



VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

AGENDA • APRIL 8, 2025

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Mar 25, 2025 7:00 PM

III. PUBLIC HEARING

1. 600 N. North Ct, Suite 150
Special Use to permit a massage therapy business at the subject property.
2. 1890 N Rand Road
Special Use to permit a restaurant, with liquor service.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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 PALATINE, IL 60067-5339 – (847) 359-9050
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PLANNING AND ZONING COMMISSION

MINUTES • MARCH 25, 2025

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Mar 11, 2025 7:00 PM - **Accepted**

Mr. Schubert made a motion to approve the minutes of March 11, 2025; seconded by Mr. Noonan

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

Minutes Acceptance: Minutes of Mar 25, 2025 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. Public Hearing and Review of the Proposed Village of Palatine Comprehensive Plan - **Recommend To Approve**

Notice was published in the Journal & Topics on March 6, 2025.

Ms. Roth Wurster made a motion to open the Public Hearing, seconded by Mr. Noonan, unanimously approved.

Ms. Wood noted the submitted exhibits:

Petitioner's Exhibits:

1. Final Draft Palatine Comprehensive Plan
2. Public Notice

Mr. Jacobs gave a brief summary of the process, which began in early 2023. He thanked those involved including Village Departments, Mayor and Council Members, stakeholders, meeting groups, steering committee members, and community open house participants and online feedback providers.

**Sworn in petitioner: Mr. Andy Cross senior planner with The Lakota Group
1 E. Wacker Chicago, IL**

Ms. Alexis Stein planner at Lakota group

Mr. Cross explained he will provide an overview of the project/plan, the background of its preparation, and how it was put together. He explained the presentation will explain how the plan was developed and comprised, including aspects of its implementation. He explained the planning process is broken into three phases: state of the village, community visioning, and the completed comprehensive plan.

Ms. Stein stated a key component of the comprehensive plan is the community engagement process, which included a specific comprehensive plan website surveys, stakeholder interviews, several open houses and steering committee meetings, which resulted in engaging thousands of participants. She stated that, through the engagement process, a community informed vision statement was created. She explained the comprehensive plan creates a roadmap, guidance for development and policy to achieve the vision.

Mr. Cross spoke to the structure of the plan divided into three themes, including the built environment, economy and growth, and community & neighborhoods. He explained within the themes the plan identified goals and developed strategies, which were broken down into actions. He discussed the themes and explained the goals and strategies for each. He also spoke to the future land use plan.

Ms. Stein stated the future land use plan is one of the main tools of the comprehensive plan. She explained it shows where the community anticipates going. She explained that, when creating the strategies, the goals were to enhance the downtown and surrounding areas and preserve the character of the neighborhoods, while also strengthening the commercial corridors. The strategies also envisioned certain potential redevelopment activities on key opportunity sites. She further explained the future land use map and the opportunity sites, which are also susceptible to change.

Mr. Cross spoke to implementing the plan and making it actionable. He went over the matrix identifying each goal, strategy, and action. He explained that using the comprehensive plan would also be used as a guide for future capital and budget plans.

Commissioner Kolososki asked why the available areas do not include the downtown area.

Mr. Cross stated it was not overlooked. He explained the key opportunity sites were sites that were most susceptible to change. He spoke to the strategies to change and improve things in the downtown area but pointed out there were not specific properties in the downtown that were identified specifically susceptible to change in the 5-10 year time frame.

Ms. Stein spoke to a concurrent TOD plan in process. She stated they did not want to interfere with the plan, but it is recognized and addressed in the plan.

Commissioner Kolososki spoke to other towns knocking down buildings and doing something spectacular asking if that would work in Palatine.

Mr. Cross explained that is more strategic than this comprehensive plan. He stated the 2016 TOD study identified some blocks for potential reconfiguration. He stated the current comprehensive plan did not identify any specific properties for Village acquisition and redevelopment.

Chairman Wood asked what is envisioned or suggested for improving the entry way and corridor.

Mr. Cross stated the key element is to look at the opportunity sites. He spoke to a few sites including the Cotillion that could be functional gateways to the community.

Mr. Jacobs explained the intent of this slide is to show what is different than what is there today and to get feedback. He further explained the Village does not own any of these properties and has no acquisition intentions for them. Mr. Jacobs stated they all have their own unique circumstances and there are also potential other locations.

Commissioner Friedman clarified the objective is not to get rid of other subarea plans.

Mr. Jacobs answered yes. He stated there are other documents that aren't modified or superseded. He explained the intention is to maintain them and possibly expand more in the future.

Commissioner Friedman asked if there were any key changes from the 2011 plan.

Mr. Cross answered confirmed, explaining that it comes down to the opportunity sites, including the recently annexed area south of Algonquin Road and east of Roselle Road, north of the Medieval Times. There are also areas along Northwest Highway.

Chairman Wood stated she loves the plan and hopes there is something contemplated for entry ways to be nicer including Rohlwing Road and Northwest Highway, Rand Road, and Lake Cook Road, and the recently approved Dundee Road TIF district at IL Route 53.

Mr. Cross stated it is difficult to find public right of way expansive enough to make anything visionary and further explaining that most along Dundee Road and Rand Road are privately-owned or under IDOT control.

Commissioner Friedman spoke to future redevelopment and the opportunity to add streetscape at that time, along the Rand Road corridor at Lake Cook Road and spoke to the Commission's previous review of

Commissioner Noonan pointed out the need for land and money to do things. He stated the Village does a good job managing its finances.

Chairman Wood stated she liked the emphasis on townhome developments, pointing out there are not an abundance of such developments, aside from more expensive homes, which many cannot afford.

Mr. Cross stated, through the engagement, they identified many single-family detached home areas and multi-family housing. He stated during the engagement process, residents expressed interest in remaining in the area, with the ability to downsize from larger homes.

Commissioner Noonan stated there is an affordability problem in Illinois and other areas of the United States.

Ms. Stein agreed.

Commissioner Roth-Wurster asked what happens if a use is already approved for one of the sites

Mr. Cross explained the future land use is visionary and guiding and the zoning code is granular.

Commissioner Roth-Wurster spoke to other towns moving from big box retail to mixed use

Mr. Cross stated amendments to the comprehensive plan can reviewed and made, when warranted for specific locations and situations.

Mr. Jacobs explained it has been a 2 year process and staff tried to make sure projects during that time were reflected on the land use map. He stated they work together, but there will never be an opportunity for them to be exactly the same. In response to a question about the potential relocation of the Chicago Bears, Mr. Jacobs stated if that is the outcome, it would likely warrant a review of certain aspects of the Comprehensive Plan.

Commissioner Noonan pointed out there were projects along Rand Road over the last few years that were approved by the Commission and Village Council, but not implemented. He asked if there are developers intrigued in these certain locations.

