



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS

AGENDA • MAY 25, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

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

III. PUBLIC HEARING

1. 2161 N Rand Ave - WITHDRAWN

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

2. 728 S. Warren Avenue

Variation to permit the total accessory square footage to be 1,460 square feet instead of the maximum permitted 700 square feet pursuant to Section 6.01 (a) (4) (a) (ii) of the Palatine Zoning Ordinance.

3. 789 E. Dundee Road

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

Variation for an additional 11 parking spaces to allow 74 parking spaces instead of the minimum required 110 parking spaces pursuant to Section 7.03 (b)(1) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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ZONING BOARD OF APPEALS

MINUTES • MAY 11, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Apr 27, 2021 7:00 PM - **Accepted**

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

Minutes Acceptance: Minutes of May 11, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 105 S Arlene Avenue - **Recommended to Approve**

PUBLIC HEARING

1.) 105 S Arlene Ave - Case #21-20

Notice was published in the Daily Herald on 4/26/2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Proof of Ownership
3. Plat of Survey/ Site Plan
4. Public Notice

Sworn in Staff: Lyn Bremanis

Sworn in petitioner: Matthew Koenig - 105 S. Arlene Ave

Mr. Koenig states he built a deck around his recently installed pool and didn't realize it required a permit. He is working with Palatine planning and zoning to acquire all permits required for his backyard additions which also include a hot tub, shed and pergola.

Ms. Wood asks staff if there is any side lot line or variances.

Ms. Bremanis confirms that the structures meet the 5' setback requirements but because it isn't attached it becomes an accessory structure. When you add the pergola, hot tub and shed it exceeds the 700 sq. ft. accessory structure that is permitted.

Ms. Wood asks for dimensions on the patio and pergola.

Ms. Bremanis does not have that information

Mr. Luszcak inquires what materials are under the deck.

Mr. Koenig states it is dirt under the deck.

Ms. Roth-Wurster asks if the hot tub is a permitted structure.

Ms. Bremanis confirms it does require a permit and that the petitioner is working on approvals for those structures. The variance being reviewed today is for total accessory square footage only.

Further discussion from committee regarding dimensions of accessory structures, location of residence and any input from neighbors.

Mr. Koenig confirms that neighbors have no issues and provides dimensions of

the structures.

Ms. Bremanis confirms that petitioner has applied for appropriate permits. She also confirms that the Community Services department and Engineering have reviewed and have no issues. The Standards of Variation code is presented.

Ms. Wood asks if there are any further questions from the board or audience and requests Staff Recommendations.

STAFF RECOMMENDATION:

The petitioner started this project by obtaining the necessary building permit to construct the above ground pool. Once the pool was completed, the installation of the deck was completed outside of the permit process. Upon notice, the necessary permit applications were submitted and filed and the Petitioner has been working with Staff to provide all of the necessary documentation. At this time, the building permit reviews are complete, with no outstanding comments. With regard to the requested relief, Staff notes that the lot and building coverages are below the maximum allowed in the R-2 District, indicating that there is capacity for the improvements. As noted, all of the improvements are located in the rear yard, which backs up to IL Route 53.

Staff recommends Action at the Discretion of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following condition:

1. The Variation shall substantially conform to the Site Plan from Nekola Survey Inc., submitted in support of the Variation, except as such plans may be changed to conform to Village Codes and Ordinances.

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

Mr. Cavanaugh made a motion to approve subject to Staff's conditions, seconded by Mr. Pirog

Deliberations:

Mr. Cavanaugh states that he believes petitioner was unaware of permit requirements, pool deck is level with the pool and looks structurally safe. He is in support of the requested variance.

Ms. Wood states the structures do not look overly large and that there is a uniqueness where the property is situated and believes it does not alter the character of the locality and is all in support of the request.

Ms. Wood summarized that this request has met the standards and was

unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on Monday June 7th, 2021

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

2. 550-560 S. Vermont St. - **Recommended to Approve**

PUBLIC HEARING

1.) 550-560 S. Vermont St

Notice was published in the Daily Herald on 4/26/2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Floor Plan
6. Business Plan
7. Public Notice

Sworn in petitioner: Gasbar Pitrello 1120 Tyler Dr. - Schaumburg, IL

Mr. Pitrello states that he is the architect from Arcon Associates representing Pipefitters Local 597. Local Union 597 is looking for a property that is centrally located to be used as a training facility/wellness/physical therapy center for the union members. The Union Local currently has several facilities that are located in Crown Point, IN - Mokena, IL and the main headquarters in Chicago, IL.

The purchase of the property in Palatine is contingent upon the Villages approval of the variances being reviewed tonight. Mr. Pitrello states that the variance is to permit 53 parking spaces instead of the minimum 115 required and to permit the depth of the parking spaces to be 18 feet instead of the required 19 feet. He discussed the maximum occupancy at any given time, per the business plan, would be 50.

Mr. Pirog asks if the (50) covers employees and staff.

Mr. Pitrello confirms and talks about the different disciplines within the facility and states that all therapy and wellness visits to the facility are scheduled appointments for.

Ms. Wood asks if the Wellness and Physical Therapy area is for union members only.

Mr. Pitrello confirms that it is only for union members and is not open to the public.

Ms. Wood talks about the HVAC equipment that is noted in the business plan in the warehouse area.

Mr. Pitrello states that the large equipment is set up for training purposes for the

union members.

Ms. Wood asks about the other training facilities and wonders if the demand could increase and questions whether there would be more parking demand.

Mr. Pitrello states that the Indiana location is a larger facility and notes that he normally has only seen a dozen cars at any given time.

Sworn in Bob Passarella - 126 E. Littleton Trail - Haynesville, IL
Business representative with the Union

Mr. Passarella states the Crown Point facility is around 30,000 sq. ft. Usually has 1 instructor during the day and 1 instructor at night. HVAC is strictly at night between 5-8pm. Normally has 10-12 students during the day and the evening is just a handful of workers who are using the facility for continuing education purposes.

Mr. Pirog requests confirmation that HVAC training is only being done at night. Mr. Passarella confirms.

Mr. Pirog asks about the vehicles that the trade members would be using and suggest that pick-up trucks and vans may be an issue with the reduced space depth.

Mr. Passarella states that most members may use larger vehicles during the day but normally drive their personal vehicles during non-working hours.

Mr. Pirog question snow removal and how that would be allocated. Mr. Passarella states there is quite a bit of room behind the building.

Ms. Wood questions the numbers for physical therapy and wellness. Mr. Passarella states that the facility is only open to the members and by appointment only.

Mr. Dittrich asks staff if the 18' as opposed to the 19' is existing. Does it need to be re-approved?

Ms. Bremanis states the parking lot currently is not striped.

Mr. Dittrich questions the 115 parking spaces currently zoned.

Ms. Bremanis states that it was previously warehouse but is now office space and that required the additional parking requirements. It's not just warehouse area anymore.

Ms. Wood asks if the standard from 19' to 18' is common within the village.

Ms. Bremanis states she can't speak to that. 19' is standard for the village.

She also states that the parking requirement variation is tied directly to Pipe Fitters and to their business plan.

