



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 • APRIL 23, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Apr 9, 2019 7:00 PM

III. PUBLIC HEARING

1. 270 N. Smith Street

Special Use to permit a front yard setback of 13 feet instead of the minimum required 30 feet, pursuant to Section 10.07 (c) (19) of the Palatine Zoning Ordinance

2. 1590 N Rand Road Unit A

Special Use to permit a dental office pursuant to Section 11.02 (d) (15) 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 • APRIL 9, 2019

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	Present	
Kevin Cavanaugh	Commissioner	Present	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Present	

Staff present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Mar 12, 2019 7:00 PM - **Accepted**

Mr. Dittrich made a motion to approve the minutes of March 12, 2019; seconded Mr. Luszczak

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

Minutes Acceptance: Minutes of Apr 9, 2019 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 1133 S. Vermont Street - Continued

Mr. Dittrich made a motion to continue the request to the May14th ZBA meeting; seconded by Mr. Cavanaugh.

RESULT:	CONTINUED [UNANIMOUS]	Next: 5/14/2019 7:00 PM
MOVER:	James Dittrich, Commissioner	
SECONDER:	Kevin Cavanaugh, Commissioner	
AYES:	Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Dittrich, Pirog	
ABSENT:	Larson	

Minutes Acceptance: Minutes of Apr 9, 2019 7:00 PM (Approval of Minutes)

2. 140 W. Wood Street Unit 109 - Recommended to Approve

Notice was published in the Daily Herald on March 25, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Renovation Plans
6. Park Towne Parking Regulations
7. Comparable Properties submitted by the Petitioner
8. Public Notice

Sworn in staff: Ms. Lyn Bremanis

Sworn in petitioner: Mr. John Heraty 140 W Wood Unit 109

Mr. Bill Weidner 140 W Wood Unit 122 President of Condo Association Board of Directors

Mr. Heraty explained he purchased the condo in 2007 when the market was at peak. He stated he didn't know it was a conversion unit at that time. He stated his family is looking to grow and buy a home but the market has dropped. Mr. Heraty explained the Association does not allow hardships as in renting or a co-investor. He explained the uniqueness of his property being a 2 bedroom 2 bath corner unit that used to be a 1 bedroom and a studio. He stated instead of filing for hardship he is requesting to bring the property back to its original setup. He spoke to the other units in the building that were converted into 2bd 2bath units when the building went from apartments to condos. Mr. Heraty stated he is just trying to break even by separating the units and selling them separately. He stated the units already have 2 separate meters so the conversion would be as simple as closing up the wall, opening up a door and installing a kitchen.

Mr. Weidner spoke to the background on the Association and their opinion on this matter. He pointed out a substantial amount of the units are 380 square foot studios and 1 bedroom units and according to the Association declarations combining of units is allowed provided they get board approval. He spoke to the impact this request would have on the building explaining the assessments would be the same just split between the two units. Mr. Weidner spoke to the parking and how they allocate the spots. He stated they use around 70% of their spaces and lease spaces to the Village for commuter parking. He stated they continue to monitor their parking situation and if they run into a parking problem they can take back those spaces from the Village.

Mr. Heraty explained he is doing this to conform to the way the building was originally.

Mr. McGinn asked how the parking is allocated.

Mr. Weidner explained they issue stickers that relates to their space. He further explained they are not assignment rather it's a first come first serve basis.

Mr. McGinn asked if some tenants were train commuters.

Mr. Weidner explained they have many tenants that don't drive including train commuters and elderly.

Ms. Roth-Wurster asked about the amount of spaces allocated for the unit and how the new owners would request spaces.

Mr. Weidner explained the unit now has 2 spaces because Mr. Heraty and his wife each have cars. He further explained the amount of stickers once the unit is sold will be determined on how many drivers move in.

Mr. Dittrich asked how many studios are in the whole complex.

Ms. Bremanis stated there are currently 40 with this request making it 41.

Mr. Dittrich asked how many are filled.

Mr. Weidner stated maybe 3-4 are empty.

Mr. Dittrich clarified that none of the existing studios are over 500 square.feet.

Mr. Heraty answered no explaining they are all identical at approx. 378 square.feet

Mr. Weidner explained there are 5 styles of units in the building explaining how many sq.ft each unit is with the smallest being approx. 380 square.feet. He stated at this time the board is not allowing any non-native units to divide the units due to the way the plumbing and mechanicals are put together.

Ms. Roth-Wurster clarified the plan is to close it off and rebuild a kitchen that was originally formulated.

Mr. Heraty answered yes explaining they will close off the unit and create a separate entrance. He further explained the plumbing is already there so they will just need to install cabinets, countertops and appliances. Mr. Heraty stated they then would call utilities to separate the two bills and get two tax ID numbers.

Ms. Bremanis gave a brief overview referring to the slides showing the parking, floor plans, and existing conditions. She stated Community Services and Fire Prevention have reviewed and had no concerns. She stated when the building was built the parking regulations were 1 per 5 spaces per unit where in today's standards it is 2 units.

Sworn in Ms. Janet Pesut 1220 W Chase apt GE Chicago, IL (140 W Wood Unit 124)

Ms. Pesut stated she has owned a unit in Park Towne for 19 years and lives there part time. She stated the request was discussed in December at their annual meeting at which time they got the board to vote on an amendment on declaration. She spoke to her concerns regarding the bylaws and how the

amendment was handled. Ms. Pesut spoke to her concerns with the work they have done without a permit.

Ms. Wood explained the zoning board has to limit their review to the zoning variation request.

Ms. Pesut stated the declaration amendment has to be done legally in order to grant a zoning variance expressing her concern that it has not. She read into record a letter from the management company that was mailed to the units and expressed her disagreement to it.

Ms. Wood explained her concerns would need to be taken up with the condo board.

Ms. Pesut restated in order to grant a variance there needs to be a valid amendment to the declaration.

Ms. Bremanis explained the board is looking at the split to the condo into 2 units. She asked Ms. Pesut if any of her concerns were related to the split then they can be addressed by the zoning board.

Ms. Pesut spoke to the claim of uniqueness pointing out there are 3 other units that are 2 bedroom 2 bath and they too should be able to split theirs.

Mr. McGinn asked if there are other concerns that will have an adverse impact on her unit.

Ms. Pesut stated her unit is fine other than the controversies in the building and the problems with the board not fixing things.

Ms. Wood stated her concerns are not part of the zoning hearing explaining she will need to speak to Mr. Weidner.

Ms. Pesut stated the board is now aware there are 3 other units that should be eligible should this go through.

Ms. Bremanis explained if those units want to split they would have to go through the zoning process as well. She stated this process would not encompass for the other 3 and they would have to apply for a variation as well.

Ms. Pesut clarified it is not saying they can't.

Ms. Bremanis clarified it is not saying they can't request it. She clarified even if this request fails the other 3 can come before the board and request it.

Ms. Pesut stated in order to get an additional tax number they need a valid declaration to present to the cook county board.

Ms. Wood explained that is on the petitioner to take care of restating the zoning board is looking at the zoning variance request.

Ms. Pesut submitted the letter that was recorded into the record.

Mr. Pirog asked if Ms. Pesut addressed her concerns with staff.

Ms. Pesut stated she filed a freedom of information act to find out what the petitioner had filed.

Mr. Cavanaugh asked who she sent the FOIA request to.

Ms. Pesut explained she requested documents to show what they filed for the request.

Ms. Wood pointed out all documents are available online on the Village website.

Ms. Bremanis clarified Ms. Pesut was looking for the signed declarations that are not part of the packet so staff requested her to go through a formal process.

Ms. Bremanis submitted the letter that was read by Ms. Pesut as Objectors exhibit #1

Mr. Weidner stated when Mr. Hearty made his request the board reached out to their attorneys to see what would need to be done to make this legal. He further explained their attorney explained the amendment to the declaration could be done by a simple vote of the board and not a majority of the membership. He stated they have had KSN as their attorney for several years who are the top condo attorney law firm in the area. Mr. Weidner stated everything they did including the filing, the meeting, the adopting the declaration was all done with the advice from their attorneys. He stated the attorney also prepared all the paperwork. He explained the letter was sent to try to explain what was going on.

Ms. Roth-Wurster asked how many total active units

Mr. Weidner stated currently 128. He clarified there are other units that were combined but Mr. Heraty's unit is unique because his is the only corner unit and the square footage is larger than the 1 bedroom plus the studio in the other configurations.

Mr. Pirog asked if construction has started

Mr. Weidner explained the work that has been done is the door was sealed up and a new door was opened to the hall along with minor demolition work to do discovery in the unit. He stated a permit was applied for this work which is why this process began. He stated no wiring, plumbing or electrical has been done. Mr. Weidner explained the reason they closed off the door is to help mitigate the effect of construction on the unit they are currently living in.

Ms. Bremanis clarified an inspector did go to site and no other work is going on until this process is complete and their building permit is issued.

Ms. Roth-Wurster asked if the unit number should this pass would be 109 and 111.

Mr. Weidner answered yes.

STAFF RECOMMENDATION:

In 1995, Park Towne was converted from apartments to privately owned condominiums. At the time several studio and 1-bedroom units were combined into single 2-bedroom units. The Petitioners are requesting to divide their unit back to its original form. Per Code, multi-family units must be over 500 square feet. The building is unique in that there are currently 40 studios in the building

that are under the 500 square feet. Therefore, the addition of a studio unit should not affect the essential character of the building.

In addition Park Towne currently has a parking permit system in place, which controls the number of cars at any time. The complex is unique in the number of studio units and being directly adjacent to the train station. Therefore, Staff recommends approval of the proposed Variations, subject to the following conditions:

1. The Variations shall substantially conform to the site plan prepared by Zarko Sekerez & Associates, Inc. dated 11/29/19, 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. Dittrich made a motion to approve subject staff's conditions; seconded by Ms. Roth-Wurster.

DELIBERATIONS:

Mr. Dittrich stated the uniqueness has been established and it won't alter the essential character of the locality because this was the way it was. He expressed disappointment with the procedural issues. He stated based on the purview of the ZBA the variation should be approved

Ms. Roth-Wurster stated looking at the zoning standards it was well presented. She stated the historical aspect has been well explained. Ms. Roth-Wurster stated the uniqueness and the effect on the locality have been addressed and the standards have been met.

Mr. McGinn pointed out they have the parking situation under control so it should not have an adverse effect.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will go to Village Council on May 6, 2019.

