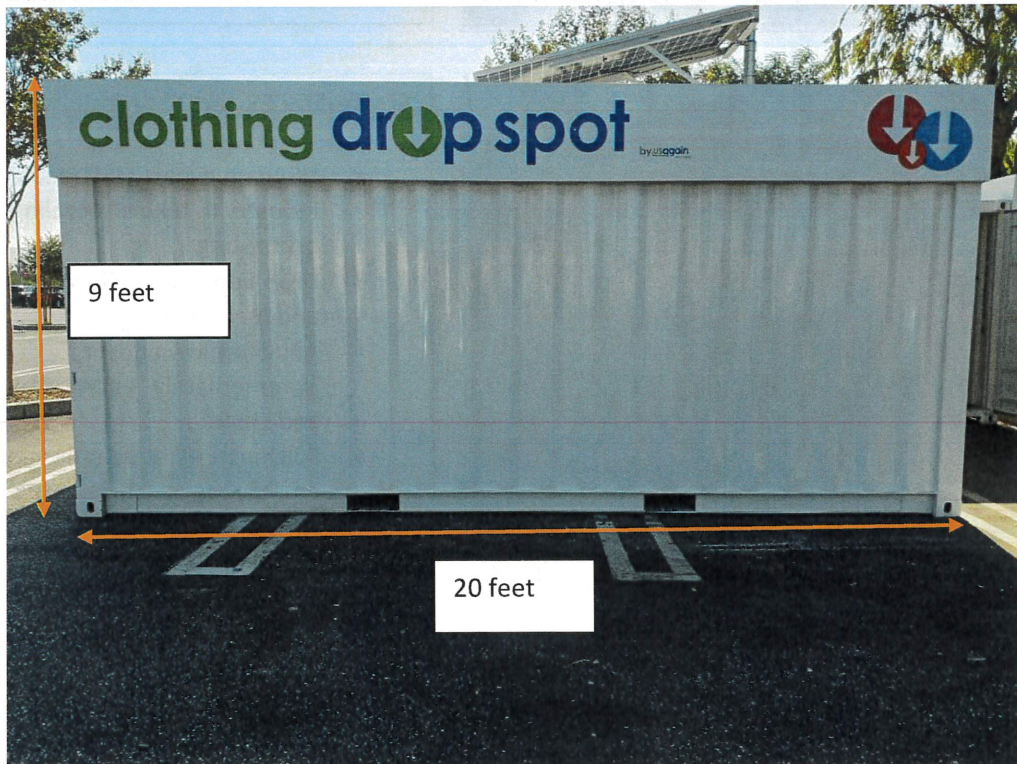


Deer Grove Centre
 615 East Dundee, Palatine, Illinois
 PIN: 02-11-209-009-0000
 Zoning: Planned Development District