Mr. Passarella adds members would either be using the classroom area or the practical area. They would not be using both.

Ms. Roth-Wurster notes that the square footage being used within the facility is for the large equipment for the training purposes.

Mr. Passarella confirms.

Ms. Roth-Wurster questions how many classes would be running at the same time?

Mr. Passarella states that it would be one class with 8-10 students.

Ms. Wood asks if staff as any additional information.

Ms. Bremanis states that community services, engineering and fire prevention has reviewed and has no concerns. They meet set back from residential and they also are planning exterior improvements to building. Ms. Bremanis presents the standards for variation.

Ms. Wood moves to Staff Recommendation

STAFF RECOMMENDATION:

The Petitioner has presented a detailed business plan that indicates the commercial/trade school with a medical clinic will have adequate parking, at any time, event when the building is at full capacity. Additionally, this use is controlled and not open to the public. The uses are all associated with either specific scheduled class times or limited clinic appointments.

Therefore, Staff believes the proposed number of parking spaces and operational layout are sufficient to meet the needs of the proposed uses. Therefore, Staff recommends approval of the proposal, subject to the following conditions:

1. The Variation shall substantially conform to the site plan and business plan submitted by the Petitioners, Pipefitters Training Fund, Local Union 597, submitted on 04/01/2021, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The parking Variation is specific to the Pipefitters' Training Fund, Local Union 597 and the business plan and identified hours of operation.

Ms. Wood closes the public hearing and requests a motion.

Mr. Dittrich made a motion to approve subject to Staff's conditions, seconded by Ms. Roth-Wurster

Deliberations:

Mr. Dittrich states that these are unique circumstances. Based on the union's experience with the other locations and are comfortable with the 53 spaces and the 19' to 18' would not be an issue. Proposes this should be approved.

Ms. Roth-Wurster states that it is only for union members and after looking over the business plan believes both variations should be approved.

Ms. Wood states that this would not be a large group of students or a public medical facility. Since this is a subsidiary location and the main location would have a larger group she states that, based on the business plan, this is a reasonable request. She believes there would not be a negative impact on the property and approves.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on Monday June 7th, 2021

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

IV. COMMUNICATIONS

Ms. Bremanis provides an update on the two items from the previous meeting.

1313 N. Ashland was approved.

1501 N Hicks Road has not been heard by council yet.

Next meeting is scheduled for 5/25 and there will be 3 items on the agenda.

V. ADJOURNMENT

Mr. Dittrich made a motion to close public hearing, 2nd by Mr. Luszczak

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 05/25/21 07:00 PM

CASE STAFF STATEMENT (ID # 6813)

2161 N Rand Ave - WITHDRAWN

The Petitioner has withdrawn the Special Use Request for the property

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 05/25/21 07:00 PM

CASE STAFF STATEMENT (ID # 6812)

728 S. Warren Avenue

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Andre Barcikowski

CASE NUMBER: 21-47

ADDRESS: 728 S. Warren Ave

PROPOSAL:

Variation to permit the total accessory square footage to be 1,460 square feet instead of the maximum permitted 700 square feet pursuant to Section 6.01 (a) (4) (a) (ii) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 728 S. Warren Ave District 5 (Kozlowski)	<u>CURRENT ZONING:</u> R-1C Single Family Residential
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SURROUNDING CONDITIONS:

<u>North:</u>	R-1C Single Family Residential
<u>South:</u>	R-1C Single Family Residential
<u>East:</u>	R-1C Single Family Residential
<u>West:</u>	Planned Development Residential Townhomes

BACKGROUND:

The Petitioner is requesting a Variation to allow a 160-square foot shed on the subject property that already has an existing aboveground pool with deck and detached garage. Therefore, the Petitioner is requesting:

Variation to permit the total accessory square footage to be 1,460 square feet instead of the maximum permitted 700 square feet

SITE ANALYSIS:

- The Subject Property is zoned R-1C Single Family and the lot size is approximately 19,658 square feet. The Petitioner is requesting to build a new 160 square foot shed.

- The lot currently has a detached garage and an aboveground pool with a deck. With the addition of the shed, the total square footage of accessory structures is approximately 1460 square feet. Per code, the maximum total accessory square footage is 700 square feet. Therefore, a Variation is required.
- The shed meets both setback and height requirements.
- Both building and lot coverage meet Code (13.7% and 22.3% respectively).

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:

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

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

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

Case Staff Statement (ID # 6812)
Meeting of May 25, 2021

ATTACHMENTS:

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

728 S Warren Avenue

3.2.a

VILLAGE OF
PALATINE



Attachment: Aerial (728 S. Warren Ave - VAR Shed)



SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Andre Bracikowski			
	Subject Property Address 728 S Warren Ave			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	N/A			
	Address		City/State/Zip Code	
	N/A			
	Telephone	Fax	Email	
	N/A	N/A	N/A	
	Relationship to Petitioner (contractor, architect, etc.) N/A			
TYPE OF APPLICATION (check one)				
☐ Special Use ☐ Special Use Amendment ☒ Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
Generally describe your request:				
I have placed and order on a shed from Tuff Shed, only 160 sq/ft. My property is very large being a half acre, and require a place to store my riding lawn tractor as well as other lawn cultivating items. I also require storage for my patio furniture during the winter months. I currently do not have any sheds on my property, thus kindly requesting the approval of one shed. A handful of my neighbors have two large shed structures, but I am only requiring one. We are new owners to this property.				

Attachment: Application (728 S. Warren Ave - VAR Shed)

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Special Use only, you do not need to answer these items.***

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

This shed would actually allow the property value to increase, and become more desirable in the Village of Palatine.

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

We moved into this property 4/8/21, unbeknownst to these circumstances, thus could not avoid this process. We were advised to follow this process. We do not have a shed, and require a place to store the riding lawn mower, among other yard tools, etc.

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

This shed, with it's appealing architecture will increase the visual appeal, and will be extremely practical.

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

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

1/2 acre of land, practical placement of shed, appealing design, will not affect any neighbors since our property is large

c. - We just moved into this dream property in our case, and look forward to many decades of ownership.