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

IV. COMMUNICATIONS

V. ADJOURNMENT

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

Mr. Cavanaugh made a motion to adjourn; seconded by Mr. Dittrich.

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

Minutes Acceptance: Minutes of Apr 9, 2019 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 04/23/19 07:00 PM

CASE STAFF STATEMENT (ID # 5205)

270 N. Smith Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Mark Cedro

CASE NUMBER: 19-15

ADDRESS: 270 N. Smith Street

PROPOSAL:

Special Use to permit a front yard setback of 13 feet, instead of the minimum required 30 feet, pursuant to Section 10.07 (c) (19) of the Palatine Zoning Ordinance

<u>LOCATION:</u> 270 N. Smith Street District 6 (Helms)	<u>CURRENT ZONING:</u> R-3 High Density Residential
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SURROUNDING CONDITIONS:

North:	R-3 High Density Residential
South:	R-3 High Density Residential
East:	R-2 Single Family
West:	R-3 High Density Residential

BACKGROUND:

The Petitioner is requesting to construct a new two-story addition, as well as a second story addition on the existing first floor footprint. The second story maintains the existing front yard setback addition. Therefore, the Petitioner is requesting:

Special Use to permit a front yard setback of 13 feet, instead of the minimum required 30 feet

SITE ANALYSIS:

- The Subject Property is zoned R-3 High Density Residential. The Petitioner is proposing to build an addition including a second story addition for a single family home that encroaches into the required front yard setback.

- The existing home is set back approximately 13.5 feet from the front lot line, 30 feet is required. This is an existing nonconforming condition.
- The proposed 2nd story addition is approximately 18.1 feet from the front lot line, although the plans call for a redesign of the front entry way area. The remainder of the proposed work meets the required setbacks.
- The proposed deck encroaches into the side yard however it is 15 inches above grade therefore is a permitted obstruction.
- Building height meets code at 25 feet 9 inches tall, 50 feet is permitted.
- Both building and lot coverage meets floor area ratio at .35 and lot coverage at 33.4%

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 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, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

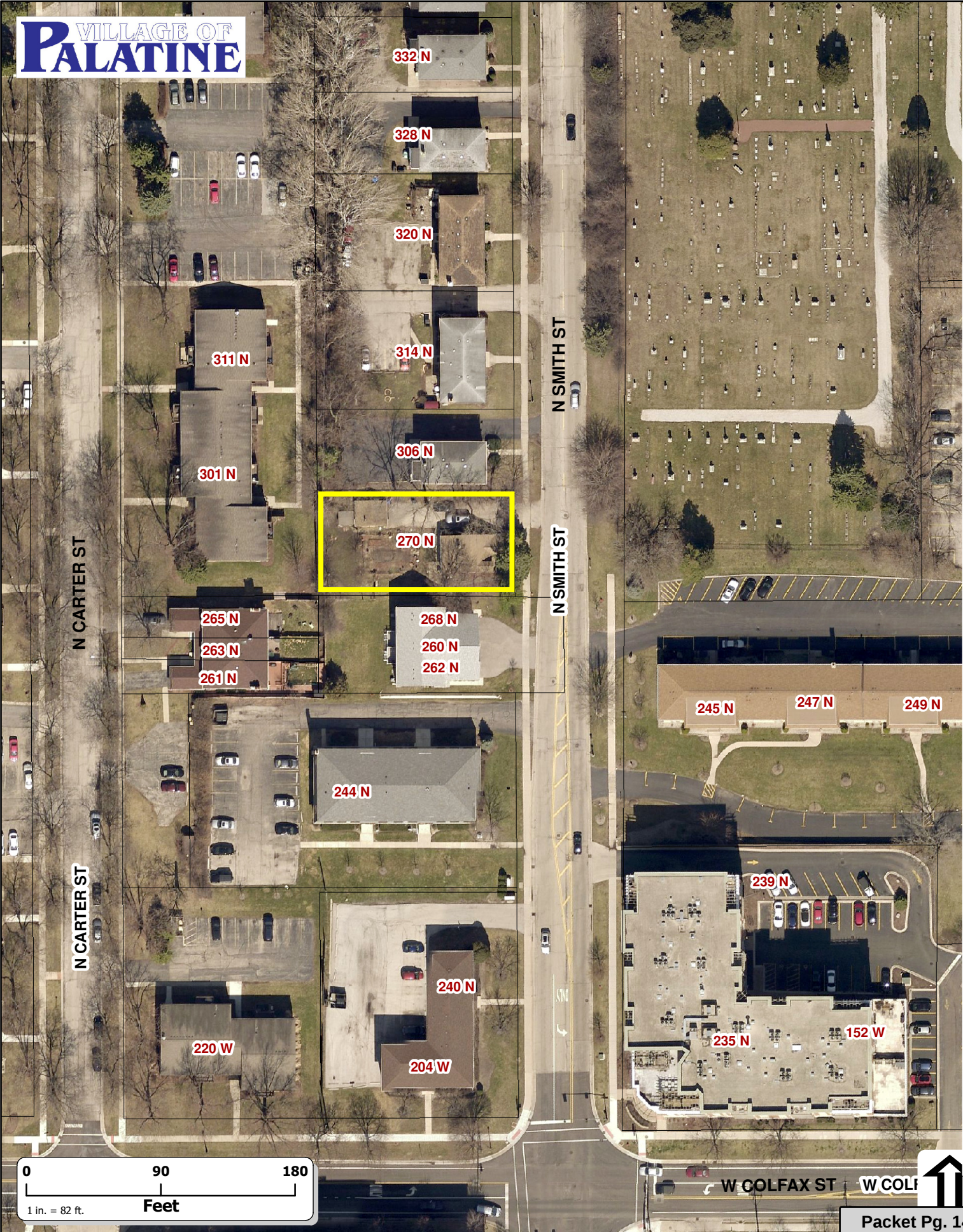
The Petitioner is requesting to construct a new addition at the rear of the home as well as a second story addition. The second story addition encroaches in the required front yard setback. However, the existing residence has existing non-conforming front yard setback, and the second story addition would be further set back than the existing home (18.1 feet versus 13.5 feet). Most of the surrounding properties have a nonconforming front yard setbacks thus the proposed addition should not have a negative impact of the surrounding properties. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan, elevation plans, and floor plan submitted by the Petitioner's Agent Tommy Palider, on 03/13/2019, as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Site Plan
- Elevations
- Floor Plan
- Public Notice

VILLAGE OF
PALATINE



Attachment: Aerial (270 N Smith Street - SU VAR Addition)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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



Background Information	PETITIONER(S)		Business Name (if applicable)	
	MARK CEDRO			
	Subject Property Address			
	270 N. SMITH ST. PALATINE, IL.			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Tommy Palider			
	Address		City/State/Zip Code	
	5705 W. NEWPORT AVE.		CHICAGO, IL. 60634	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
TYPE OF APPLICATION (check one)				
☐ Special Use ☐ Special Use Amendment ☐ Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
Generally describe your request:				
Front yard set back reduction.				

Attachment: Application (270 N Smith Street - SU VAR Addition)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ 360⁰⁰
- ☐ 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

UPDATE EXISTING SINGLE-FAMILY HOME TO A MODERN
STRAIGHT-LINED SINGLE-FAMILY HOME.

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

HOME IS TO KEEP EXISTING LOCATION EXCEPT ADD A FULL
SECOND FLOOR AND ATTACHED GARAGE.

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

WITH AN UPDATED NEW LOOK. THE SINGLE FAMILY HOME
WILL LOOK BETTER THAN EXISTING HOME AND WILL NOT
CAUSE INJURY TO NEIGHBORING HOMES VALUES.

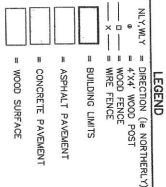
4. With respect to live entertainment uses, the use shall not:

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

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

REAR WOODEN FENCE TO MATCH NEAR BY NEIGHBORING
FENCES AND WILL PROVIDE PRIVATE PROPERTY PROTECTION
TO THE SINGLE-FAMILY HOME.

THE PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS, TO WIT: BEGINNING IN THE WEST LINE OF SMITH STREET 525 FEET SOUTH OF THE NORTH LINE OF SAID NORTH WEST QUARTER OF THE SOUTHEAST QUARTER, RUNNING THENCE WEST 152 FEET; THENCE SOUTH 86 FEET; THENCE EAST 132 FEET; TO THE WEST LINE OF SAID STREET; THENCE NORTH 66 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.



- NOTES
1. THIS SURVEY PREPARED FOR A.P.W. INC. (BIRMINGHAM)
 2. THIS SURVEY TO BE USED FOR REGULATIONS OR OTHER DOCUMENTS.
 3. SETBACK, EASEMENT OR OTHER REQUIREMENTS NOT SHOWN HEREON.
 4. TOTAL LOT AREA = 8,712 SQ.FT. MORE OR LESS.
 5. VERIFY DIMENSIONS, LEGAL DESCRIPTION AND CORNERS AND NOTICE SURVEYOR OF ANY DISCREPANCIES BEFORE ANY CONSTRUCTION ON THE BUILDING.
 6. BUILDINGS ARE SHOWN FROM OUTSIDE LIMITS OF METAL OR FRAME CONSTRUCTION.
 7. LEGAL DESCRIPTION HEREON PROVIDED BY CLIENT.
 8. BERGAINS ARE ASSUMED BASED ON BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.
 9. UTILITIES, LANDSCAPE FEATURES AND IMPROVEMENTS COVERED BY EARTH, LANDSCAPING, OR OTHER MATERIALS OR OBSTRUCTIONS, IF ANY, ARE NOT SHOWN HEREON.