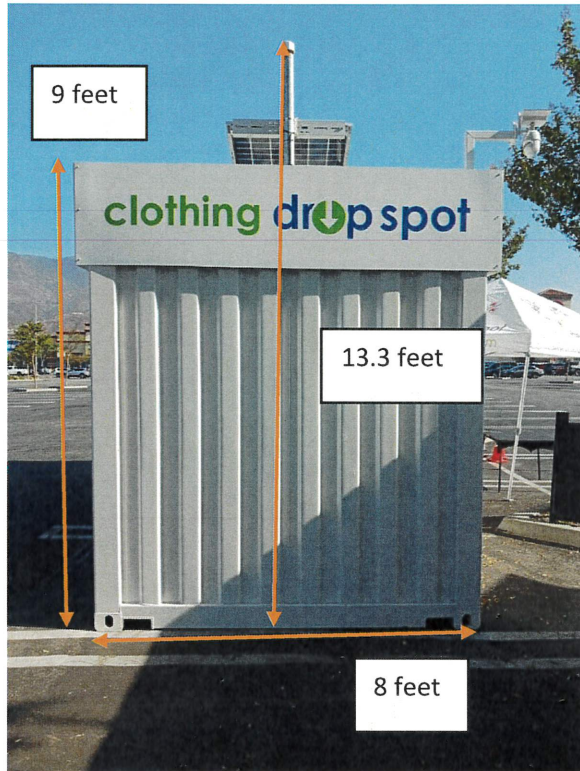
Front Profile



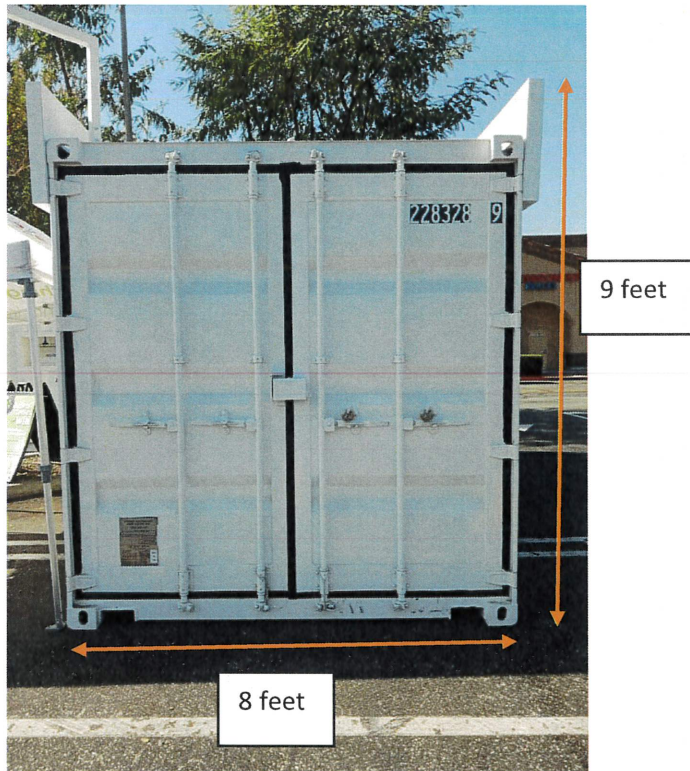
Back Profile



Side 1 Profile



Side 2 Profile



About the Clothing Drop Spot and Need for a Variance

USAgain, has an opportunity to place one of our Clothing Drop Spots at the Deer Grove Centre shopping center in Palatine, Illinois through a signed lease agreement with the property owner RPT Realty, LP. The Clothing Drop Spot is an enhanced clothing donation bin that is visited by staff every day of the week to address any maintenance and clean up needs that may arise and unload the Clothing Drop Spot at least once a week or as needed based on use. It is also monitored by security cameras on a 24 hours 7 days a week basis, lit up at night for enhanced security to the surrounding area, and able to collect 5,000 pounds of textiles and shoes on a weekly basis. Because of this daily staffing and being monitored on a 24/7 basis it solves all the common complaints previously attached to regular donation bins such as fly dumping being left in front of the container. If there is any fly dumping left in front and/or near the Clothing Drop Spot, USAgain staff quickly removes the items. And USAgain, LLC even contracts with third party contractors to remove large bulky items if required but this need is very uncommon. The Clothing Drop Spot occupies three parking spaces, is completely powered by solar panels attached to the roof and does not require any utility hookups to operate.

The location of the Clothing Drop Spot is shown on the site plan included with the application. The location was chosen by property management because it allows the Clothing Drop Spot to be more visible to potential customers and at the same time does not interfere with any operations on the property. One of the major benefits to the property owner of having a Clothing Drop Spot on their property is that it helps increase foot traffic to the property leading to more customers for its stores and provides auxiliary income to the property owner through site lease rental income. This location should not affect circulation in the Shopping Center or create any other negative impacts in the Shopping Center.

One of the goals of the Clothing Drop Spot is to reform how clothes and shoes are donated by the general public as the demand for clothing and shoes reuse/recycling availability continues to increase. By providing a larger donation facility at one location in a popular area it reduces the need for smaller donation bins placed throughout the rest of the community, decreases greenhouse gas emissions from large trucks used to collect the donations by not having to visit multiple smaller donation bin sites miles apart, and the larger donation facility allows it to provide the features that eliminate the problems that have been issues with the clothing reuse/recycling industry since the inception of the smaller donation bin. Limiting the size of donation bins to 6 1/2 feet high, 5 feet wide, and 4 feet deep does not allow USAgain to be able to adequately monitor the site by video cameras, which is essential to enable the 24/7 monitoring to alleviate any fly dumping issues the City is experiencing. Also, larger containers are necessary to prevent overflow and fly dumping that the smaller donation bins experience. Limiting the size of donation bins can cause overflow and fly dumping issues as well. USAgain believes this prototype donation bin, the Clothing Drop Spot, is a more effective way to monitor and collect clothing donations. The dimensions and depiction of the Clothing Drop Spot is also contained as an exhibit to this application. For all of these reasons the deviation to allow bigger and taller donation bins are in the public interest.

The Clothing Drop Spot in Other Cities

USAgain, currently operates close to 50 Clothing Drop Spots in California, Minnesota, Washington, Colorado, Illinois, and New York. Locally we have two in the city of Chicago that are located in similar sized shopping centers as in Oswego that received city planning staff approval and local alderperson

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.

It is almost, if not already, no longer economically feasible to collect clothes and shoes for reuse utilizing the typically smaller donation bin due to raising logistical costs associated with labor, insurance, site rent, fuel, transportation, regulatory compliance, maintenance, sorting, processing, and warehousing to just name a few.

In order for a reuse and recycling program to operate effectively there needs to be an end use for that reused or recycled item at an affordable price. Due to the small capacity limitations of the typical donation bin of 500 pounds, numerous donation bins need to be placed at one location or at numerous locations throughout the community in order to meet the raising donation demand and achieve the overall tonnage necessary to produce the adequate revenue to operate the clothes and shoes reuse/recycling system.