Mr. Jacobs spoke to some sites on Rand Road that have fallen apart, but stated Staff remains in contact with the brokers and there is always potential for those projects to be restart the review process. He spoke to developments through the Village, which included the apartment building at the former Kinch Garden Nursery, which is complete and occupied, the Oak Alley redevelopment, and the Carriage Way townhouse development on Quentin Road. He stated there is remains continued interest on other sites through the Village, as well. Mr. Jacobs stated the new TIF district on Dundee Road at IL-Route 53 was created to help with redevelopment and create additional opportunities.

Commissioner Kolososki asked if the land off Roselle Road at Algonquin Road is zoned residential.

Mr. Jacobs explained that land is owned by the Archdiocese and per Code, upon annexation is rezoned to R-1 single-family residential. He stated only the warehouse project portion was rezoned, with the remaining property maintaining its residential zoning.

Commissioner Kolososki asked if a different use is possible.

Mr. Jacobs answered yes, while explaining that an opportunity site recommendation does not indicate the only option available.

Commissioner Friedman asked what mixed use commercial includes specifically pointing out the property off Hicks Road, north of Dundee Road.

Ms. Stein explained it would represent any mix of uses, such as commercial on the ground floor and residential on top. She explained it is flexible thinking of the potential character of a site and not getting granular representation.

Mr. Jacobs stated those properties also have a good deal of lot depth, which could allow for greater opportunity.

Mr. Jacobs noted both the Comprehensive Plan Steering Committee and Staff recommend approval of the Final Comprehensive Plan.

Sworn in Mr. Dennis Dwyer 1032 W. Raven Lane

Mr. Dwyer stated he is happy he lives in Palatine. He inquired about the implementation matrix portion of the plan and discussed its status and process.

Mr. Jacobs explained the first objective is the presentation of the plan to the Planning and Zoning Commission and then review with the Village Council for adoption. Once that is completed, the various components would be reviewed and prioritized.

Mr. Dwyer discussed the green space and park areas, noting that the Park District is typically seeking larger properties. He asked if there is any opportunity for cooperation with Park District.

Mr. Jacobs discussed the Subdivision Code requirement about park land dedication and identified a townhouse development on Lake Cook Road, where the Park District sought a smaller park dedication, which was a component of that development. He explained green space can mean other things like downtown enhancements or landscaping.

Mr. Dwyer spoke to the challenges to redevelopment, with shallow lots along Northwest Highway and Dundee Road. He asked if other communities, with similar situations were examined.

Mr. Jacobs spoke to the challenges along those areas and that the future land use includes additional lot depth to provide additional screening.

Mr. Dwyer suggested providing a land use strategy layout that shows the changes. He stated pg. 49 there are 2 comments that state pedestrian and should say bicycles. Mr. Jacobs noted he had made a similar comment and this would be amended accordingly, prior to Village Council review.

Chairman Wood inquired about the process.

Mr. Jacobs stated once the Plan is adopted, Staff can work to prioritize the plan recommendations from an implementation and budget perspective.

Sworn in Mr. Brandon Parrott-Sheffer 1928 N High Grove

Mr. Parrott-Sheffer thanked the Lakota group for the information and presentation. He stated he went to every community involvement meeting and feels the feedback was included in plan. Mr. Parrott-Sheffer stated he wished the Walmart shopping center would be redeveloped, pointing out it is an untapped area. He requested more trees in the area pointing out the car dealerships have taken away all the trees.

Mr. Jacobs agreed. He stated the Village entered in a redevelop agreement with the center. He stated U-Haul took over part of the center and the center is in active development for a new grocery store and remodel, which includes a façade update along the existing frontage through to the Goodwill store. Mr. Jacobs added the vacant site next to Einstein's is approved for Wendy's with a drive thru.

Chairman Wood agreed pointing out it is a busy corridor and uncertain if anything can be added in the new TIF district to add trees.

Mr. Jacobs stated it is a good point taken, but explained trees can screen businesses, which is sometimes a question, but the landscaping requirements would be reviewed with future projects.

STAFF RECOMMENDATION:

Mr. Jacobs reiterated that Staff and the Steering Committee recommend approval.

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

Commissioner Noonan made a motion to approve; seconded by Commissioner Roth-Wurster

DELIBERATIONS:

Commissioner Roth-Wurster stated that a lot of effort and time went into the plan. She stated Lakota has given guidance about how to achieve the goals.

Commissioner Kolososki agreed, stating it is nice to know the city planners are planning.

Commissioner Friedman stated it is an accumulation of a lot of work and time by a lot of people and will serve the community.

Commissioner Schubert stated it is well put together plan, with a lot of opportunity and additional guidelines.

Chairman Wood stated the Lakota group did a great job. She stated she attended meetings where residents could provide further insight. She stated she loves the action plans, bicycle plans, and implementation recommendations.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on April 14, 2025

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

IV. COMMUNICATIONS

V. ADJOURNMENT

1. Motion to Adjourn - **Motion Carried by Voice Vote****Mr. Schubert made a motion to adjourn; Seconded by Ms. Roth-Wurster**

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Tim Schubert, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Schubert
ABSENT:	Cavanaugh, Fedota

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 04/08/25 07:00 PM

STAFF REPORT (ID # 9724)

600 N. North Ct, Suite 150

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: Patarintra Visutdhi and Kanpiwait Himacharoen, Pain
Coaching & Wellness Care

PLAN NUMBER: SU-000161-2025

ADDRESS: 600 N North Ct, Unit 150

PROPOSAL:

Special Use to permit a massage therapy business at the subject property pursuant to section 11.03(d)(22) of the Village of Palatine zoning ordinance.

North:	Planned Development District - Renaissance Subdivision
South:	Planned Development District - Renaissance Subdivision
East:	Planned Development District - Renaissance Subdivision
West:	R-2, Single-Family Residential - North View (Cinderella Park) Subdivision

BACKGROUND:

The Petitioners are proposing to operate a physical therapy business, which includes massage services. Therefore, the Petitioners are requesting:

Special Use to permit a massage therapy business at the subject property.

SITE ANALYSIS:

- The Subject Property is zoned Planned Development. The property is located within the Renaissance commercial subdivision, east of the intersection at N. Benton Street and Northwest Highway.
- Subject to Ordinance #0-67-74, the subject property is limited to office and professional uses that parallel the “B-2” General Business District regulations. The “B-2” zoning district permits massage uses, with special use approval from Village Council.
- The Petitioners are proposing to operate a physical therapy business, with massage

services offered as component of the business plan. The wellness business would provide corrective movement therapy using Neurokinetic Therapy (NKT), with the goal of assisting clients in overcoming chronic pain, movement disfunction, and muscular imbalances, through targeted assessment and personalized treatment plans. Any massage services offered would not be the predominate wellness practice, but would be utilized to advance the NKT goals.