SURVEYOR
WE, SIGHT ON SOLUTIONS, INC., DO HEREBY DECLARE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

UNSUBD 181000
DEED DOCUMENT NO. 1335819072

PLAT DATE: JANUARY 4, 2018

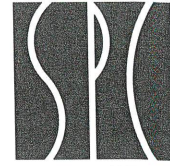
IL PROF. LAND SURVEYOR #3520 (EXP. 11/30/20)
DESIGN FIRM REG. #184.005510 (EXP. 04/30/19)
FIELD WORK COMPLETED DECEMBER 19, 2018



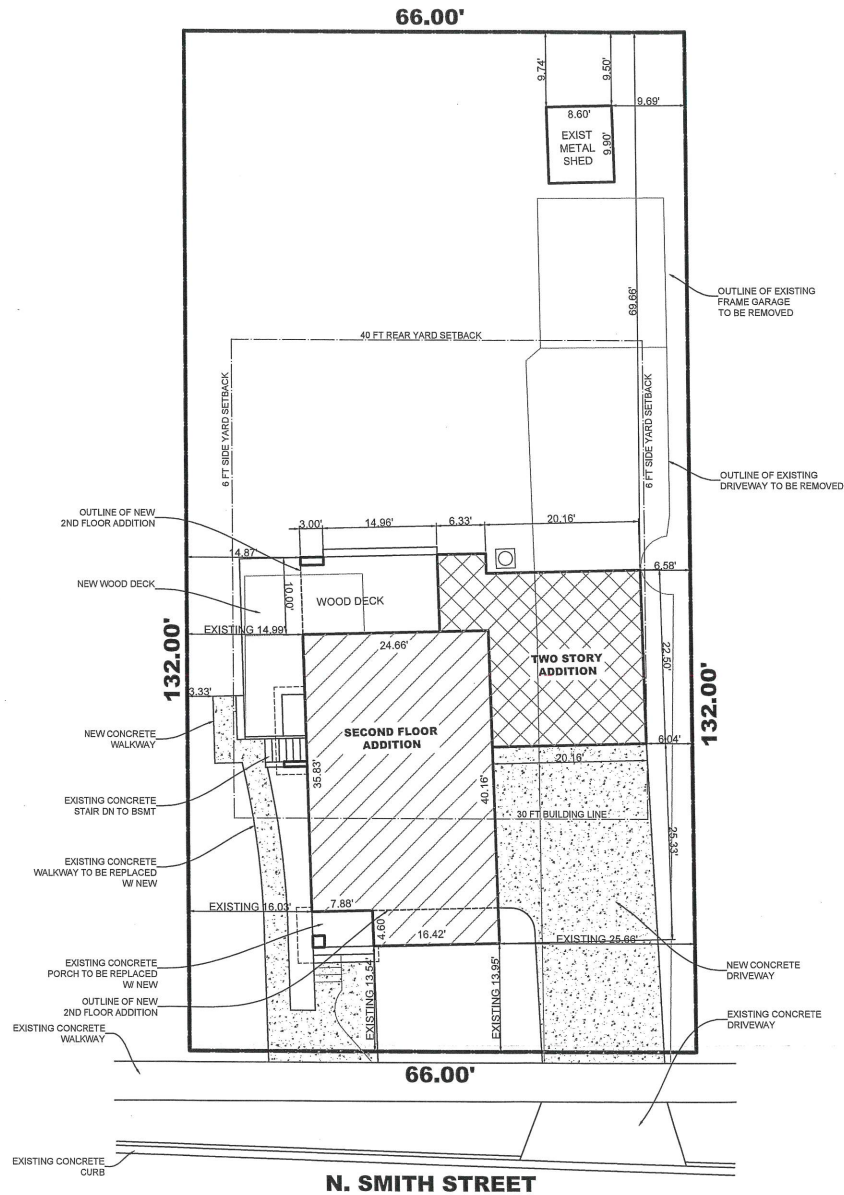
PLAN OF SURVEY	270 N. SMITH STREET
657 CAPITAL DRIVE, LAKE ZURICH, ILLINOIS 60047 PHONE: 847.566.7539 FAX: 815.578.0847 email: mike@sightonsolutions.com www.sightonsolutions.com	
DRAWN: K.C. DATE: 01/04/19 SCALE: 1"=20'	SIGHT ON SOLUTIONS, INC.

SIGHT ON SOLUTIONS, INC.

SHEET
1 OF 1
SOS#: 18482



DESIGN GROUP INC
221 N. FAIRVIEW AVE
MOUNT PROSPECT IL 60056
773-817-7438



LOT AREA CALCULATION

ADDRESS: 270 N SMITH AVE. PALATINE, IL 60067
ZONING DISTRICT: R-3
LOT AREA: 8,712 SQ FT

MAX FAR - 50% OF LOT AREA = 4,356 SQ FT

BUILDING FLOOR AREA

EXIST. BASEMENT (NOT INCLUDED)	630 SQ FT
EXIST. FIRST FLOOR	946 SQ FT
NEW FIRST FLOOR	63 SQ FT
NEW ATTACHED GARAGE	454 SQ FT
NEW SECOND FLOOR	1,567 SQ FT
TOTAL FLOOR AREA:	3,030 SQ FT

ACTUAL BUILDING COVERAGE:

EXIST. FIRST FLOOR	946 SQ FT
NEW FIRST FLOOR	63 SQ FT
NEW SECOND FLOOR OVERHANG	180 SQ FT
NEW ATTACHED GARAGE	454 SQ FT
TOTAL COVERAGE:	1,643 SQ FT (18.9%)

MAXIMUM LOT COVERAGE:
40% OF LOT SIZE = 3,485 SQ FT

ACTUAL LOT COVERAGE:

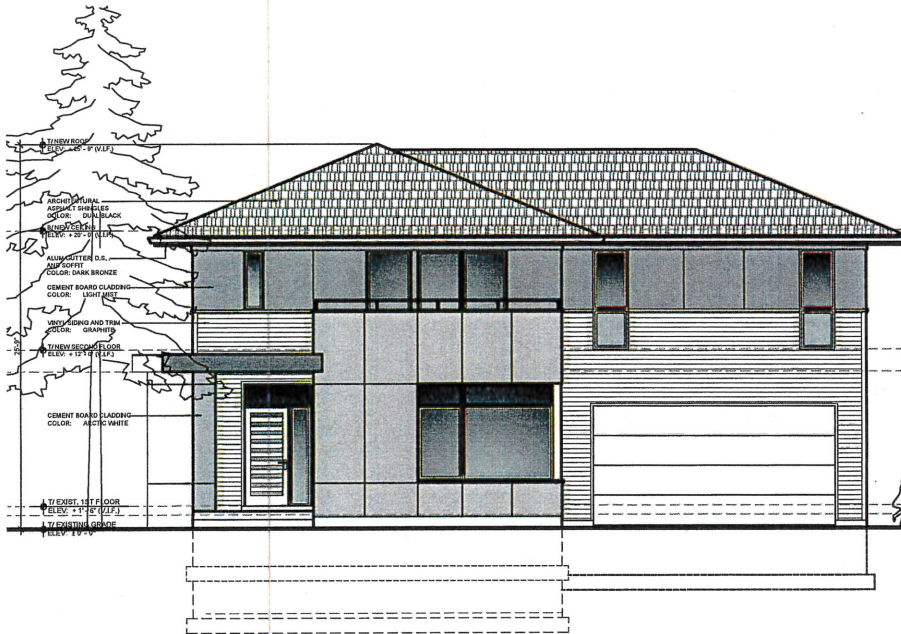
BUILDING FOOTPRINT	1,463 SQ FT
CONC. PORCH	52 SQ FT
WOOD DECK (INCLUDING 2ND FL OVERHANG)	387 SQ FT
CONC. WALKS AND STAIR	278 SQ FT
CONC. DRIVE	727 SQ FT
AC UNIT PAD	8 SQ FT
TOTAL COVERAGE:	2,915 SQ FT (33.4%)

SITE PLAN

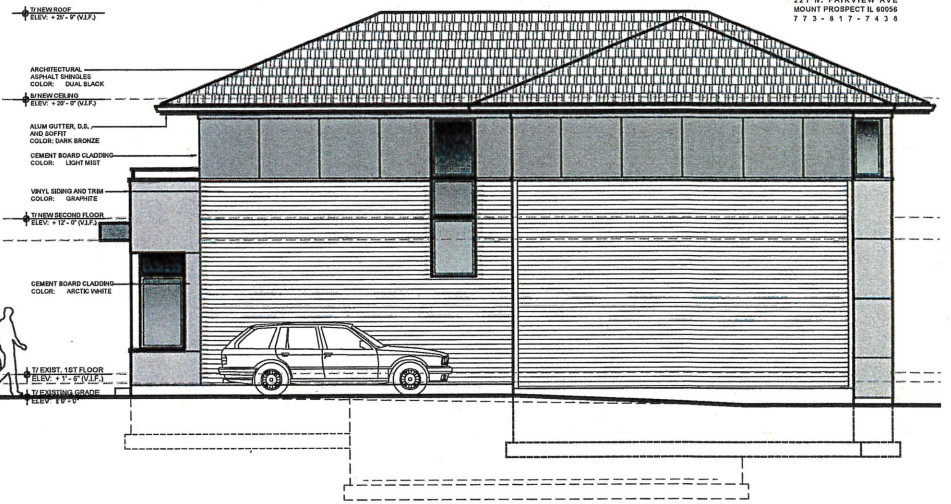
SCALE 1/16" = 1'



ADDITION TO EXISTING SINGLE FAMILY RESIDENCE
270 N SMITH AVE. PALATINE IL



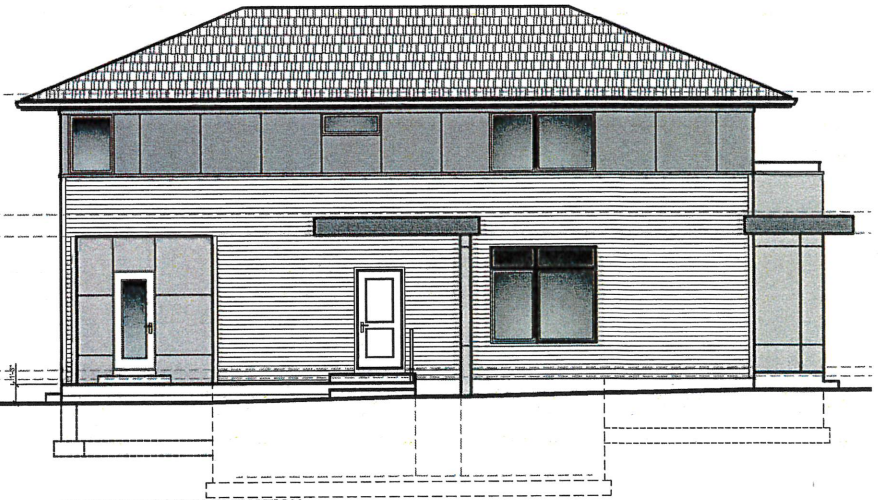
PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"



DES 221
MOUN 77
G AI OS 1

Attachment: Elevations (270 N Smith Street - SU VAR Addition)



270 N. SMITH AVE. PALATINE - ADDITION



PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 23, 2019 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 front yard setback of 13 feet, instead of the minimum required 30 feet, pursuant to Section 10.07 (c) (19) of the Palatine Zoning Ordinance.
 The property is commonly known as 270 N. Smith Street (02-15-400-003).
 The Petitioner is proposing to build a second story addition, onto an existing single-story home, with a non-conforming 13-foot front yard setback.
 The above petition has been filed by Mark Cedro and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 19-15
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 8th day of April, 2019
 Published in Daily Herald
 April 8, 2019 (4522124)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08-APR-19 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

Laurel Baetz
 Authorized Agent

Control # 4522124

Attachment: Public Notice (270 N Smith Street - SU VAR Addition)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 04/23/19 07:00 PM

CASE STAFF STATEMENT (ID # 5204)

1590 N Rand Road Unit A

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Dr. Vu Kong

CASE NUMBER: 19-16

ADDRESS: 1590 N. Rand Road #A

PROPOSAL:

Special Use to permit a dental office pursuant to Section 11.02 (d) (15) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 1590 N. Rand Rd #A District 4 (Solberg)	<u>CURRENT ZONING:</u> Planned Development
--	---

SURROUNDING CONDITIONS:

North:	Planned Development
South	B-2 General Business District
East:	B-2 General Business District
West:	Planned Development

BACKGROUND:

The Petitioner has a current dental practice in Elgin and is proposing to open a second location in Palatine. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a dental office.