A system based solely on the smaller donation bins would require numerous additional sites. And due to the fact many municipalities only allow one or two donation bins at a site, this large scattered system approach of small donation bins leads to increased logistics costs referenced above and increased overflow and debris due to the limited capacity of these small donation bins. Many of these sites operate at a loss because of the high logistical costs and limited capacity.

This is why the Clothing Drop Spot was invented to centralize the clothes and shoes donation collection at fewer larger capacity of 5,000 pounds per site (such as shopping centers like Deer Grove Centre) in a community to reduce these logistical costs and still be able to collect more donations to achieve the adequate revenue requirement to fund the system.

Palatine currently only allows the smaller donation bins to be placed at a site not to exceed 6.5 feet high, 5 feet wide, and 4 feet deep which will not allow the placement of a Clothing Drop Spot which is 9 feet high, 20 feet wide, and 8 feet deep. While Palatine does allow two donation bins to be placed at a site, this still does not provide enough capacity to adequately collect enough to support the high logistical costs.

Furthermore, by allowing the Clothing Drop Spot which has a foot print of 160 square feet that occupies a little under three parking spaces, this isn't much bigger than what is currently allowed by having two donation bins next to each other with a footprint 80 square feet that occupies close to two parking spaces.

USAgain currently operates close to 100 Clothing Drop Spots located in Illinois, California, New York, Colorado, Washington, Missouri, and Minnesota. We have proven to these municipalities with a Clothing Drop Spot that it is a more effective method for collecting clothes and shoes than the typical smaller donation bin and we look forward to proving that in Palatine.

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

Currently 2.5 million tons of clothes and shoes are donated per year. This has increased by nearly 90% since the year 2000. The Clothing Drop Spot is the 21st century approach to handling this increased donation demand. The typical donation bin can only handle 500 pounds of clothes per

Climate Crisis. What's more, we plant a tree every time the Clothing Drop Spot is full through our partner, Trees for the Future.

Over 1 Million Trees Planted Worldwide

In partnership with Trees for the Future, a non-profit based in Maryland, USAgain plants a tree every time the Clothing Drop spot is full, allowing us to support communities in developing countries in the fight against Global Warming and the Climate Crisis. Together we have planted more than 1 million trees since 2013.

Trees help restore the environment, mitigate the Climate Crisis and create a greener earth for future generations. When trees are planted with food crops this is called agroforestry and it helps people increase their crop yields to grow their own food and build sustainable incomes for their families by producing and selling a surplus. The program helps in creating sustainable sources of crop shade, soil rehabilitation, food, windbreaks, medicine, mudslide control and more for communities that need them.

Trees for the Future works in six Sub-Saharan countries where they have strong on-the-ground personnel and numerous clusters of farmers motivated to join the program. Though they have planted trees in 60 countries, they are actively replicating a pathway out of poverty in Senegal, Cameroon, Kenya, Tanzania, Guinea, and Uganda. They work with farmers living below the poverty line, struggling to feed their families with the one or few crops they raise on increasingly degraded land.

Positive Environmental Impact

- 1,505,528 trees planted
- 13,574,223,726 pounds of CO2 saved
- 2,171,882,551,800 gallons of water saved
- 18,098,997 people clothed

For all the reasons stated above granting the minor amendment to the PUD and deviations from the size and square footage limitations for donation boxes in the zoning ordinance are in the public interest.

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.

It is almost, if not already, no longer economically feasible to collect clothes and shoes for reuse utilizing the typically smaller donation bin due to raising logistical costs associated with labor, insurance, site rent, fuel, transportation, regulatory compliance, maintenance, sorting, processing, and warehousing to just name a few.

In order for a reuse and recycling program to operate effectively there needs to be an end use for that reused or recycled item at an affordable price. Due to the small capacity limitations of the typical donation bin of 500 pounds, numerous donation bins need to be placed at one location or at numerous locations throughout the community in order to meet the raising donation demand and achieve the overall tonnage necessary to produce the adequate revenue to operate the clothes and shoes reuse/recycling system.

A system based solely on the smaller donation bins would require numerous additional sites. And due to the fact many municipalities only allow one or two donation bins at a site, this large scattered system approach of small donation bins leads to increased logistics costs referenced above and increased overflow and debris due to the limited capacity of these small donation bins. Many of these sites operate at a loss because of the high logistical costs and limited capacity.

This is why the Clothing Drop Spot was invented to centralize the clothes and shoes donation collection at fewer larger capacity of 5,000 pounds per site (such as shopping centers like Deer Grove Centre) in a community to reduce these logistical costs and still be able to collect more donations to achieve the adequate revenue requirement to fund the system.

Palatine currently only allows the smaller donation bins to be placed at a site not to exceed 6.5 feet high, 5 feet wide, and 4 feet deep which will not allow the placement of a Clothing Drop Spot which is 9 feet high, 20 feet wide, and 8 feet deep. While Palatine does allow two donation bins to be placed at a site, this still does not provide enough capacity to adequately collect enough to support the high logistical costs.