North



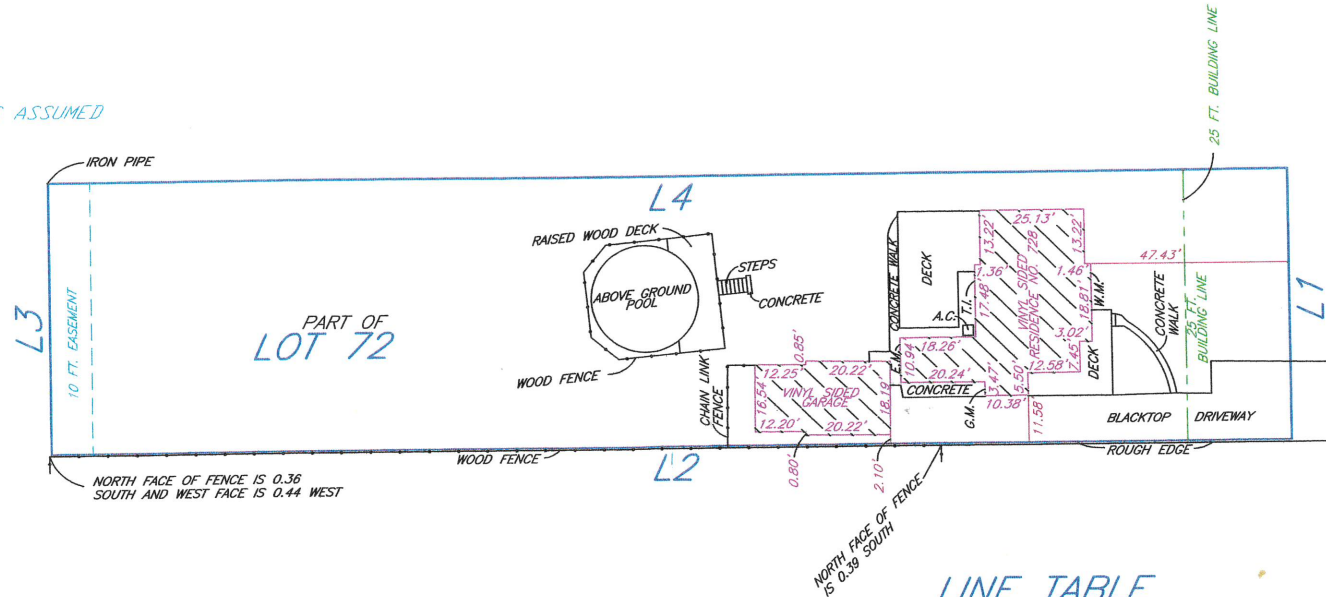
1 IN. = 30 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC

BASIS OF BEARINGS IS ASSUMED

PLAT OF SURVEY by Michael J. Emmert Surveys, Inc. of

Property located at: 728 S. WARREN AVENUE
Legally described as:

THE NORTH HALF OF LOT 72 IN ROBERT BARTLETT'S ARLINGTON CRESTS ESTATES, A
SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND PART OF
THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



S. WARREN AVENUE

Attachment: Plat of Survey (728 S. Warren Ave - VAR Shed)

A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER

Survey ordered by: Drost, Gilbert, Andrew and Apicella

State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Date of field survey: March 25, 2021
Dated this 25th day of March, 2021

President

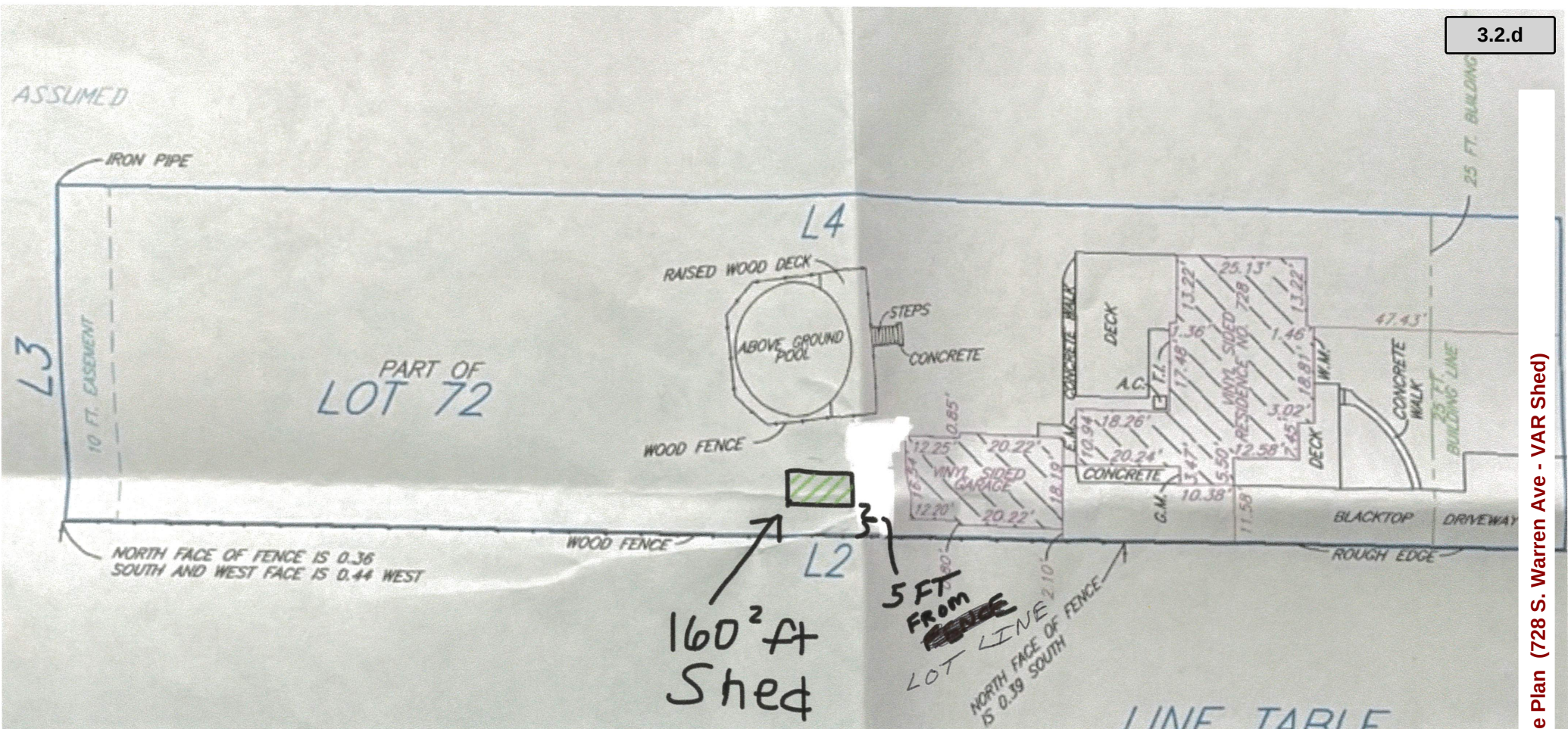


LINE TABLE

Line	Bearing	Distance	Measure
L1	S.00°01'50"E.	66.00'	66.00'
L2	S.89°49'01"W.	297.85'	297.85'
L3	N.00°01'50"W.	66.00'	66.00'
L4	N.89°49'01"E.	297.85'	297.85'

	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	.01	.02	.03	.04	.05	.06	.07	.08 = 1 INCH
1 AND	.09	.10	.11	.125	.14	.15	.16	.17 = 2 INCHES
2 AND	.18	.19	.20	.21	.22	.23	.24	.25 = 3 INCHES
3 AND	.26	.27	.28	.29	.30	.31	.32	.33 = 4 INCHES
4 AND	.34	.35	.36	.375	.39	.40	.41	.42 = 5 INCHES
5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.625	.64	.65	.66	.67 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT

mike@mjesurveys.com
Michael J. Emmert Surveys, Inc.