SITE ANALYSIS:

- The Subject Property is zoned Planned Development and is part of the Deer Grove Crossing - Home Depot Palatine Subdivision. Per the Planned Development uses shall follow the B-1 use list.
- The hours of operation are proposed to be Monday - Friday 8 am to 6 pm, Saturday 9 am - 1 pm and closed Sunday.
- The proposed number of employees are 5. The business plan initially projects 10

patients per day, then increasing to 30 patients in 2-3 years.

- The tenant space is 2,080 square feet, which includes 6 exam rooms
- The required parking is 1 space per 300 square feet. At 2,080 square feet, 7 parking spaces are required. The current parking lot for this building contains 68 spaces. The building as a whole requires 71 spaces (1 space per 300 square feet). However, Home Depot has an excess of 78 parking spaces and is part of the same planned development. There is a cross access agreement that includes shared parking.

DEPARTMENTAL REVIEWS:

Community Services	No Issued Identified
Engineering	N/A
Environmental Health	N/A
Fire Prevention	No Issued 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, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The proposed use of the property as a dental office would occupy a vacant tenant space and maintain the mixture of office and service uses within the building and overall development. Although this is a new location, this is an expansion of an existing practice and should not have a negative impact on the surrounding properties. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan submitted by the Petitioner on 3/30/19 and the Floor Plan prepared EKI Architects LTD dated 2/13/19, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial map
- Application
- Plat of Survey
- Business Plan
- Floor Plan
- Deer Grove Crossing PD Ordinance - #O-44-97
- Public Notice

1590 N. Rand Road #A

3.2.a





SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S) Dr. Vu Kong		Business Name (if applicable)		
	Subject Property Address 1590 N. Rand Rd. Suite A, Palatine, IL 60074				
	AUTHORIZED AGENT (if applicable) Peter Cangialosi		Business Name (if applicable) Joseph Rossi & Associates, Inc.		
	Address 17W620 14th St. Suite 201 Oakbrook Terrace, IL 60181		City/State/Zip Code		
	Telephone 630-885-3994	Fax	Email pete@jrossiandassociates.com		
	Relationship to Petitioner (contractor, architect, etc.) Real Estate Advisor				
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation				
	Existing Zoning District		Existing Land Use		Proposed Land Use
	Generally describe your request: We ask that the Village of Palatine kindly grant the use of a dental office for the space located at 1590 N. Rand Rd. (End Cap). General dentistry has changed over the years and your real estate presence is vital in today's industry. This space will allow Dr. Vu Kong's practice to be noticed with the signage and exposure needed to compete. Dental offices are strong long term tenants that serve their community for years attracting families to their locations. This location will offer convenience and easy access for patients in the area.				

Attachment: Application (1590 N Rand Road A - SU Dentist)

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.*

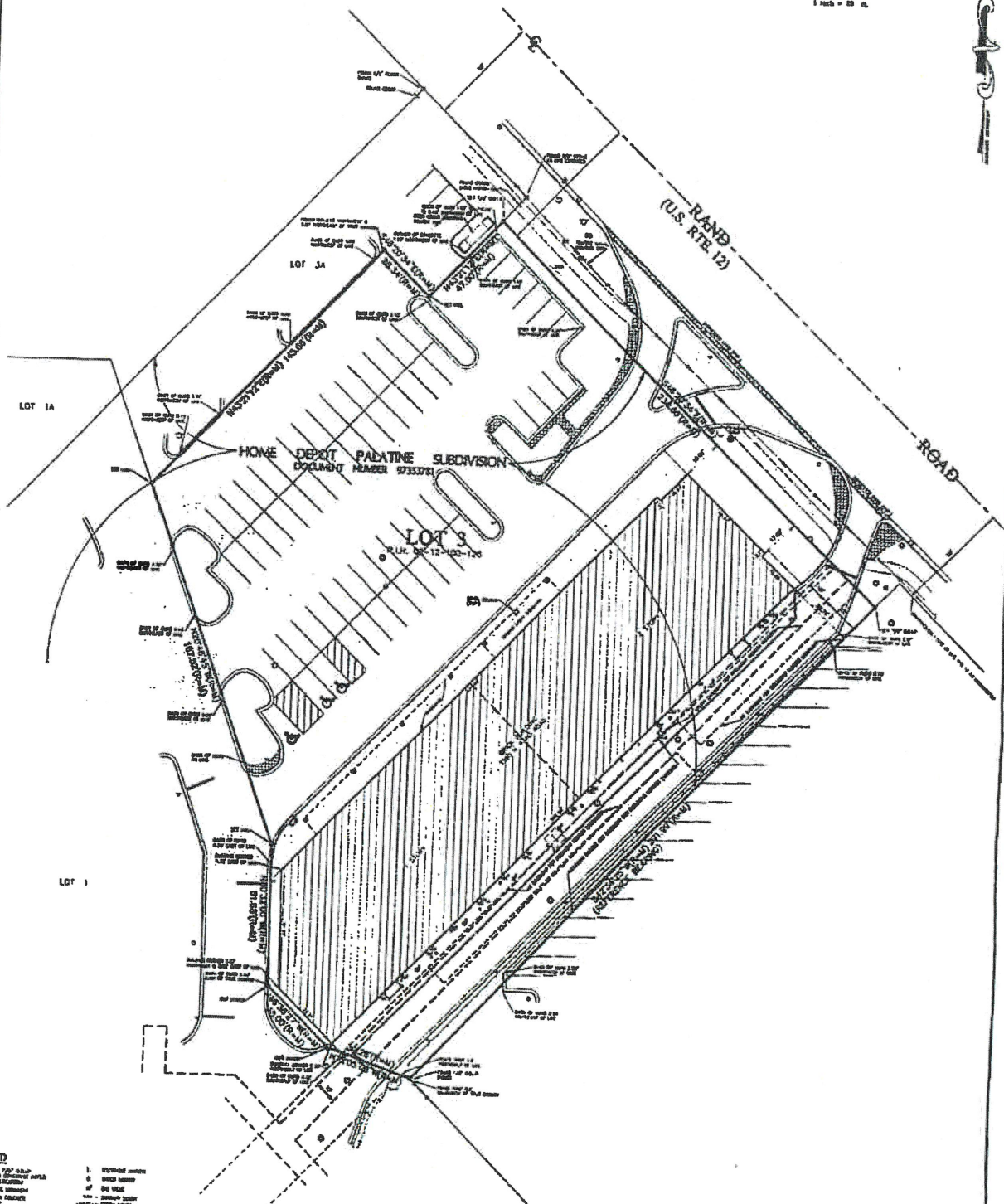
1. The use is deemed necessary for the public convenience at that location
yes
2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected
yes
3. The use will not cause substantial injury to nearby property values
Correct
4. With respect to live entertainment uses, the use shall not:
 - a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance
Agreed

PLAT OF SURVEY

LEGAL DESCRIPTION

LEGAL DESCRIPTION
LOT 3 IN MOORE DEPOT PALATKA SUBDIVISION BEING A SUBDIVISION OF PART OF
THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10
EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED MAY 19, 1997 AS
DOCUMENT 7 NUMBER 87353701, COON COUNTY, MINNESOTA

GRAPHIC SCALE



LEGEND

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ABBREVIATIONS

[illegible]

LINE LEGEND

10/10/1964
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 10/10/1964
 10/10/1964

AREA SUMMARY

NO HEAVY LAGS
65.75% SOLIDITY FEEL
OR
1 DAY SHORT
DANGER ON WEATHERED WALL

CERTIFICATION

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
155 E. 42ND ST. NEW YORK 17, N.Y.

COMMUNICATIONS SECTION (13)
RECEIVED 10/20/77
JAN 20 1977
FBI - NEW YORK
104-000778
OCT 20 1977
OCT 20 1977
OCT 20 1977



UTILITY STATEMENTS

WILLIAM WATSON

Mr. Watson was born at Glasgow, Scotland, on May 10, 1867. He received his education at the Glasgow Academy and at the University of Glasgow. He was called to the bar in 1890 and has since been engaged in private practice. He is a member of the Faculty of Advocates and of the Scottish Bar Association.

He married Miss Mary Ann Wilson, daughter of Mr. James Wilson, of Glasgow, on June 10, 1893. They have three children: William, born March 10, 1894; John, born July 10, 1896; and Mary, born November 10, 1898.

Mr. Watson is a man of high character and ability, and has achieved many successes in his career. He is a devoted family man and a loyal citizen.

He is now residing at No. 10, St. Andrew's Place, Glasgow.



Packet Pg. 29

High Point Family Dentistry Palatine Business Plan and Overview

Business Type: General Dentist Office

Hours of Operation:

Monday – Friday: 8am – 6pm

Saturday 9am-1pm

Expected Number of Employees: 5

Introduction

Dental startups are one of the most successful business ventures with minimal failure rates. As in many industries where the economy has effected the retiring age, the aging dentist has extended its retirement age opting to extend their work life. As the number of dentists retiring outpacing the new dental graduates output, the current dentist population in the near future will have to adapt to the growing dental needs. Current offices will have to run more efficiently to keep pace with the demand and competition. Another variable in the industry is the new graduate debt issue. With the majority of new dental grads school loan nearing \$500,000 many new dentists are forced to associate with other group practices.