- One (1) petitioner (Himacharoen) is a licensed Massage Therapist in the state of Illinois.
- The projected business hours vary between Thursday through Sunday (operating days), between 8am and 7pm.
- This tenant space is approximately 760 square feet in area. This proposed use does not require additional parking spaces; as the underlying parking requirements do not change.
- Client network will develop from medical referrals and word-of-mouth recommendations. All appointments would be scheduled in advance.

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:

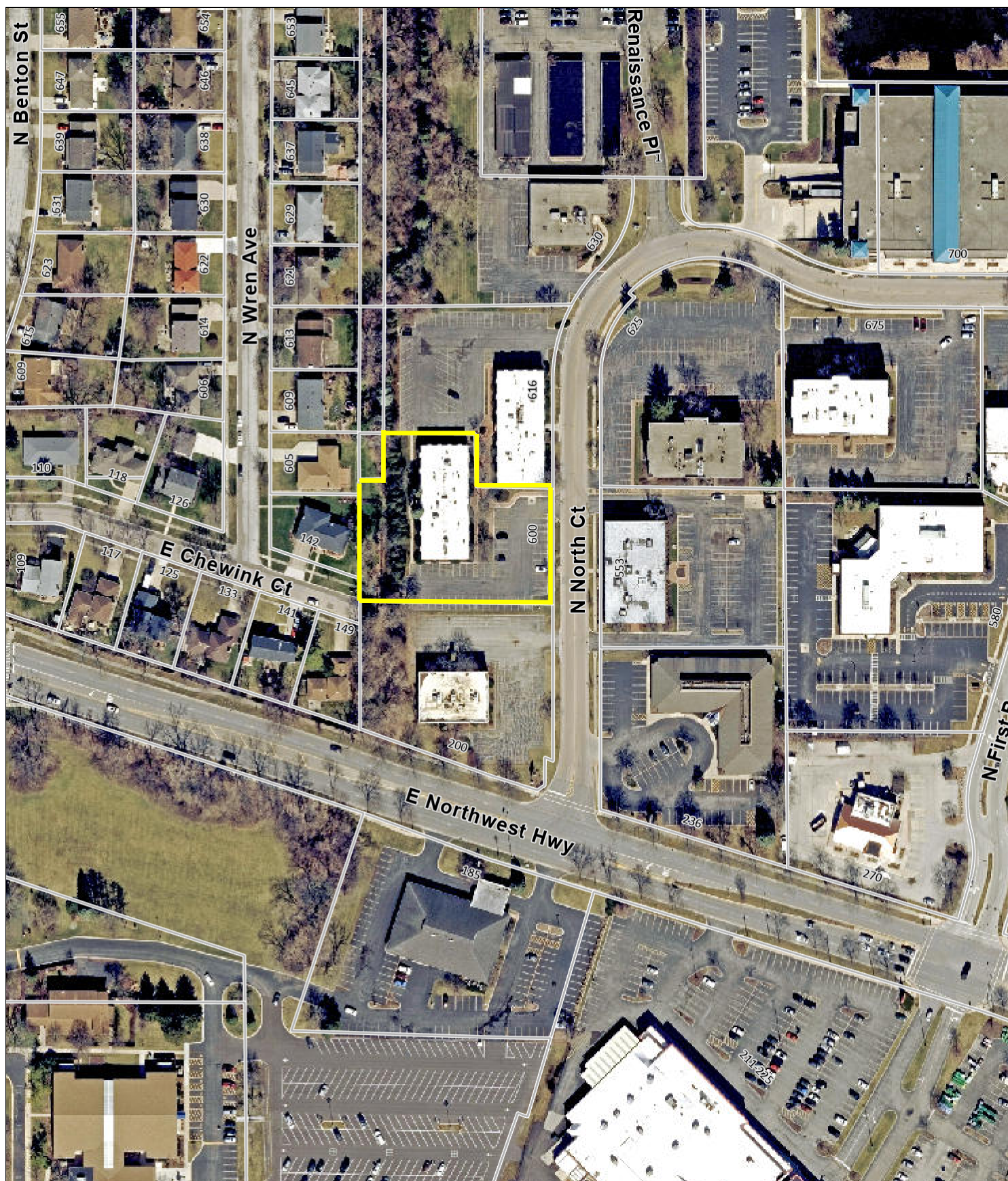
The Petitioner is proposing to open a wellness practice, with massage therapy as a component of the variety of specialized treatment plans offered. The proposed location is at an existing office complex. The petitioner (Himacharoen) currently practices as a licensed massage therapist, without any identified issues. With no change to the required parking and as the hours of operation are comparable to the other uses in the office complex, the proposed use should not cause injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of

the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the above mentioned petitioners, except as such plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Business Plan_ Pain Coaching & Wellness Care_v1 (4)
- Overall Site Plan 500 - 600 N. North Court
- Floor Plan Suite 150_v1 (2)
- Public Notice



Attachment: Aerial Map (600 N North Court Unit 150 - Special Use Massage)

0 200 400
ft

Print Date: 4/4/2025

Notes

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

Business Plan: Pain Coaching & Wellness Care

I. Executive Summary Pain Coaching & Wellness Care is a specialized wellness practice dedicated to providing cutting-edge corrective movement therapy using NeuroKinetic Therapy (NKT). Our mission is to help clients overcome chronic pain, movement dysfunction, and muscular imbalances through targeted assessments and personalized treatment plans. We aim to be a leading provider of NKT-based care, offering effective, science-backed solutions to improve mobility, alleviate pain, and enhance overall well-being.

II. Business Description Pain Coaching & Wellness Care will operate as a specialized pain relief and movement therapy center. Our core service offering is centered around **NeuroKinetic Therapy (NKT)**, a corrective movement system that addresses dysfunctional movement patterns stored in the brain. Our approach is designed to help clients resolve chronic pain, improve movement efficiency, and restore functional strength.

III. Services Offered Our practice will provide a comprehensive suite of NKT-based services, including:

- **NKT Evaluation of Shoulder Dysfunction** – Identifying and addressing muscular imbalances contributing to shoulder pain and movement restriction.
- **NKT Shoulder Treatment** – Targeted corrective exercises to restore proper function and alleviate discomfort.
- **NKT Lower Back Pain Treatment** – Assessment and rehabilitation strategies to correct imbalances causing lower back pain.
- **P-DTR (Proprioceptive Deep Tendon Reflex) Assessment & Treatment** – A neurological approach to pain relief and movement correction.
- **NKT Client-Specific Treatment Plans** – Customized treatments based on full-body assessments and client needs.

Additionally, massage therapy may be incorporated to enhance NKT treatments by reducing muscle tension, increasing blood flow, and easing pain, though it is not a required component of care.

IV. Market Analysis

- **Target Market:** Our services will cater to individuals experiencing chronic pain, athletes seeking performance optimization, post-rehabilitation clients, and individuals recovering from injuries.
- **Industry Demand:** With a growing demand for alternative pain management solutions and functional movement therapies, NKT is gaining traction as a highly effective treatment method.
- **Competitive Advantage:** Unlike traditional massage therapy or chiropractic care, NKT directly addresses the root cause of dysfunction, offering long-term relief rather than temporary symptom management.