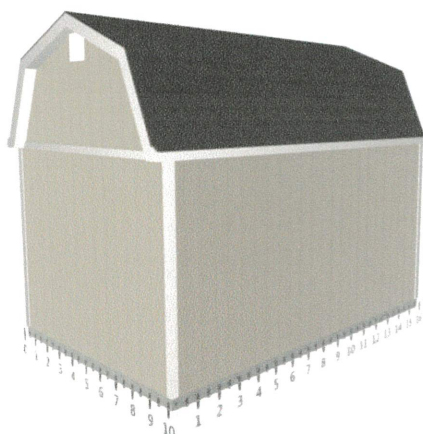
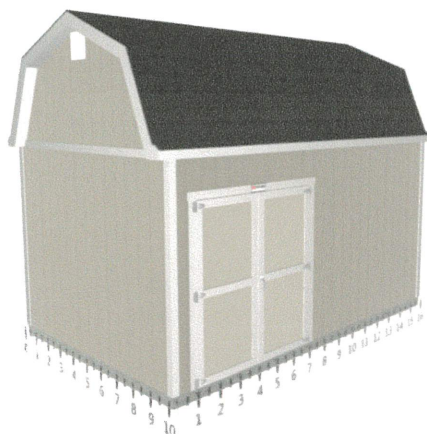


Attachment: Site Plan (728 S. Warren Ave - VAR Shed)

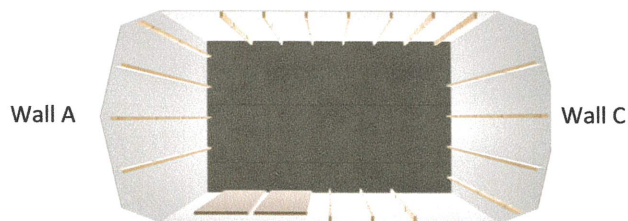


Andre Bracikowski
728 S Warren Ave
Palatine IL 60074
Q-1067957

3.2.e



Wall D



Wall A

Wall C

Wall B

Base Details

Building Size & Style

Premier Pro Tall Barn - 10' wide by 16' long

Paint Selection

Base: Ghost Writer, Trim: Delicate White

Customer to apply 2nd coat

Roof Selection

Charcoal Dimensional Premium Shingle

Drip Edge

White

Options Details

Doors

3' x 6'7" Double Shed Door (6')

Floor and Foundation

4 Ea Shed Anchor into Dirt - Auger or MR88

Vents

2 Ea 12"x12" Gable End Vent, White

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 24" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Grass

DocuSigned by:

Signature:

Andre Bracikowski

Date: 4/19/2021

C159A773F8414B3...

Attachment: Elevation (728 S. Warren Ave - VAR Shed)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 25, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Variation to permit the total accessory square footage to be 1,460 square feet instead of the maximum permitted 700 square feet pursuant to Section 6.01 (a) (4) (a) (ii) of the Palatine Zoning Ordinance.

The property is commonly known as 728 S Warren Ave (02-24-406-052-0000).

The Petitioner is requesting a Variation to allow a 180 square foot shed on a property that already has an existing above ground pool with deck and detached garage.

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

FILE #: 21-47
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 10th day of May, 2021
Published in Daily Herald
May 10, 2021 (4563335)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

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

County(ies) of Cook

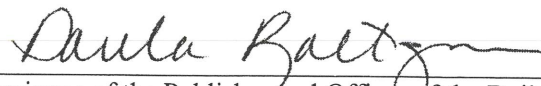
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and in general circulation throughout said Village(s), County(ies) and State

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

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY



Designee of the Publisher and Officer of the Daily Herald

Control # 4563335

Attachment: Public Notice (728 S. Warren Ave - VAR Shed)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 05/25/21 07:00 PM

CASE STAFF STATEMENT (ID # 6808)

789 E. Dundee Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Song Chen, Poke Bros

CASE NUMBER: 21-39

ADDRESS: 789 E. Dundee Road

PROPOSAL:

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

Variation for an additional 11 parking spaces to allow 74 parking spaces instead of the minimum required 110 parking spaces pursuant to Section 7.03 (b)(1) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 789 E. Dundee Road District 3 (Myslinski)	<u>CURRENT ZONING:</u> P- Planned Development Shopping Center
--	---

SURROUNDING CONDITIONS:

North:	P- Planned Development Shopping Center
South:	P- Planned Development Shopping Center
East:	P- Planned Development Shopping Center
West:	P- Planned Development Shopping Center

BACKGROUND:

The Petitioner is requesting a Special Use and parking Variation to open a restaurant, Poke Bros, in the Deer Grove Centre shopping center. There is already an existing 25 space parking Variation in place for the shopping center. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant

Variation for an additional 11 parking spaces to allow 74 parking spaces instead of the minimum required 110 parking spaces

SITE ANALYSIS:

- The Subject Property is zoned Planned Development, Deer Grove Centre shopping center. The proposed restaurant is located in the tenant space previously occupied by Menchie's Frozen Yogurt.
- The PD states that the B-2 regulations apply. Thus, a Special Use is required. Menchie's was reviewed as an ice cream store; therefore, it did not require a Special Use and parking was calculated at 1/300 square feet.
- The hours of operation indicated are Monday - Sunday 11 AM - 9 PM.
- There will be 3 - 5 employees.
- The menu for the restaurant is attached and indicates a sushi bowl style menu.
- The Petitioner has indicated approximately 70% of sales will be take-out.
- The tenant space is approximately 1,600 square feet, and the Petitioner has indicated there will be approximately 24 seats. Therefore, 16 parking spaces are required, as the 1/100 ratio is more restrictive. With the addition of the restaurant, 110 spaces are required for the shopping center, while 74 parking spaces are provided.
- There is an existing parking Variation for this property to allow 99 spaces (O-44-15). With the change in use, an additional Variation would be required for 11 spaces. There is an Operating and Easement (OEA) agreement that allows overflow parking at the Deer Grove Centre.

Address	User	SF.	Seating	Parking Demand
781 E. Dundee Rd.	Chipotle	2,200	55	22
783 E. Dundee Rd.	Jersey Mike's	1,600	40	16
785 E. Dundee Rd.	ATT	2,000		7
787 E. Dundee Rd.	Royal Crab	2,000	70	28
789 E. Dundee Rd.	Poke Bros	1,600	20	16
791 E. Dundee Rd.	Starbucks	2,140	42	21
Total Spaces Required				110
Total Spaces Provided				74
Existing Parking Variation				25
Deficit				11

DEPARTMENTAL REVIEWS:

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

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

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

STAFF RECOMMENDATION:

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

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

ATTACHMENTS:

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

789 E Dundee Road

3.3.a

VILLAGE OF
PALATINE

1655 N

545 E

555 E

587 E

593 E

1655 N

635 E

641 E

1700 N

1660

16

630 E

644 E

658 E

672 E

686 E

704 E

N LYNDA DR

720 E

726 E

736 E

744 E

746 E

766 E 774 E 782 E 786 E

E DUNDÉE RD

691 E

783 E 789 E 791 E

741 E

801 E

643 E 659 E 663 E

679 E

715 E

727 E

761 E 771 E 773 E

749 E

584 E

600 E

640 E

686 E

694 E

1437 N

0 190 380

1 in. = 173 ft.