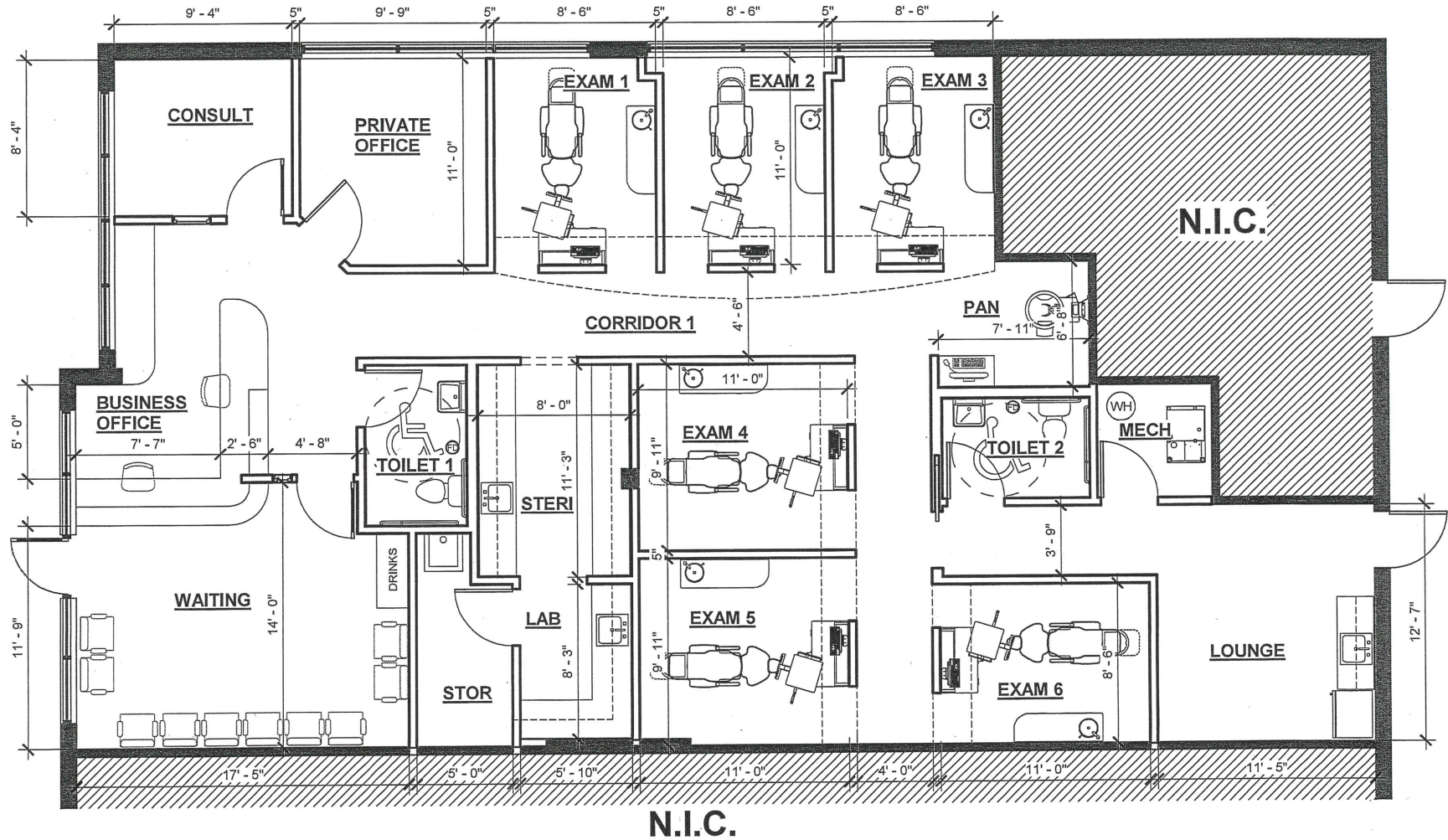
The growing trends are shifting away from local family oriented dental practice and towards group dental practices. Group practices are able to run more efficiently by delegating business task away from the doctors and increasing patient volume through heavy marketing. The leading group practices in the Illinois region include Aspen Dental, Dental Works (formerly Sears Dental), Heartland Dental, Allcare Denture. These companies continue to grow and increase patient base due to there large capital and advertising dollars. Their focus is to maximize patient production, patient volume, and company revenues. Where they lack is patient care, customer service, and technology investment. They hire doctors not based on skills or personality but based on production capabilities and do little for the community in which they reside.

Forward Looking Statement

At High Point Family Dentistry our goal is to merge the two ideas of a local family-oriented practice with the efficiency of a group practice without sacrificing customer service and quality of care. We will offer convenient hours, the latest dental technology, and the highest standard of care. Our current office in Elgin has had rave reviews with our patients. Simply search “Elgin, IL Dentist” on Goggle to read our reviews. Our average monthly production has doubled that of an average dental office and overhead cost bettering the industry average.

We also strive to be a part of the community. In our current practice in Elgin, we work tightly with the local community groups and business to provide multiple annual charity events. We understand the importance of community and giving back to local business and residents

We hope to continue our success with a new venture in the Palatine area. To increase our chances of success we have spent our due diligence with population and demographic research to maximize our chances of success. By reducing new start up cost by nearly \$150,000 and reducing overhead by running an efficient practice we have the utmost confidence in our success in the new venture. Our projections for the first year is 10 patients a day initially for the first year and increase it to 30 patients/day within year 2,3.



Attachment: Floor Plan (1590 N Rand Road A - SU Dentist)



111 W. LONNQUIST BLVD, MT. PROSPECT, IL 60056
Tel: 847. 749 4021 Fax: 847. 749 3322

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ACOA LTD.
CONSTRUCTION COMPANY
DESIGNERS AND BUILDERS
SPECIALIZING IN DENTAL & MEDICAL OFFICE BUILD-OUTS

125 South Wheeling Road
Wheeling, IL 60090
T. (847) 228-8414
F. (847) 228-8415

DR. VU KONG
DENTAL OFFICE - TENANT BUILD OUT
1590 North Rand Road, Palatine, IL

FLOOR PLAN (2,080 S.F.)

Project number	1872-02	SK-2
Date	2/13/19	
Drawn by	PE	
Checked by	PE	

Scale 3/16" = 1'-0"

97353783

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DEPT-01 RECORDING

109.5

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47111 KB *-97-353783

COOK COUNTY RECORDER

ORDINANCE NO. 0-44-97

AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT
DEER GROVE CROSSING

1st AMERICAN TITLE order #

CC98789 48 20

JZ

97353783

Published in pamphlet form by authority of the
President and Board of Trustees of the Village of Palatine
on March 31, 1997

JG^{SD} BAK

BANK

Attachment: Deer Grove Crossing PD Ordinance - #O-44-97 (1590 N Rand Road A - SU Dentist)

ORDINANCE NO. 0-44-97

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

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 March 4, 1997 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 the real estate described as follows, attached hereto as Exhibit "A".

SECTION 2: That final approval of a Planned Development is hereby granted to the above described property pursuant to Section 13.05 of the Palatine Zoning Ordinance, subject to the following conditions:

1. The Planned Development shall substantially conform to the Plat of Subdivision for the Home Depot Palatine Subdivision by Compass LTD. dated 1/29/97 last revised 3/27/97, and to the Final Engineering Plans and Specifications by Roake and Associates, Inc. Sheets 1-3, 5, 6, 8-11, dated 1/28/97, last revised 2/24/97, and Sheets 4 and 7 last revised 3/10/97 and to the Home Depot Architectural Plans by Greenberg Farrow Architecture, Inc. dated 10/24/96 last

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Attachment: Deer Grove Crossing PD Ordinance - #O-44-97 (1590 N Rand Road A - SU Dentist)

revised 2/24/97, and to the Deer Grove Centre Elevations by HKM Architects and Planners, Inc. received by the Village on 2/25/97, and to the Line of Sight Diagram by Greenberg Farrow Architecture, Inc. dated 2/24/97, and to the freestanding sign elevations by Collins Signs attached hereto as Exhibit "B" and to the Site Lighting Plan by Cooper Lighting, HID, last revised 3/11/97 and to the retail building floor plans attached hereto as Exhibit "C", except as such plans may be changed to conform to Village Codes and Ordinances and the conditions below:

2. Land Uses for the planned development shall conform to the permitted uses for the B-1 District and to the following list of permitted uses. Special Uses listed in the B-1 District shall be required to obtain a special use approval.

Animal Hospitals
 Antique Shops
 Automobile Repair Training Facilities
 Bicycle Sales Rental and Repair Store
 Blue Printing and Photostating Establishments
 Clinics - Medical and Ilatelic Stores
 Custom Dress Making Establishments
 Department Stores and Discount Stores
 Dry Goods Stores
 Employment Agencies
 Interior Decorating Shops
 Locksmith Shop
 Millinery Shop
 Musical Instrument Sales
 Optician
 Photography Studios
 Schools - Music and Dance
 Shoe Repair
 Tire Sales and Service Facility as an outlot only, subject to Village Council approval
 Tobacco Shop
 Travel Bureaus and Transportation Ticket Sales
 Variety Stores
 Wearing Apparel Shops
 Business Machine Stores
 Office Machine Stores Sales and Service
 Video Rentals
 Home improvement sales center including the following:
 Building material sales
 Outdoor garden center
 Outdoor display of merchandise
 Seasonal temporary sales in a designated area of the parking lot
 Restaurant (diner) use
 Outdoor propane and pallet storage in fenced enclosures

3. Attached signage for the retail building and the bank shall adhere to the approved sign criteria for the Deer Grove Centre.

