



# 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 • MARCH 28, 2023

---

Village Hall - Council Chambers

Regular Meeting

7:00 PM

---

### I. CALL TO ORDER

### II. MINUTES APPROVAL

1. Zoning Board of Appeals - Regular Meeting - Mar 14, 2023 7:00 PM

### III. PUBLIC HEARING

1. 940 S. Mallard Court

Special Uses to permit an addition to be set back 37 feet from the rear lot line, instead of the minimum required 45 feet; and to be set back 32 feet from the side lot line abutting a street, instead of the minimum required 35 feet.

2. 787 E. Dundee Road

Special Use to permit a dental office at the Subject Property.

3. 415 S. Creekside Drive

Special Use to permit a day care facility; and Variation to permit 26 parking spaces, instead of the minimum required 41 parking spaces.

4. 640 W. Colfax Street

Special Use to permit the height of an antennae tower structure to be 104 feet, instead of the maximum permitted 80 feet.

### IV. COMMUNICATIONS

### V. ADJOURNMENT



# 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

### MINUTES • MARCH 14, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

#### I. CALL TO ORDER

| Attendee Name      | Title        | Status  | Arrived |
|--------------------|--------------|---------|---------|
| Cindy Roth-Wurster | Commissioner | Present |         |
| Jan Wood           | Commissioner | Present |         |
| Jerry Luszczak     | Commissioner | Present |         |
| Theodore McGinn    | Commissioner | Present |         |
| Kevin Cavanaugh    | Commissioner | Present |         |
| John Pirog         | Commissioner | Present |         |

#### II. MINUTES APPROVAL

1. Zoning Board of Appeals - Regular Meeting - Feb 14, 2023 7:00 PM - **Accepted**

**Mr. McGinn made a motion to accept the minutes of February 14, 2023; Seconded by Ms. Roth-Wurster**

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                            |
| <b>MOVER:</b>    | Theodore McGinn, Commissioner                          |
| <b>SECONDER:</b> | Cindy Roth-Wurster, Commissioner                       |
| <b>AYES:</b>     | Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog |

Minutes Acceptance: Minutes of Mar 14, 2023 7:00 PM (Minutes Approval)

**III. PUBLIC HEARING**

1. 640 W. Colfax Street - **Continued**

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>CONTINUED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Cindy Roth-Wurster, Commissioner                       |
| <b>SECONDER:</b> | Jerry Luszczak, Commissioner                           |
| <b>AYES:</b>     | Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog |

Minutes Acceptance: Minutes of Mar 14, 2023 7:00 PM (Minutes Approval)

2. 720 E. Delgado Drive - **Recommended to Approve**

**The Petitioner for 294 N. MacArthur Drive, LaRayne Hamman, was not present at the beginning of the scheduled public hearing. Therefore, the case for 294 N. MacArthur Drive was delayed and presented as the fourth item on the March 14, 2023 Zoning Board of Appeals agenda.**

Notice was published in the Daily Herald on February 27, 2023 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. Fence Elevation
6. Existing Conditions
7. Public Notice

**Sworn in staff: Mr. Alex Bradshaw**

**Sworn in the petitioner: Ms. Becky Herr 720 E. Delgado Drive**

Ms. Herr stated she is the daughter of the property owners who want to install a 4ft picket fence. She explained they want the fence for added security. She stated they recently got a puppy and her sister has toddler children so the fence would help to not have to constantly watch them. Ms. Herr explained they need the variance because they have large trees and don't want to cut them down to put fence where code allows. She pointed out the neighbors have a privacy fence at same angle so would be consistent with neighborhood.

Ms. Wood asked what type of fence.  
Ms. Herr restated 4ft picket.

**Sworn in staff: Ms. Lyn Bremanis**

Mr. Bradshaw gave a brief overview explaining the petitioner is proposing a 4ft wooden picket abutting North Springwood Drive. He stated the proposed fence would be setback approx. 1ft 10inches and align with the adjacent neighbors' fence to the north. Mr. Bradshaw stated at least 3 properties in neighborhood have been granted zoning relief for fences in side yards abutting the street. He stated Community Services has reviewed and indicated the retaining wall is located in the Village right of way and needs to be relocated. He stated Engineering reviewed and has indicated the proposed fence is located within an easement and wants the petitioner to be aware that the Village of Palatine has certain rights to that easement.

Ms. Wood asked if the adjacent neighbors' fence is nonconforming.

Mr. Bradshaw answered yes it was installed prior to the relevant code.

Mr. Pirog asked if it will align with the neighbors' fence.

Mr. Bradshaw answered yes pointing out the neighbors' fence is taller and not open style like the petitioner's 4ft open style.

Mr. Pirog asked if they still have to cut the trees.

Mr. Bradshaw stated they will have to trim back but they will remain.

Ms. Herr explained they would only need to cut the bottom branches.

Mr. Pirog asked about the retaining wall.

Ms. Herr has spoken to landscaper to get it removed.

Ms. Wood asked where the fence would have to be to meet code.

Mr. Bradshaw stated code requires a 3ft setback from the property line.

Ms. Herr pointed out that would go through the evergreen trunks.

#### **STAFF RECOMMENDATION:**

The Petitioner is proposing to enclose their rear yard by constructing a 4-foot tall open-style fence along their eastern side property line abutting a public street. Although there are no discernible unique circumstances, there have been a few properties in the surrounding neighborhood that have been granted zoning relief for fences with comparable side yard setbacks. Additionally, the directly adjacent neighbor to the north has an existing side yard fence that will align with the Petitioners proposal.

Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

1. The Variation shall substantially conform to the Site Plan and Elevation submitted by the Petitioner, Yvonne Herr, except as such plans may be changed to conform to the Village Codes and Ordinances.
2. The existing brick retaining wall, located along the eastern side property line abutting Springwood Drive, shall be removed from the Village right-of-way in a manner acceptable to the Director of Planning and Zoning.

Mr. Pirog asked if the only reason staff is not recommending approval is the lack of discernible unique circumstances.

Mr. Bradshaw answered, yes.

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

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

#### **DELIBERATIONS:**

Mr. Cavanaugh stated it is a 4ft open style fence so he is not concerned. He stated these type of fences have been allowed in past for residents with kids and pets and thinks the petitioner has stated a good case.

Ms. Wood stated the code requires 3ft setback and they are at almost 2ft, so it's close. She stated it is a unique circumstance with the neighbors' nonconforming fence. She stated it won't alter the locality.

Ms. Roth-Wurster stated there is always a concern with line of site on corner properties but it is 4ft open style. She stated it won't alter locality and the landscaper will fix the department review concerns.

**Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on April 3, 2023**

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>RECOMMENDED TO APPROVE [UNANIMOUS]</b>              |
| <b>MOVER:</b>    | Kevin Cavanaugh, Commissioner                          |
| <b>SECONDER:</b> | Jerry Luszczak, Commissioner                           |
| <b>AYES:</b>     | Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog |

Minutes Acceptance: Minutes of Mar 14, 2023 7:00 PM (Minutes Approval)

3. 108 S Walnut Street - **Recommended to Approve**

Notice was published in the Daily Herald on February 27, 2023 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. Application for Special Use & Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Elevations & Floor Plans
6. Petitioner submitted surrounding Property sign-offs
7. Public Notice

**Sworn in petitioner: Mr. Pawel Bialy 108 S. Walnut Street & Frank Skorski friend**

Mr. Bialy explained they are looking to build a new garage. He stated the concrete is all broke in the old garage and wants all new. He explained they have no basement, no attic, and has kids and lots of toys and Christmas stuff. Mr. Bialy stated his wife likes to decorate so has a lot of stuff. He explained it will be the same property footprint just higher for storage.

Ms. Wood asked if he spoke to the neighbors.

Mr. Bialy answered yes explaining most say good luck. He stated the old owner didn't keep up the property and he has worked hard to clean it up. He stated the neighbors are happy because it is good for the neighborhood. He pointed out the location of the garage is not visible from the street. Mr. Bialy spoke to a neighbor who built large garage that is visible to everyone.

Mr. McGinn asked if there is any flooding issues.

Mr. Bialy answered no.

Ms. Wood asked if they will tear down the old one.

Mr. Bialy answered yes explaining they will match the siding with the house to make it look nice.

Ms. Bremanis gave a brief overview explaining there are pavers added that staff cannot establish when they were installed which caused the lot coverage overage requiring the variation. She stated the property is zoned R2 which allows 45% coverage and they are at approx. 49%. Ms. Bremanis referred to the elevations slide to show the proposed garage explaining Staff's concern is the total mass appearing as a second primary structure. She stated the petitioner has indicated it will be storage only. She spoke to the other garages in the neighborhood that have been approved for height have different roof lines.

Mr. Pirog pointed out 2 out of the 3 garages look taller than the principal structure.

Ms. Bremanis explained how the height is calculated referring to the slide.

Ms. Wood asked what the height of the home is.

Ms. Bremanis answered approximately 18.6 ft.

Ms. Wood asked the height of the proposed garage.

Ms. Bremanis answered 23.5 ft. She explained staff is concerned about the massing.

Ms. Wood stated it is behind the home so won't really be visible.

Ms. Bremanis stated that is correct pointing out it will also be behind neighbor garage blocking visibility on the other street.

Mr. Cavanaugh asked about the red stars on the aerial map slide.

Ms. Bremanis explained the red stars are neighbor approved signed off with no issues and yellow star is similar garages.

Ms. Bremanis stated Engineering and Community Services have reviewed and had no issues.

Mr. Cavanaugh asked if staff had any discussion with the petitioner about lowering.

Ms. Bremanis answered yes. She stated the petitioner wants to do this.

Mr. McGinn asked if staff's concern with the shape is because of the possibility of someone living up there or just because it looks different.

Ms. Bremanis explained it is different than what has been approved in the past. She stated the petitioner has signed off that it will not be used as living space.

Mr. Luszczak asked what the Village concern is.

Ms. Bremanis explained they are concerned with the massing, pointing out it looks like a second principal structure rather than a traditional garage.

Mr. Cavanaugh asked if there are any other garages in Village that are similar.

Ms. Bremanis answered yes explaining they are existing nonconforming.

Mr. McGinn asked if they would need relief if they went with a traditional style.

Ms. Bremanis explained the midpoint would need to come down.

Mr. Pirog asked if other homes have basements.

Ms. Bremanis stated staff is not aware.

Ms. Wood asked Mr. Bialy if they looked into lowering the peak.

Mr. Bialy stated he could maybe change a little of the slope, but wants to keep the look to the same as the house.

Mr. Skorski stated they have been working with Mr. Vyverberg, the director of planning and zoning, for 2 years ago and has been kicked around and would like to get an ok. He stated they could possibly drop one foot but the bottom line is

he has no place to store his belongings. He stated the garage will not be visible like the other garages. Mr. Sikorski stated no one will be living up there. He stated it will be used for storage and the neighbors are all okay with it.

**STAFF RECOMMENDATION:**

Detached garages are both typical and common in this subdivision. And, there have been several other examples of such receiving zoning relief. The Petitioner is requesting to build a detached garage exceeding the maximum height regulations. The ground floor will allow the parking of vehicles, with the 2nd floor would be used for residential storage only. While other garages in the area were approved for zoning relief, with higher maximum accessory structure heights, the full second floor to the proposed seems excessive and also could question the subordinate requirements for accessory structures. The proposed façade elevation differs from the previously approved, and by virtue of the full second story is dissimilar to the previously approved garages and out of character for the neighborhood.

The Petitioner lot coverage is an existing circumstance and may have occurred with the installation a paver patio in the rear yard taking the total lot coverage over the maximum permitted. While the lot coverage should not alter the essential character, there is not a permit on file for its installation.

Therefore, Staff recommends action at the discretion for the Variation for lot coverage and denial for the Special Use for the proposed garage height.

If the ZBA recommends approval of the Special use and Variation, Staff recommends the following condition:

1. The Special Use and Variation shall substantially conform to the site plan and elevations submitted by the Petitioner except as such plans may be changed to conform to Village Codes and Ordinances. This should include any necessary permit application and materials for the paver patio.
2. The existing shed to the north of the residence shall be removed.
3. Per the Submitted application materials, the garage shall not be used for habitation or home occupation purposes.

**Sworn in Mr. Juan Pablo Rojas, Brandy Rojas, Juan Urive 121 S. Quentin Rd, 127 S. Quentin, 115 S. Quentin Rd**

Ms. Rojas stated she understands the need for storage and is not opposed to the request but expressed her concern with flooding.

Mr. Rojas stated he is concerned the whole property is concrete. He stated he is concerned that the rain will go to their properties and wants the water run off to go to front.

Mr. Luszczak clarified the new garage will be on same footprint.

Ms. Bremanis answered yes and during the permit process the downspouts will have to be reviewed by Engineering.

Mr. Rojas stated their garage is bigger than most neighbors.

Mr. Pirog asked if the water would flow to the street.

Ms. Bremanis stated she doesn't have elevations.

Ms. Bremanis clarified they are not adding any more lot coverage just height.

Mr. Rojas stated the fence does not go all around the property.

Ms. Bremanis referred to existing conditions slide to show the fence.

Mr. Bialy stated they are not changing any flood issues because they are not covering more of the property. He stated he can change the pavers to wood if that would help.

Mr. Pirog asked staff if they are aware of flooding.

Ms. Bremanis stated engineering has reviewed and had no issues.

Mr. Skorski stated the square footage is not changing and the Petitioner is willing to remove the pavers. He stated the peak of the roof will not change the amount of rain and the amount of concrete is the same.

Discussion on removing the pavers.

Ms. Rojas submitted pictures of flooding in backyards off Quentin.

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

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

**DELIBERATIONS:**

Mr. Luszczak stated the flooding should not be affected because the coverage of lot remains the same. He pointed out the garage is not visible to the street and the extra storage is good for the owner.

Mr. Cavanaugh stated he understands staffs' concern and likes that the petitioner is willing to lower the height a little. He stated he understands the need for storage.

Ms. Wood stated she lives in the neighborhood so knows the petitioner has done a great job of cleaning up the home. She stated there are smaller homes in the neighborhood and some with bigger garages. She pointed out the majority of the garage won't be visible from the street. Ms. Wood stated flooding is always a concern and should be explored. She stated the new garage can be an opportunity to reroute the water flow. She stated she thinks removing the pavers could help.

Mr. Pirog stated he thinks removing the pavers would help but thinks the garage in itself will change the neighborhood. He stated he does not think there is a need for such a large second floor.

**Ms. Wood summarized that this request has met the standards and was approved by a vote of 5-1. This item will tentatively go to Village Council on April 3, 2023**

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>RECOMMENDED TO APPROVE [5 TO 1]</b>          |
| <b>MOVER:</b>    | Jerry Luszczak, Commissioner                    |
| <b>SECONDER:</b> | Kevin Cavanaugh, Commissioner                   |
| <b>AYES:</b>     | Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh |
| <b>NAYS:</b>     | Pirog   |

Minutes Acceptance: Minutes of Mar 14, 2023 7:00 PM (Minutes Approval)

4. 294 N. MacArthur Drive - **Recommended to Approve**

Notice was published in the Daily Herald on February 27, 2023 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. Elevations
6. Public Notice

**Sworn in the petitioner: Ms. LaRayne Hamman 294 N. MacArthur Drive**

Ms. Hamman explained she is looking to build a larger covered front stoop for entry of guests, packages, holiday decorating, and to make her home a little different. She stated her house has an alcove which has been issue with packages and trick or treaters. She stated this will give more space to hand out treats.

Ms. Wood stated she understands wanting a larger stoop. She asked why they want so big to need a variation.

Ms. Hamman explained she wants the extra area to be covered to protect packages and wants more area for holiday decorating.

Mr. Bradshaw gave a brief overview explaining the existing stoop is 7ft by 4ft and the proposed is 11ft by 6ft. which extends the roof overhang and encroaches 5ft into required front yard setback. He explained the petitioner is requesting the larger stoop to allow adequate room for visitors and deliveries. Mr. Bradshaw explained per code within the residential district a front stoop is a permitted obstruction in the front yard so long as the maximum size does not exceed 9ft by 5ft. He stated Community Services and Engineering have reviewed and had no issues.

Ms. Wood asked if other properties have similar variations.

Mr. Bradshaw stated this is the first one he has seen.

Ms. Bremanis stated there are two on Benton but were a little higher both covered. She stated both like this were open style.

**STAFF RECOMMENDATION:**

The Petitioner is proposing to expand and cover an existing front stoop to allow for it to adequately function as a space for deliveries and for visitors. Although the majority of the front stoops in the surrounding neighborhood are relatively smaller the size, the open-style of the canopy, and the 25' setback from the front property line should not alter the essential character of the locality. Therefore, Staff recommends approval of the Variation, subject to the following condition:

- 1. The Variation shall substantially conform to the Site Plan and Elevation Plan submitted by the Petitioner, LaRayne Hamman, 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. McGinn made a motion to approve subject staff’s conditions; seconded by Ms. Roth-Wurster.**

**DELIBERATIONS:**

Mr. McGinn stated it is a minor request that won’t have an impact or alteration to the character of the locality.

Ms. Roth-Wurster stated it meet the standards. She stated she thinks the minor change will look nice will add value to the home.

**Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on April 3, 2023**

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>RECOMMENDED TO APPROVE [UNANIMOUS]</b>              |
| <b>MOVER:</b>    | Theodore McGinn, Commissioner                          |
| <b>SECONDER:</b> | Cindy Roth-Wurster, Commissioner                       |
| <b>AYES:</b>     | Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog |

Minutes Acceptance: Minutes of Mar 14, 2023 7:00 PM (Minutes Approval)

5. 365 W. Northwest Highway - **Recommended to Approve**

Notice was published in the Daily Herald on February 27, 2023 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. Application for Special Use Amendment
2. Proof of Ownership
3. Business Plan
4. Floor Plan
5. Public Notice

**Sworn in petitioner: Mr. Manny Rafidia, Mr. Jeremy Rafidia, Mr. Henry Rafidia, 365 W Northwest Hwy**

Mr. Manny Rafidia stated him and his family own and manage Hot Pockets and One Taco and Dos tequila. He stated both businesses have done well bringing lots of customers to the area. He stated they have experienced hardship in the last few years because tenants have moved out. Mr. Manny Rafidia stated they have replaced the medical and office spaces with more entertainment and restaurants creating a more lively and productive environment. He explained he brought in live music entertainment to Hot Pockets but found out it was not allowed under the approved use. He stated they immediately stopped and started the process to get approved. Mr. Manny Rafidia explained they are asking for a DJ once a week and maybe small bands on the weekend and to extend the hour to 2am.

Mr. Pirog pointed out the application is reverse.  
Mr. Henry Rafidia stated the application is correct.

Mr. Pirog asked about the hours of the DJ.  
Mr. Henry Rafidia stated 10-1am. He explained they close at 2am so this will give ample amount of time to get everyone out.

Ms. Wood clarified the requested hours are Friday and Saturday open to 2am and the music would stop at 1am.  
Mr. Henry Rafidia answered, yes.

Ms. Wood clarified the requested time for Wednesday is midnight.  
Mr. Henry Rafidia answered, yes, but the live entertainment would end at 10pm.

Ms. Wood stated an objector's letter with photos was submitted.

Mr. Pirog asked if any studies were done on how loud this would be.  
Mr. Henry Rafidia explained they plan on using the existing house speakers. He explained the bands are Wednesday night to support local bands and create a community for people to hang out.

Mr. Pirog asked if bands bring their own sound equipment.  
Mr. Henry Rafidia stated if they bring their own they will check the decibels.

Mr. Pirog asked if there are outside speakers.  
Mr. Henry Rafidia answered yes they currently have outside speakers.

Mr. Pirog asked staff if there is a limit on decibels  
Mr. Bradshaw answered no not for the commercial district. He explained the code indicates you should not hear from outside the boundaries of the site.

Ms. Wood clarified the entertainment will be inside but the music will be played outside as well.  
Mr. Manny Rafidia stated there are speakers outside for people who choose to sit outside.  
Mr. Henry Rafidia explained the volume is controlled separately outside.

Ms. Wood asked if the back door is ever open that music may be heard.  
Mr. Henry Rafidia referred to floor plan to show location of band and location of emergency exit that they do not use. He stated the back door for the kitchen is on other side away from band.

Ms. Wood asked if clientele will increase.  
Mr. Henry Rafidia stated Wednesdays are slow and hope this will be an opportunity to bring more people out and support the local entertainment.