Feet





SPECIAL USE & VARIATION APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

Office Use Only	Project Planner	Zoning Case # 21-39
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S) Song Chen		Business Name (if applicable) Poke Bros	
	Subject Property Address 789 E Dundee Rd, Palatine IL 60074			
	AUTHORIZED AGENT (if applicable) Xuegong Chen		Business Name (if applicable)	
	Address 1491 Polaris Parkway, Suite 218, Columbus, OH 43240		City/State/Zip Code	
	Telephone 614-806-8677	Fax	Email xuegong11@yahoo.com	
	Relationship to Petitioner (contractor, architect, etc.) Brother			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District	Existing Land Use	Proposed Land Use	
	Generally describe your request: Changing the use Frozen Yogurt Store to Salad Bar Restaurant _____ _____ _____ _____ _____ _____ _____			

Attachment: Application (789 E. Dundee Road - SU VAR Restaurant)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

THE DULUT BUILDING IN QUESTION SERVES AS AN AMENITY TO THE COMMUNITY AS WELL AS THE CUSTOMER OF TARGET, TJ MAX, BOES, HOME DEPOT, ALDI, AND MORE BY PROVIDING FAST CASUAL FOOD OPTIONS SUCH AS STEAKBURGS & CHURROS. BY THE ADDITION OF POKE BROS WE WILL OFFER A HEALTHY LUNCH AND DINNER OPTION TO THOSE WHO LIVE IN PALATINE AND SHOP AT THIS SHOPPING CENTER

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

POKE BROS HAS OVER 40 LOCATIONS NATIONALLY AND GROWING. IT'S OF UTMOST IMPORTANCE TO THE OWNERS, OPERATORS AND EMPLOYEES OF POKE BROS THAT PUBLIC HEALTH, SAFETY AND WELFARE WILL BE PROTECTED. POKE BROS ADHERES TO ALL NECESSARY

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

POKE BROS CONCEPT IS PERMITTED WITHIN THE CURRENT ZONING OF THIS PROPERTY AND POKE BROS IS A COMPLEMENTARY USE TO THE BUILDING'S EXISTING FOOD AND BEVERAGE CO TENANTS. THEREFOR WE DO NOT FORESEE THE USE INJURING

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

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

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

Required Materials

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

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
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- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. *If you are applying for a Special Use only, you do not need to answer these items.*

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

POKE BROS WILL HAVE LIMITED SEATING FOR CUSTOMER CHOOSE TO DINE IN. THERE ISN'T REALLY MUCH WAIT TIME FROM CUSTOMER ORDER TILL THEY RECEIVE THEIR ORDER (2 MINS) WE'RE DOING MOST TAKE OUT OR DELIVERED THROUGH 3RD PART

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

THERE IS OEA AGREEMENT BETWEEN THE SHOPPING CENTER, TRUCKET AND THIS BUILDING THAT EXPLICITLY STATES THAT PARKING FIELD IS SHARED. POKE BROS WILL ENSURE THAT OUR EMPLOYEES WILL PARK ON THE LARGE SHARED PARKING FIELD.

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

THE WHOLE BUILDING IS A PART OF LARGE SHOPPING CENTER WHICH ANTICIPATES A HEAVY PARKING REQUIREMENT. THE CHARACTER OF THIS PROPERTY IS PREVIOUSLY RETAIL COMMERCIAL RESIDENTIAL.

POKE BROS USE CASE ALIGNS WITH THE REST OF THE SHARED PARKING VARIATION MAY NOT BE NEEDED

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

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

PROFESSIONALS ASSOCIATED SURVEY, INC.
PROFESSIONAL DESIGN FIRM NO. 184-003023

7100 N. TRIPP AVE., LINCOLNWOOD, ILLINOIS 60712
TEL: (847) 875-3000 FAX: (847) 875-2187
e-mail: ps@professionalsurvey.com
www.professionalsurvey.com

ALTA/ACSM LAND TITLE SURVEY

OF

PARCEL 1: LOT 3 IN DEER GROVE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1995, AS DOCUMENT 95549083, IN COOK COUNTY, ILLINOIS.

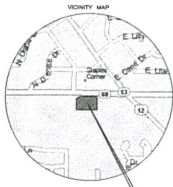
PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, CONSTRUCTION, MAINTENANCE, RECONSTRUCTION AND PARKING FOR BENEFIT OF PARCEL 1, AS GRANTED BY OPERATION AND EASEMENT AGREEMENT RECORDED DECEMBER 9, 1995, AS DOCUMENT 95527006 UPON, OVER AND ACROSS LOT 6 IN DEER GROVE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1995, AS DOCUMENT 95549083, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 54,896.07 SQ.FT. = 1.4888 ACRES.

EXTERIOR FOOT PRINT AREA OF BUILDING: 12,043.10 SQ.FT.

COMMONLY KNOWN AS: 781-81 EAST DUNDEE ROAD, PALATINE, ILLINOIS.

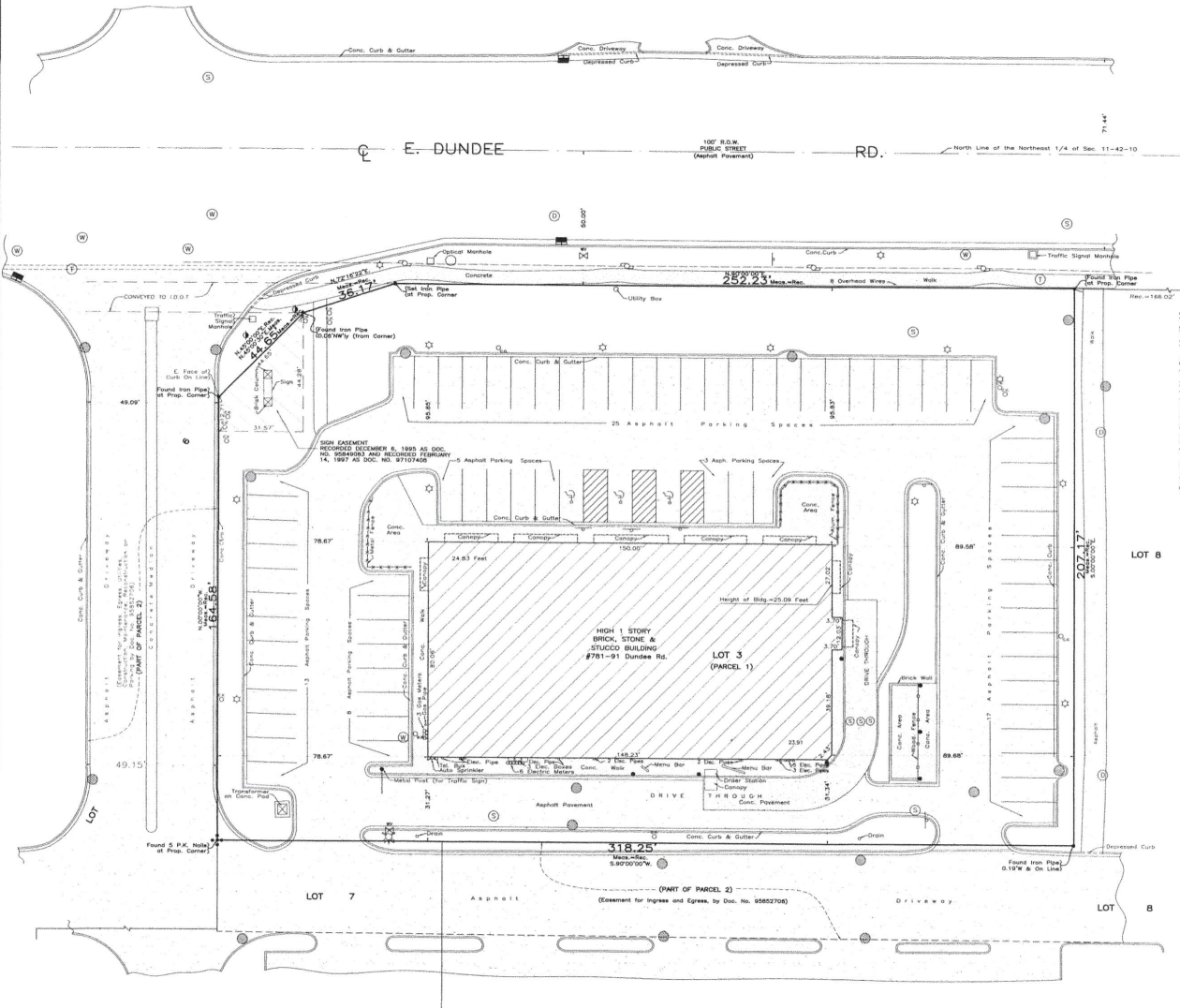
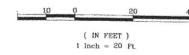
PERMANENT INDEX NUMBER: 02-11-209-007-0000