Furthermore, by allowing the Clothing Drop Spot which has a foot print of 160 square feet that occupies a little under three parking spaces, this isn't much bigger than what is currently allowed by having two donation bins next to each other with a footprint 80 square feet that occupies close to two parking spaces.

USAgain currently operates close to 100 Clothing Drop Spots located in Illinois, California, New York, Colorado, Washington, Missouri, and Minnesota. We have proven to these municipalities with a Clothing Drop Spot that it is a more effective method for collecting clothes and shoes than the typical smaller donation bin and we look forward to proving that in Palatine.

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

Currently 2.5 million tons of clothes and shoes are donated per year. This has increased by nearly 90% since the year 2000. The Clothing Drop Spot is the 21st century approach to handling this increased donation demand. The typical donation bin can only handle 500 pounds of clothes per

week while the Clothing Drop Spot can hold up to 5,000 pounds of clothes per week. On average in the United States a person disposes of 81.5 pounds of clothes on an annual basis which equated to a total of 11.3 million tons of clothes ending up in United States landfills annually leading to increased CO2 and methane gas emissions harming the environment. The good news is that as the issue of global climate change has become more mainstream and people are becoming more aware of the negative environmental impact clothes and shoes production and disposal has on the environment, people are donating more of their clothes and shoes for reuse and recycling on an annual basis. This increased donation volume is contributing to increased overflows at the typical donation bins due to their limited holding capacity and a new more modern collection concept was needed which is the Clothing Drop Spot.

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

Approving the variation to allow for the Clothing Drop Spot will have no negative impact on the essential character of the locality. It will actually enhance the character of the locality due to the Clothing Drop Spot being a more appealing and attractive facility with the white & green design blending in with the surrounding buildings and landscaping. With the enhanced security devices, illumination, daily staffing, and 24/7 camera surveillance, the Clothing Drop Spot nearly eliminates overflow and debris being left outside of the facility unlike the typical donation bin.

Furthermore as mentioned above by allowing the Clothing Drop Spot which has a foot print of 160 square feet that occupies a little under three parking spaces, this isn't much bigger than what is currently allowed by having two donation bins next to each other with a footprint 80 square feet that occupies close to two parking spaces. These lost of one parking space at Deer Grove Centre will not adversely affect the property according to the property owner.

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.

The Clothing Drop Spot which has a foot print of 160 square feet that occupies a little under three parking spaces, this isn't much bigger than what is currently allowed by having two donation bins next to each other with a footprint 80 square feet that occupies close to two parking spaces. These lost of one parking space at Deer Grove Centre will not adversely affect the property according to the property owner.

- b. A unique hardship for the property not generally applicable to other properties in the same zoning district.

Not applicable.

- c. The request is not based on a desire to make more money out of the property.

The request is to allow for a more effective method of collection clothes and shoes that doesn't lead to debris and overflows at the donation bin due to increased donation demand by the general public.

- d. The petitioner has not created the alleged hardship for the property.

This hardship was not created by USAgain. It was created by the increased donation demand and the higher logistical costs largely attributed to increased inflation and the higher cost of living.

- e. The request will not be detrimental to the public welfare or other properties in the neighborhood

As mentioned above, by allowing this variance request will lead to nearly eliminating overflows and debris at clothes and shoes collection sites like the Clothing Drop Spot.

- f. The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values

The Clothing Drop Spot will enhance the surrounding area by providing additional lighting that is attached to the Clothing Drop Spot and the 24/7 camera monitoring will increase security in the area. In fact in several municipalities if a crime or incident takes place near the Clothing Drop Spot and we have it on camera, we share that footage with the local police to help solve the crime or incident.

About the Clothing Drop Spot and Need for a Variance

USAgain, has an opportunity to place one of our Clothing Drop Spots at the Deer Grove Centre shopping center in Palatine, Illinois through a signed lease agreement with the property owner RPT Realty, LP. The Clothing Drop Spot is an enhanced clothing donation bin that is visited by staff every day of the week to address any maintenance and clean up needs that may arise and unload the Clothing Drop Spot at least once a week or as needed based on use. It is also monitored by security cameras on a 24 hours 7 days a week basis, lit up at night for enhanced security to the surrounding area, and able to collect 5,000 pounds of textiles and shoes on a weekly basis. Because of this daily staffing and being monitored on a 24/7 basis it solves all the common complaints previously attached to regular donation bins such as fly dumping being left in front of the container. If there is any fly dumping left in front and/or near the Clothing Drop Spot, USAgain staff quickly removes the items. And USAgain, LLC even contracts with third party contractors to remove large bulky items if required but this need is very uncommon. The Clothing Drop Spot occupies three parking spaces, is completely powered by solar panels attached to the roof and does not require any utility hookups to operate.