Ms. Wood asked if there is a dancing area.  
Mr. Henry Rafidia answered explaining they are not building out a stage so it will be similar to the existing juke box but will hopefully draw a younger crowd. He stated they are not turning into a music venue.

Ms. Wood asked about parking.  
Mr. Henry Rafidia stated it has worked well with the mix of tenants in the center.

Ms. Roth-Wurster asked about the seating capacity.  
Mr. Henry Rafidia answered 165.  
Mr. Manny Rafidia stated he has owned the center since 1995 and was one of the promoters for the developer to build the subdivision behind his center. He stated he allowed the fire trucks to utilize his lot for emergency access to the development.

Mr. McGinn asked about concerns with security and if there has been any issues.  
Mr. Jeremy Rafidia stated they have security cameras in both front and back of both businesses and have had no issues.

Ms. Wood asked how the cameras are monitored.  
Mr. Jeremy Rafidia stated they have security screens in the office to view.

Ms. Wood asked if anyone is real time monitoring.

Mr. Jeremy Rafidia answered no but has a 30 day back-log of recording to look back at if need be.

Ms. Wood asked what the normal crowd attendance is.  
Mr. Jeremy Rafidia answered maybe 100.

Ms. Wood asked what the busiest day is.  
Mr. Jeremy Rafidia stated maybe Saturday because the crowd comes in throughout day.

Mr. Bradshaw gave a brief overview explaining the petitioner is proposing to amend their previously approved Special Use for Hot Pockets Sports Bar. He stated the amendment would allow live entertainment, alterations to the floor plan, and changes to the hours of operation. He stated there was a parking variation granted in 2021 and will remain valid since no changes to seating or expansion. He stated Community Services, Fire Prevention and the Police Department have reviewed and no issues were identified.

Ms. Wood asked about liquor license allowance  
Mr. Bradshaw explained the liquor license allows to serve alcohol to 1am and is not facilitated by zoning.

Ms. Wood asked if there are similar businesses that are that close to residential areas.  
Mr. Bradshaw stated Dirty Nellies is comparable being close to the apartment buildings and properties along tracks and have similar liquor license.

**Sworn in Mr. Mike Osterbur 649 N. Hidden Prairie Ct**

Mr. Osterbur asked what the current hours of the business are. He stated he sent photos to staff. He stated his house is close to the back door and is concerned about the noise. He expressed concern with the increased traffic and the noise from cars and the dumpster. Mr. Osterbur stated he want to be good neighbors but thinks is concerned with security with younger crowds later at night possibly entering their properties.

Mr. McGinn asked if they have had issues with car break ins.  
Mr. Osterbur answered no. He stated he is concerned with the extended hours. He stated he can hear the music with current system on the weekends and is concerned with being open till 2am it will create all kinds of problems including noise traffic, loitering and pulling more people into residential area. Mr. Osterbur stated he is concerned it will affect properties.

Ms. Wood asked when he can hear the music.  
Mr. Osterbur stated he can hear it even when the door is closed.

Mr. Pirog asked why he hasn't called police  
Mr. Osterbur stated he wants to be a good neighbor. He stated it is not so loud and he goes to these establishments. He stated he does not want it to be an

entertainment district.

Ms. Wood asked if his windows are open.

Mr. Osterbur stated he can hear with them closed. He referred to the aerial to show how close his house is.

**Sworn in Mr. Mitul Patel 668 N. Hidden Prairie Ct**

Mr. Patel stated he has the same concerns as Mr. Osterbur regrading noise and late nights.

Ms. Wood asked if he can hear the noise.

Mr. Patel answered no.

Mr. Luszczak asked if his concern is hours or live entertainment

Mr. Patel stated his concern is because he is not sure what it will sound like. He spoke to the noise from Dirty Nellies and is concerned it will be as loud. He stated he has daughter so noise is a big concern.

**Sworn in Mr. Herold Hamilton 657 N. Hidden Prairie Ct**

Mr. Hamilton echoed same concern. He stated they already have a variance and thinks the change from sports bar to entertainment will change the character. He stated on New Year's Eve there were people lighting fireworks in their lot. Mr. Hamilton stated there is a different crowd that comes out from midnight-2am.

**Sworn in Mr. Mike Studsman 596 N. Hidden Prairie Ct**

Mr. Studsman stated he wants to support the request. He stated he does not see it being like Dirty Nellies because there is no dance floor. He stated he doesn't hear any noise and thinks if they are using the same speakers the noise will not change.

**Sworn in Mr. David Barszcz 1540 N. St. Marks Palatine, IL**

Mr. Barszcz stated he is in support. He stated he is the DJ and been in business for 25 years. He stated he knows how to control the crowd.

Mr. Pirog asked how he controls the volume.

Mr. Barszcz stated he will have his own board hooked up to their speakers and will work with management.

Ms. Wood asked about the volume change.

Mr. Barszcz stated there should be no change. He stated he is a professional that is retired from the bank.

Mr. Osterbur asked if Mr. Studsman works at Hot Pockets.

Mr. Studsman answered no.

Mr. Osterbur pointed out there can a turnover of DJs and asked about the age of the bands.

Mr. Henry Rafidia stated they are willing to work with the neighbors. He stated if the music is off an hour before they close people won't loiter.

Discussion on current hours and the proposed changes.

Mr. Henry Rafidia stated they will add signs on back doors to remind employees to not slam on dumpsters or hang in back.

Mr. Jeremy Rafidia stated they will install door closures so doors don't slam.

Mr. Henry Rafidia stated they closed at 7pm on New Year's Eve so fireworks were not their customers.

Ms. Wood asked about the volume.

Mr. Henry Rafidia explained the speakers are for the juke box and is zoned for 2 zones and was installed under standards by a company. He stated the speakers are intended for lower music which forces them to keep the music lower to keep quality up. Mr. Henry Rafidia stated the bands will not be underage.

Mr. Pirog asked if they are open to a line of communications with residents.

Mr. Henry Rafidia answered yes stating a lot of the neighbors are customers.

Ms. Wood asked how important is extending the hours to midnight.

Mr. Henry Rafidia stated they will close earlier if they are not busy. He stated the midnight allows couples to come out after kids go to bed'.

#### **Sworn in Ms. Deb Gabriel 135 N. Babcock DR**

Ms. Gabriel stated other restaurants are open till midnight so thinks should be a level playing field.

Ms. Wood stated it depends on liquor license.

#### **Sworn in Ms. Leslie Paul-Osterber**

Ms. Osterber stated she has lived there 10 years. She stated when she bought it was a medical building and now it is entertainment. She stated it is loud and they try to ignore. She is concerned with being open later there will be later noise. She spoke to the fences and dumpster enclosure being broken and dilapidated. Ms. Osterber stated it used to be quiet and now has changed adding more noise and traffic.

Mr. Osterbur asked why 2am when midnight is reasonable.

Mr. Patel asked if they are currently open to 2am or are the hours changing.

Mr. Bradshaw stated the previous special use was for 12am. He stated the petitioner indicated they are open till 2am. He explained they are here today to amend the existing special use to extend the hours.

Mr. Manny Rafidia stated there are 2 big signs with his phone number and name for anyone to reach out to him. He stated he spoke to the neighbors as soon as they opened and asked them to wait and see how it goes. He stated he has

invested his own money to keep property going because they could not find any other tenants. Mr. Manny Rafidia stated the vacancy would have been an eye sore.

Mr. Henry Rafidia stated they will address employees about hanging outside. He stated their customers are looking for 2am because other establishments are open that late.

Mr. Patel stated he appreciates the open lines of communication. He stated his concern is the uncertainty.

**STAFF RECOMMENDATION:**

The Petitioner proposes to have live entertainment as part of their restaurant operations. The proposal also includes alterations to the existing floor plan and hours of operation to accommodate said live entertainment. The application indicates that there are no plans to install any additional seating for the live entertainment events, and the proposed hours of operation are compliant with the hours permitted by the liquor license classification, the proposed use should not cause substantial injury to the value of the surrounding properties in the neighborhood. Therefore, Staff recommends approval of the Special Use Amendment, with the following conditions:

1. The Special Use shall substantially conform to the Floor Plan submitted by the Petitioner, Manny Rafidia, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. Staff shall conduct a Live Entertainment Special Use review not more than 3 months after the live entertainment occupancy is implemented, to determine if noise control measures are necessary, at the discretion of the Village Council. Staff reserves the right to recommend additional conditions to the Live Entertainment Special Use for Village Council review.

Discussion on distance from hot pockets to closest residential.

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

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

**DELIBERATIONS:**

Mr. Luszczak stated the sound should not get louder since they are using the same speakers. He stated he has some concern about the hours same as residents.

Mr. McGinn pointed out the location abuts Northwest Highway. He stated it is a strip mall in a commercial high traffic area so the noise will always be a factor. He stated he does not think the Special use will contribute that much more.

Ms. Roth-Wurster spoke to the standards. She stated the shopping center used to have live entertainment. She stated the hours won't have that much impact. She stated she has a lot of friends that get off late at night and are looking for somewhere to hang out. She stated they are trying to expand operation with the limited space so won't be able to have big bands. Ms. Roth-Wurster stated she does not think it will be much different than what is currently and thinks it is good they are addressing the neighbors' concerns.

Mr. McGinn stated the petitioners' proposal is well thought-out. He pointed out they have invested money in security and will continue to operate accordingly.

Ms. Wood stated she is concerned with how close to residential. She spoke to the neighbors' concern about noise and the extended hours and how it can create injury to neighboring properties being residential.

**Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on April 3, 2023**

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>RECOMMENDED TO APPROVE [5 TO 1]</b>           |
| <b>MOVER:</b>    | Kevin Cavanaugh, Commissioner                    |
| <b>SECONDER:</b> | Jerry Luszczak, Commissioner                     |
| <b>AYES:</b>     | Roth-Wurster, Luszczak, McGinn, Cavanaugh, Pirog |
| <b>NAYS:</b>     | Wood   |

Minutes Acceptance: Minutes of Mar 14, 2023 7:00 PM (Minutes Approval)

6. 218- 220 N Northwest Highway - **Recommended to Approve**

Notice was published in the Daily Herald on February 27, 2023 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. Application for Special Use & Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Elevations
6. Floor Plan
7. Signage Plans
8. Public Notice

**Sworn in Mr. Mitch Goltz GW Properties 2211 N. Elston Chicago IL**

Mr. Goltz stated they recently acquired the property in foreclosure. He spoke to the unique configuration. He stated it was formerly Mother Cluckers restaurant. He stated the site has no landscaping with 5 curb cuts. Mr. Goltz stated the building is in poor condition, boarded up from a car driving through it. He stated he has tried to market it but no one wants to lease the existing building. He stated they are proposing a complete redevelopment of the site. Mr. Goltz explained they will do a compete demo of the building bringing in a national tenant named Strickland Brothers Oil who has over 125 locations across the country. He stated it fits on the site and will be a quiet use complimenting the other uses in the area. Mr. Goltz stated they will be adding landscaping, cleaning up the setbacks and consolidating the curb cuts. He spoke to the daily operations including oil changes, state inspection, and routine maintenance. He stated there will be no body work, no overnight storage, approx. 3 employees and no peak hours or lines. He stated it will meet all codes in Palatine and state regulatory bodies.

Ms. Wood asked how many service bays.

Mr. Goltz answered 3.

Ms. Wood asked when the property was purchased and what was anticipated.

Mr. Goltz explained they were looking to renovate and lease to other tenant before the car drove through it. He stated with the site configuration is irregular and difficult to find a user that would fit on the site.

Ms. Wood asked about the bay doors being open.

Mr. Goltz explained there are no hydraulic lifts but rather there will be pits under the cars. He stated the customers stay in their cars during the service which allows a smooth transition. He stated the doors stay open throughout the day. Mr. Goltz stated the building is insulated, there will be no loud noises so no concerns that sound will emanate out of the property. He stated there is no on-site storage of chemicals.

Ms. Wood asked if there are additional services.

Mr. Goltz stated they will do tire rotations but do not sell tire to install. He stated there is no body work or overnight storage. He spoke to the stacking capabilities accommodating 3 cars waiting but stated it is highly unlikely to have a line waiting.

Mr. McGinn asked if the intended entry going east on hicks

Mr. Goltz stated with Colfax being a one way Street he believes the vast majority of people will come in off Northwest Highway. He stated there is a capability to enter in off all three streets.

Ms. Bremanis gave a brief overview explaining the variation is in regards to the 10 ft. setback requirement of a side yard abutting a street. She stated the current building is setback 1ft. and when the petitioner tried to meet the setback they could not accommodate the 2 lanes in the front which staff felt was more prominent and important requiring the relief for the 5ft. She spoke to the current curb cuts and how the proposed will create a more consistent entry and exit of the property. Ms. Bremanis stated in addition to rebuilding the buildings they have submitted landscaping plans to add green space and trees and plants around the property. Ms. Bremanis referred to the slides to show a sample of the signage.

Ms. Roth-Wurster asked if there will be additional signage other than the wall signs.

Ms. Bremanis indicated they are reusing the existing freestanding sign cabinet, referring to slide to show location.

Mr. Pirog asked about traffic concerns.

Mr. Goltz stated it is not a high traffic use.

Ms. Bremanis stated staff reviewed stacking possibilities.

Ms. Bremanis stated Community Services, Engineering, and Fire Prevention have reviewed and had no issues.

Ms. Gabriel stated she has a business in office space on Colfax. She stated she is concerned about the exit onto Colfax being a one way street. She stated she is also concerned about parking. She asked about the change of curb cuts on Colfax.

Ms. Bremanis stated the concern was to not be directly across from Starbucks.

Ms. Gabriel stated she is concerned about safety. She asked if there could be more signage to indicate not to block intersection.

Discussion on parking.

Ms. Gabriel asked about the street parking on Colfax.

Ms. Bremanis stated there are no proposed changes.

Ms. Gabriel asked if more can be added since they are reducing the number of entries.

Mr. Goltz stated there should be more parking because they are closing all the access points. He stated he does not see any conflicting traffic pattern being a one way street.

Ms. Gabriel stated she is concerned they will try to turn the wrong way.

Mr. Goltz stated they can have a sign saying no right turn.

Ms. Bremanis pointed out Colfax and Northwest Highway are IDOT roads and will be reviewed by them.

**STAFF RECOMMENDATION:**

The proposed building redevelops a vacant commercial site. The redevelopment will improve the site and the use is consistent with the neighboring businesses along Northwest Highway. In addition, the plans indicate that the building will be insulated and the majority of the work is done in a pit, which further reduces noise. Oil changes uses require Special Use review and are considered a category of auto repair in the Code. This allows Staff and the ZBA to further evaluate the merits of the proposed use.

The site meets the other bulk zoning requirements, with the exception of the side yard setback. The current building provides an approximately a 1-foot side yard abutting a street setback lot line along N. Hicks Place. The proposed building will be setback 5 feet increases the existing setback by 4 feet. This section of Northwest Highway is a decidedly commercial corridor. There other more intensive similar uses in the area. When Northwest Highway was reconfigured, IDOT determined that Colfax Street would be one-way west bound (north side of the Subject Property) and Hicks Place would provide access back through Northwest Highway for east bound vehicles exiting the property.

Therefore, Staff recommends approval of the Special Use and Variation, pursuant to the following conditions:

1. The Special Use and Variation shall substantially conform to the site plan prepared by Mark T. DiGanci, architect dated 2/23/2023, elevations plans prepared by Oak Line Studio, Architecture and Design dated 2/08/2023 and the business plan, except as such plans may be changed to conform to Village Codes and Ordinances.
2. A Plat of Consolidation shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer.
3. The final traffic direction signage within the Subject Property will be submitted in a manner acceptable to the Village Engineer.

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

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



**DELIBERATIONS:**

Mr. McGinn stated it is a unique parcel and can't imagine a better use. He stated the plan proposed is well thought out. He stated it will fit into the character of the locality and thinks the standards have been met.

Ms. Wood agreed with Mr. McGinn. She stated for an imperfect parcel this is a close to perfect solution. She stated it will be less parking demand than a restaurant and thinks it meets the standards so is in favor.

Ms. Roth-Wurster agreed with Ms. Wood.

**Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on April 3, 2023**

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>RECOMMENDED TO APPROVE [UNANIMOUS]</b>              |
| <b>MOVER:</b>    | Theodore McGinn, Commissioner                          |
| <b>SECONDER:</b> | Cindy Roth-Wurster, Commissioner                       |
| <b>AYES:</b>     | Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog |

Minutes Acceptance: Minutes of Mar 14, 2023 7:00 PM (Minutes Approval)

**IV. COMMUNICATIONS**

**V. ADJOURNMENT**

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

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

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>        |
| <b>MOVER:</b>    | Theodore McGinn, Commissioner                          |
| <b>SECONDER:</b> | Cindy Roth-Wurster, Commissioner                       |
| <b>AYES:</b>     | Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog |

Minutes Acceptance: Minutes of Mar 14, 2023 7:00 PM (Minutes Approval)



VILLAGE OF PALATINE  
Zoning Board of Appeals

SCHEDULED 03/28/23 07:00 PM

**CASE STAFF STATEMENT (ID # 8232)**

**940 S. Mallard Court**

**TO:** Palatine Zoning Board of Appeals  
Jan Wood, Chair

**FROM:** Alex Bradshaw

**PETITIONER:** Dan O'Toole

**CASE NUMBER:** SU-000017-2023

**ADDRESS:** 940 S. Mallard Court

**PROPOSAL:**

Special Uses to permit an addition to be set back 37 feet from the rear lot line, instead of the minimum required 45 feet; and to be set back 32 feet from the side lot line abutting a street, instead of the minimum required 35 feet.

|  |   |
|--|---|
| <b>LOCATION:</b> 940 S. Mallard Court<br>District 2 (Lamerand) | <b>CURRENT ZONING:</b> R-1B Single-Family Residential |
|--|---|

**SURROUNDING CONDITIONS:**

|               |                                |
|---------------|--------------------------------|
| <b>North:</b> | R-1B Single-Family Residential |
| <b>South:</b> | R-1B Single-Family Residential |
| <b>East:</b>  | R-1B Single-Family Residential |
| <b>West:</b>  | R-1B Single-Family Residential |

**BACKGROUND:**

The Petitioner is proposing to construct a home addition off the rear of their existing single-family residence. The proposed addition will encroach approximately 8 feet into the required rear yard setback, and will encroach approximately 3 feet into the required side yard abutting a street setback. Therefore, the Petitioner is requesting:

**Special Uses to permit an addition to be set back 37 feet from the rear lot line, instead of the minimum required 45 feet; and to be set back 32 feet from the side lot line abutting a street, instead of the minimum required 35 feet.**

**SITE ANALYSIS:**

- The Subject Property is zoned R-1B Single-Family and is part of the Hunting Ridge

Unit No. 2 Subdivision. The Subject Property is approximately 12,350 sf, and the lot currently consists of a two-story home that is legally non-conforming to the required 35 foot side yard abutting a street setback for an R-1B zoned property. The existing setback in the side yard abutting S. Mallard Drive is approximately 29 feet.

- The Petitioner is seeking a Special Use to permit an addition to the rear of their house to be set back 39 feet from the rear lot line, instead of the required 45 feet, and for an addition to be set back 34 feet from the side lot line abutting a street. The proposed addition will not encroach into the required interior side yard setback.
- Based on Staff's review of the Subject Property, the required setbacks are restricting the property to the point where any addition to the primary structure would require zoning relief.
- Both building and lot coverage are well under the maximum percentage allowed by the Zoning Ordinance.
- The Petitioner's requested relief is similar to the Special Use granted to their neighbor at 936 S. Mallard Ct in August 2022, which was for an addition to be set back 21 feet from the rear lot line, instead of the required 45 feet (O-79-22). Observations made by Staff during the 936 S. Mallard Ct review found that two other lots on S. Mallard Ct, 934 & 938, have rear yard setbacks between 25 - 30 feet.

#### **DEPARTMENTAL REVIEWS:**

|                             |                       |
|-----------------------------|-----------------------|
| <b>Community Services</b>   | No Issues Identified. |
| <b>Engineering</b>          | No Issues Identified. |
| <b>Environmental Health</b> | N/A                   |
| <b>Fire Prevention</b>      | N/A                   |
| <b>Public Works</b>         | N/A                   |
| <b>Police</b>               | N/A                   |

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

#### **STAFF RECOMMENDATION:**

The Petitioner is proposing to construct a home addition off the rear of their existing residence. The Subject Property is existing legally non-conforming to the required side yard abutting a street setback, and could not expand the existing home in any way, without some form of zoning relief. Additionally, as comparable setback relief was

recently granted to a property two lots away (936 S. Mallard Ct), and no issues were identified by either Community Services or Engineering, the proposal should not cause any substantial injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the requested Special Use, subject to the following condition:

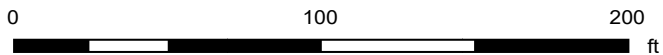
1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the Petitioner, Dan O'Toole, except as such plans may be changed to conform to the Village's Codes and Ordinances.