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4. The Home Depot shall be constructed with an exterior color which matches the exterior color of the Deer Grove Centre.
5. The masonry material on the retail building shall be a brick masonry to match the existing brick wall which will remain.
6. All roof-top equipment on the Home Depot and retail building shall be completely screened visually and acoustically in a manner acceptable to the Village.
7. Cash in lieu of sidewalks for the areas adjacent to but not included in the Planned Development shall be received prior to recording the plat.
8. A Letter of Credit in the amount of \$100,000 and a form acceptable to the Village to ensure the completion of the planned development shall be received prior to recording the plat of subdivision.
9. The planned development shall be completed no later than January 1, 2000.
10. The signage for the spaces marked "tenant panel" on the freestanding signs shall be the same in color and lettering as the existing Deer Grove Centre signs.
11. Any future redevelopment of the remainder of the Noble House property may be permitted as an amendment and addition to the planned development. Said redevelopment, addition and amendment to the planned development shall require the approval of the Village Council.
12. An attached sign for the restaurant in the Home Depot building not to exceed 50 square feet in area may be approved as a Minor Amendment to the Planned Development.
13. A cross access agreement in a form acceptable to the Village shall be executed by the petitioners and the Deer Grove Centre to ensure cross access and improvements between the two (2) developments. Cross access in a manner acceptable to the Village shall also be provided between the Home Depot property and the Noble House Restaurant property, provided that there is no substantial change required to the Home Depot plans.
14. Lighting shall be provided behind the retail building. Said lighting shall be consistent with the lighting of the remainder of the planned development and shall be approved by the Village Engineer prior to the issuance of a building permit for the retail building.
15. The southern entrance drive connecting to Rand Road shall include an 18 foot wide fire lane and a ten (10) foot wide unloading utility area adjacent to the retail building separated by a mountable curb. The dumpster enclosure shall be located in this area.
16. The public sidewalks shall extend across the driveways and shall comply with the Illinois Accessibility Code.

17. A plan for the shutdown of the 20 inch watermain to make the required connections shall be submitted in a manner acceptable to the Village Engineer prior to the start of any utility work.
18. The retail building shall be protected throughout with automatic fire sprinklers.
19. The existing retail building shall be brought up to applicable handicap standards per the Illinois Accessibility Code Chapter I Section 400.510 (d) and to the current standards of the Village Building Code, except that the existing occupied tenants spaces shall be brought into compliance in phases as tenants move out or remodel with all said spaces completed by January 1, 2000.
20. The planned wood fence along the south and east property lines shall be maintained in a manner acceptable to the Village and shall be replaced every 12 years by Home Depot.

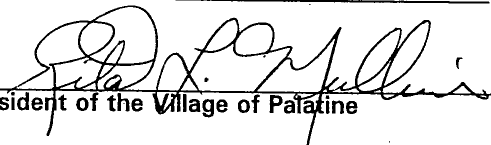
SECTION 2: That the petition for special use, a copy of the public notice, and the report of the Plan Commission reporting on this petition be attached hereto and form a part of this ordinance.

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

PASSED: This 31 day of March, 1997

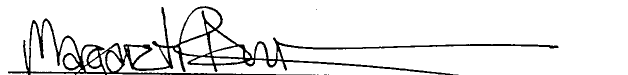
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 31 day of March, 1997


President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 31 day of March, 1997


Village Clerk

97353783

Send To 
MICHAEL D. FIRSEK
222 W. Cassville St. 4
SUITE 190
CHGO, IL 60601-1102

EXHIBIT "A"

801, 805-841 (odd) and 855 E. Dundee Road and
1590 N. Rand Road

THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 89 DEGREES 28 MINUTES 00 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 603.75 FEET TO THE CENTERLINE OF RAND ROAD; THENCE SOUTH 46 DEGREES 20 MINUTES 34 SECONDS EAST ALONG THE CENTERLINE OF RAND ROAD, A DISTANCE OF 742.20 FEET; THENCE SOUTHWESTERLY 90 DEGREES 35 MINUTES FROM THE NORTHWEST TO WEST WITH THE CENTERLINE, A DISTANCE OF 617.20 FEET TO A LINE THAT IS 968.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 28 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 712.20 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00 DEGREES 29 MINUTES 21 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 968.00 FEET TO THE NORTHWEST CORNER OF SAID SECTION, AND THE POINT OF BEGINNING, COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:
THE NORTHEASTERLY 357.0 FEET (AS MEASURED ALONG THE SOUTHEASTERLY LINE) OF THE SOUTHEASTERLY 290.0 FEET (AS MEASURED ALONG THE NORTHEASTERLY LINE)

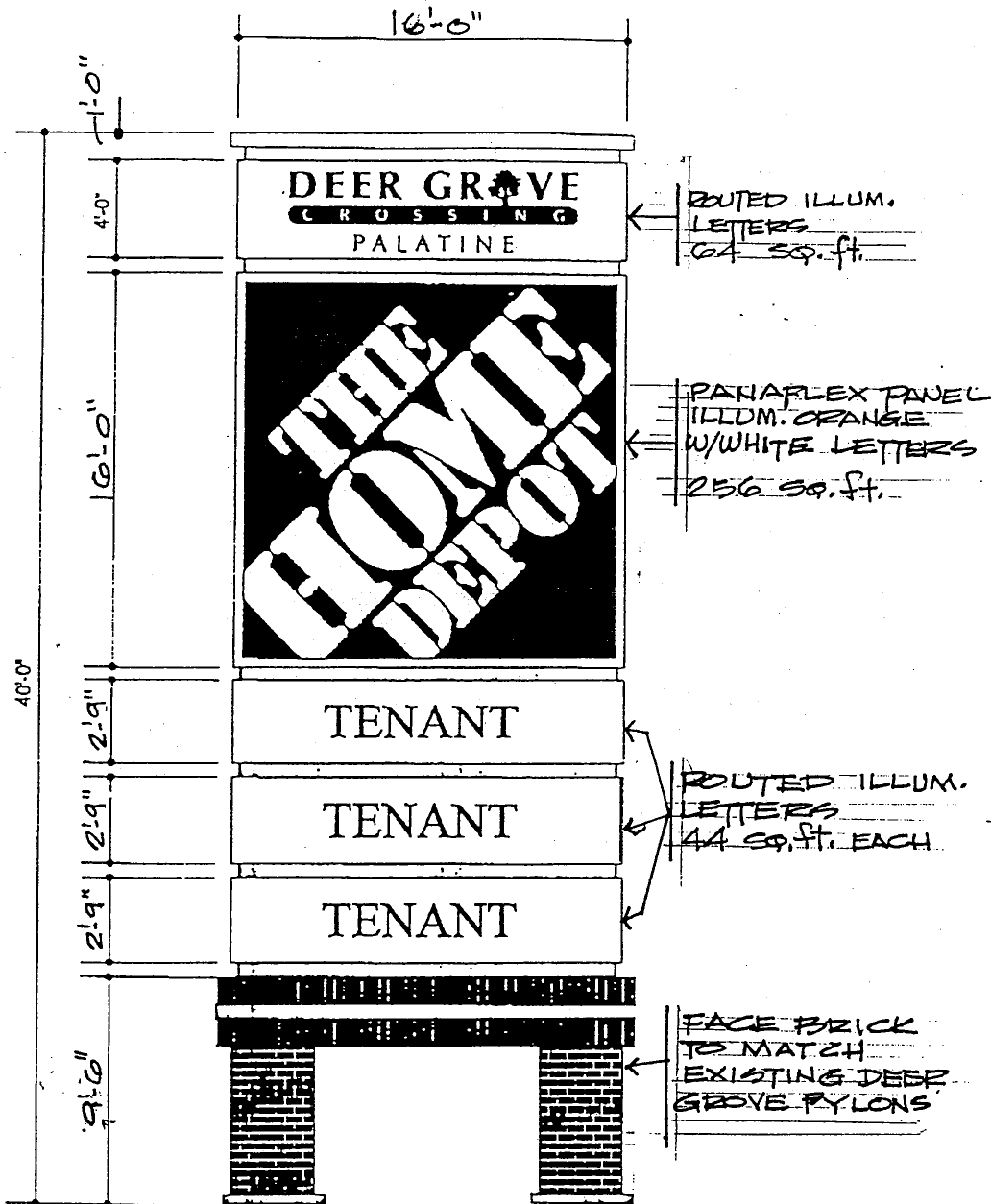
ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT OF THE NORTH LINE OF SAID SECTION THAT IS 253.75 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 28 MINUTES 00 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 200.0 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 32 SECONDS EAST, A DISTANCE OF 255.0 FEET TO A LINE THAT IS PARALLEL WITH AND 265.0 FEET SOUTH OF THE NORTH LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 28 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 200.0 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 32 SECONDS WEST A DISTANCE OF 265.0 FEET TO A POINT OF THE NORTH LINE OF SAID SECTION THAT IS 253.75 FEET EAST OF THE NORTHWEST CORNER THEREOF, AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION THAT IS 453.75 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 150 FEET TO THE CENTER LINE OF RAND ROAD; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF RAND ROAD 150 FEET; THENCE SOUTHWESTERLY 372.36 FEET ALONG A LINE DRAWN FROM THE CENTER LINE OF RAND ROAD 150 FEET SOUTHEASTERLY FROM ITS INTERSECTION WITH THE CENTER LINE OF DUNDEE ROAD, TO A POINT IN THE WEST LINE OF SAID SECTION 12 WHICH IS 844.97 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 372.36 FEET TO THE POINT OF BEGINNING

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

Rear Portion of 1475 N. Rand Road

THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION THAT IS 453.75 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 150 FEET TO THE CENTER LINE OF RAND ROAD; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF RAND ROAD 150 FEET; THENCE SOUTHWESTERLY 239.44 FEET ALONG A LINE DRAWN FROM THE CENTER LINE OF RAND ROAD 150 FEET SOUTHEASTERLY FROM ITS INTERSECTION WITH THE CENTER LINE OF DUNDEE ROAD, TO A POINT IN THE WEST LINE OF SAID SECTION 12 WHICH IS 844.97 FEET SOUTH OF THE NORTHWEST CORNER THEREOF FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG SAID LINE, A DISTANCE OF 130.64 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 32 SECONDS WEST, A DISTANCE OF 107.72 FEET TO A POINT THAT IS 265.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION; THENCE NORTH 89 DEGREES 28 MINUTES 00 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION, A DISTANCE OF 85.51 FEET; THENCE SOUTH 20 DEGREES 46 MINUTES 45 SECONDS EAST, A DISTANCE OF 14.47 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



Option #1

Palatine, IL
THD1674.CDR/021397 (022197)

Color renderings are for presentation only and should
not be considered as a manufacturing drawing.

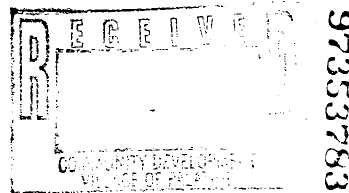


EXHIBIT "B"

Page 3.4 of pages 2
Fax Note To GLENN P.
From DAVE F.
Phone 392-9200

9735783
10455783
EXHIBIT C

3.4.97

RETAIL - 157 F.