The location of the Clothing Drop Spot is shown on the site plan included with the application. The location was chosen by property management because it allows the Clothing Drop Spot to be more visible to potential customers and at the same time does not interfere with any operations on the property. One of the major benefits to the property owner of having a Clothing Drop Spot on their property is that it helps increase foot traffic to the property leading to more customers for its stores and provides auxiliary income to the property owner through site lease rental income. This location should not affect circulation in the Shopping Center or create any other negative impacts in the Shopping Center.

One of the goals of the Clothing Drop Spot is to reform how clothes and shoes are donated by the general public as the demand for clothing and shoes reuse/recycling availability continues to increase. By providing a larger donation facility at one location in a popular area it reduces the need for smaller donation bins placed throughout the rest of the community, decreases greenhouse gas emissions from large trucks used to collect the donations by not having to visit multiple smaller donation bin sites miles apart, and the larger donation facility allows it to provide the features that eliminate the problems that have been issues with the clothing reuse/recycling industry since the inception of the smaller donation bin. Limiting the size of donation bins to 6 1/2 feet high, 5 feet wide, and 4 feet deep does not allow USAgain to be able to adequately monitor the site by video cameras, which is essential to enable the 24/7 monitoring to alleviate any fly dumping issues the City is experiencing. Also, larger containers are necessary to prevent overflow and fly dumping that the smaller donation bins experience. Limiting the size of donation bins can cause overflow and fly dumping issues as well. USAgain believes this prototype donation bin, the Clothing Drop Spot, is a more effective way to monitor and collect clothing donations. The dimensions and depiction of the Clothing Drop Spot is also contained as an exhibit to this application. For all of these reasons the deviation to allow bigger and taller donation bins are in the public interest.

The Clothing Drop Spot in Other Cities

USAgain, currently operates close to 50 Clothing Drop Spots in California, Minnesota, Washington, Colorado, Illinois, and New York. Locally we have two in the city of Chicago that are located in similar sized shopping centers as in Oswego that received city planning staff approval and local alderperson

approval for permits. We also have one in Skokie at a larger mall shopping center that contains a Nordstrom, Macy's, and Bloomingdales. None of these locations have received any complaints.

In California many of our Clothing Drop Spots are approved for permitting through their state's "small recycling facility" provision that many municipalities adopted into their zoning codes in lieu of the state passing major recycling legislation to divert recyclable eligible materials, such as bottles, glass, aluminum cans, and other metals, out of their landfills. The state recently passed legislation to add textiles to the statewide recycling diversion goals placed upon California municipalities and the Clothing Drop Spot is helping municipalities meet this goal.

The Problem - Environmental Impact of Textile and Clothing Waste

According to the US EPA, over 17 million tons of textile waste is generated nationwide each year with nearly 70% of that waste ending up in our nation's landfills. It takes over 200 years for textile waste to decompose in landfills which generate greenhouse methane gas and leaches toxic chemicals and dyes into the groundwater and our soil. For every pound of clothes that is collected for reuse purposes saves 15 pounds of CO2 emissions.

The Solution – The Clothing Drop Spot

The typical Clothing Drop Spot collects between 3,000 to 5,000 pounds of donated clothes, shoes, and textiles each week that are typically thrown away if a convenient donation facility is not available. This can result in over 156,000 to 260,000 pounds of clothes, shoes, and textiles being reused or recycled and diverted from your community's landfill. This equates to a positive environmental impact of saving 2,340,000 to 3,900,000 pounds of CO2 emissions on a yearly basis.

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We live in a world of fast fashion and overall, clothing is getting cheaper. According to the US EPA, over 17 million tons of textile waste is generated nationwide each year with nearly 70% of that waste ending up in our nation's landfills. While there is an abundance of clothes in wealthier countries, seventy percent of the world's population continues to depend on secondhand clothing to clothe themselves and their children. USAgain is connecting those who have surplus clothing to those who need the clothing.

With our Clothing Drop Spot, we provide communities with a convenient and eco-friendly option to rid themselves of excess clothing, which is diverted from landfills. By exporting clothes and shoes to struggling countries we generate revenue, create green jobs here in the US and abroad and help to improve the well-being of people around the world. By putting clothes back in the use cycle we conserve precious natural resources and limit the emission of greenhouse gases to fight Global Warming and the

Climate Crisis. What's more, we plant a tree every time the Clothing Drop Spot is full through our partner, Trees for the Future.

Over 1 Million Trees Planted Worldwide

In partnership with Trees for the Future, a non-profit based in Maryland, USAgain plants a tree every time the Clothing Drop spot is full, allowing us to support communities in developing countries in the fight against Global Warming and the Climate Crisis. Together we have planted more than 1 million trees since 2013.

Trees help restore the environment, mitigate the Climate Crisis and create a greener earth for future generations. When trees are planted with food crops this is called agroforestry and it helps people increase their crop yields to grow their own food and build sustainable incomes for their families by producing and selling a surplus. The program helps in creating sustainable sources of crop shade, soil rehabilitation, food, windbreaks, medicine, mudslide control and more for communities that need them.