**ATTACHMENTS:**

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



Attachment: Aerial Map (940 S. Mallard Court - SU Addition)



Print Date: 3/23/2023

Notes  
Cook County Aerial 2020

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.



**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

Daniel O'Toole

Business Name (if applicable)

Subject Property Address

940 S. Mallard Court

Please provide a description of your proposed request:

We would like to add a 27' x 14' addition to the back of our house to accommodate a kitchen remodel as well as to add a family room open to the new kitchen. In addition to that, we would also like to build 12' x 14' three seasons room.

**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:

This project will be of great benefit to our family and will allow us to enjoy and invest in our home for many years to come. Great care will be taken to ensure the additions look like a natural extension of the original house and will add to the overall character of the neighborhood.

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

This project will be done to meet all applicable codes and standards and will not be detrimental to the public health, safety or welfare of the neighborhood.

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

Additional square footage to make the home more modern, appealing and useful will not affect nearby property values in a negative way.

Attachment: Special Use Application (940 S. Mallard Court - SU Addition)

In order to supplement the above standards, the Zoning Board of 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

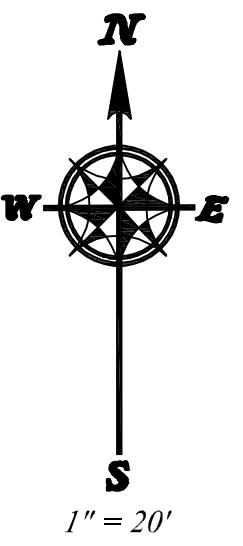
b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.



# MURRY AND MOODY, LTD.

Land Surveyors

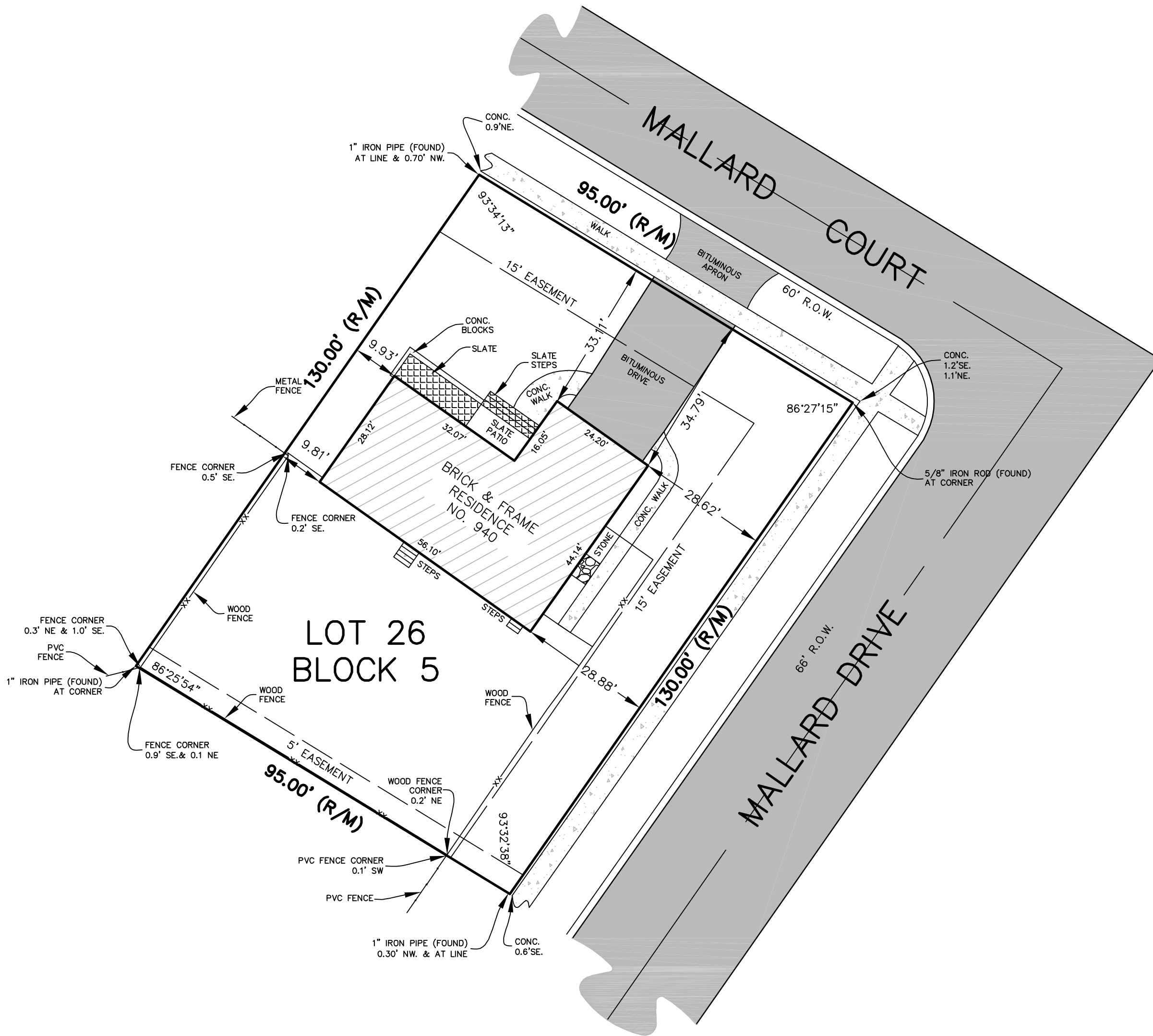
Illinois Professional Land Surveying Firm Corporation License No. 184-002845  
933 S. Plum Grove Road, Suite 101  
Palatine, Illinois 60067  
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960



## PLAT OF SURVEY OF

LOT 26 IN BLOCK 5 IN HUNTING RIDGE UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 14, 1969 AS DOCUMENT 20809410, IN COOK COUNTY, ILLINOIS.

AREA = 12,322.62± S.F. / 0.283 ACRE



### LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90°00'00" indicate degrees, minutes and seconds.

50.25 / N 90°00'00" E indicates measure dimension / bearing.  
(50.25) / (N 90°00'00" E) indicates record dimension / bearing.  
[50.25 d] / [N 90°00'00" E d] indicates deed dimension / bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.

Order Number: 22-1393  
Survey Made For: Daniel O'toole

STATE OF ILLINOIS } s.s.  
COUNTY OF COOK }

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: December 22, 2022

Palatine, Illinois: December 23, 2022



Illinois Professional Land Surveyor - Barbara C. Murry 035-003529  
License Renewal date: November 30, 2024

Project Number: 22139300  
Field Book: 370L36-37  
Drawing File: 22139300.dwg

Attachment: Plat of Survey (940 S. Mallard Court - SU Addition)

# ADDITION - O'TOOLE RESIDENCE 940 S. MALLARD CT. PALATINE, IL

Copyright © 2023 B. L. R. Architects Ltd.

**B. L. R. Architects**  
 Custom Homes Multifamily Additions Consulting  
 1109 Ogden Avenue  
 Lisle, Illinois 60532  
 Phone: 630.435.0100 Fax: 630.435.0101

**O'TOOLE RESIDENCE  
ADDITION**  
 940 S. MALLARD CT. PALATINE, IL  
 EXISTING SITE PLAN REQUIREMENTS  
 & PROPOSED ADDITION

REVISIONS:

|    |  |
|----|--|
| 1  |  |
| 2  |  |
| 3  |  |
| 4  |  |
| 5  |  |
| 6  |  |
| 7  |  |
| 8  |  |
| 9  |  |
| 10 |  |
| 11 |  |
| 12 |  |
| 13 |  |
| 14 |  |

Drawn By: JM

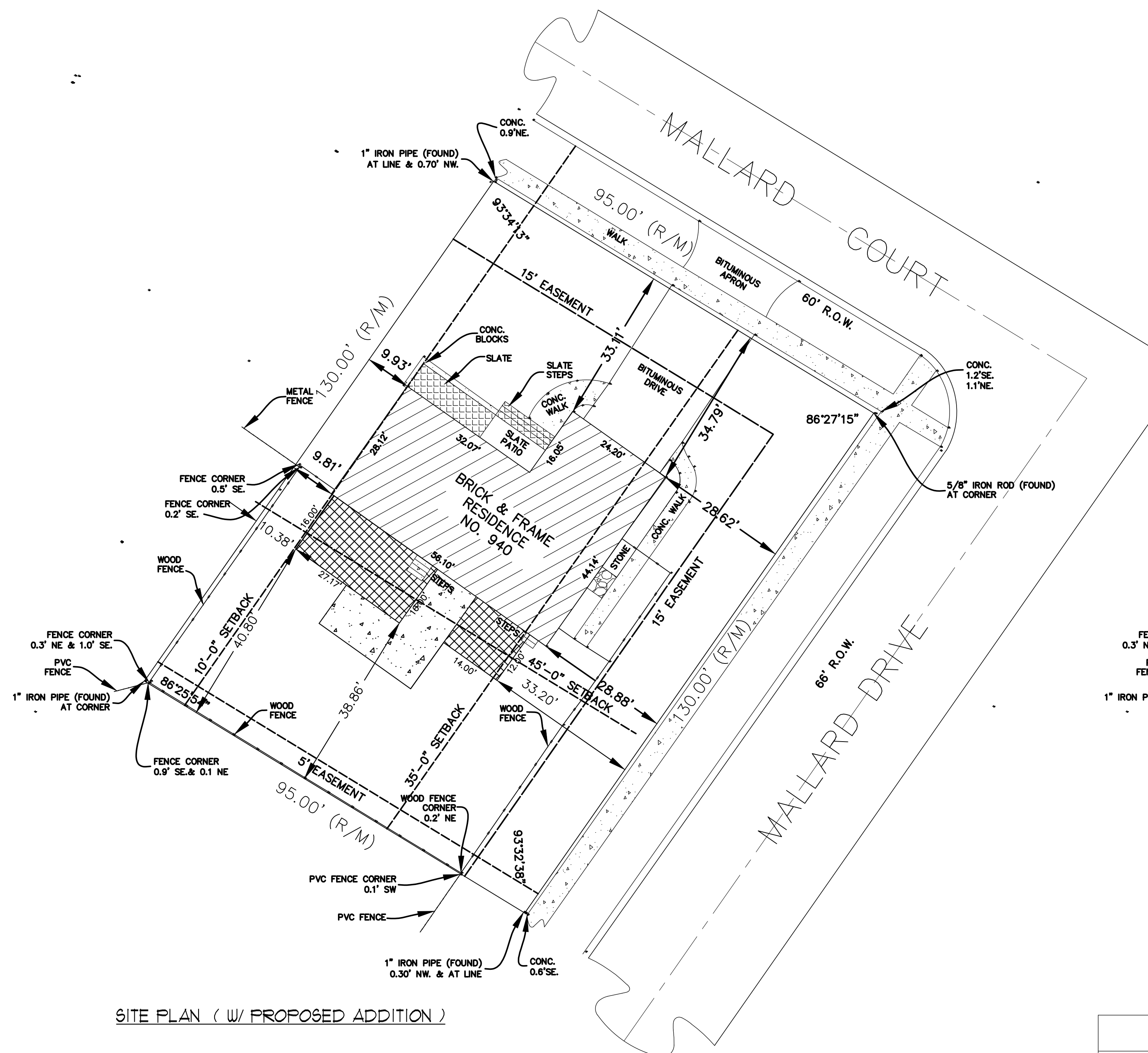
Job No.:

Date: 02/01/2023

Issued For Permit:

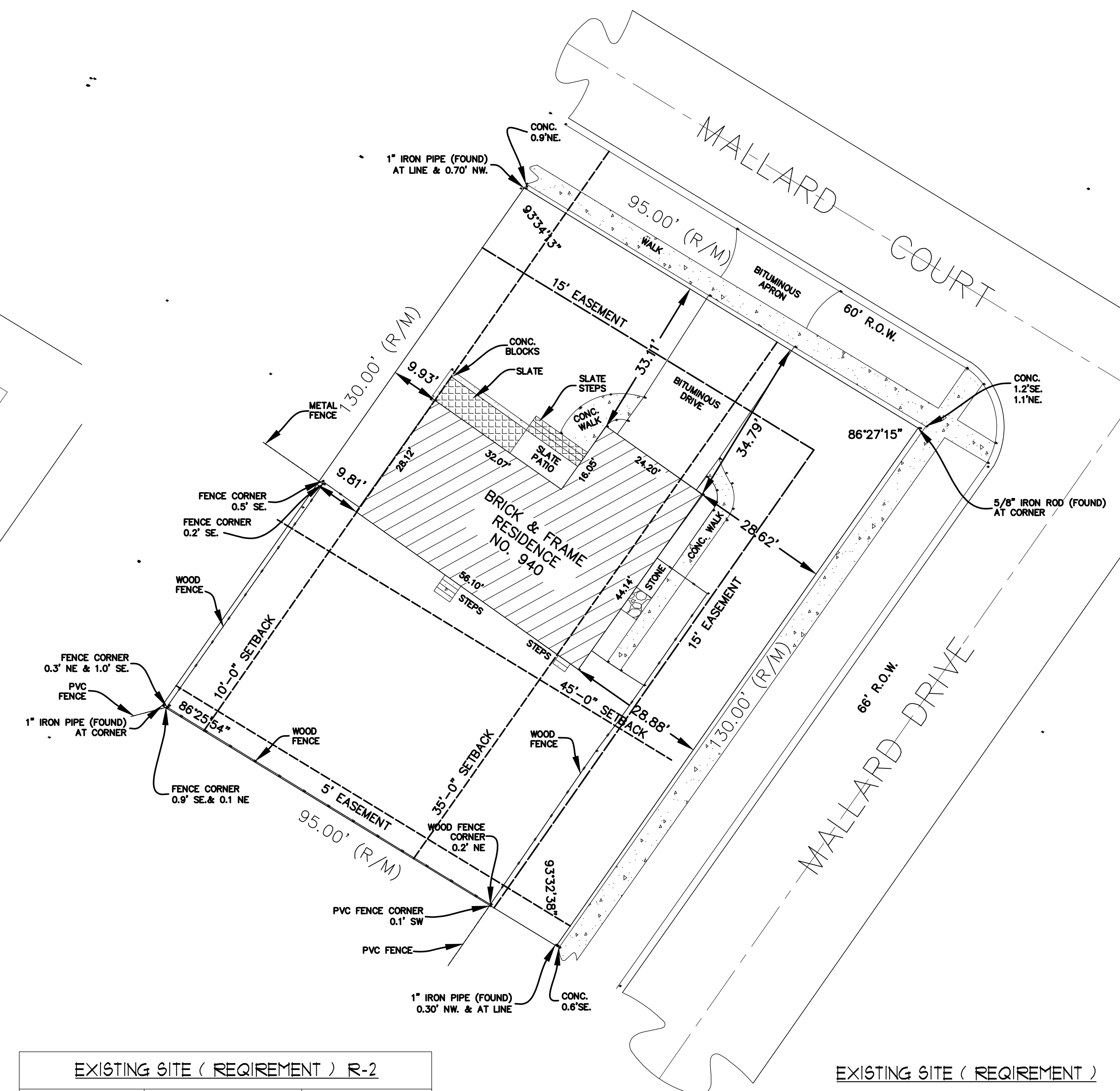
Sheet No.  
**CO**

NOT FOR CONSTRUCTION



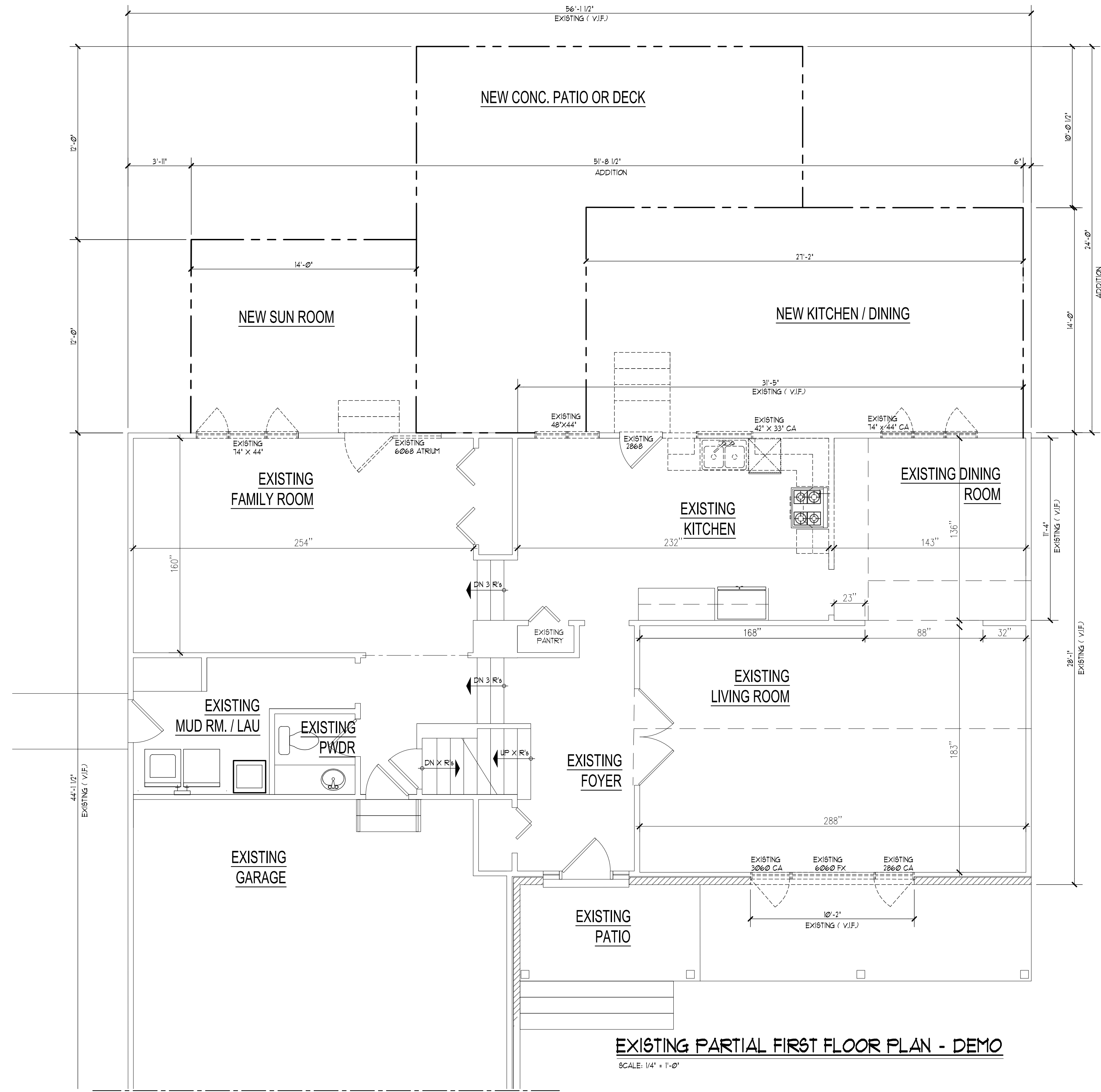
SITE PLAN ( W/ PROPOSED ADDITION )

| SITE PLAN ( W/ PROPOSED ADDITION ) |              |
|------------------------------------|--------------|
| EXISTING HOUSE & ADDITION          | 2,716 Sq.Ft. |
| NEW LOT COVERAGE                   | 4,152 Sq.Ft. |



EXISTING SITE ( REQUIREMENT )

| EXISTING SITE ( REQUIREMENT ) R-2 |                 |               |
|-----------------------------------|-----------------|---------------|
| LOT SIZE:                         | 130'0" x 95'0"  | 12,350 Sq.Ft. |
| BUILDING COV.                     | 30% OF LOT SIZE | 3,705 Sq.Ft.  |
| LOT COV.                          | 40% OF LOT SIZE | 4,940 Sq.Ft.  |
| REAR SETBACK                      | 45'-0"          |               |
| SIDE SETBACK                      | 9.81'           |               |
| SIDE SETBACK                      | 35'-0"          | STREET SIDE   |
| EXISTING HOUSE                    |                 | 2,158 Sq.Ft.  |
| EXISTING LOT COV.                 |                 | 3,283 Sq.Ft.  |



**EXISTING PARTIAL FIRST FLOOR PLAN - DEMO**  
 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

Copyright, 2022 B. L. R. Architects Ltd.