V. Treatment Approach NKT is a results-driven therapy that utilizes full-body assessments through muscle testing. Our methodology includes:

1. **Identifying the Root Cause of Dysfunction:** Pain or limited movement often stems from imbalances elsewhere in the body. NKT reveals these hidden connections.
2. **Uncovering Compensation Patterns:** Weak or inhibited muscles cause others to compensate, leading to pain and dysfunction. Our assessment pinpoints these imbalances.
3. **Developing a Personalized Treatment Plan:** Each client receives a customized exercise and therapy regimen designed to correct movement dysfunctions at their source.

VI. Operational Plan

- **Location:** 600 N. North Court, Suite 150, Palatine, IL 60067.
- **Facility Requirements:** Private treatment rooms, movement assessment space, and necessary therapy equipment.
- **Business Hours:** Thursday 3 pm - 7 pm, Friday 8 am - 3 pm, Saturday 8 am - 5 pm, and Sunday 8 am - 5 pm CST
- **Staffing:** Certified NKT practitioner and Licensed Massage Therapist

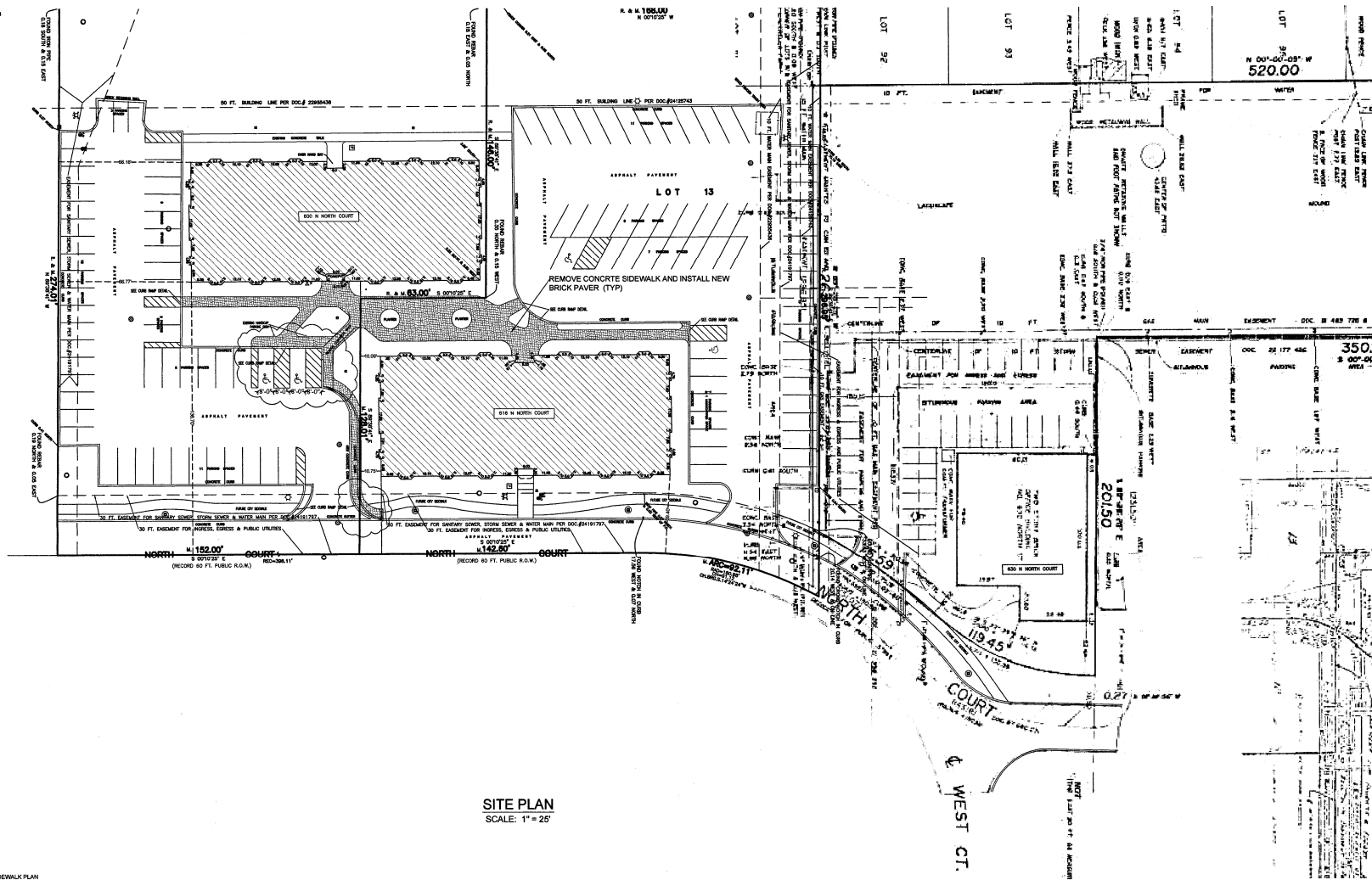
VII. Revenue Model

- **Session-Based Pricing:** Clients will pay per session, with pricing based on session length and complexity.
- **Membership & Package Plans:** Offering discounted rates for ongoing treatment plans.
- **Partnerships with Healthcare Providers:** Exploring referrals from medical doctors, physical therapists, chiropractors, and sports medicine professionals.

VIII. Growth Strategy

- **Community Engagement:** Hosting workshops, educational seminars, and wellness events.
- **Online Presence & Marketing:** Leveraging digital marketing, social media, and educational content to attract and educate potential clients.
- **Referral Program:** Encouraging word-of-mouth referrals through client incentives.

IX. Conclusion Pain Coaching & Wellness Care is committed to transforming lives through advanced movement therapy. By leveraging the power of **NeuroKinetic Therapy (NKT)** and other corrective techniques, we aim to provide long-lasting pain relief and improved mobility for our clients. With a strong foundation in evidence-based practice and a focus on individualized care, our business is poised for success in the growing field of functional movement therapy.