SURVEY SITE



GRAPHIC SCALE



- LEGEND:
- - MANHOLE
 - ⊙ - STORM MANHOLE
 - ① - TELEPHONE MANHOLE
 - ⊕ - SANITARY MANHOLE
 - ⊙ - CATCH BASIN
 - ⊙ - WATER MANHOLE
 - - INLET
 - - WATER VALVE
 - - GAS VALVE
 - - LIGHT POLE
 - - UTILITY POLE
 - - CLEANDOUT
 - - B.BOX
 - - TRAFFIC SIGNAL
 - - TRAFFIC SIGN
 - - HANDICAPPED PARKING
 - - CONTROL VALVE
 - - METAL POST
 - - OVERHEAD WIRES

NOTES REFERENCED TO TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

ITEM 6(A) - THIS PROPERTY SHOWN HEREON IS ZONED P-PLANNED UNIT DEVELOPMENT BY VILLAGE OF PALATINE.

ITEM 9 - PARKING SPACES

REGULAR 71
RECONSTRUCTED 71
TOTAL 142

ITEM 16 - BY OUR OBSERVATION THERE ARE NO VISIBLE SIGNS OF ANY CURRENT BUILDING CONSTRUCTION OR EARTH MOVEMENT ON THIS PROPERTY.

ITEM 21 - PROFESSIONAL LIABILITY INSURANCE POLICY HAS BEEN OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$2,000,000.00

BAIS: FIRST AMERICAN TITLE INSURANCE COMPANY.
FILE NO. 103-745000-MP
EFFECTIVE DATE: JULY 17, 2015.

ORDER NO.: 07-78615
SCALE: 1 INCH = 20 FEET.
DATE OF FIELD WORK: AUGUST 25, 2015.
ORDERED BY: MENARD, INC.

FLOOD CERTIFICATE
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD INSURANCE RATE MAP OF THE VILLAGE OF PALATINE, ILLINOIS
FLOODING DATED 10/04/10 (FEMA FIRM NO. 15060-0101) THE FLOOD AREA AND IS DESIGNATED AS "ZONE A"
AREAS DETERMINED TO BE OUTSIDE OF ANNUAL CHANCE FLOODPLAIN
NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR TO DETERMINE THIS ZONE.



TO: MENARD, INC.
- FIRST AMERICAN TITLE INSURANCE COMPANY
- SPEED-ONE PALATINE, LLC
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. THE SURVEY WAS ESTABLISHED AND ADAPTED BY ALTA AND NSPS, AND INCLUDES THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 25, 2015.

DATE OF PLAT: September 15, 2015
Surveyor: [Signature]
BY: [Signature]
BY LICENSE EXPIRES NOVEMBER 30, 2016
Drawn by: S.A. & J.V.

To Whom May Concern:

We're doing a salad bar like sushi in a bowl style, our store will have 3-5 employee and store hours will be 11-9 Monday to Sunday. Let us know if you have any other question at 614-806-8677.

SIGNATURE POKÉ BOWLS

- JOHNNY UTAH (SALMON)**
SALMON, AVOCADO, EDAMAME, CUCUMBER, MASAGO, OG SAUCE, SERRACHA AIOLI
- DA KINE (TUNA)**
MARINATED TUNA, SWEET ONION, SEAWEEED SALAD, MASAGO, GREEN ONION, OG SAUCE, PONZU
- HULA (SHRIMP)**
SHRIMP, GREEN ONION, CUCUMBER, CRAB STICK, AVOCADO, MASAGO, OG SAUCE, SERRACHA AIOLI, COCONUT GINGER
- THE DUKE (MIX)**
TUNA, SALMON, SHRIMP, SEAWEEED SALAD, JALAPENO, SWEET ONION, EDAMAME, CUCUMBER, OG SAUCE, POKU, GOCHUJANG
- THE SHAKA (CHICKEN)**
CHICKEN, EDAMAME, CARROTS, AVOCADO, GREEN ONION, CUCUMBER, CRAB STICK, OG SAUCE, SWEET SOY, SERRACHA AIOLI
- HIGH TIDE (MIX)**
CHICKEN, SHRIMP, EDAMAME, CARROTS, PINEAPPLE, GREEN ONION, CUCUMBER, AVOCADO, LEMON OG SAUCE, SWEET SOY, SERRACHA AIOLI

BUILD YOUR OWN POKÉ BOWL

CHOOSE A BASE

WHITE RICE, BROWN RICE, SALAD, SUSHI RICE, HALF & HALF

CHOOSE YOUR INGREDIENTS

AVOCADO, SUSHI, SWEET ONION, SEAWEEED SALAD, CUCUMBER, EDAMAME, JALAPENO, CORN, CARROTS, MASAGO, CRAB STICK, SERRACHA AIOLI, LEMON, PINEAPPLE, MANGO

CHOOSE YOUR PROTEIN

CHICKEN, SUSHI, SWEET ONION, SERRACHA AIOLI, SUSHI, SWEET ONION, SERRACHA AIOLI, SUSHI, SWEET ONION, SERRACHA AIOLI

CHOOSE YOUR FLAVORS

PONZU, GOCHUJANG, SWEET SOY, SERRACHA AIOLI, LEMON, PINEAPPLE, MANGO

MOCHI ICE CREAM

SPICKLE, CHOCOLATE, TOASTED COCONUT, GREEN TEA, MIZU KANI, STEAKHOUSE, VEGANIZATION, BROWNIE, MANGO, THAI TEA, PINEAPPLE, MANGO, MANGO, MANGO