**B. L. R. Architects**  
 Custom Homes Multifamily Additions Consulting  
 1109 Ogden Avenue  
 Lisle, Illinois 60532  
 Phone: 630.435.0100 Fax: 630.435.0101

**O'TOOLE RESIDENCE**  
 ADDITION  
 940 S. MALLARD CT. PALATINE, IL  
 EXISTING CONDITIONS - DEMO

REVISIONS:

|    |  |
|----|--|
| 1  |  |
| 2  |  |
| 3  |  |
| 4  |  |
| 5  |  |
| 6  |  |
| 7  |  |
| 8  |  |
| 9  |  |
| 10 |  |
| 11 |  |
| 12 |  |
| 13 |  |
| 14 |  |

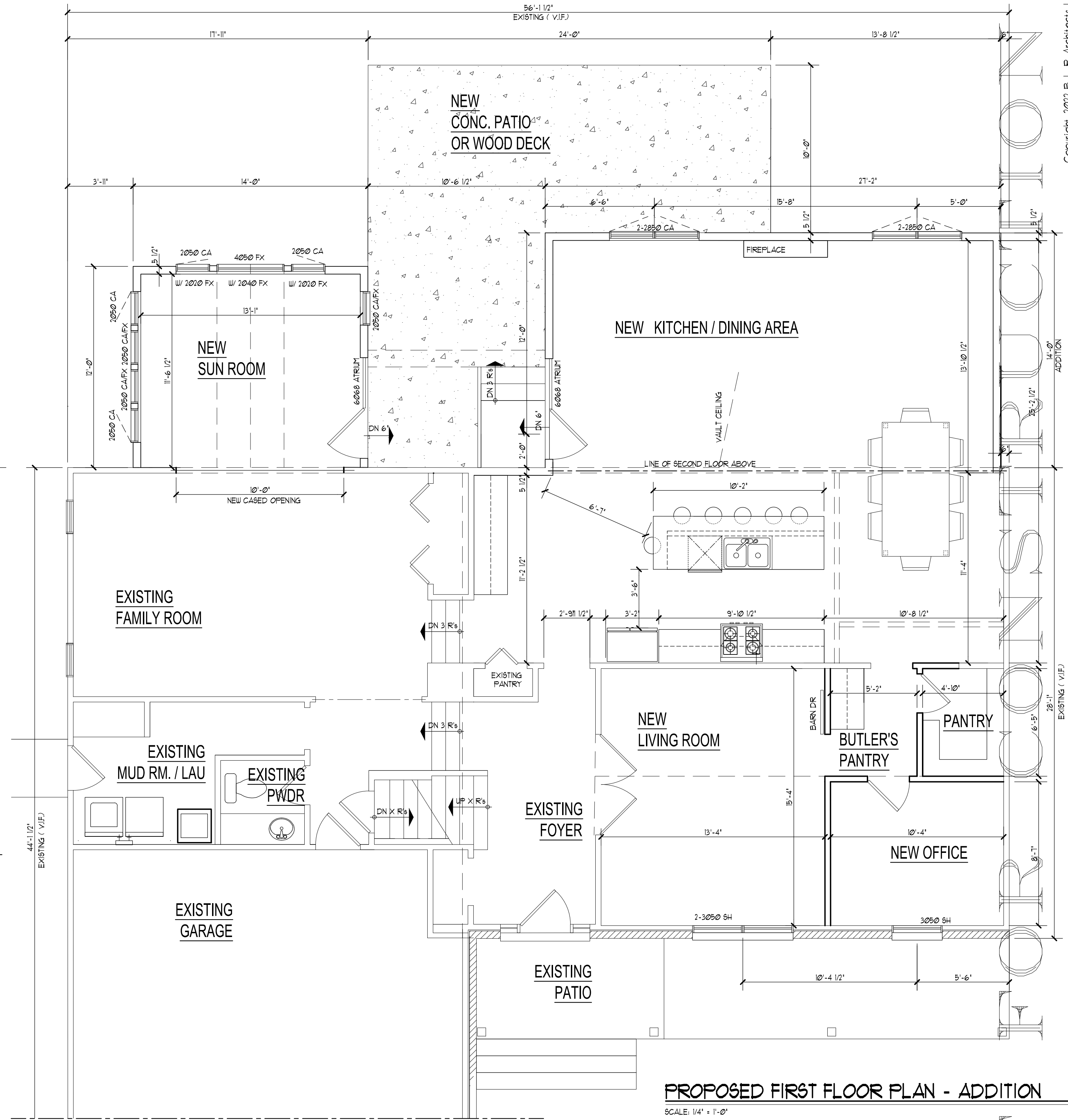
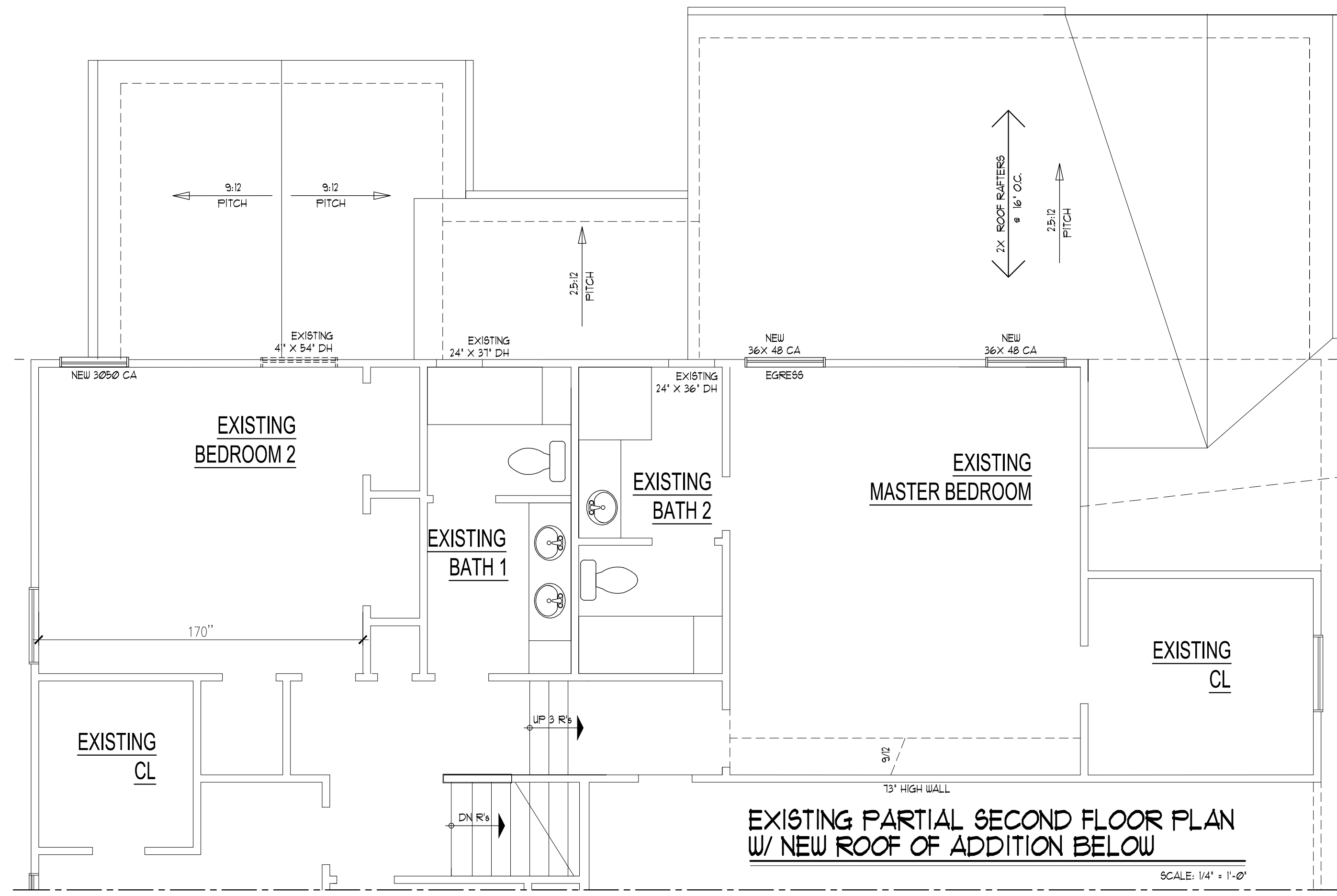
Drawn By:  
JM

Job No.:

Date:  
02.01.2023

Issued For Permit:

Sheet No.  
**A2**



Copyright © 2023 B. L. R. Architects Ltd.

**B. L. R. Architects**  
 Custom Homes Multifamily Additions Consulting  
 1109 Ogden Avenue  
 Lisle, Illinois 60532  
 Phone: 630.435.0100 Fax: 630.435.0101

**O'TOOLE RESIDENCE ADDITION**  
 940 S. MALLARD CT. PALATINE, IL  
 EXISTING PARTIAL FIRST FLOOR PLAN  
 W/ NEW PROPOSED ADDITION

REVISIONS:

|    |  |
|----|--|
| 1  |  |
| 2  |  |
| 3  |  |
| 4  |  |
| 5  |  |
| 6  |  |
| 7  |  |
| 8  |  |
| 9  |  |
| 10 |  |
| 11 |  |
| 12 |  |
| 13 |  |
| 14 |  |

Drawn By: JM

Job No.:

Date: 02/01/2023

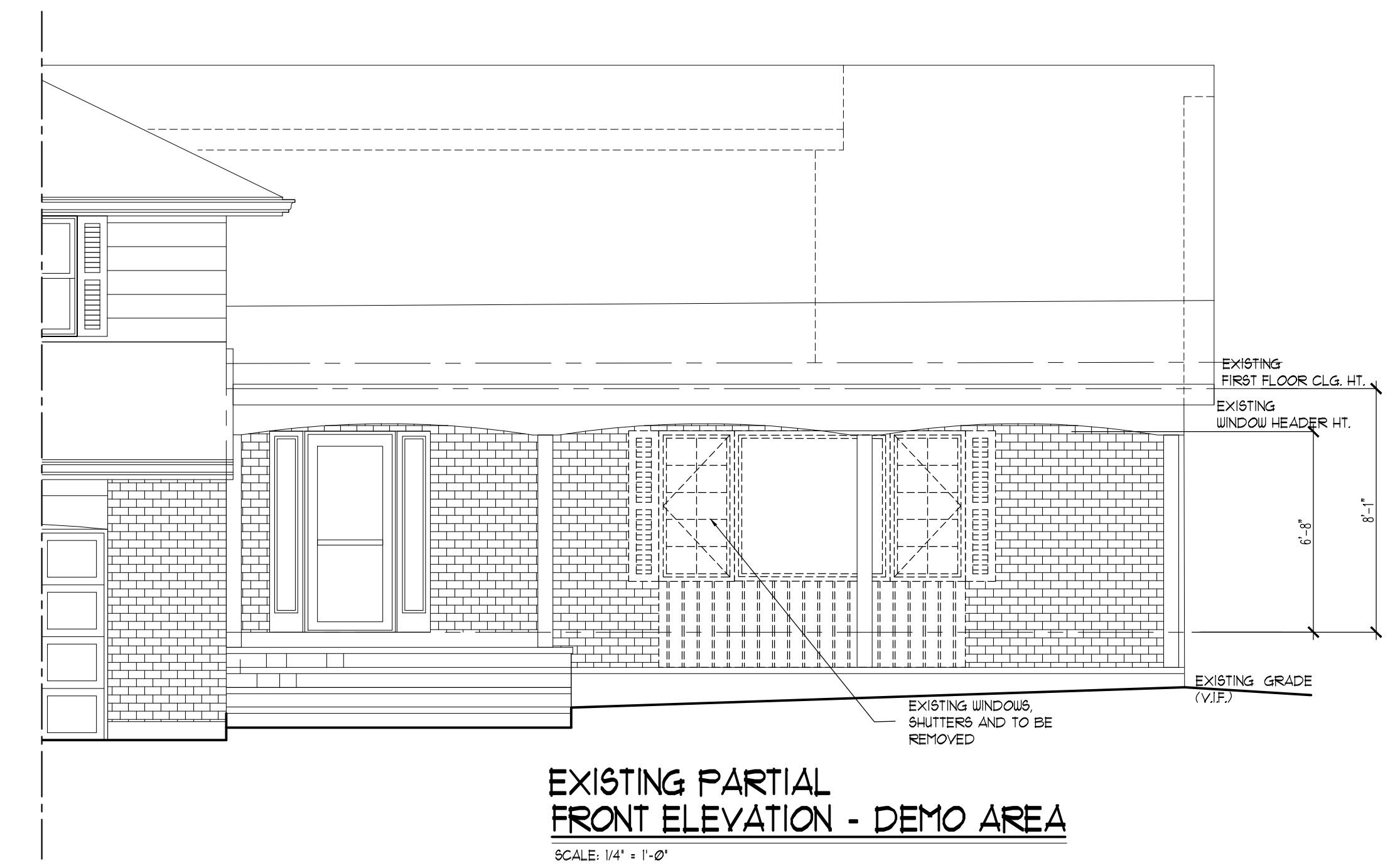
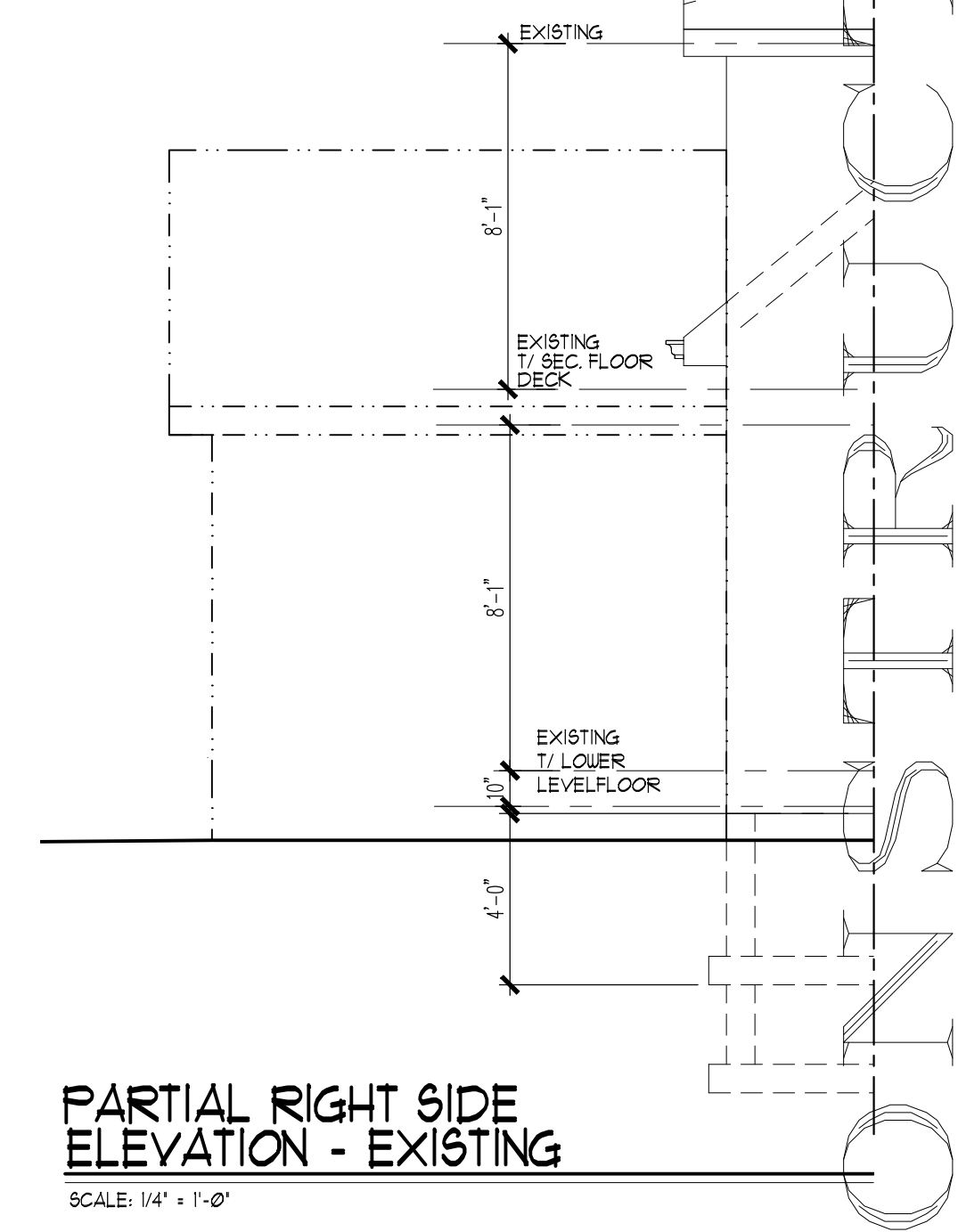
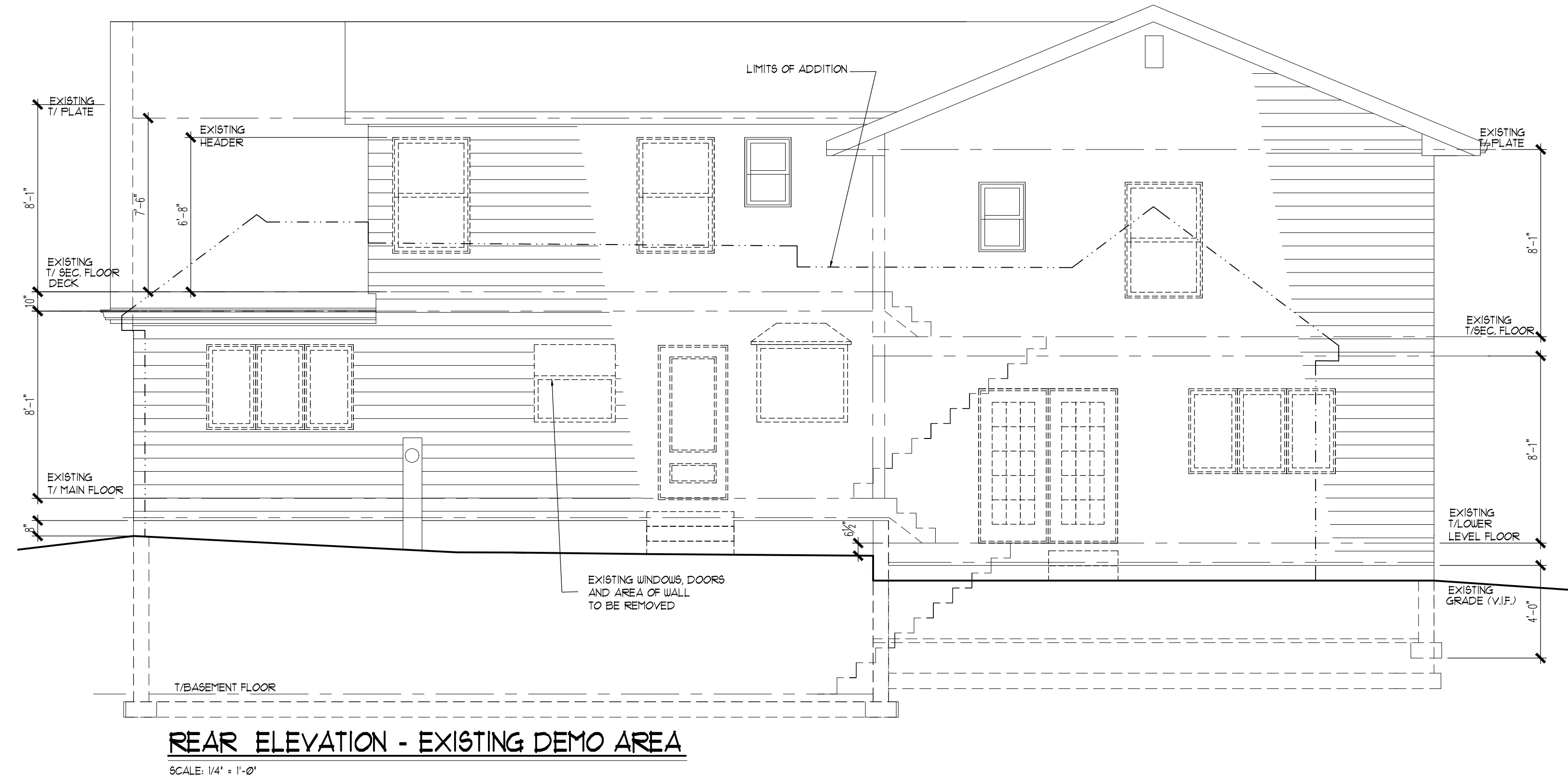
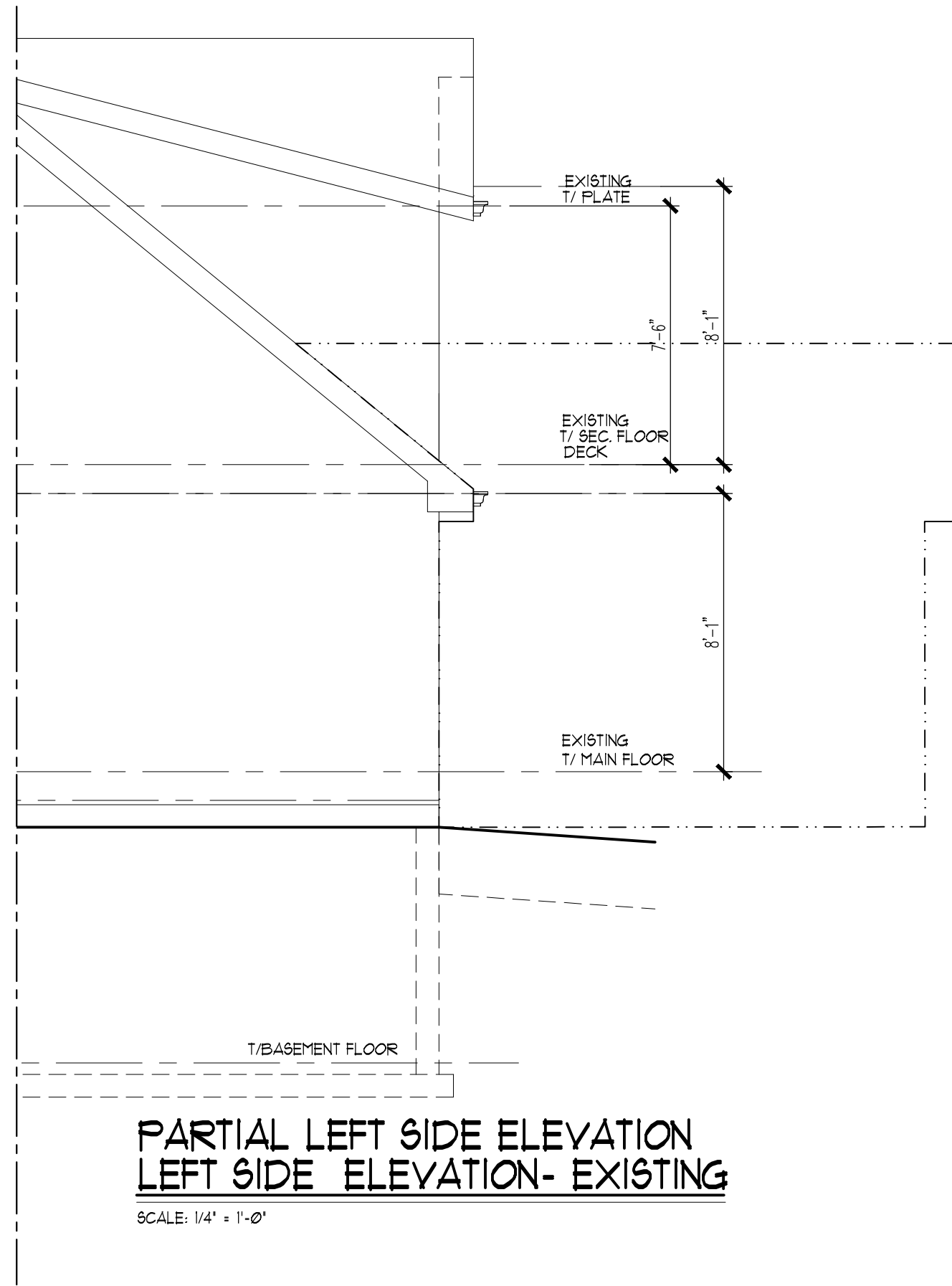
Issued For Permit:

Sheet No.

A4

NOT FOR CONSTRUCTION

# ADDITION - O'TOOLE RESIDENCE 940 S. MALLARD CT. PALATINE, IL



NOT FOR CONSTRUCTION

Copyright, 2022 B. L. R. Architects Ltd.

**B. L. R. Architects**  
 Custom Homes    Multifamily    Additions    Consulting  
 1109 Ogden Avenue  
 Lisle, Illinois 60532  
 Phone: 630.435.0100    Fax: 630.435.0101

**O'TOOLE RESIDENCE  
ADDITION**  
 940 S. MALLARD CT. PALATINE, IL  
 EXIST'G REAR ELEVATION & PART'L SIDES  
 PROPOSED ELEVATIONS AND ADDITION

REVISIONS:

|    |  |
|----|--|
| 1  |  |
| 2  |  |
| 3  |  |
| 4  |  |
| 5  |  |
| 6  |  |
| 7  |  |
| 8  |  |
| 9  |  |
| 10 |  |
| 11 |  |
| 12 |  |
| 13 |  |
| 14 |  |

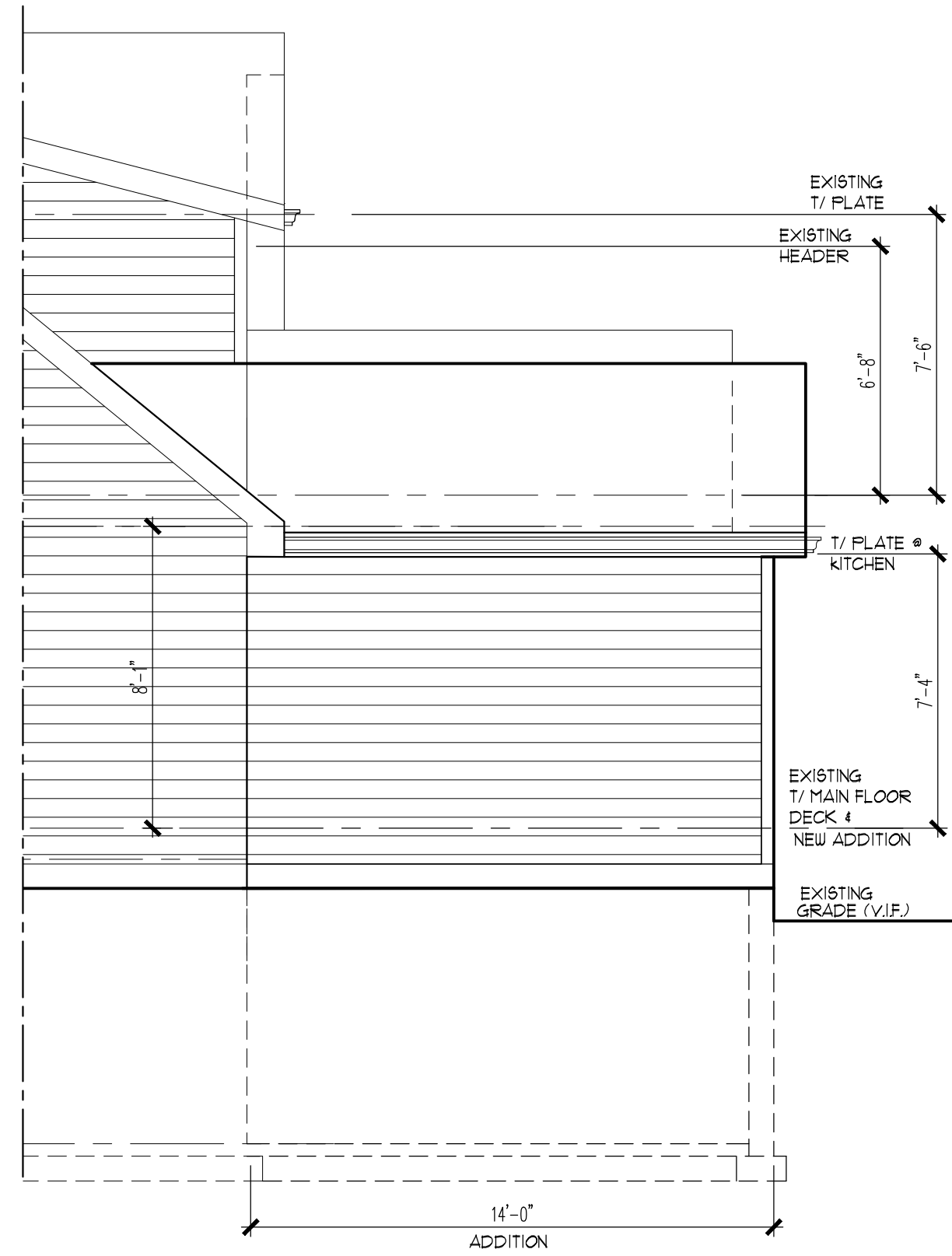
Drawn By: JM

Job No.:

Date: 02.01.2023

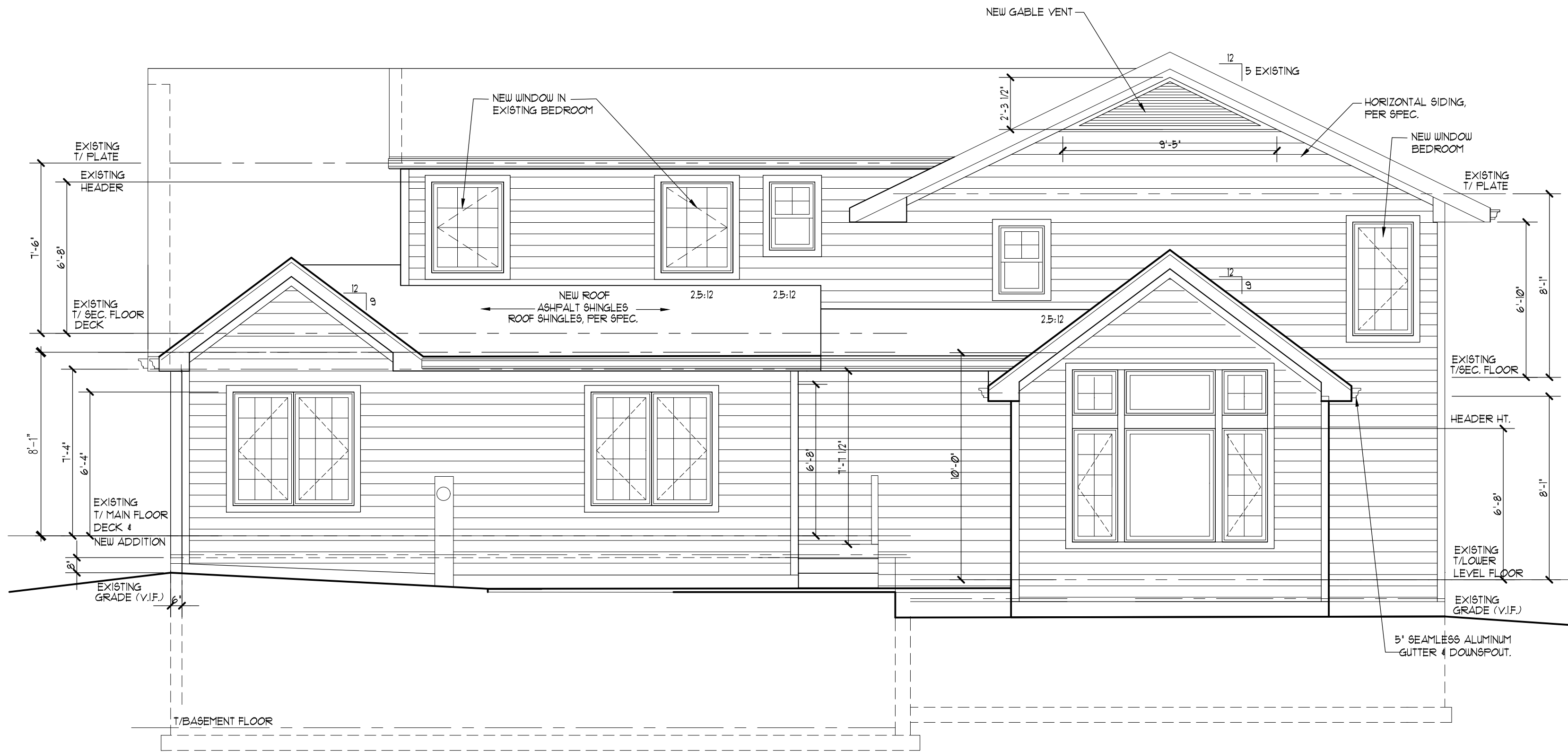
Issued For Permit:

Sheet No. A1



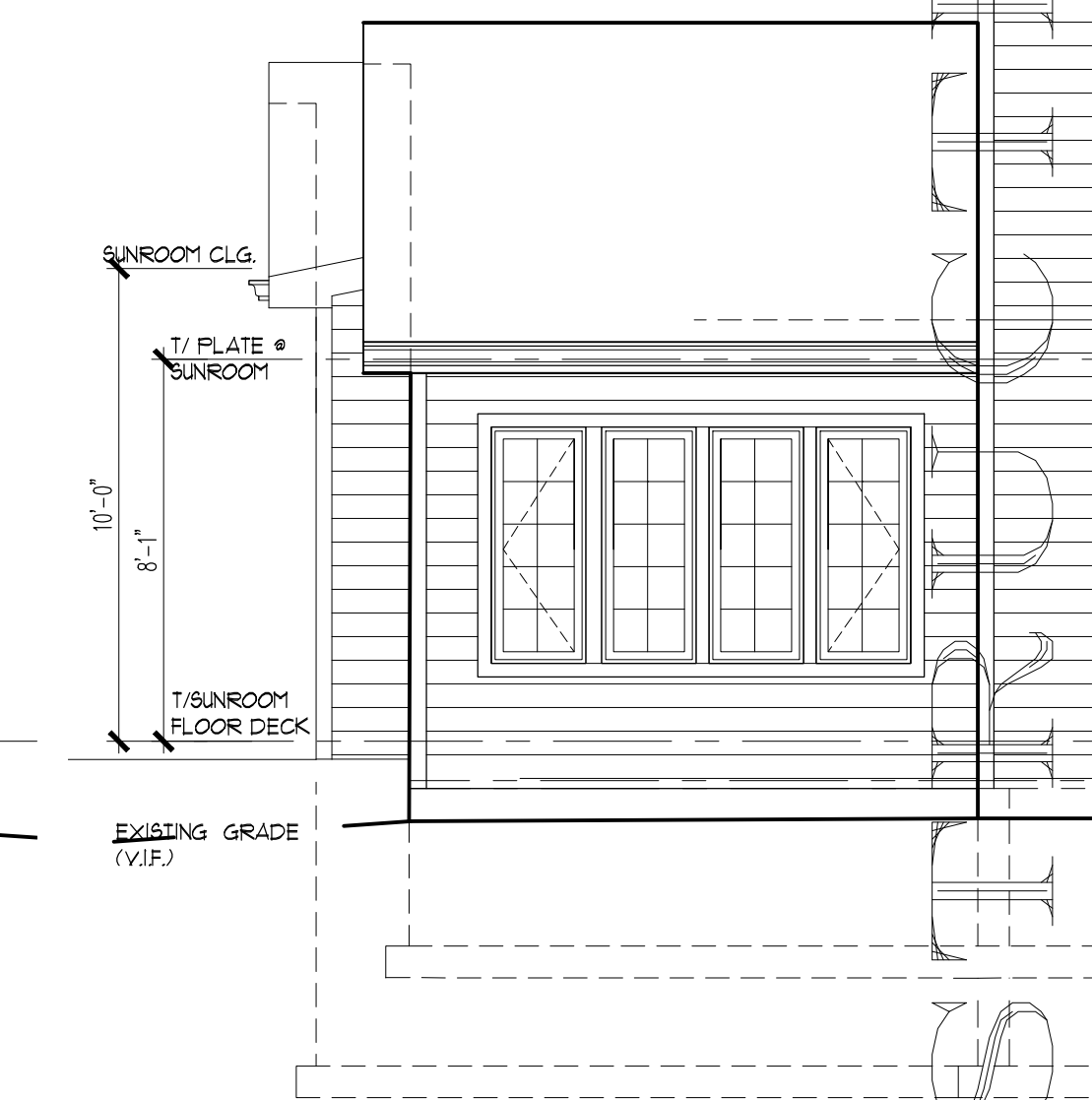
**PROPOSED PARTIAL LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



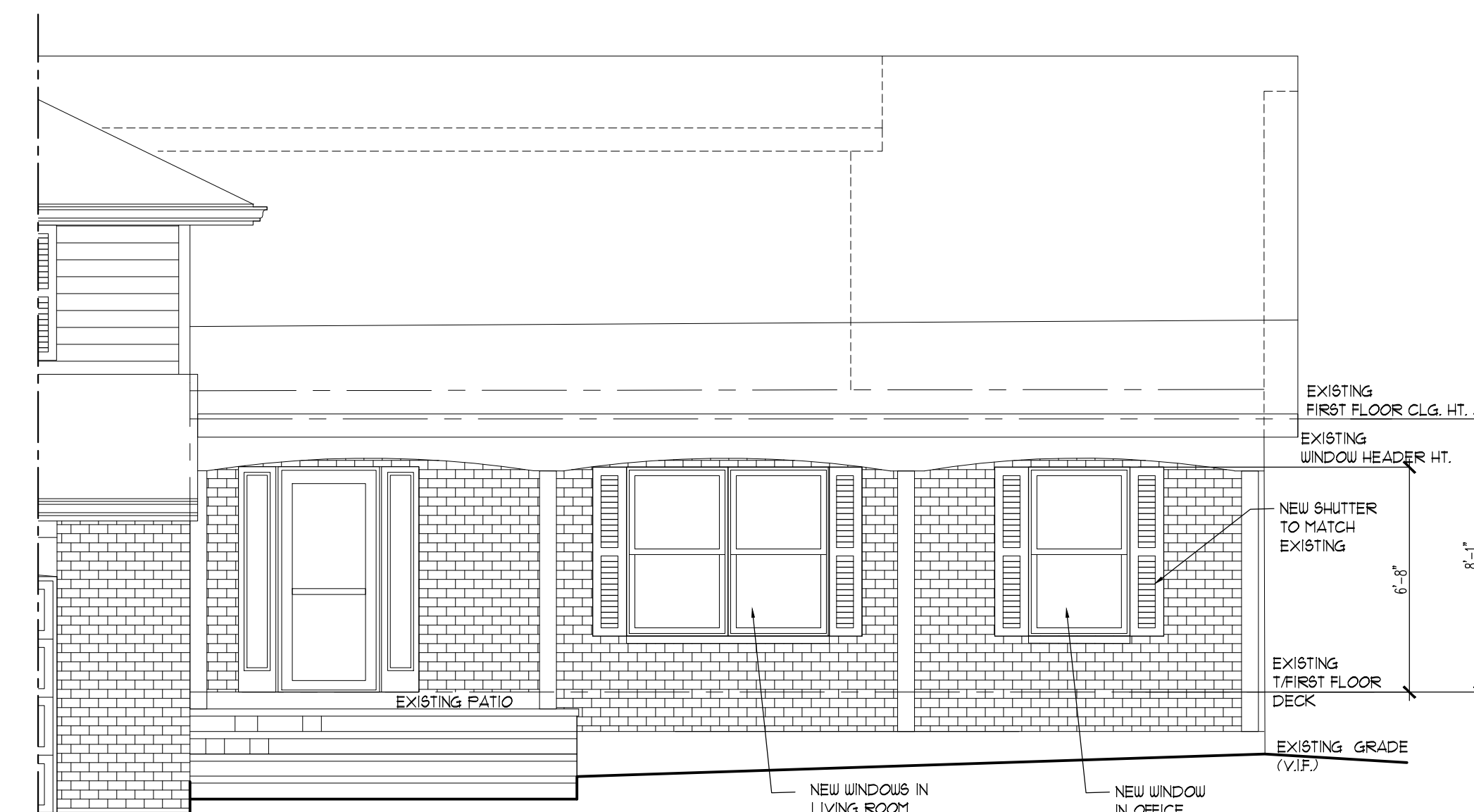
**PROPOSED REAR ELEVATION - ADDITION**

SCALE: 1/4" = 1'-0"