MAR 04 '97 10:26

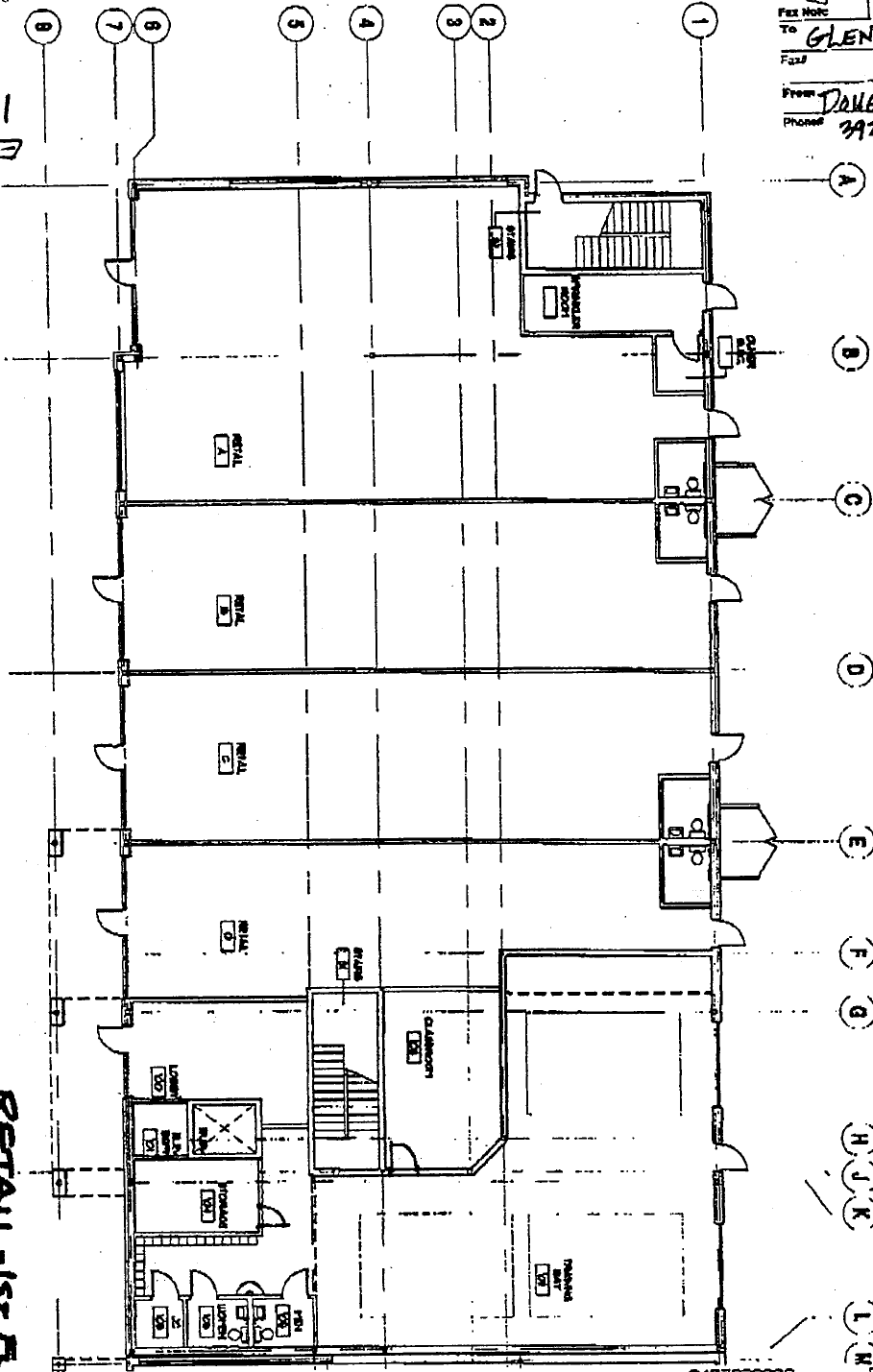
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PAGE. 01