SIDES

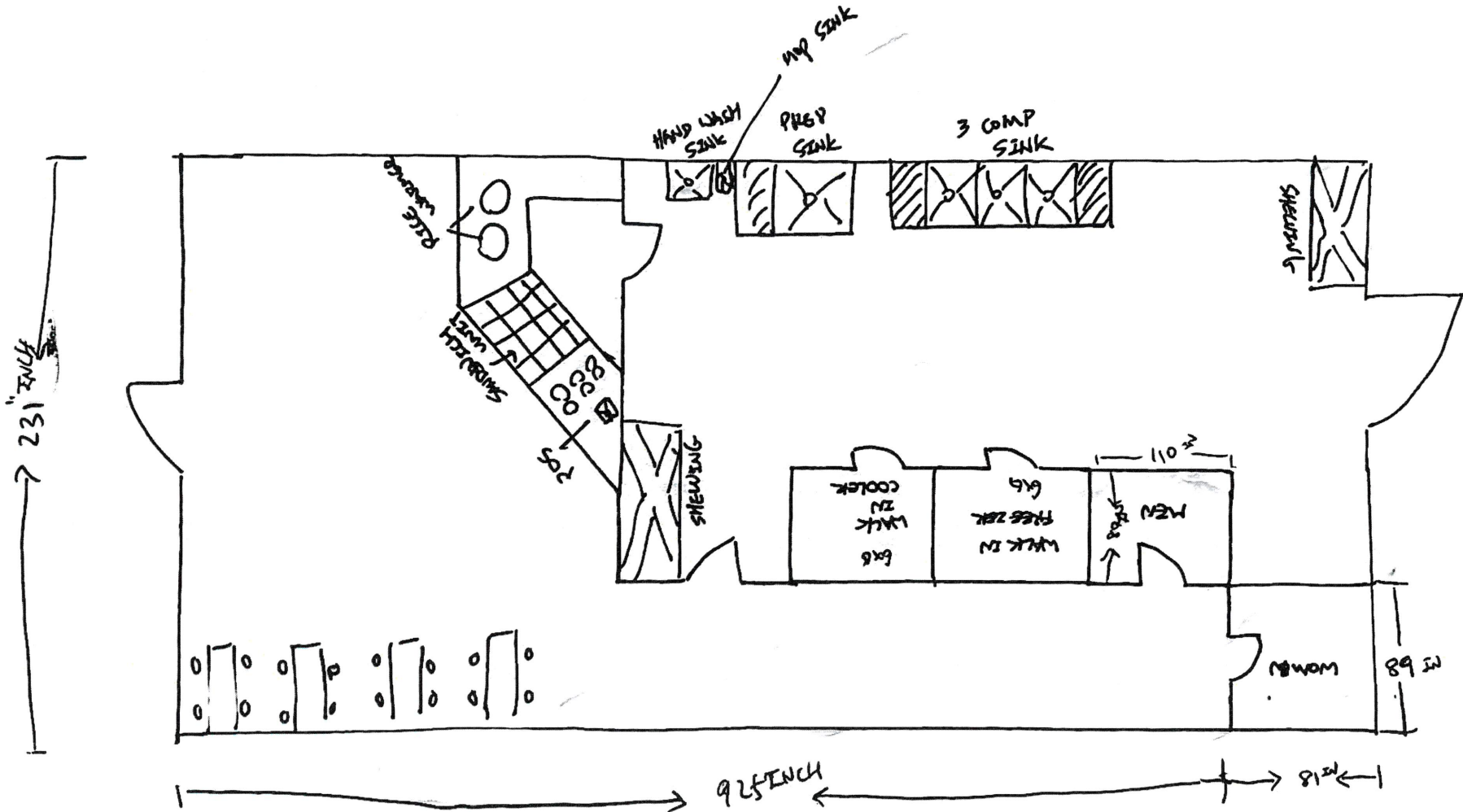
SPICY KANI SALAD
CRAB STICK, CUCUMBER, MASAGO, TOMATO FLAVORS

SEAWEEED SALAD

DRINKS

WATER, SODA, TEA, RAMPAGE

789 E DUNDEE RD, PALATINE IL 60074



Like Sushi?

YOU'LL LOVE FRESH HAWAIIAN POKÉ!



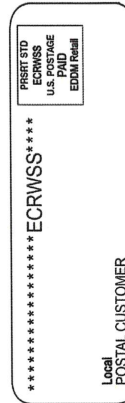
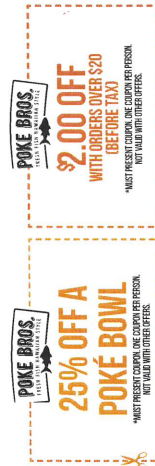
DON'T FORGET DESSERT!

OUR TAKE ON THIS JAPANESE-INSPIRED DELICACY IS MADE FROM PREMIUM ICE CREAM WRAPPED IN A THIN LAYER OF CHEWY MOCHI RICE CAKE. FOR A REFINED YET PLAYFULLY DELICIOUS DESSERT EXPERIENCE!

ORDER NOW AT EATPOKEBROS.COM
GET IT DELIVERED!

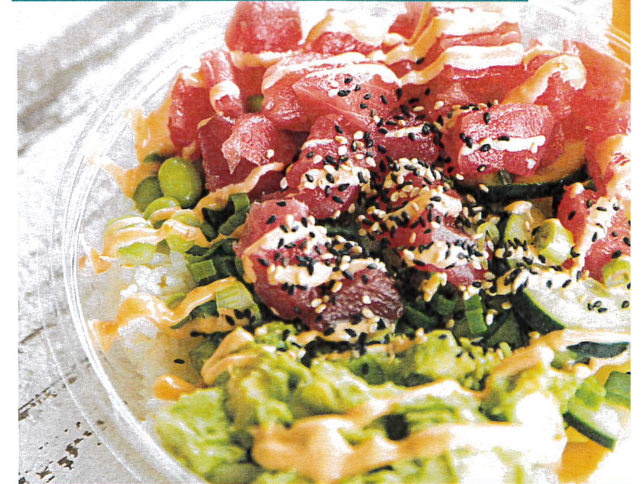


GRUBHUB DOORDASH **UBER eats**



GRAND OPENING: PALATINE, IL

HIGH-QUALITY, SUSHI-GRADE FISH & FARM-FRESH VEGGIES
IN AN AUTHENTIC HAWAIIAN POKÉ BOWL.