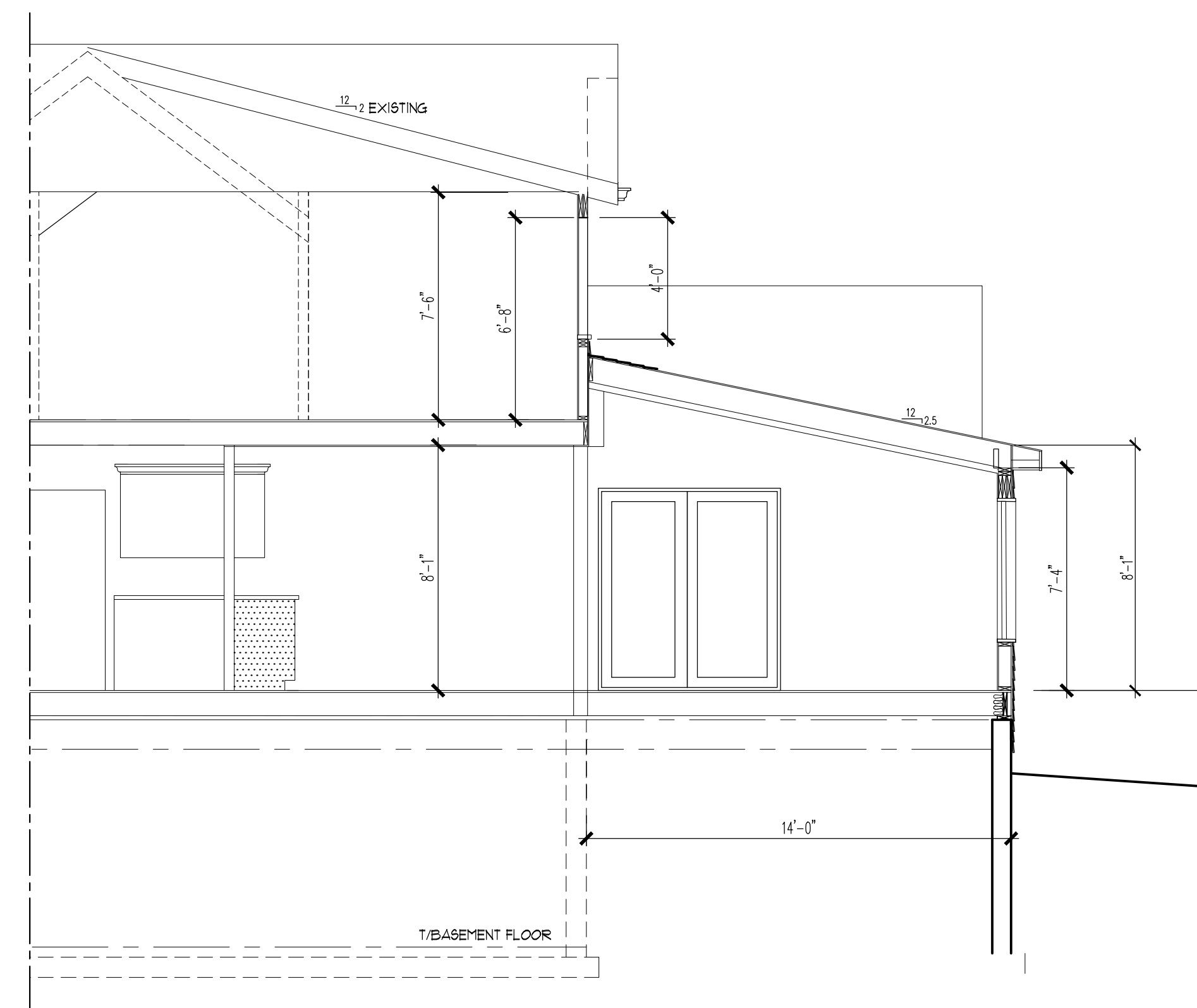
**PROPOSED PARTIAL RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**PROPOSED PARTIAL - FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



**BUILDING SECTION THRU - NEW ADDITION**

SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

Copyright 2022 B. L. R. Architects Ltd.

**B. L. R. Architects**  
 Custom Homes Multifamily Additions Consulting  
 1109 Ogden Avenue  
 Lisle, Illinois 60532  
 Phone: 630.435.0100 Fax: 630.435.0101

**O'TOOLE RESIDENCE**  
 ADDITION  
 940 S. MALLARD CT. PALATINE, IL  
 PROPOSED ELEVATIONS  
 NEW ADDITION

| REVISIONS: |
|------------|
| 1          |
| 2          |
| 3          |
| 4          |
| 5          |
| 6          |
| 7          |
| 8          |
| 9          |
| 10         |
| 11         |
| 12         |
| 13         |
| 14         |

Drawn By: JM

Job No.:

Date: 02/01/2023

Issued For Permit:

Sheet No.

A5

**PUBLIC NOTICE**  
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 28, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:  
**Special Uses to permit an addition to be set back 37 feet from the rear lot line, instead of the minimum required 45 feet; and to be set back 32 feet from the side lot line abutting a street, instead of the minimum required 35 feet.**  
 The property is commonly known as 940 S. Mallard Court.  
 The Petitioner is proposing to construct a home addition off the rear of their existing single-family residence. The proposed addition will encroach approximately 8 feet into the required rear yard setback, and will encroach approximately 3 feet into the required side yard abutting a street setback.  
 The above petition has been filed by Dan O'Toole and is available for examination in the office of the Village Clerk, 200 E. Wood Street.  
 FILE #: SU-000017-2023  
 VILLAGE OF PALATINE  
 Jan Wood, Chair  
 Palatine Zoning Board of Appeals  
 DATED: This 13th day of March, 2023  
 Published in Daily Herald March 13, 2023 (4596672)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

# Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/13/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY *Daula Baltz*  
 Designee of the Publisher of the Daily Herald

Control # 4596672



Attachment: Public Notice (940 S. Mallard Court - SU Addition)

VILLAGE OF PALATINE  
Zoning Board of Appeals

SCHEDULED 03/28/23 07:00 PM

**CASE STAFF STATEMENT (ID # 8230)**

**787 E. Dundee Road**

**TO:** Palatine Zoning Board of Appeals  
Jan Wood, Chair

**FROM:** Alex Bradshaw

**PETITIONER:** Ryan Griffith - Bright Direction Dental

**CASE NUMBER:** SU-000019-2023

**ADDRESS:** 787 E. Dundee Road

**PROPOSAL:**  
Special Use to permit a dental office at the Subject Property.

|   |   |
|---|---|
| <b>LOCATION:</b> 787 E. Dundee Road<br>District 4 (Solberg) | <b>CURRENT ZONING:</b> P - Planned Development<br>(Deer Grove Centre) |
|---|---|

**SURROUNDING CONDITIONS:**

|               |  |
|---------------|--|
| <b>North:</b> | P - Planned Development (Dundee Point Shopping Center)               |
| <b>South:</b> | P - Planned Development (Deer Grove Centre)                          |
| <b>East:</b>  | P - Planned Development (Dunkin' Donuts / Baskin Robbins)            |
| <b>West:</b>  | P - Planned Development (Fresenius Medical Care - Palatine Dialysis) |

**BACKGROUND:**

The Petitioner is proposing to open a new dental office, Bright Direction Dental - under the brand name "Tidy". Therefore, the Petitioner is requesting:

**Special Use to permit a dental office at the Subject Property.**

**SITE ANALYSIS:**

- The Subject Property is zoned P - Planned Development and is located within the Deer Grove Centre subdivision. The other businesses within this shopping center include Starbucks, Poke Bros, AT&T, Jersey Mike's Subs, and Chipotle. The subject tenant space was previously approved for another medical office use.
- The Petitioner is requesting a Special Use to open a new dental office (Bright Direction Dental - "BDD"). The proposed tenant space is approximately 2,200 square feet.
- BDD is a dental support organization that has over 25 locations in the Midwest. The

proposed business will be BDD's first office in Palatine and will operate under the brand name "Tidy". The focus of this location will be on 3 core services: teeth cleanings, whitening, and clear aligners.

- The proposed hours of operation are 8 AM - 5 PM Monday through Saturday, but will initially be closed on Wednesdays. Final hours will be determined closer to opening once they understand any day/time limitations of the lead doctor.
- The Petitioner indicated that they will plan to initially have 5 employees, with a plan to hire additional employees if their number of patients increase.
  - 1 Dentist, 1 Office Manager, 2 Hygienists, 1 Hygiene Assistant
- The proposed use would be the same as when the parking variation for the property was granted in 2014, therefore the variation remains valid (O-113-14). In addition, there is an overflow parking agreement in place which allows for the shared use of the general parking lot for the Deer Grove Centre to the south.

#### **DEPARTMENTAL REVIEWS:**

|                             |  |
|-----------------------------|--|
| <b>Community Services</b>   | To alleviate any potential parking concerns, it is recommended that employees are encouraged to park in the adjacent shared parking for the Deer Park Centre to the south. |
| <b>Engineering</b>          | No Issues Identified.  |
| <b>Environmental Health</b> | N/A  |
| <b>Fire Prevention</b>      | N/A  |
| <b>Public Works</b>         | N/A  |
| <b>Police</b>               | N/A  |

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

#### **STAFF RECOMMENDATION:**

The Petitioner is proposing to open a Dental Office at the Subject Property. The tenant space was previously approved for a medical use, and there are no plans to expand the current space. Additionally, Staff believes that with the tenant mix and complementary peak hours of the different business there should be adequate parking to allow the shopping center and parking area to function properly. Ultimately, the proposed use

should not cause any injury to the value of the other properties in the neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

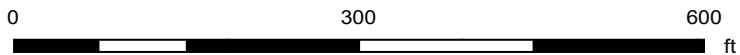
1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, Ryan Griffith, except as such plans may be changed to conform to the Village Codes and Ordinances.

**ATTACHMENTS:**

- Aerial Map
- Special Use Application
- Plat of Survey
- Business Plan
- Floor Plan
- Public Notice



Attachment: Aerial Map (787 E. Dundee Road - SU Dental Office)



Print Date: 3/23/2023

**Notes**  
Cook County Aerial 2020

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.



## 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

Ryan Griffith

Business Name (if applicable)

Bright Direction Dental

Subject Property Address

787 E. Dundee Road

Please provide a description of your proposed request:

Tidy (the name of the office) is a dental office that specializes in three core services: teeth cleanings, whitening, and clear aligners. That's it. Our approach is centered on providing personalized, efficient, and comprehensive care to patients in Palatine and the surrounding area.

Unlike a traditional dental office, where the focus is on fixing & repairing, tidy is focused on prevention. We will be hiring some of the best hygienists and dentists that truly care about preventing costly oral health issues in the future.

Tidy does this by focusing on a few common procedures, and doing them well: teeth cleaning, whitening, and clear aligners.

Tidy is partnered with Bright Direction Dental, a network of over 25 general dental practices in the Midwest. If a patient needs dental work outside of tidy's scope of services, the tidy team will schedule an appointment at a Bright Direction Dental location during a time that is convenient for the patient.

### 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:

The proposed space is situated in between a number of retail stores, including Starbucks, Poke Bros, AT&T, Jersey Mikes, and Chipotle. Being located next to multiple quick serve restaurants would be appealing to a portion of the existing patrons that go to this specific strip center. There would be patients that frequent one of the strip center shops / restaurants and afterwards would like a spot that provides walk in dental cleanings.

In addition, the site is meant to draw from a larger radius given its' unique marketing approach: focus on preventative dental cleanings vs. the large swath of general dental services. We fully expect that the patient pull from other areas will drive traffic to the other tenants and surrounding businesses.

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

Tidy will not only maintain, but help improve public health, safety, and welfare in the community by providing essential dental services to residents. Regular dental check-ups and cleanings are important for maintaining good oral health, which in turn can have positive impacts on overall physical health. By offering these services in a convenient and accessible location, tidy can help encourage residents to prioritize their oral health and well-being in a modern setting.

In addition, tidy is committed to maintaining a clean, safe, and welcoming environment for patients and staff. We will adhere to all health and safety regulations, including hiring state registered dentists and hygienists. This will help to create a sense of security and trust within the community.

Finally, tidy will create new employment opportunities that will directly contribute to the local economy. This can have positive ripple effects throughout the community, including increased economic growth and stability.

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

We are confident that tidy's presence in the community will have a positive impact. We believe that a well-maintained dental office can increase the value of homes in the surrounding area by providing convenient and reliable access to essential dental services.

Our team is committed to maintaining a professional and modern setting that is respectful of our neighbors and enhances the overall community. We take great care to ensure that our office is clean, well-maintained, and upholds a positive reputation to help strengthen the surrounding area. We are dedicated to providing exceptional dental care that is both effective and convenient, while also being a positive influence on the local community.

In order to supplement the above standards, the Zoning Board of 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.

N/A

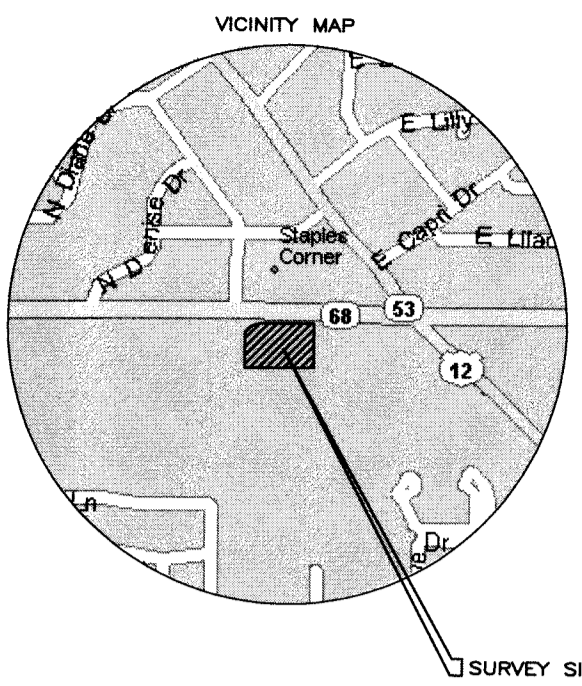
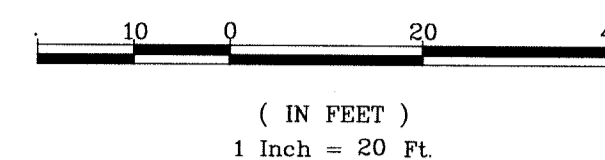
PROFESSIONALS ASSOCIATED SURVEY, INC.  
PROFESSIONAL DESIGN FIRM NO. 184-003023  
7100 N. TRIPP AVE., LINCOLNWOOD, ILLINOIS 60712  
TEL. (847) 675-3000 FAX (847) 675-2167  
e-mail: pa@professionalsassociated.com  
www.professionalsassociated.com

# ALTA/ACSM LAND TITLE SURVEY

OF



GRAPHIC SCALE



PARCEL 1:  
LOT 3 IN DEER GROVE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1995, AS DOCUMENT 95849083, IN COOK COUNTY, ILLINOIS.

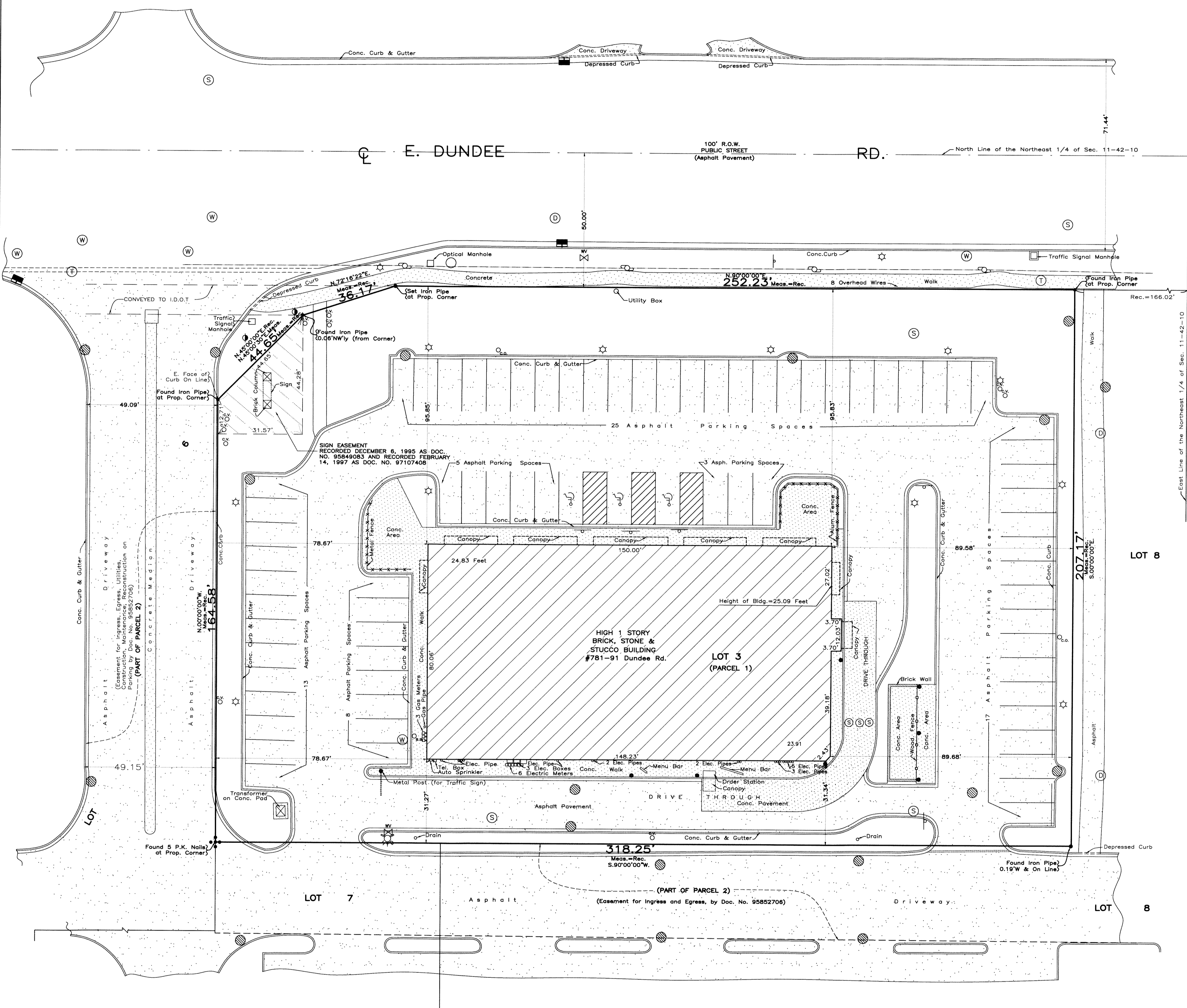
PARCEL 2:  
NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, CONSTRUCTION, MAINTENANCE, RECONSTRUCTION AND PARKING FOR BENEFIT OF PARCEL 1, AS CREATED BY OPERATION AND EASEMENT AGREEMENT RECORDED DECEMBER 7, 1995, AS DOCUMENT 95852706 UPON, OVER AND ACROSS LOT 6 IN DEER GROVE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1995 AS DOCUMENT 95849083, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 64,896.07 SQ.FT. = 1.4898 ACRES.

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

COMMONLY KNOWN AS: 781-91 EAST DUNDEE ROAD, PALATINE, ILLINOIS.