SITE PLAN
SCALE: 1" = 25'

SCOPE OF WORK: NEW SIDEWALK PLAN

PROPERTY OWNERS:
600 N NORTH CT

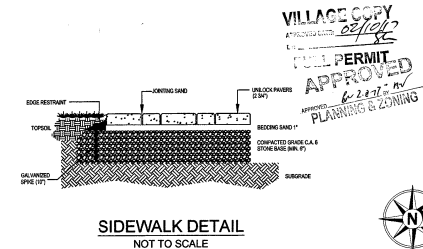
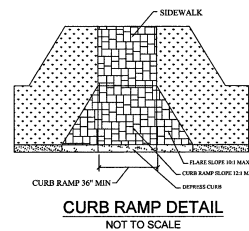
616 N NORTH CT

AGENT:
MOATS OFFICE PROPERTIES, INC.
PO BOX 1189
PALATINE, IL 60078-1189
847-359-2121

APPLICANT/CONTACT:
GENERAL CONTRACTOR:
ROY WATNER
MOATS OFFICE PROPERTIES, INC.
PO BOX 1189
PALATINE, IL 60078-1189
847-359-2121 EXT 110

PROJECT NOTES

1. THE PROJECT IS DESIGNED FOR THE CODES ADAPTED BY THE VILLAGE OF PALATINE AS LISTED BELOW:
 - INTERNATIONAL BUILDING CODE, 3609 EDITION
 - ILLINOIS ACCESSIBILITY CODE LATEST EDITION
 - VILLAGE OF PALATINE CODE OF ORDINANCES
 - LIFE SAFETY SAFETY CODE, NFPA, 2000 EDITION
2. TYPICAL SIDEWALK WIDTHS



15-3436
600 N North Ct
PALATINE, IL 60078-1189
4.8.17



The Office Park of Palatine

3.1.d

600 N North Ct., Suite 150
760 Rentable Square Feet

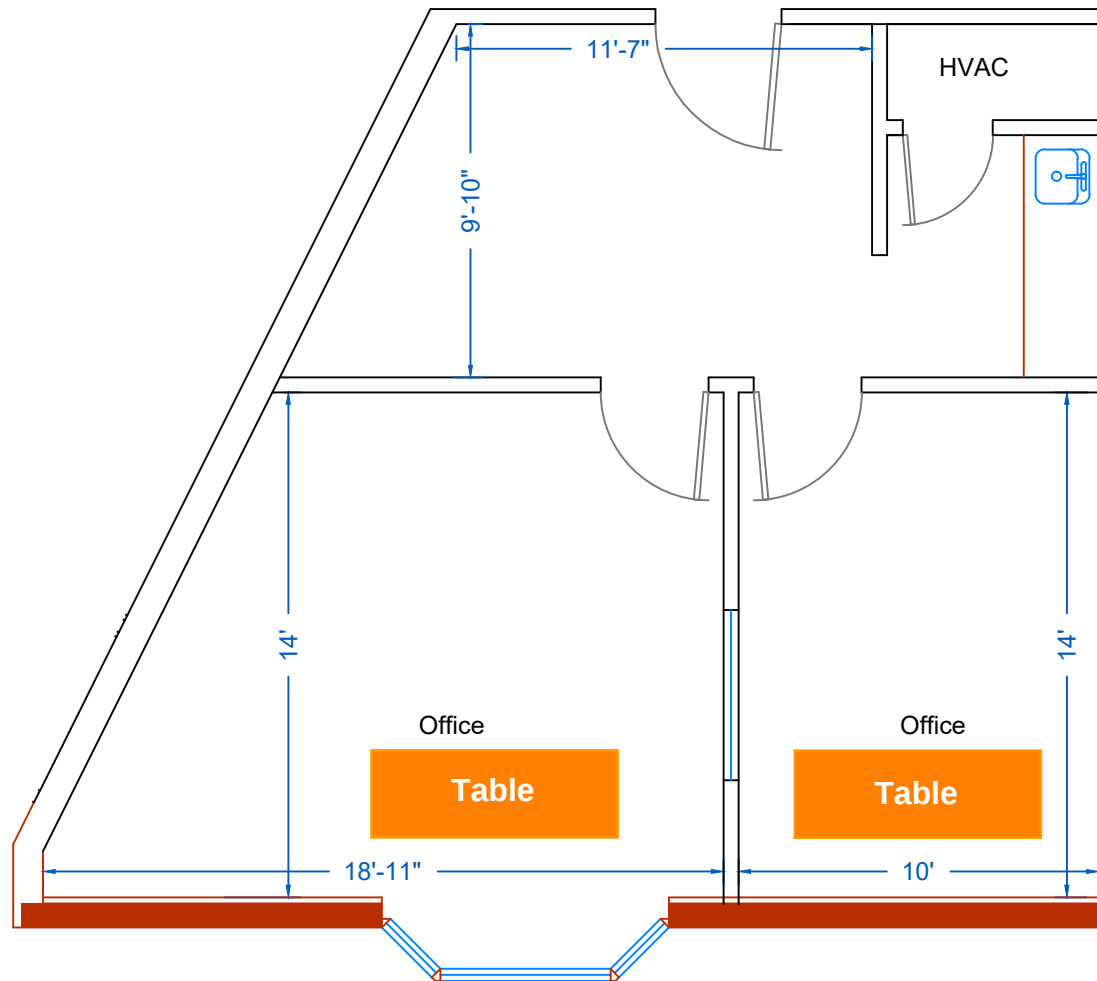


Table Dimensions:
82 inches long
29 inches wide

Scale: 3/16" = 1'-0"

PO Box 1189
Palatine, IL 60078

MOATS
OFFICE PROPERTIES

Office: 847-359-2121
Ryan: 847-363-9700

Packet Pg. 19

Attachment: Floor Plan Suite 150_v1 (2) (600 N North Court Unit 150 - Special Use Massage)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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

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

(Village) (Town) (City) (Township) of PALATINE 600 N. NORTH COURT. #150
☒ ☐ ☐ ☐
 County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 20TH day of MARCH, A.D. 2025, and the last publication thereof was made on the 20TH day of MARCH, A.D. 2025.

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

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



IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 20TH day of MARCH, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 20TH day of MARCH, A.D., 2025.

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

Attachment: Public Notice (600 N North Court Unit 150 - Special Use Massage)

**VILLAGE OF PALATINE
Planning and Zoning Commission**

SCHEDULED 04/08/25 07:00 PM

STAFF REPORT (ID # 9725)

1890 N Rand Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Rhonda Dehn

PLAN NUMBER: SU-000162-2025

BACKGROUND:

The Subject Property is zoned B-2 General Business District and is a single user lot containing Morkes Chocolates. The Petitioner is requesting to include accessory liquor service and an expanded menu, within the existing outdoor seating area. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant to operate, with a liquor license.

Surrounding Zoning/Uses:

North:	B-2 Business District
South:	B-2 Business District
East:	R-2 Single Family Residential
West:	Planned Development - Auto Dealer

KEY ISSUES:

- The business plan indicates that the Morkes Chocolates would like to offer wine and small bites to the existing outdoor seating area, which adjoins the store on the north side of the building. The outdoor seating area was added to the store, through a building permit several years ago. It is accessory to the permitted use as a candy store.
- The proposed changes are also accessory to the store and would include a “wine garden” service at the existing outdoor seating area. This would be seasonally open in the summer from June through August. The proposed hours of operation would be Monday through Saturday 3 PM - 8 PM. There would 3 employees, 1 for the indoor chocolate shop and 2 to serve the outdoor area.
- The existing outdoor seating provides approximately 30 seats.
- The current menu consists of chocolate and bakery items. The menu would

expand to include small plate items and wine on a seasonal basis, in conjunction with the liquor license requirements.