FOLLOW US @EATPOKEBROS

OPEN DAILY 11AM TO 9PM

LAKE IN THE HILLS

224-678-9454
277 N RANDALL RD
LAKE IN THE HILLS, IL

ORLAND PARK

708-866-2400
15623 S LA GRANGE RD
ORLAND PARK, IL

FRANKFORT

779-900-8158
11139 W LINCOLN HWY
FRANKFORT, IL

GURNEE

224-637-3748
6310 GRAND AVE SUITE 300
GURNEE, IL

NAPERVILLE

331-702-2139
4931 S ROUTE 59 SUITE 113
NAPERVILLE, IL

ST. CHARLES

630-845-3399
3835 EAST MAIN ST
SAINT CHARLES, IL

OAKBROOK TERRACE

630-519-3079
18W046 22ND ST
OAKBROOK TERRACE, IL

AURORA

630-340-5359
1147 N EDLA RD SUITE 103
AURORA, IL

SCHAUMBURG

847-610-3143
391 S BARRINGTON RD
SCHAUMBURG, IL

PALATINE

847-496-
789 E DUNDEE
PALATINE, IL

GLENVIEW

2745 PINNSTEN
GLENVIEW, IL

Attachment: Menu (789 E. Dundee Road - SU VAR Restaurant)

SIGNATURE POKÉ BOWLS



1 JOHNNY UTAH* (SALMON)

SALMON, AVOCADO, EDAMAME,
CUCUMBER, MASAGO Ⓞ, OG SAUCE Ⓞ,
SRIRACHA AIOLI 🔥



2 DA KINE* (TUNA)

MARINATED TUNA, SWEET ONION,
SEAWEED SALAD Ⓞ, MASAGO Ⓞ,
GREEN ONION, OG SAUCE Ⓞ, PONZU



3 HULA (SHRIMP)

SHRIMP, GREEN ONION, CUCUMBER,
CRAB STICK Ⓞ, AVOCADO, MASAGO Ⓞ,
OG SAUCE Ⓞ, SRIRACHA AIOLI 🔥,
COCONUT GINGER 🔥



4 THE DUKE* (MIX) 🔥

TUNA, SALMON, SHRIMP, SEAWEED SALAD Ⓞ,
JALAPENO 🔥, SWEET ONION, EDAMAME,
CUCUMBER, OG SAUCE Ⓞ, PONZU,
GOCHUJANG Ⓞ 🔥



5 THE SHAKA (CHICKEN)

CHICKEN, EDAMAME, CARROTS, AVOCADO,
GREEN ONION, CUCUMBER, CRAB STICK Ⓞ,
OG SAUCE Ⓞ, SWEET SOY Ⓞ, SRIRACHA AIOLI 🔥



6 HIGH TIDE (MIX)

CHICKEN, SHRIMP, EDAMAME, CARROTS,
PINEAPPLE, GREEN ONION, CUCUMBER,
AVOCADO, CORN, OG SAUCE Ⓞ,
SWEET SOY Ⓞ, SRIRACHA AIOLI 🔥

NO SUBSTITUTIONS OR ADDITIONS FOR SIGNATURE BOWL INGREDIENTS.
GLUTEN FREE? BE SURE TO ASK FOR OUR GLUTEN-FREE OG SAUCE.

Ⓞ - CONTAINS GLUTEN

PLEASE ALERT OUR TEAM TO ANY FOOD ALLERGIES. *CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH OR EGGS MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS.

BUILD YOUR OWN POKÉ BOWL

\$11

STEP 1 CHOOSE A BASE



WHITE RICE



BROWN RICE



SALAD



SUSHI RICE



HALF & HALF

\$12.5

STEP 2 CHOOSE YOUR INGREDIENTS UNLIMITED INGREDIENTS



AVOCADO *\$1



TOFU



SWEET ONION



SEAWEED SALAD *\$1 Ⓞ



CUCUMBER



EDAMAME



JALAPENO 🔥



CORN



CARROTS



MASAGO Ⓞ *\$1.5



CRAB STICK *\$1 Ⓞ



GREEN ONION



GINGER



PINEAPPLE



MANGO *\$1.5

\$13

STEP 3 CHOOSE YOUR PROTEIN EXTRA FISH *\$3.5, EXTRA CHICKEN *\$2.5



CHICKEN 9



SPICY CHICKEN 🔥 9



SALMON* 11



SPICY SALMON* 🔥 11



AHI TUNA* 11



SPICY TUNA* 🔥 11



MARINATED TUNA* 11



SHRIMP 10



VEGETARIAN 8.5



HALF & HALF 11.5

\$11.5

STEP 4 CHOOSE YOUR FLAVORS OG SAUCE Ⓞ ADDED TO ALL BOWLS UNLESS REQUESTED OTHERWISE



PONZU



GOCHUJANG Ⓞ 🔥



SWEET SOY Ⓞ



SRIRACHA AIOLI 🔥



WASABI AIOLI 🔥



COCONUT GINGER 🔥



SESAME SEEDS



TEMPURA FLAKES Ⓞ



CRISPY ONION Ⓞ



CRUSHED CASHEW NUTS



WONTON CHIPS Ⓞ

MOCHI ICE CREAM

(PICK 2) \$3.5 / (PICK 3) \$5



VANILLA CHOCOLATE CHIP



TOASTED COCONUT



GREEN TEA



RED BEAN



STRAWBERRY



VEGAN PASSION FRUIT



BELGIAN CHOCOLATE



MANGO



THAI TEA



MANDARIN ORANGE



SALTED CARAMEL

SIDES



SPICY KANI SALAD

CRAB STICK* Ⓞ, CUCUMBER,
MASAGO Ⓞ, TEMPURA FLAKES Ⓞ

\$4



SEAWEED SALAD Ⓞ

\$4

DRINKS

WATER \$1

SODA, TEA \$2.25

RAMUNE \$2.5

What is Poké? (POH-KAY)

ORDER ONLINE AT EATPOKEBROS.COM

ORIGINALLY CRAFTED ON THE HAWAIIAN ISLANDS WHERE EAST MEETS WEST, POKÉ COMBINES ALL THE INGREDIENTS OF A DELICIOUS SUSHI ROLL INTO A QUICK AND EASY MENU OPTION. CHOOSE FROM ONE OF OUR SIGNATURE POKÉ BOWLS OR BUILD YOUR OWN DISH WITH A LINE OF THE FRESHEST INGREDIENTS, INCLUDING SUSHI-GRADE TUNA, SALMON, AND A SLEW OF WHOLESOME VEGGIES. TOP IT OFF WITH OUR UNIQUE FLAVORS AND ENJOY A QUALITY MEAL THAT'S LEAN, HEALTHY, AND OH SO TASTY!

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 25, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 Special Use to permit a restaurant pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance.
 Variation for an additional 11 parking spaces to allow 74 parking spaces instead of the minimum required 110 parking spaces pursuant to Section 7.03 (b)(1) of the Palatine Zoning Ordinance.
 The property is commonly known as 789 E. Dundee Road (02-11-209-007-0000).
 The Petitioner is requesting a Special Use and parking Variation to open a restaurant, Poke Bros, in the Deer Grove Centre shopping center. There is already an existing 25 space parking variation presently in place for the shopping center.
 The above petition has been filed by Song Chen and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 21-39
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 10th day of May, 2021
 Published in Daily Herald
 May 10, 2021 (4563336)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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

County(ies) of Cook

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

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

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Laula Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4563336

Attachment: Public Notice (789 E. Dundee Road - SU VAR Restaurant)