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



### LEGEND:

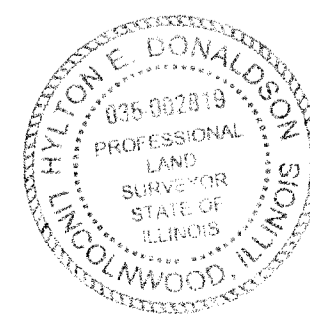
- - MANHOLE
- ⊙ - STORM MANHOLE
- ⊕ - TELEPHONE MANHOLE
- ⊗ - SANITARY MANHOLE
- ⊖ - CATCH BASIN
- ⊙ - WATER MANHOLE
- - INLET
- ⊕ - WATER VALVE
- ⊗ - GAS VALVE
- ⊕ - LIGHT POLE
- ⊕ - UTILITY POLE
- - CLEANOUT
- ⊕ - B-BOX
- ⊕ - TRAFFIC SIGNAL
- ⊕ - TRAFFIC SIGN
- ⊕ - HANDICAPPED PARKING
- ⊕ - CONTROL VALVE
- ⊕ - METAL POST
- - OVERHEAD WIRES

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

- ITEM 6(a) - THIS PROPERTY SHOWN HEREON IS ZONED P-PLANNED UNIT DEVELOPMENT BY VILLAGE OF PALATINE.
- ITEM 9 - PARKING SPACES  
REGULAR.....71  
HANDICAPPED.....3  
TOTAL.....74
- ITEM 16 - BY OUR OBSERVATION THERE ARE NO VISIBLE SIGNS OF ANY CURRENT BUILDING CONSTRUCTION OR EARTH MOVEMENT ON THIS PROPERTY.
- ITEM 21 - PROFESSIONAL LIABILITY INSURANCE POLICY HAS BEEN OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$2,000,000.00

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

FLOOD CERTIFICATE:  
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)  
FLOOD INSURANCE RATE MAP OF Village of Palatine  
ILLINOIS DATED August 19, 2008 COMMUNITY PANEL  
NUMBER 175170 0045.1 THIS PROPERTY IS IN A MINIMUM  
FLOOD AREA AND IS DESIGNATED AS ZONE "X"  
AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN  
NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR TO DETERMINE THIS ZONE.



TO  
-MENARD, INC.  
-FIRST AMERICAN TITLE INSURANCE COMPANY  
-SPEED-O-GAK PALATINE, ILL. LLC  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5(a), 7(a), 7(b), 7(c), 8, 9, 11(G), 12, 16 and 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON August 25, 2015.  
DATE OF PLAT September 14, 2015.  
H. E. Donelick  
IL PROF. LAND SURVEYOR NUMBER 035-002819  
MY LICENSE EXPIRES NOVEMBER 30, 2016.  
Drawn by: S.K. & J.V.



**B R I G H T**  
**D I R E C T I O N**  
**D E N T A L**

---

NEW OFFICE OVERVIEW - TIDY

PALATINE 2023

# Overview

---

- 1) Bright Direction Dental (“BDD”) is a dental support organization that has a network of over 25 dental locations in the Midwest.
  - All BDD locations to date have been acquisitions of existing dental practices.
- 2) BDD is opening its first de novo office in Palatine under the brand name ‘tidy’
- 3) Tidy will focus on three core services: teeth cleanings, whitening, and clear aligners. That’s it.
- 4) Compared to a traditional dental office that performs a large range of services and focuses on ‘fixing and repairing’, tidy will focus on prevention and building foundational oral healthcare habits.
- 5) For dental work that needs to be performed outside of tidy’s menu of services, our team will make appointments for patients at BDD’s nearby locations.

# Bringing down the barriers of traditional dental

Goal is to create the best dental hygiene experience in the country

## Time



Increased accessibility

Shorter duration for patients in the office

Increased opportunities to get new (and all) patients in sooner

## Cost



Simpler pricing menu

Not selling high end procedures

Clear expectations on cost

## Fear



Prevention vs therapy  
Invest now / pay later

Sounds, smells, no-stress environment

Gateway to overall healthcare

## Technology



Fuel internal referral wheel through Denticon

Unbiased AI-based Assessments

Patient driven interfaces (scheduling, payment, education, etc.)



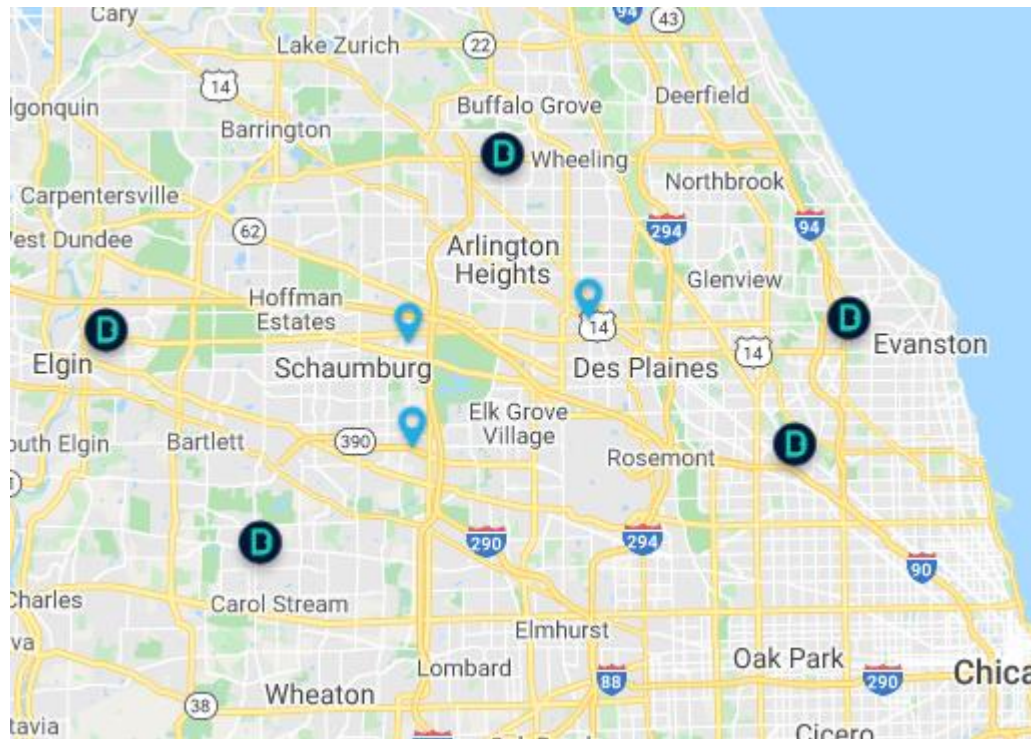
# Tidy branding

Hired highly reputable branding firm and architectural firm to create a standout brand



Attachment: Business Plan (787 E. Dundee Road - SU Dental Office)

# Tidy will be a referral hub for other BDD locations



 Existing BDD Locations

- Creating a space that can handle a higher volume of patients provides the opportunity to refer out fillings, crowns, and higher-end procedures to existing BDD locations
- BDD's northern suburb cluster has a 12 mile radius

# Financial Model: Overview

---

- 1) 3-year monthly model was put together using information from prior experience, current BDD practice data, and 3<sup>rd</sup> party vendors
- 2) Important value consideration is the additional enterprise value at the time of recapitalizing, see row 36 in the “3 year overview” page
- 3) Staff costs are based on expected hours open, which initially would be 8 hours, 5 days a week and eventually 8 hours, 6 days a week
- 4) Capacity checks were put in place to determine minimum operatories, FTE hygienists, and FTE doctors needed to handle projected patient volume

# Financial Model Assumptions

| <u>Expected Buildout costs</u>  | <u>Low</u>     | <u>Planned</u> | <u>High</u>    | <u>Notes</u>                                      |
|---------------------------------|----------------|----------------|----------------|---|
| 1) Office Size (sqft)           | 2,000          | 2,500          | 3,000          | Utilized the 'Planned' case for 3 year model      |
| 2) # of Operatories             | 4              | 6              | 8              |   |
| 3) \$ construction/sqft         | \$ 200         | \$ 200         | \$ 200         | Estimated at the high end of design / build firms |
| 4) Construction Costs           | 400,000        | 500,000        | 600,000        | (1)*(3)   |
| 5) Tenant Improvement           | (80,000)       | (100,000)      | (120,000)      | Estimated at \$40/sqft                            |
| 6) Net Constr. Costs            | 320,000        | 400,000        | 480,000        | (4)+(5)   |
| 7) Equip. Costs/Op              | 40,000         | 40,000         | 40,000         | Based on industry reps                            |
| 8) Equip. Costs                 | 160,000        | 240,000        | 320,000        | (2)*(7)   |
| 9) Common Areas / Equipment     | 20,000         | 25,000         | 30,000         |   |
| 10) Startup Supplies/Inv.       | 20,000         | 25,000         | 30,000         |   |
| <b>11) Total Buildout Costs</b> | <b>520,000</b> | <b>690,000</b> | <b>860,000</b> | <b>(6)+(8)+(9)+(10)</b>                           |

## Additional Assumptions

|                                      |          |   |
|--------------------------------------|----------|---|
| 1) Max Dr. Visits / hour / dr.       | 2        |   |
| 2) Max Hyg Visits / hour / hyg       | 2        | All adult schedule 30min, kids could be 15min   |
| 3) Prod / hour - Dr. Refer Out Model | \$500    | Dr. focuses on Invisalign / nightguards / exams (\$200-250 an hour) / emergency / Teeth whitening / consultations |
| 4) Prod / hour - Hyg                 | \$250    | Typical for some of our existing offices is ~\$175/hr, would be higher with assisted hygiene                      |
| 5) Dr. Production per visit - Refer  | \$250    | Dr. visit per hour divided by production per hour   |
| 6) Hyg Production per visit          | \$125    | Hyg visit per hour divided by production per hour   |
| 7) Dr. comp                          | 200,000  | Salaried position given refer out model   |
| 8) Hyg \$ hour                       | \$45.00  | Will pay top of market for quality hygienists   |
| 9) Hyg assist                        | \$20.00  | Additional position not typical for a standard dental office  |
| 10) DA                               | \$25.00  |   |
| 11) Non OM Admin                     | \$17.50  |   |
| 12) OM                               | \$75,000 | At or above market OM salary, although may be lower with incentives attached to practice performance              |
| 13) Nutritionist                     | \$50,000 | Value added service line being considered   |
| 14) Benefits and Tax as % of comp    | 10.0%    |   |
| 15) Labs                             | 3.0%     | Lower labs given the procedures performed in the office, typical office is 6-7%                                   |
| 16) Materials                        | 4.0%     |   |
| 17) Space Sqft                       | 2,500    |   |
| 18) PPSF                             | \$50.00  | TBD, this would represent all in cost: rent + pass through costs  |
| 20) Operating Expenses % of Revenue  | 4.0%     |   |

# Financial Model: 3 Year Overview

|                                     | Total Yr 1       | Total Yr 2       | Total Yr 3       | Notes   |
|-------------------------------------|------------------|------------------|------------------|---|
| <b>1) Visits</b>                    |                  |                  |                  |   |
| 2) Dr. Visits                       | 1,822            | 4,134            | 5,517            |   |
| 3) Hyg Visits                       | 1,822            | 4,134            | 5,517            |   |
| 4) Total Visits                     | 3,645            | 8,269            | 11,033           | BDD offices currently range from 4,200-14,500 visits per year                           |
| <b>5) Income Statement</b>          |                  |                  |                  |   |
| 6) Dr. Rev                          | 455,613          | 1,033,601        | 1,379,159        | Assumes restorative and higher end procedures will be referred out to BDD network       |
| 7) Hyg Rev                          | 227,806          | 516,800          | 689,580          |   |
| <b>8) Total Revenue</b>             | <b>683,419</b>   | <b>1,550,401</b> | <b>2,068,739</b> |   |
| 9) Hyg % of total                   | 33%              | 33%              | 33%              |   |
| <b>10) Staff costs</b>              |                  |                  |                  |   |
| 11) Doctor - Comp                   | 200,000          | 300,000          | 300,000          | Dr. is on a salary to align on referring out certain procedures to existing BDD network |
| 12) Hygienists                      | 90,000           | 180,000          | 198,000          | Assisted Hygiene program, calculated based on \$/hr pay and expected open hours         |
| 13) Hyg assistant                   | 40,000           | 80,000           | 88,000           | Assisted Hygiene program, calculated based on \$/hr pay and expected open hours         |
| 14) Dental assistant                | 100,000          | 125,000          | 137,500          |   |
| 15) OM                              | 75,000           | 75,000           | 75,000           |   |
| 16) Other admin                     | 17,500           | 70,000           | 98,000           |   |
| 17) Nutritionist                    | -                | -                | 29,167           | Integrated health value added service lines being considered                            |
| 18) Taxes and benefits              | 52,250           | 83,000           | 92,567           |   |
| <b>19) Total Staff Costs</b>        | <b>574,750</b>   | <b>913,000</b>   | <b>1,018,233</b> |   |
| 20) % of revenue                    | 84%              | 59%              | 49%              |   |
| <b>21) Total Labs and Materials</b> | <b>47,839</b>    | <b>108,528</b>   | <b>144,812</b>   |   |
| 22) Labs & Materials % of revenue   | 7%               | 7%               | 7%               |   |
| <b>23) Total Facility Costs</b>     | <b>125,000</b>   | <b>125,000</b>   | <b>125,000</b>   |   |
| 24) Facility % of revenue           | 18%              | 8%               | 6%               |   |
| 25) Marketing                       | 99,506           | 46,512           | 62,062           | First 9 months expecting to pay \$200 per patient                                       |
| 26) Marketing % of revenue          | 15%              | 3%               | 3%               |   |
| 27) Operating Expenses              | 27,337           | 62,016           | 82,750           |   |
| 28) Operating % of revenue          | 4%               | 4%               | 4%               |   |
| 29) Total Expenses                  | 874,432          | 1,255,056        | 1,432,857        |   |
| 30) Expenses % of revenue           | 128%             | 81%              | 69%              |   |
| <b>31) EBITDA</b>                   | <b>(191,013)</b> | <b>295,345</b>   | <b>635,882</b>   |   |
| 32) % of revenue                    | (28%)            | 19%              | 31%              |   |
| <b>33) Total Cumulative EBITDA</b>  | <b>(881,013)</b> | <b>(585,668)</b> | <b>50,214</b>    | Includes build out costs, expected to break even ~3 years                               |
| 34) TTM EBITDA                      | (191,013)        | 295,345          | 635,882          |   |
| 35) Terminal Value                  | -                | 2,953,448        | 6,358,819        | Assumed to exit at 10x EBITDA   |
| <b>36) ROIC</b>                     | <b>0.0x</b>      | <b>4.3x</b>      | <b>9.2x</b>      | Conservative return multiple divided by expected build out costs                        |



# Financial Model: Year 1

|                                     | Year 1          |                 |                 |                 |                 |                 |                 |                |               |               |               |                | T | Yr 1 |  |      |
|-------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|---------------|---------------|---------------|----------------|---|------|--|------|
|                                     | Month 1         | 2               | 3               | 4               | 5               | 6               | 7               | 8              | 9             | 10            | 11            | 12             |   |      |  |      |
| <b>1) Visits</b>                    |                 |                 |                 |                 |                 |                 |                 |                |               |               |               |                |   |      |  |      |
| 2) Dr. Visits                       | 35              | 49              | 66              | 86              | 112             | 134             | 161             | 193            | 212           | 234           | 257           | 283            |   |      |  | \$22 |
| 3) Hyg Visits                       | 35              | 49              | 66              | 86              | 112             | 134             | 161             | 193            | 212           | 234           | 257           | 283            |   |      |  | \$22 |
| 4) Total Visits                     | 70              | 98              | 132             | 172             | 224             | 268             | 322             | 386            | 425           | 467           | 514           | 566            |   |      |  | \$45 |
| <b>5) Income Statement</b>          |                 |                 |                 |                 |                 |                 |                 |                |               |               |               |                |   |      |  |      |
| 6) Dr. Rev                          | 8,750           | 12,250          | 16,538          | 21,499          | 27,948          | 33,538          | 40,246          | 48,295         | 53,124        | 58,437        | 64,280        | 70,708         |   |      |  | \$13 |
| 7) Hyg Rev                          | 4,375           | 6,125           | 8,269           | 10,749          | 13,974          | 16,769          | 20,123          | 24,147         | 26,562        | 29,218        | 32,140        | 35,354         |   |      |  | \$06 |
| <b>8) Total Revenue</b>             | <b>13,125</b>   | <b>18,375</b>   | <b>24,806</b>   | <b>32,248</b>   | <b>41,923</b>   | <b>50,307</b>   | <b>60,368</b>   | <b>72,442</b>  | <b>79,686</b> | <b>87,655</b> | <b>96,421</b> | <b>106,063</b> |   |      |  | \$19 |
| 9) Hyg % of total                   | 33%             | 33%             | 33%             | 33%             | 33%             | 33%             | 33%             | 33%            | 33%           | 33%           | 33%           | 33%            |   |      |  | 3%   |
| <b>10) Staff costs</b>              |                 |                 |                 |                 |                 |                 |                 |                |               |               |               |                |   |      |  |      |
| 11) Doctor - Comp                   | 16,667          | 16,667          | 16,667          | 16,667          | 16,667          | 16,667          | 16,667          | 16,667         | 16,667        | 16,667        | 16,667        | 16,667         |   |      |  | \$00 |
| 12) Hygienists                      | 7,500           | 7,500           | 7,500           | 7,500           | 7,500           | 7,500           | 7,500           | 7,500          | 7,500         | 7,500         | 7,500         | 7,500          |   |      |  | \$00 |
| 13) Hyg assistant                   | 3,333           | 3,333           | 3,333           | 3,333           | 3,333           | 3,333           | 3,333           | 3,333          | 3,333         | 3,333         | 3,333         | 3,333          |   |      |  | \$00 |
| 14) Dental assistant                | 8,333           | 8,333           | 8,333           | 8,333           | 8,333           | 8,333           | 8,333           | 8,333          | 8,333         | 8,333         | 8,333         | 8,333          |   |      |  | \$00 |
| 15) OM                              | 6,250           | 6,250           | 6,250           | 6,250           | 6,250           | 6,250           | 6,250           | 6,250          | 6,250         | 6,250         | 6,250         | 6,250          |   |      |  | \$00 |
| 16) Other admin                     | -               | -               | -               | -               | -               | -               | 2,917           | 2,917          | 2,917         | 2,917         | 2,917         | 2,917          |   |      |  | \$00 |
| 17) Nutritionist                    | -               | -               | -               | -               | -               | -               | -               | -              | -             | -             | -             | -              |   |      |  | -    |
| 18) Taxes and benefits              | 4,208           | 4,208           | 4,208           | 4,208           | 4,208           | 4,208           | 4,500           | 4,500          | 4,500         | 4,500         | 4,500         | 4,500          |   |      |  | \$50 |
| <b>19) Total Staff Costs</b>        | <b>46,292</b>   | <b>46,292</b>   | <b>46,292</b>   | <b>46,292</b>   | <b>46,292</b>   | <b>46,292</b>   | <b>49,500</b>   | <b>49,500</b>  | <b>49,500</b> | <b>49,500</b> | <b>49,500</b> | <b>49,500</b>  |   |      |  | \$50 |
| 20) % of revenue                    | 353%            | 252%            | 187%            | 144%            | 110%            | 92%             | 82%             | 68%            | 62%           | 56%           | 51%           | 47%            |   |      |  | 4%   |
| <b>21) Total Labs and Materials</b> | <b>919</b>      | <b>1,286</b>    | <b>1,736</b>    | <b>2,257</b>    | <b>2,935</b>    | <b>3,521</b>    | <b>4,226</b>    | <b>5,071</b>   | <b>5,578</b>  | <b>6,136</b>  | <b>6,749</b>  | <b>7,424</b>   |   |      |  | \$39 |
| 22) Labs & Materials % of revenue   | 7%              | 7%              | 7%              | 7%              | 7%              | 7%              | 7%              | 7%             | 7%            | 7%            | 7%            | 7%             |   |      |  | 7%   |
| <b>23) Total Facility Costs</b>     | <b>10,417</b>   | <b>10,417</b>   | <b>10,417</b>   | <b>10,417</b>   | <b>10,417</b>   | <b>10,417</b>   | <b>10,417</b>   | <b>10,417</b>  | <b>10,417</b> | <b>10,417</b> | <b>10,417</b> | <b>10,417</b>  |   |      |  | \$00 |
| 24) Facility % of revenue           | 79%             | 57%             | 42%             | 32%             | 25%             | 21%             | 17%             | 14%            | 13%           | 12%           | 11%           | 10%            |   |      |  | 8%   |
| 25) Marketing                       | 14,000          | 5,600           | 6,860           | 7,938           | 10,319          | 8,943           | 10,732          | 12,879         | 7,727         | 4,383         | 4,821         | 5,303          |   |      |  | \$06 |
| 26) Marketing % of revenue          | 107%            | 30%             | 28%             | 25%             | 25%             | 18%             | 18%             | 18%            | 10%           | 5%            | 5%            | 5%             |   |      |  | 5%   |
| 27) Operating Expenses              | 525             | 735             | 992             | 1,290           | 1,677           | 2,012           | 2,415           | 2,898          | 3,187         | 3,506         | 3,857         | 4,243          |   |      |  | \$37 |
| 28) Operating % of revenue          | 4%              | 4%              | 4%              | 4%              | 4%              | 4%              | 4%              | 4%             | 4%            | 4%            | 4%            | 4%             |   |      |  | 4%   |
| 29) Total Expenses                  | 72,152          | 64,330          | 66,297          | 68,194          | 71,639          | 71,186          | 77,289          | 80,764         | 76,409        | 73,941        | 75,344        | 76,887         |   |      |  | \$32 |
| 30) Expenses % of revenue           | 550%            | 350%            | 267%            | 211%            | 171%            | 142%            | 128%            | 111%           | 96%           | 84%           | 78%           | 72%            |   |      |  | 8%   |
| <b>31) EBITDA</b>                   | <b>(59,027)</b> | <b>(45,955)</b> | <b>(41,491)</b> | <b>(35,946)</b> | <b>(29,717)</b> | <b>(20,879)</b> | <b>(16,921)</b> | <b>(8,322)</b> | <b>3,277</b>  | <b>13,714</b> | <b>21,077</b> | <b>29,176</b>  |   |      |  | \$13 |
| 32) % of revenue                    | (450%)          | (250%)          | (167%)          | (111%)          | (71%)           | (42%)           | (28%)           | (11%)          | 4%            | 16%           | 22%           | 28%            |   |      |  | 8%   |