Trees for the Future works in six Sub-Saharan countries where they have strong on-the-ground personnel and numerous clusters of farmers motivated to join the program. Though they have planted trees in 60 countries, they are actively replicating a pathway out of poverty in Senegal, Cameroon, Kenya, Tanzania, Guinea, and Uganda. They work with farmers living below the poverty line, struggling to feed their families with the one or few crops they raise on increasingly degraded land.

Positive Environmental Impact

- 1,505,528 trees planted
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For all the reasons stated above granting the minor amendment to the PUD and deviations from the size and square footage limitations for donation boxes in the zoning ordinance are in the public interest.

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ORDINANCE NO. 0-85-95

**GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT -
DEER GROVE CENTRE**

**Published in pamphlet form by authority of the
President and Board of Trustees of the Village of Palatine
on August 14, 1995**

ORDINANCE NO. 0-85-95

**AN ORDINANCE
GRANTING A SPECIAL USE
FOR A PLANNED DEVELOPMENT
DEER GROVE CENTRE**

WHEREAS, upon petition of owners of said property for final Planned Development approval, hearings were held by the Plan Commission of the Village of Palatine on July 5, 1995 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission having made its findings in a written report to the President and Board of Trustees of the Village of Palatine;

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That a Special Use for a Planned Development is hereby granted to real estate described as follows, to wit:

That part of the North 1/2 of the Northeast 1/4 of Section 11, Township 42 North, Range 10 East of the 3rd Principal Meridian which lies North of a line drawn 344.0 feet South, as measured on the East and West lines thereof, and parallel with the North line of the South 1/2 of the North 1/2 of said Northeast 1/4, excepting therefrom Delgado and Rein's FERNDAL MARKET, being a subdivision of the Northwest 1/4 of the Northwest 1/4 of said Northeast 1/4, excepting therefrom that part of the Northeast 1/4 of the Northwest 1/4 of said Northeast 1/4, bounded by a line described as follows: Beginning at the Northeast corner of Lot 2 in Delgado and Rein's Ferndale Market, as aforesaid; thence South 89 degrees 35 minutes 30 seconds East along the South line of Dundee Road (being a line 50.0 feet South of and parallel with the North line of the Northeast 1/4 of said Section 11), 134.0 feet; thence south 00 degrees 01

minutes 06 seconds East, parallel with the East line of Lot 2, aforesaid, 530.0 feet; thence North 89 degrees 35 minutes 30 seconds West, parallel with the aforementioned North line of the Northeast 1/4, 134.0 feet to a point on the East line of said Lot 2, said point being 81.18 feet North (as measured along said East line) of the Southeast corner thereof; thence North 00 degrees 01 minutes 06 seconds West along the last mentioned East line, 530.0 feet to the place of beginning, and also excepting therefrom that part of said Northeast 1/4, bounded by a line described as follows: Beginning at the Southeast corner of Lot 2 in Delgado and Rein's FERNDALE MARKET aforesaid, thence North 00 degrees 01 minutes 06 seconds West along the East line of said Lot 2, a distance of 81.18 feet; thence south 89 degrees 35 minutes 30 seconds East parallel with the North line of the Northeast 1/4 of said Section 11, a distance of 134.0 feet; thence Southeasterly along a curved line convex to the Southwest and having a radius of 800.0 feet an arc distance of 211.20 feet (the chord of said arc which bears South 07 degrees 34 minutes 59 seconds East and measures 210.59 feet) to its intersection with a curved line, convex to the South and having a radius of 745.0 feet; thence Westerly along said curved line, an arc distance of 99.06 feet (the chord of which arc bears South 36 degrees 34 minutes 48 seconds West and measures 98.99 feet) to its intersection with a line drawn 134.0 feet South of and parallel with the South line of said Lot 2 and said South line extended East; thence North 89 degrees 36 minutes 40 seconds West along said parallel line, 62.91 feet to its intersection with the Southerly extension of the East line of said Lot 2; thence North 00 degrees 01 minutes 06 seconds West along said extension, 134.0 feet to the point of beginning; and also excepting that part of said Northeast 1/4 that part thereof bounded by a line described as follows: Beginning at the Southwest corner of Lot 2 in Delgado and Rein's Ferndale market, aforesaid; thence south 89 degrees 36 minutes 40 seconds East along the South line of said Lot 2, a distance of 617.05 feet to the Southeast corner thereof; thence South 00 degrees 01 minutes 06 seconds East along the Southerly extension of the East line of Lot 2, aforesaid, 134.0 feet; thence South 89 degrees 36 minutes 40 seconds East, parallel with the South line of said Lot 2 and the Easterly extension thereof, 62.91 feet to a point of curvature; thence Northeasterly along a curved line, being the arc of a circle convex Southerly, tangent to the last described course and having a radius of 745.0 feet, an arc distance of 100.25 feet (the chord of which arc bears North 86 degrees 32 minutes 03 seconds East and measures 100.17 feet), to its intersection with a line 830.0 feet East of and parallel with the West line of the aforementioned Northeast quarter section; thence South 00 degrees 00 minutes 00 seconds West along said parallel line, 216.75 feet to a point in a line 344.0 feet South of and parallel with the South line of Lot 2 aforesaid; thence North 89 degrees 36 minutes 40 seconds West along the last mentioned parallel line, 780.0 feet to a point in the East line of Hicks Road (being a line 50.0 feet East of and parallel with the West line of the Northeast 1/4 of said Section 11; thence North 00 degrees 00 minutes 00 seconds East along said East line, 344.0 feet to the place of beginning; and also excepting therefrom the North 50.0 feet, measured at right angles, thereof, all in Cook County, Illinois.