- There are no proposed changes to the interior floor plan or the existing outdoor seating area. Additionally, the parking requirements would not change, with the addition of a liquor license, as the number of seats is not increasing and the proposed use is accessory to the predominate use as a retail candy store.

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

STAFF RECOMMENDATION:

The Petitioner is proposing to expand their current business to include seasonal wine service and introduce additional food components to the existing bakery. The floor and site plans would remain unchanged. Additionally, the business and outdoor area have operated at this location for many years, without issue. The limited hours and seasonal use of this area also do not raise any initial or specific Staff concerns.

Given the existing outdoor area and its current accessory use, the proposed changes and business plan are not anticipated to negatively impact or cause injury to the surrounding neighboring properties and are anticipated to ensure the protection of public health, safety, and welfare.

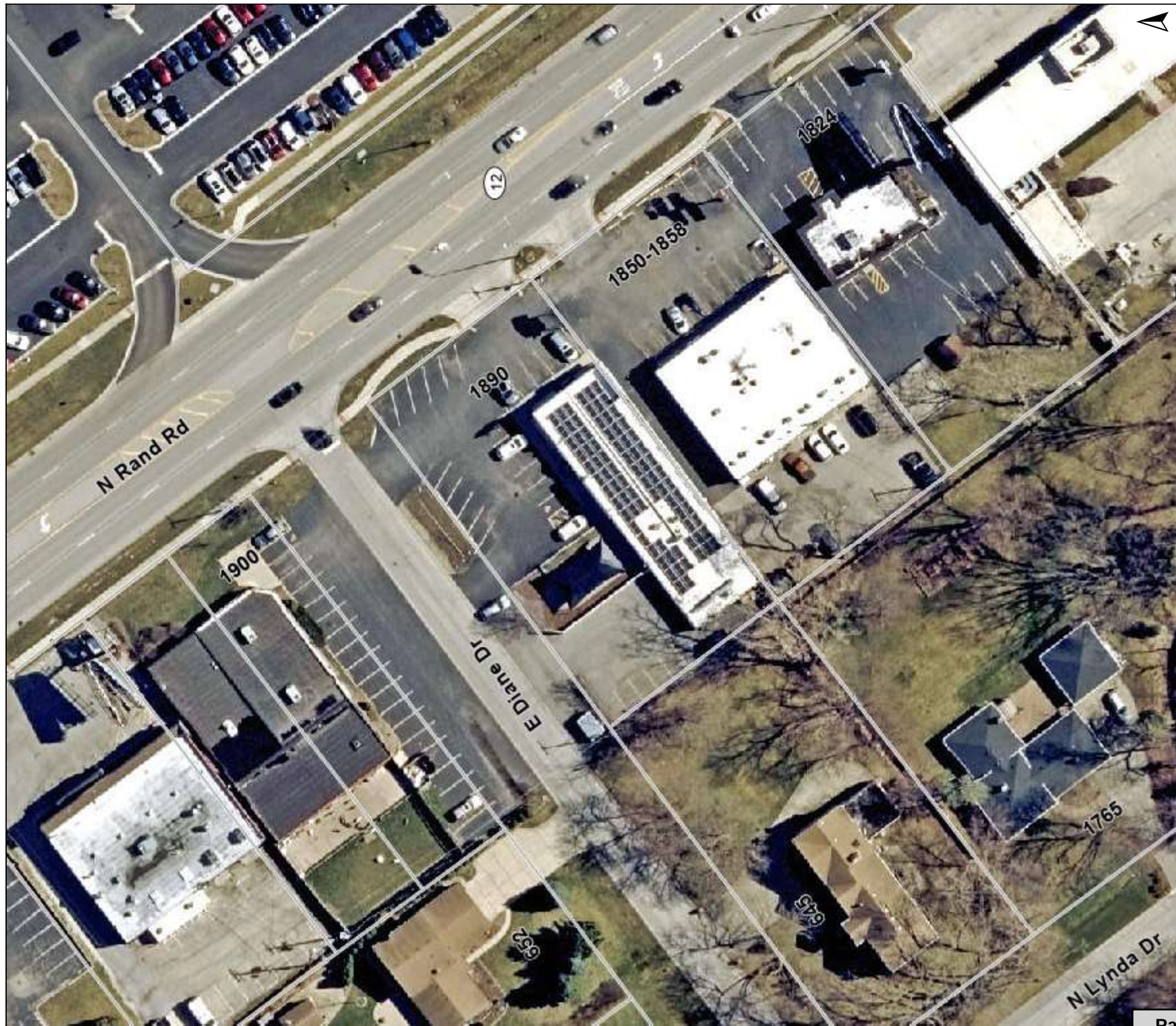
Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

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

ATTACHMENTS:

- Aerial Map
- Plat of Survey
- Site Plan
- Building floorplan

- Business Plan
- Special Use Application
- Public Notice



Notes

Print Date: 3/31/2025

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

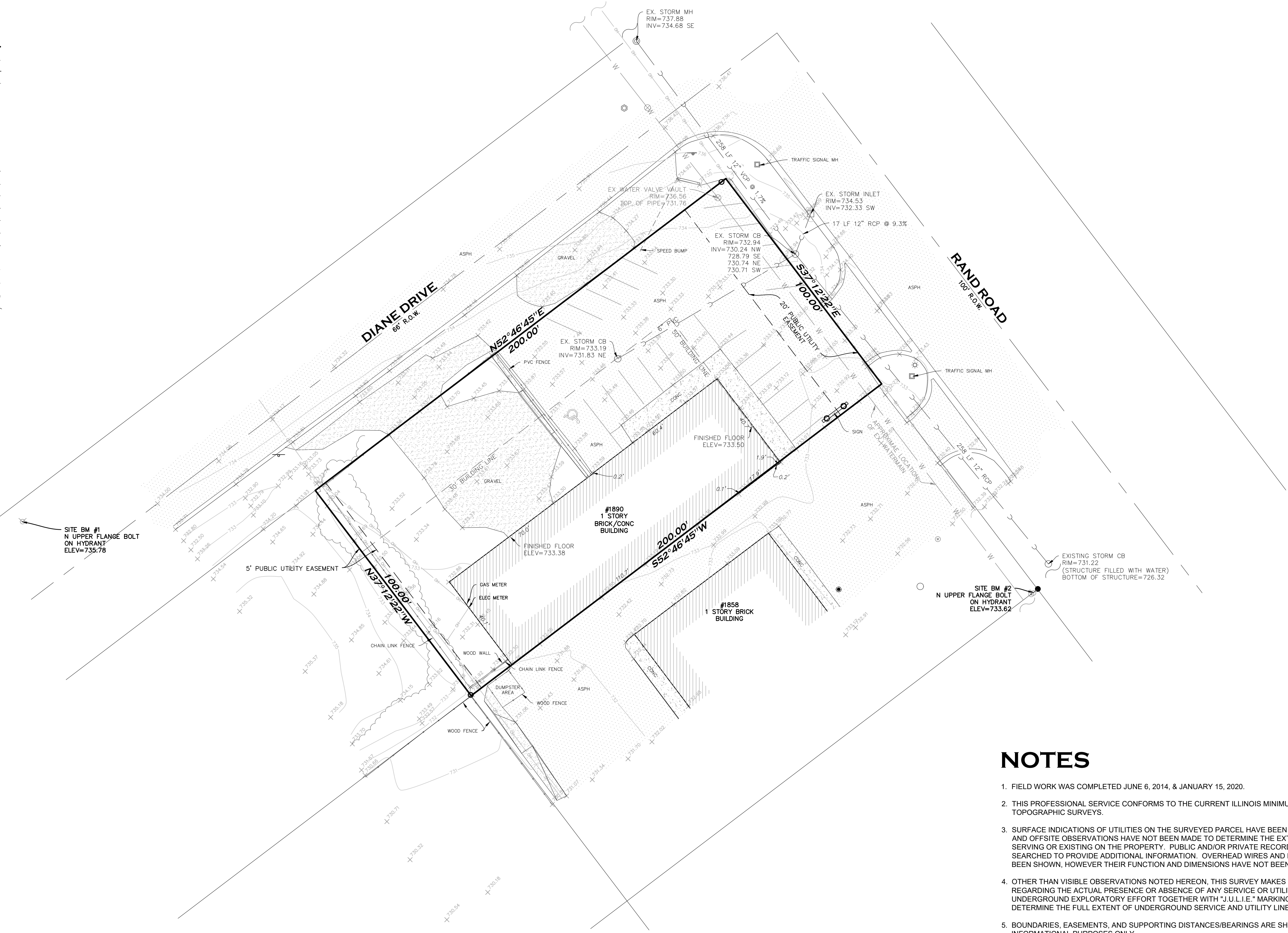
Attachment: Aerial Map (1890 N Rand Road - SU Restaurant with Liquor Service)



TOPOGRAPHIC MAP

LEGEND

PROPERTY BOUNDARY	_____
OFFSITE PROPERTY LINE	_____
EASEMENT LINE	_____
BUILDING SETBACK LINE	_____
MEASURED DISTANCE	(M)
DEED DISTANCE	(D)
FOUND IRON PIPE	○
FOUND IRON ROD	●
FOUND PK NAIL	○
FOUND C/T CROSS	+
STORM SEWER	—C—
SANITARY SEWER	—<—
WATERMAN	—W—
UNDERGROUND GAS LINE	—G—
UNDERGROUND CABLE LINE	—CA—
UNDERGROUND ELECTRIC LINE	—E—
UNDERGROUND TELEPHONE LINE	—T—
OVERHEAD UTILITY LINES	—OH—
GRADING CONTOUR	~
FENCE LINE	=====
DEPRESSED CURB	=====
TREELINE	=====
TREE	⊗
POWER POLE	⊕
TELEPHONE PEDESTAL	⊞
TRANSFORMER	⊠
DRAINAGE FLOW ARROW	→
OVERFLOW ROUTE	→
LIGHT POLE	⊙
WALL PAD	⊞
SANITARY MANHOLE	⊙
SANITARY CLEANOUT	⊙
FIRE HYDRANT	⊙
VALVE AND VAULT	⊙
GATE VALVE	⊙
STORM CURB FRAME & GRATE	⊙
STORM MANHOLE	⊙
STORM CATCH BASIN	⊙
STORM FLARED END SECTION	⊙
MANHOLE (UNKNOWN UTILITY)	⊙

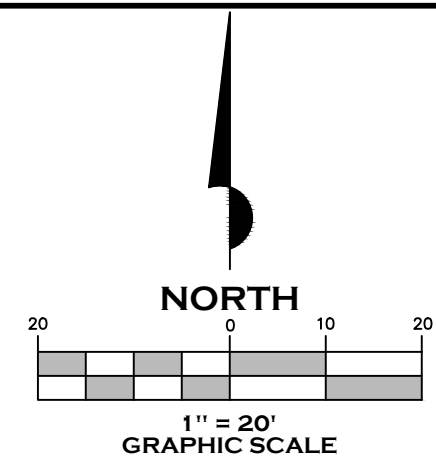


NOTES

- FIELD WORK WAS COMPLETED JUNE 6, 2014, & JANUARY 15, 2020.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.
- SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES.
- BOUNDARIES, EASEMENTS, AND SUPPORTING DISTANCES/BEARINGS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS OBTAINED BY THE VRS TRIMBLE NETWORK ON THE DATE LISTED ON NOTE #1. SITE BENCHMARKS ARE SHOWN ON TOPOGRAPHIC MAP.

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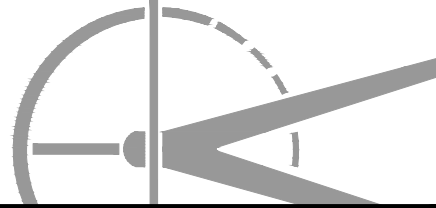


DESCRIPTION:
ISSUED TO CLIENT
ISSUED TO CLIENT

DATE:
2014-06-11
2020-01-24

MeritCorp
ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL

Office 630.554.6655
www.meritcorp.com
3697 Darlene Ct.
Aurora, IL 60504
Lic. No. 184-005860