** TOTAL PAGE. 03 **

DEER GROVE - EAST PHASE

10455783



DEER GROVE - EAST PHASE

PAGE 02

8473929009

MAR 04 '97 10:27

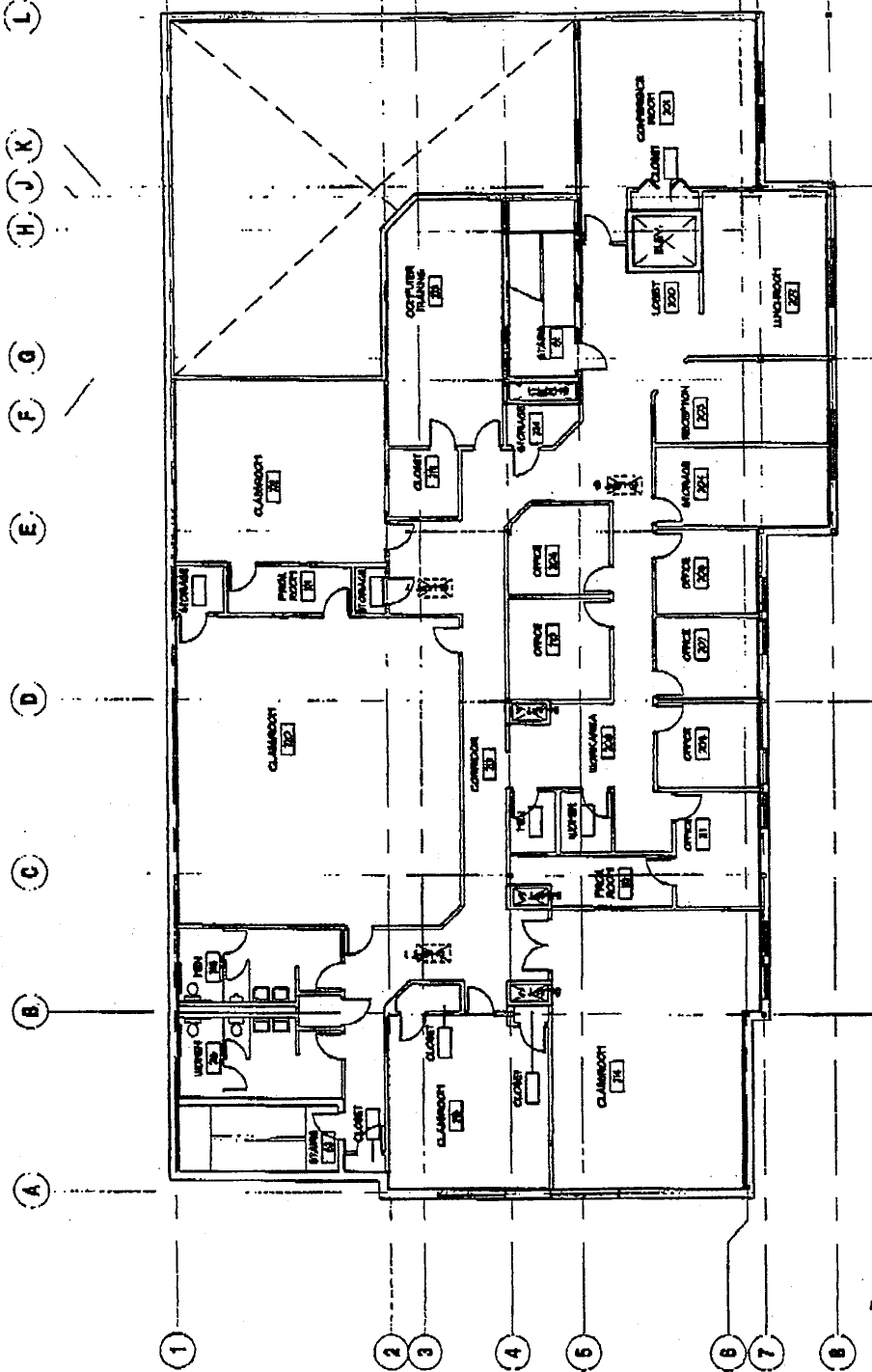


EXHIBIT
2 OF 3

88285576

MAR 14 97 (FRI) 12:16 KOLL

TEL: 7085739844

P. 002

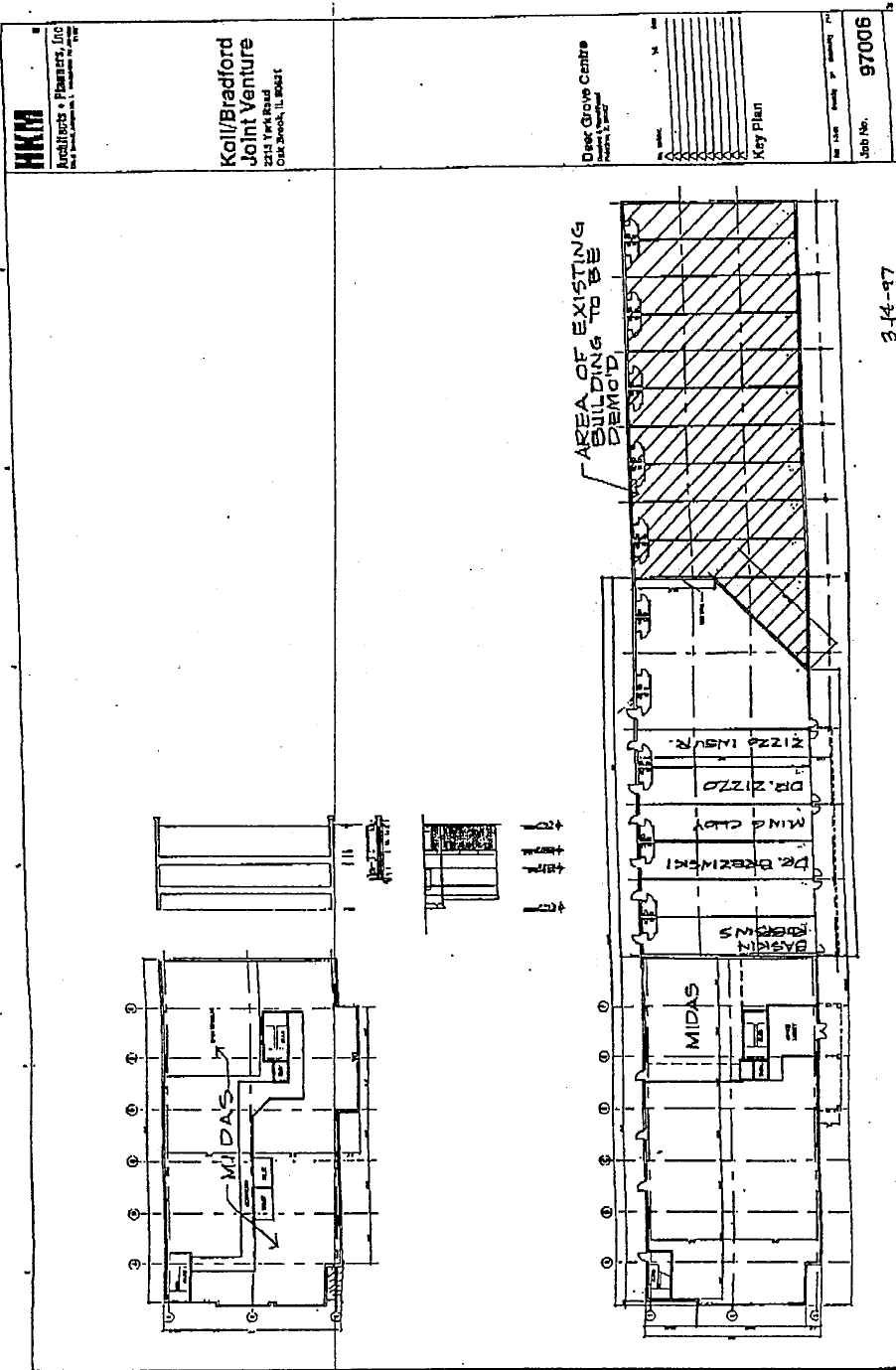
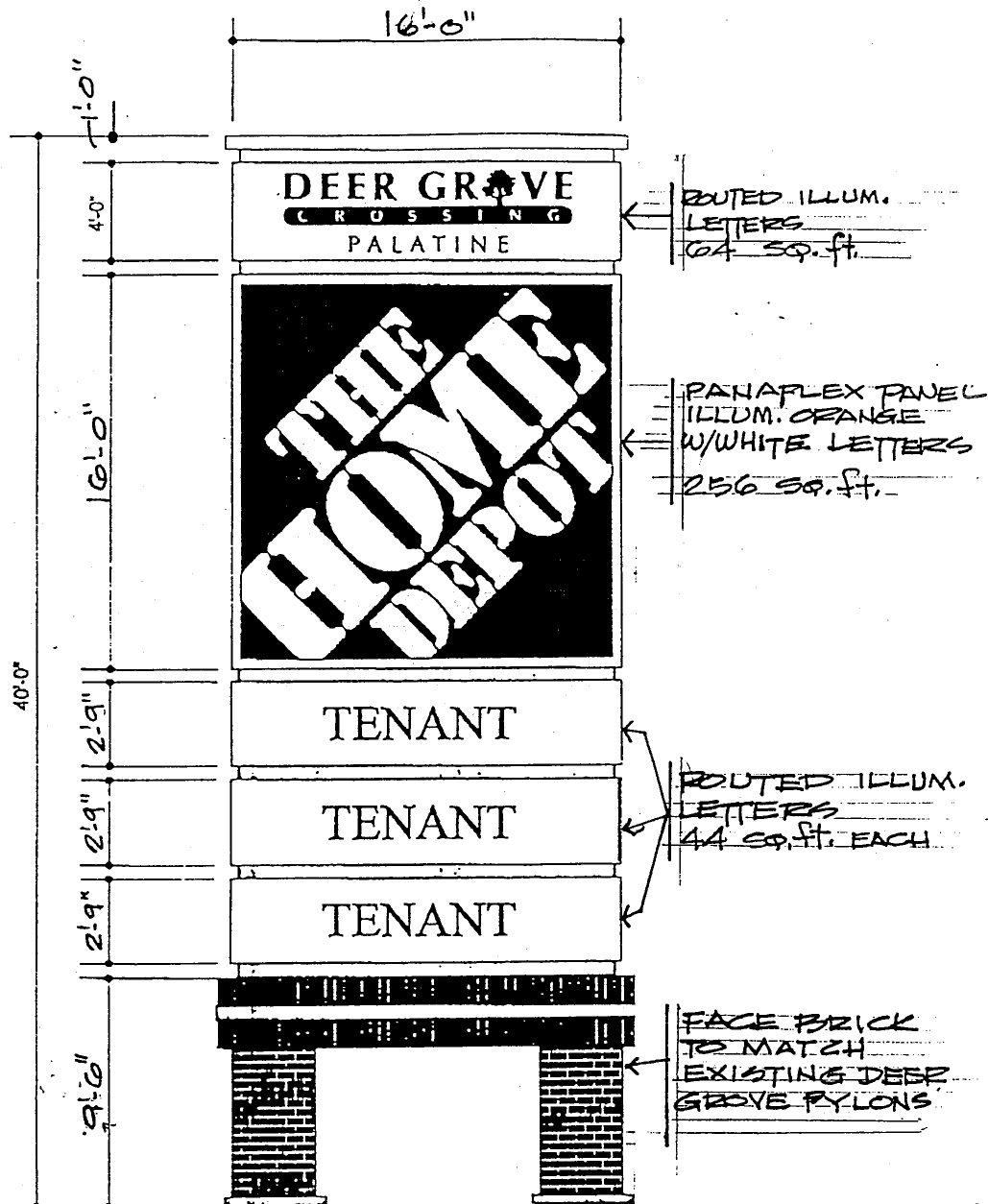


EXHIBIT C
3 OF 3

08285826



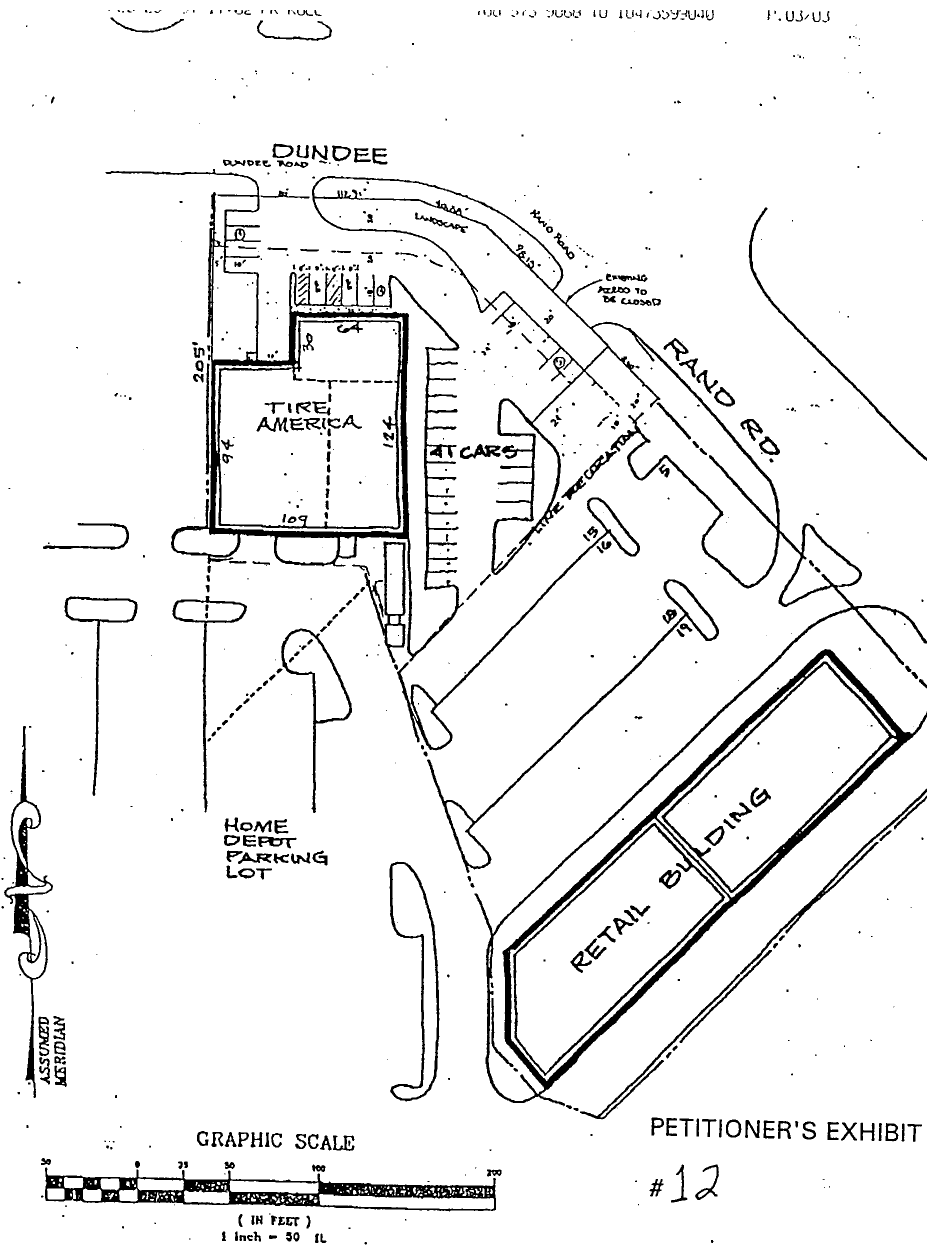
Option #1

Palatine, IL
THD1674.CDR/021397 (022197)

Color renderings are for presentation only and should
not be considered as a manufacturing drawing.

PETITIONER'S EXHIBIT

9



DEER GROVE CENTRE
EAST PHASE

PALATINE, ILLINOIS
2-18-97

KOLL/Bradford
JOINT VENTURE

2215 York, Suite 503
Oak Brook, IL 60521
708/573-9860 Phone
708/573-9868 Fax

P4

CONCEPT PLAN FOR TIRE AMERICA

97353768

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 23, 2019 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 dental office pursuant to Section 11.02 (d) (15) of the Palatine Zoning Ordinance.
 The property is commonly known as 1590 N. Rand Road Unit A (02-12-100-025).
 The Petitioner is proposing to open a dental office.
 The above petition has been filed by Dr. Vu Kong and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 19-16
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 8th day of April, 2019
 Published in Daily Herald
 April 8, 2019 (4522125)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08-APR-19 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY 
 Authorized Agent

Control # 4522125

Attachment: Public Notice (1590 N Rand Road A - SU Dentist)