commonly known as the vacant 40 acre parcel on the south side of Dundee Road between the Northwest and Rand/Dundee Shopping Centers.

pursuant to Section 13.05 of the Palatine Zoning Ordinance, subject to the following conditions:

1. The final development plans shall substantially conform to the the Site Plan by Marchris Engineering, LTD., dated 4/6/95, last revised 7/31/95, Site Improvements Plans (Sheets CE-1 to CE-11, for Phase I) by Marchris Engineering, LTD., last revised 6/27/95, the Architectural Elevations by Stewart-Nosky Architects, Ltd., sheets 1, 2 and 3, dated 6/20/95, sheet 2.1 last revised 7/31/95, the Site Lighting Plan by Marchris Engineering, Ltd., dated 4/6/95, last revised 6/14/95, the Landscape Planting Plan by Lakeshore Landscaping, Inc., (Sheets 1 & 2) dated June 1995, and the Tree Preservation Plan by GLP, dated 7/20/95 except that such plans shall be revised to conform to Village Codes and Ordinances and the conditions below.
2. The project shall be permitted to have those uses designated as "permitted uses" in the "B-2" General Business District, except that any proposed uses and site plans for the outlots shall be approved by the Village Board. All Special Uses shall require a public hearing in front of the Zoning Board of Appeals, except that any proposed sit-down restaurant (without drive-through) Special Use and site plan for the outlots shall be approved by the Village Board.
3. The Illinois Department of Transportation shall give written comments and approvals for the proposed entrances off Dundee Road, and any other required roadway or intersection improvements along Dundee, Rand and Hicks Roads prior to issuance of building permits for the development. The developer shall install a right turn lane at northbound Hicks Road at Dundee Road if required by IDOT.
4. The Tree Preservation Plan and the Landscape Plans shall be revised in a manner acceptable to the Village Administration prior to any mass grading to include additional tree preservation along the Dundee Road right-of-way.
5. The development, including outlots shall be completed no later than five (5) years from the date of Village Board approval.
6. Final development and engineering plans on the Phase II portion of the property including the proposed outlots, as well as any major revisions to the approved site plan for the Phase I portion shall require approval by the Village Board.
7. The eastern detention area shall be properly graded and seeded no later than one year after the construction of said basin.

8. A Letter of Credit, in the amount of \$100,000 and in a form acceptable to the Village Administration shall be submitted to guarantee the completion of the Planned Development. Said Letter of Credit shall be submitted prior to any mass grading on the site and prior to the issuance of building permits. Such Letter of Credit can be provided pursuant to the developer's TIF agreement with the Village.
9. The architectural elevations shall be revised to indicate a parapet wall and provide an acoustical treatments around the mechanical equipment on the roof in a manner acceptable to the Village Administration. Said revisions shall be completed prior to the issuance of building permits.
10. The developer of the subject property shall comply with the Illinois Environmental Protection Agency Pollution Discharge Eliminary Permit requirements regarding stormwater management and soil erosion.
11. All soil erosion and sedimentation control measures shall be incorporated into the Final Engineering Plans and shall be implemented prior to any clearing and stripping operations.
12. All billboards on the property shall be removed prior to the issuance of building permits for any of the commercial buildings. The billboard may be used as a development sign provided it conforms to the development sign regulations in the zoning ordinance. In no case shall the billboard remain prior to issuance of any occupancy permits for the buildings.
13. All wells shall be capped and all septic tanks shall be cracked and filled with clay or sand or otherwise properly removed or abandoned.
14. A new fire hydrant shall be installed by the proposed outlots on Dundee Road. Said hydrants shall be installed in conjunction with construction of buildings on the proposed outlots.
15. All watermain connections shall be pressure connections.
16. The lighting plans shall be revised to indicate proposed poles and luminaries acceptable to the Village Engineer prior to the issuance of building permits.
17. Dumpster enclosures shall be indicated on the plans prior to the issuance of building permits.
18. The numbers and locations of the proposed cart corrals shall be indicated prior to the issuance of building permits.
19. The final engineering plans shall be revised to show valve vaults to be 60 inches in diameter for 10 inch mains and smaller, and 72 inches for mains which are larger.
20. The signage plans for the proposed development, including free standing

signs and attached signs, shall be approved by the Village Board at a future meeting.