MORKES CHOCOLATES
1890 N RAND ROAD
PALATINE, IL
TOPOGRAPHIC MAP

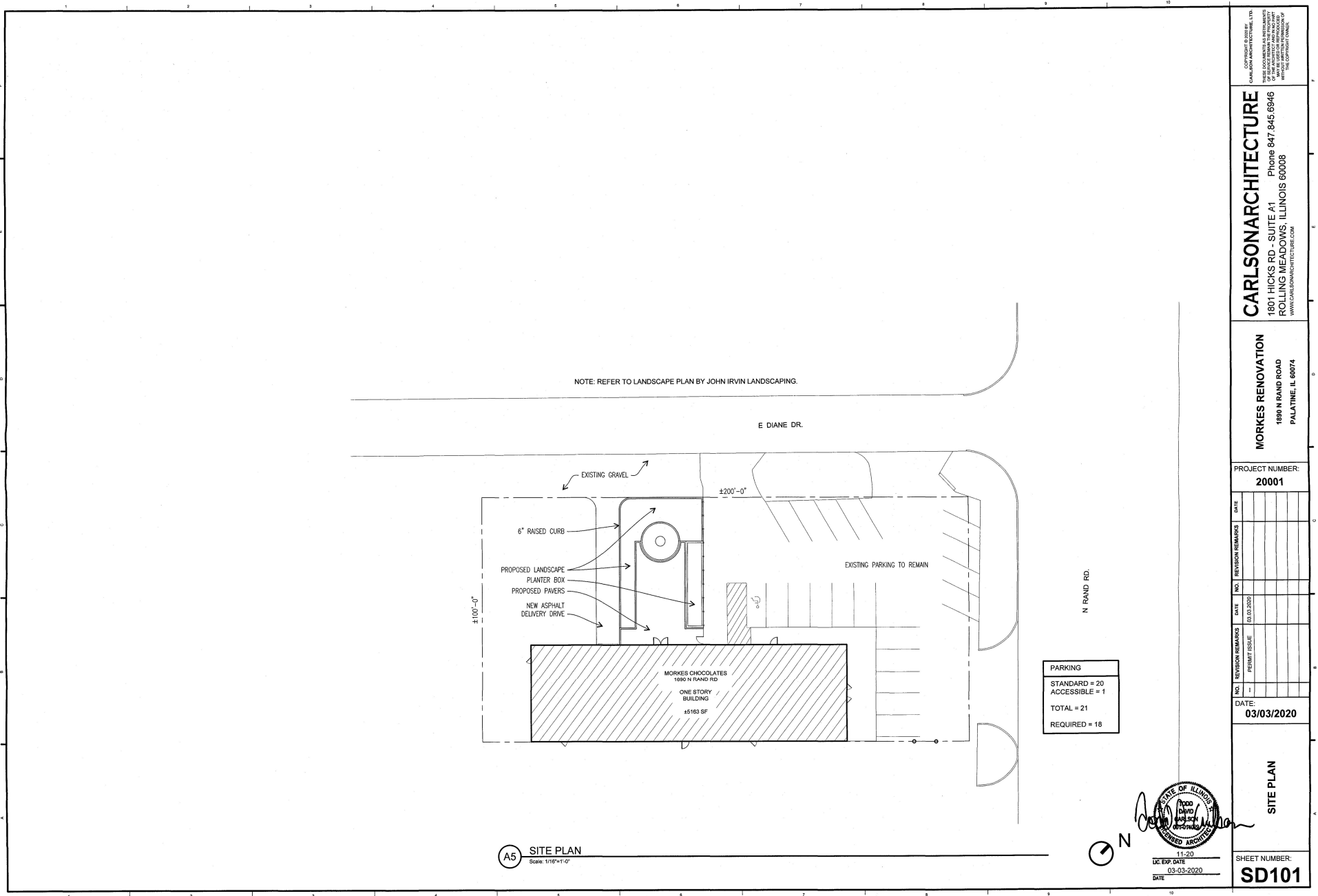
PROJECT NO. M14049

DRAWN BY: JDS

CHECKED BY: JPM

SHEET NO. 1 / 1





Attachment: Site Plan (1890 N Rand Road - SU Restaurant with Liquor Service)

LINE SKETCH

Building

20'

DOORS

SERVING area

DOORS

PROPOSED
PARKING
LAYOUT

Parking

* PLANTER BOX
6" RAISED CONC. CURB

PLANTING
AREA

PROPOSED
PAVER
PATIO

4ft
TABLE

16'φ

FENCE

PARKING

EXTENT
6" RAISE
NEW AS

10'

EXISTING FENCE/GATE

Attachment: Site Plan (1890 N Rand Road - SU Restaurant with Liquor Service)





Free Shipping

Only
\$3,594.78

Ships free with **plus**

1 **Add to Cart**

[Wish List](#) [Rapid Respond](#)

Other Available Colors:



- Sturdy aluminum composite material (ACM) construction
- Features polyform work and service counters

Packet Pg. 30



February 25, 2025

Proposed updated business plan for Summer 2020

Morkes Chocolates currently has a covered outside sitting area of approximately 800 square feet.

What we propose to do is offer a Wine garden with small bites and a variety of wine offerings. This area will have 8-10 tables that will allow seating for about 30 people. We will open for the summer months – June, July and August only at this time - Monday through Saturday, opening at 3 with the kitchen closing at 7:30 and seating until 8 or so. This will be weather permitting. We plan on having 2-3 employees for the outside area with one employee in the chocolate store.

Inside our candy store will be open until 8 or so, with easy access to the two bathrooms. Both bathrooms are ADA compliance.

An outside serving table will be set up during open hours and food and drink will come through doors opening to the outside seating area. This access will be for employees only.

Rhonda Dehn
President, Morkes Chocolates

1890 N. RAND ROAD
PALATINE, IL 60074

phone 847-359-3454
fax 847-359-3553



February 25, 2025

Menu:

- Toasted Sourdough Open faced Lemon Chicken Salad with Cashews & Fresh Greens
- Toasted Sourdough Open faced Egg Salad With Bacon topping & Fresh Greens
- Sirloin, Caramelized Onions with Smoked Gouda Phyllo Pie & Fresh Greens
- Spinach, Feta and Mushroom Phyllo Pie & Fresh Greens
- Fig, Prosciutto, Goat Cheese Flatbread with Fresh Arugula & Pistachios
- Alfredo, Fennel Sausage, Caramelized Onions, Sun Dried Tomato Flatbread with fresh basil
- Honey Mustard, Smoked Ham, Brie and Tomato Flatbread with Scallions
- Creamy Mac N Cheese with Bacon & greens
- Sweets: Chocolate Sampler Flight
- Warm Apple Strudel w/Ice Cream
- Sliced Apples w/Caramel Dipping Sauce & Peanuts

Also:

Capannari's Ice Cream (from Mt. Prospect) – 8 flavors

Assorted of coffee drinks, smoothies, donuts, muffins, brownies, chocolate, like now.

Assortment of Wines and Wine drinks

1890 N. RAND ROAD
PALATINE, IL 60074

phone 847-359-3454
fax 847-359-3553



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Rhonda Dehn

Business Name (if applicable)

Morkes Chocolates

Subject Property Address

1890 N Rand Road

Please provide a description of your proposed request:

We would like to add wine and small bites to our menu options for the summer months utilizing the existing outside sitting area.

Petitioner Justification

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

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

Our wine garden will be a beautiful place to relax after a long day's work. We want to offer a relaxing, tasteful addition to our already family friendly atmosphere.

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

Tucked away by our building, our protected sitting area will be safe and welcoming with healthy food choices and limited alcohol.

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

The sitting area already exists and visually makes the area a nice addition to the neighborhood (winning second place in the best upgraded area for Palatine, a few years back).

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

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

a. Will meet the following aesthetic criteria:

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

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

Our area has already been in existence for a few years. We are always willing to put money into something to make it better but at this time we meet all standards.

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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

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

(Village) (Town) (City) (Township) of PALATINE 1890 N. RAND RD.

☒ ☐ ☐ ☐
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 20TH day of MARCH, A.D. 20²⁵, and the last publication thereof was made on the 20TH day of MARCH, A.D. 20²⁵.

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

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



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 20TH day of MARCH, A.D., 20²⁵.

By Todd Wenzl

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 20TH day of MARCH, A.D., 20²⁵.

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