21. All traffic signals installed for the shopping center shall be equipped with an Opticom control system for emergency vehicle traffic.
22. The fence at the rear of the shopping center shall be replaced every 12 years by the shopping center ownership if directed to do so by the Village. All trees to be planted in the buffer yard area adjacent to the proposed townhomes shall be at least six (6) inches in diameter. Owners shall be responsible for replacement of dead or diseased trees and other landscape materials and maintenance of the landscape buffer area on both sides of the proposed fence, to the satisfaction of the Village Administration.
23. Truck deliveries, except for a grocery store, shall only take place between 7:00 AM and 8:00 PM. No trucks, except those making deliveries to a grocery store, shall be present in the rear loading areas during hours when deliveries are not permitted. However, trucks making deliveries to the grocery store shall not be allowed to run their engines while unloading or waiting to be unloaded, except between 7:00 AM and 8:00 PM and except for air conditioning units where food may spoil, in which case such unloading shall be done in an expeditious manner. Additional soundproofing shall be provided at these loading docks. Signs regarding this prohibition shall be posted in the rear delivery area to the satisfaction of the Village Administration, prior to the issuance of occupancy permits.
24. Owners shall explore ideas with IDOT regarding the prevention of cut-through traffic on neighboring streets, including traffic signal design or access location to prevent traffic from going north into Capri Village.
25. The storm sewer at the northwestern part of the property shall be replaced with a 27" storm sewer extending to the Buffalo Creek.
26. A cross access driveway over the Phase II portions of the property shall be permitted to be constructed by the owner of the Rand-Dundee shopping center at their expense in a manner acceptable to the Village Administration prior to Phase II construction.
27. The Final Engineering Plans shall be revised to re-route the proposed storm sewer through the middle of the building west of the proposed Food Store, the proposed sanitary sewer through the middle of the Phase II portion, and the proposed sanitary sewer along Dundee Road to preserve existing trees, all in a manner acceptable to the Village Engineer.

SECTION 2: That the petition for special use, a copy of the public notice, and the report of the Plan Commission reporting on this petition be attached hereto and form a part of this ordinance.

SECTION 3: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 14 day of August, 1995

AYES: 5 **NAYS:** 0 **ABSENT:** 1 **PASS:** 0

APPROVED by me this 14 day of August, 1995



President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 14
day of August, 1995



Village Clerk

signs and attached signs, shall be approved by the Village Board at a future meeting.

21. All traffic signals installed for the shopping center shall be equipped with an Opticom control system for emergency vehicle traffic.
22. The fence at the rear of the shopping center shall be replaced every 12 years by the shopping center ownership if directed to do so by the Village. All trees to be planted in the buffer yard area adjacent to the proposed townhomes shall be at least six (6) inches in diameter. Owners shall be responsible for replacement of dead or diseased trees and other landscape materials and maintenance of the landscape buffer area on both sides of the proposed fence, to the satisfaction of the Village Administration.
23. Truck deliveries, except for a grocery store, shall only take place between 7:00 AM and 8:00 PM. No trucks, except those making deliveries to a grocery store, shall be present in the rear loading areas during hours when deliveries are not permitted. However, trucks making deliveries to the grocery store shall not be allowed to run their engines while unloading or waiting to be unloaded, except between 7:00 AM and 8:00 PM and except for air conditioning units where food may spoil, in which case such unloading shall be done in an expeditious manner. Additional soundproofing shall be provided at these loading docks. Signs regarding this prohibition shall be posted in the rear delivery area to the satisfaction of the Village Administration, prior to the issuance of occupancy permits.
24. Owners shall explore ideas with IDOT regarding the prevention of cut-through traffic on neighboring streets, including traffic signal design or access location to prevent traffic from going north into Capri Village.
25. The storm sewer at the northwestern part of the property shall be replaced with a 27" storm sewer extending to the Buffalo Creek.
26. A cross access driveway over the Phase II portions of the property shall be permitted to be constructed by the owner of the Rand-Dundee shopping center at their expense in a manner acceptable to the Village Administration prior to Phase II construction.
27. The Final Engineering Plans shall be revised to re-route the proposed storm sewer through the middle of the building west of the proposed Food Store, the proposed sanitary sewer through the middle of the Phase II portion, and the proposed sanitary sewer along Dundee Road to preserve existing trees, all in a manner acceptable to the Village Engineer.

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 605-619 E. DUNDEE RD.
☒ ☐ ☐ ☐
 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 8TH day of MAY, A.D. 2025, and the last publication thereof was made on the 8TH day of MAY, A.D. 2025.

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 8TH day of MAY, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of MAY, A.D., 2025.

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