Attachment: Business Plan (787 E. Dundee Road - SU Dental Office)



# Financial Model: Year 2

|                                     | Year 2         |                |                |                |                |                |                |                |                |                |                |                | T         | Yr 2      |
|-------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------|-----------|
|                                     | Month 13       | 14             | 15             | 16             | 17             | 18             | 19             | 20             | 21             | 22             | 23             | 24             |           |           |
| <b>1) Visits</b>                    |                |                |                |                |                |                |                |                |                |                |                |                |           |           |
| 2) Dr. Visits                       | 291            | 300            | 309            | 318            | 328            | 338            | 348            | 358            | 369            | 380            | 392            | 403            |           | 34        |
| 3) Hyg Visits                       | 291            | 300            | 309            | 318            | 328            | 338            | 348            | 358            | 369            | 380            | 392            | 403            |           | 34        |
| 4) Total Visits                     | 583            | 600            | 618            | 637            | 656            | 675            | 696            | 717            | 738            | 760            | 783            | 807            |           | 69        |
| <b>5) Income Statement</b>          |                |                |                |                |                |                |                |                |                |                |                |                |           |           |
| 6) Dr. Rev                          | 72,830         | 75,015         | 77,265         | 79,583         | 81,970         | 84,430         | 86,962         | 89,571         | 92,258         | 95,026         | 97,877         | 100,813        | 1,        | 01        |
| 7) Hyg Rev                          | 36,415         | 37,507         | 38,632         | 39,791         | 40,985         | 42,215         | 43,481         | 44,786         | 46,129         | 47,513         | 48,938         | 50,407         |           | 00        |
| <b>8) Total Revenue</b>             | <b>109,244</b> | <b>112,522</b> | <b>115,897</b> | <b>119,374</b> | <b>122,956</b> | <b>126,644</b> | <b>130,444</b> | <b>134,357</b> | <b>138,388</b> | <b>142,539</b> | <b>146,815</b> | <b>151,220</b> | <b>1,</b> | <b>01</b> |
| 9) Hyg % of total                   | 33%            | 33%            | 33%            | 33%            | 33%            | 33%            | 33%            | 33%            | 33%            | 33%            | 33%            | 33%            |           | 3%        |
| <b>10) Staff costs</b>              |                |                |                |                |                |                |                |                |                |                |                |                |           |           |
| 11) Doctor - Comp                   | 25,000         | 25,000         | 25,000         | 25,000         | 25,000         | 25,000         | 25,000         | 25,000         | 25,000         | 25,000         | 25,000         | 25,000         |           | 00        |
| 12) Hygienists                      | 15,000         | 15,000         | 15,000         | 15,000         | 15,000         | 15,000         | 15,000         | 15,000         | 15,000         | 15,000         | 15,000         | 15,000         |           | 00        |
| 13) Hyg assistant                   | 6,667          | 6,667          | 6,667          | 6,667          | 6,667          | 6,667          | 6,667          | 6,667          | 6,667          | 6,667          | 6,667          | 6,667          |           | 00        |
| 14) Dental assistant                | 10,417         | 10,417         | 10,417         | 10,417         | 10,417         | 10,417         | 10,417         | 10,417         | 10,417         | 10,417         | 10,417         | 10,417         |           | 00        |
| 15) OM                              | 6,250          | 6,250          | 6,250          | 6,250          | 6,250          | 6,250          | 6,250          | 6,250          | 6,250          | 6,250          | 6,250          | 6,250          |           | 00        |
| 16) Other admin                     | 5,833          | 5,833          | 5,833          | 5,833          | 5,833          | 5,833          | 5,833          | 5,833          | 5,833          | 5,833          | 5,833          | 5,833          |           | 00        |
| 17) Nutritionist                    | -              | -              | -              | -              | -              | -              | -              | -              | -              | -              | -              | -              |           | -         |
| 18) Taxes and benefits              | 6,917          | 6,917          | 6,917          | 6,917          | 6,917          | 6,917          | 6,917          | 6,917          | 6,917          | 6,917          | 6,917          | 6,917          |           | 00        |
| <b>19) Total Staff Costs</b>        | <b>76,083</b>  | <b>76,083</b>  | <b>76,083</b>  | <b>76,083</b>  | <b>76,083</b>  | <b>76,083</b>  | <b>76,083</b>  | <b>76,083</b>  | <b>76,083</b>  | <b>76,083</b>  | <b>76,083</b>  | <b>76,083</b>  |           | <b>00</b> |
| 20) % of revenue                    | 70%            | 68%            | 66%            | 64%            | 62%            | 60%            | 58%            | 57%            | 55%            | 53%            | 52%            | 50%            |           | 9%        |
| <b>21) Total Labs and Materials</b> | <b>7,647</b>   | <b>7,877</b>   | <b>8,113</b>   | <b>8,356</b>   | <b>8,607</b>   | <b>8,865</b>   | <b>9,131</b>   | <b>9,405</b>   | <b>9,687</b>   | <b>9,978</b>   | <b>10,277</b>  | <b>10,585</b>  |           | <b>28</b> |
| 22) Labs & Materials % of revenue   | 7%             | 7%             | 7%             | 7%             | 7%             | 7%             | 7%             | 7%             | 7%             | 7%             | 7%             | 7%             |           | 7%        |
| <b>23) Total Facility Costs</b>     | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  |           | <b>00</b> |
| 24) Facility % of revenue           | 10%            | 9%             | 9%             | 9%             | 8%             | 8%             | 8%             | 8%             | 8%             | 7%             | 7%             | 7%             |           | 8%        |
| 25) Marketing                       | 3,277          | 3,376          | 3,477          | 3,581          | 3,689          | 3,799          | 3,913          | 4,031          | 4,152          | 4,276          | 4,404          | 4,537          |           | 12        |
| 26) Marketing % of revenue          | 3%             | 3%             | 3%             | 3%             | 3%             | 3%             | 3%             | 3%             | 3%             | 3%             | 3%             | 3%             |           | 3%        |
| 27) Operating Expenses              | 4,370          | 4,501          | 4,636          | 4,775          | 4,918          | 5,066          | 5,218          | 5,374          | 5,536          | 5,702          | 5,873          | 6,049          |           | 16        |
| 28) Operating % of revenue          | 4%             | 4%             | 4%             | 4%             | 4%             | 4%             | 4%             | 4%             | 4%             | 4%             | 4%             | 4%             |           | 4%        |
| 29) Total Expenses                  | 101,794        | 102,253        | 102,726        | 103,212        | 103,714        | 104,230        | 104,762        | 105,310        | 105,874        | 106,455        | 107,054        | 107,671        | 1,        | 56        |
| 30) Expenses % of revenue           | 93%            | 91%            | 89%            | 86%            | 84%            | 82%            | 80%            | 78%            | 77%            | 75%            | 73%            | 71%            |           | 1%        |
| <b>31) EBITDA</b>                   | <b>7,450</b>   | <b>10,269</b>  | <b>13,172</b>  | <b>16,162</b>  | <b>19,242</b>  | <b>22,414</b>  | <b>25,682</b>  | <b>29,047</b>  | <b>32,513</b>  | <b>36,084</b>  | <b>39,761</b>  | <b>43,549</b>  |           | <b>45</b> |
| 32) % of revenue                    | 7%             | 9%             | 11%            | 14%            | 16%            | 18%            | 20%            | 22%            | 23%            | 25%            | 27%            | 29%            |           | 9%        |

Attachment: Business Plan (787 E. Dundee Road - SU Dental Office)



# Financial Model: Year 3

| Year 3   |    |    |    |    |    |    |    |    |    |    |    |   |
|----------|----|----|----|----|----|----|----|----|----|----|----|---|
| Month 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | T |

|                                     |                |                |                |                |                |                |                |                |                |                |                |                |           |           |
|-------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------|-----------|
| <b>1) Visits</b>                    |                |                |                |                |                |                |                |                |                |                |                |                |           |           |
| 2) Dr. Visits                       | 411            | 420            | 428            | 436            | 445            | 454            | 463            | 472            | 482            | 492            | 501            | 511            |           | 17        |
| 3) Hyg Visits                       | 411            | 420            | 428            | 436            | 445            | 454            | 463            | 472            | 482            | 492            | 501            | 511            |           | 17        |
| 4) Total Visits                     | 823            | 839            | 856            | 873            | 890            | 908            | 926            | 945            | 964            | 983            | 1,003          | 1,023          |           | 33        |
| <b>5) Income Statement</b>          |                |                |                |                |                |                |                |                |                |                |                |                |           |           |
| 6) Dr. Rev                          | 102,830        | 104,886        | 106,984        | 109,124        | 111,306        | 113,532        | 115,803        | 118,119        | 120,481        | 122,891        | 125,349        | 127,856        | 1,        | 59        |
| 7) Hyg Rev                          | 51,415         | 52,443         | 53,492         | 54,562         | 55,653         | 56,766         | 57,901         | 59,059         | 60,241         | 61,445         | 62,674         | 63,928         |           | 80        |
| <b>8) Total Revenue</b>             | <b>154,244</b> | <b>157,329</b> | <b>160,476</b> | <b>163,685</b> | <b>166,959</b> | <b>170,298</b> | <b>173,704</b> | <b>177,178</b> | <b>180,722</b> | <b>184,336</b> | <b>188,023</b> | <b>191,783</b> | <b>2,</b> | <b>39</b> |
| 9) Hyg % of total                   | 33%            | 33%            | 33%            | 33%            | 33%            | 33%            | 33%            | 33%            | 33%            | 33%            | 33%            | 33%            |           | 3%        |
| <b>10) Staff costs</b>              |                |                |                |                |                |                |                |                |                |                |                |                |           |           |
| 11) Doctor - Comp                   | 25,000         | 25,000         | 25,000         | 25,000         | 25,000         | 25,000         | 25,000         | 25,000         | 25,000         | 25,000         | 25,000         | 25,000         |           | 00        |
| 12) Hygienists                      | 15,000         | 15,000         | 15,000         | 15,000         | 15,000         | 15,000         | 18,000         | 18,000         | 18,000         | 18,000         | 18,000         | 18,000         |           | 00        |
| 13) Hyg assistant                   | 6,667          | 6,667          | 6,667          | 6,667          | 6,667          | 6,667          | 8,000          | 8,000          | 8,000          | 8,000          | 8,000          | 8,000          |           | 00        |
| 14) Dental assistant                | 10,417         | 10,417         | 10,417         | 10,417         | 10,417         | 10,417         | 12,500         | 12,500         | 12,500         | 12,500         | 12,500         | 12,500         |           | 00        |
| 15) OM                              | 6,250          | 6,250          | 6,250          | 6,250          | 6,250          | 6,250          | 6,250          | 6,250          | 6,250          | 6,250          | 6,250          | 6,250          |           | 00        |
| 16) Other admin                     | 5,833          | 5,833          | 5,833          | 5,833          | 5,833          | 5,833          | 10,500         | 10,500         | 10,500         | 10,500         | 10,500         | 10,500         |           | 00        |
| 17) Nutritionist                    | -              | -              | -              | -              | -              | 4,167          | 4,167          | 4,167          | 4,167          | 4,167          | 4,167          | 4,167          |           | 67        |
| 18) Taxes and benefits              | 6,917          | 6,917          | 6,917          | 6,917          | 6,917          | 7,333          | 8,442          | 8,442          | 8,442          | 8,442          | 8,442          | 8,442          |           | 67        |
| <b>19) Total Staff Costs</b>        | <b>76,083</b>  | <b>76,083</b>  | <b>76,083</b>  | <b>76,083</b>  | <b>76,083</b>  | <b>80,667</b>  | <b>92,858</b>  | <b>92,858</b>  | <b>92,858</b>  | <b>92,858</b>  | <b>92,858</b>  | <b>92,858</b>  | <b>1,</b> | <b>33</b> |
| 20) % of revenue                    | 49%            | 48%            | 47%            | 46%            | 46%            | 47%            | 53%            | 52%            | 51%            | 50%            | 49%            | 48%            |           | 9%        |
| <b>21) Total Labs and Materials</b> | <b>10,797</b>  | <b>11,013</b>  | <b>11,233</b>  | <b>11,458</b>  | <b>11,687</b>  | <b>11,921</b>  | <b>12,159</b>  | <b>12,402</b>  | <b>12,651</b>  | <b>12,904</b>  | <b>13,162</b>  | <b>13,425</b>  |           | <b>12</b> |
| 22) Labs & Materials % of revenue   | 7%             | 7%             | 7%             | 7%             | 7%             | 7%             | 7%             | 7%             | 7%             | 7%             | 7%             | 7%             |           | 7%        |
| <b>23) Total Facility Costs</b>     | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  | <b>10,417</b>  |           | <b>00</b> |
| 24) Facility % of revenue           | 7%             | 7%             | 6%             | 6%             | 6%             | 6%             | 6%             | 6%             | 6%             | 6%             | 6%             | 5%             |           | 6%        |
| 25) Marketing                       | 4,627          | 4,720          | 4,814          | 4,911          | 5,009          | 5,109          | 5,211          | 5,315          | 5,422          | 5,530          | 5,641          | 5,754          |           | 62        |
| 26) Marketing % of revenue          | 3%             | 3%             | 3%             | 3%             | 3%             | 3%             | 3%             | 3%             | 3%             | 3%             | 3%             | 3%             |           | 3%        |
| 27) Operating Expenses              | 6,170          | 6,293          | 6,419          | 6,547          | 6,678          | 6,812          | 6,948          | 7,087          | 7,229          | 7,373          | 7,521          | 7,671          |           | 50        |
| 28) Operating % of revenue          | 4%             | 4%             | 4%             | 4%             | 4%             | 4%             | 4%             | 4%             | 4%             | 4%             | 4%             | 4%             |           | 4%        |
| 29) Total Expenses                  | 108,094        | 108,526        | 108,967        | 109,416        | 109,874        | 114,925        | 127,594        | 128,080        | 128,576        | 129,082        | 129,598        | 130,125        | 1,        | 57        |
| 30) Expenses % of revenue           | 70%            | 69%            | 68%            | 67%            | 66%            | 67%            | 73%            | 72%            | 71%            | 70%            | 69%            | 68%            |           | 9%        |
| <b>31) EBITDA</b>                   | <b>46,150</b>  | <b>48,803</b>  | <b>51,509</b>  | <b>54,269</b>  | <b>57,085</b>  | <b>55,373</b>  | <b>46,111</b>  | <b>49,098</b>  | <b>52,146</b>  | <b>55,254</b>  | <b>58,425</b>  | <b>61,659</b>  |           | <b>82</b> |
| 32) % of revenue                    | 30%            | 31%            | 32%            | 33%            | 34%            | 33%            | 27%            | 28%            | 29%            | 30%            | 31%            | 32%            |           | 1%        |

Attachment: Business Plan (787 E. Dundee Road - SU Dental Office)

# Risks and Mitigants

## Risk 1 – Not enough volume to support a hygiene / preventative model (PPO driven practice)

- **Mitigant** – Pre-launch marketing campaign, exhaustive insurance analysis to allow us to drive new patients, utilize Buxton to understand potential patient base

## Risk 2 – Financial underperformance due to restorative / cosmetic referrals

- **Mitigant** – Build-out and staffing to allow conversion to a more traditional GP model temporarily or permanently as dictated by performance

## Risk 3 – Patient inconvenience by referring out certain procedures

- **Mitigant** – Location convenient to partner practices, featuring 'unbiased' diagnostics prominently in marketing, trade off is predictability, reliability and repeatability in the model

## Risk 4 - Poor location selection

- **Mitigant** – Thorough pre-selection analytics via Buxton analysis and traditional commercial real estate metrics

## Risk 5 – Financial and human capital impact to existing affiliation strategy

- **Mitigant** – Transitioning existing Denticon training team to launch team as Denticon conversions are wrapping up, utilizing our new Marketing partner, hire of the De Novo's office manager

## Risk 6 – Office Staffing

- **Mitigant** – Early recruitment of team members and testing potential hires in existing BDD offices prior to de novo opening



# Assisted Hygiene – Example Schedule

Tidy will implement assisted hygiene, whereby an assistant works alongside a hygienist, allowing the office to see a higher volume of patients without a decrease in patient experience or outcomes

**Appointment Schedule**

| Time     | Hygiene 3a                    | Hygiene 3b                    | Doctor 1                         | Doctor 2                    |
|----------|-------------------------------|-------------------------------|----------------------------------|-----------------------------|
| 6:30 AM  |                               |                               |                                  |                             |
| 7:00 AM  |                               |                               |                                  |                             |
| 7:30 AM  |                               |                               |                                  |                             |
| 8:00 AM  |                               |                               |                                  |                             |
| 8:30 AM  | Adult Prophylaxis/Exam/X-Rays |                               | Nightguard Scan                  |                             |
| 9:00 AM  |                               | Child Prophylaxis             |                                  | Nightguard Deliver          |
| 9:30 AM  | Adult Prophylaxis/Exam/X-Rays |                               | Take Home Whitening Impression   |                             |
| 10:00 AM |                               | Adult Prophylaxis/Exam/X-Rays |                                  | Take Home Whitening Deliver |
| 10:30 AM | Adult Prophylaxis/Exam/X-Rays |                               | Nightguard Scan                  |                             |
| 11:00 AM |                               | Adult Prophylaxis/Exam/X-Rays |                                  | Nightguard Deliver          |
| 11:30 AM | Adult Prophylaxis/Exam/X-Rays |                               | Emergency Exam and X-Ray         |                             |
| 12:00 PM |                               | Child Prophylaxis             |                                  |                             |
| 12:30 PM |                               |                               |                                  |                             |
| 1:00 PM  |                               |                               |                                  |                             |
| 1:30 PM  | Adult Prophylaxis/Exam/X-Rays |                               |                                  | Take Home Whitening Deliver |
| 2:00 PM  |                               | Child Prophylaxis             | Emergency Exam and X-Ray         |                             |
| 2:30 PM  | Adult Prophylaxis/Exam/X-Rays |                               |                                  | Empty Appointment           |
| 3:00 PM  |                               | Adult Prophylaxis/Exam/X-Rays | Wisdom Tooth Check and Panoramic |                             |
| 3:30 PM  | Adult Prophylaxis/Exam/X-Rays |                               |                                  | Nightguard Deliver          |
| 4:00 PM  |                               | Child Prophylaxis             | Nightguard Scan                  |                             |
| 4:30 PM  |                               | Child Prophylaxis             |                                  |                             |
| 5:00 PM  |                               |                               |                                  |                             |

Hygienists able to shed all items not highlighted



1. Set up operator
2. Review patient record
3. Seat patient and greet patient
4. Take blood pressure
5. Review medical history
6. Oral cancer screening and head and neck exam
7. Expose any necessary radiographs
8. Inquire about dental concerns
9. Give plaque control and oral hygiene instructions
10. Discuss dental needs
11. Do periodontal charting
12. Perform prophylaxis
13. Signal and wait for doctor
14. Dispense oral hygiene aids
15. Identify areas of caries or other pathology
16. Relate concerns to doctor
17. Make patient's next appointment
18. Document in the patient's chart (computer) all observations, patient comments, and future treatment recommended
19. Dismiss patient
20. Perform aseptic techniques in operator, prepare instrument for sterilization
21. Set up operator for next patient

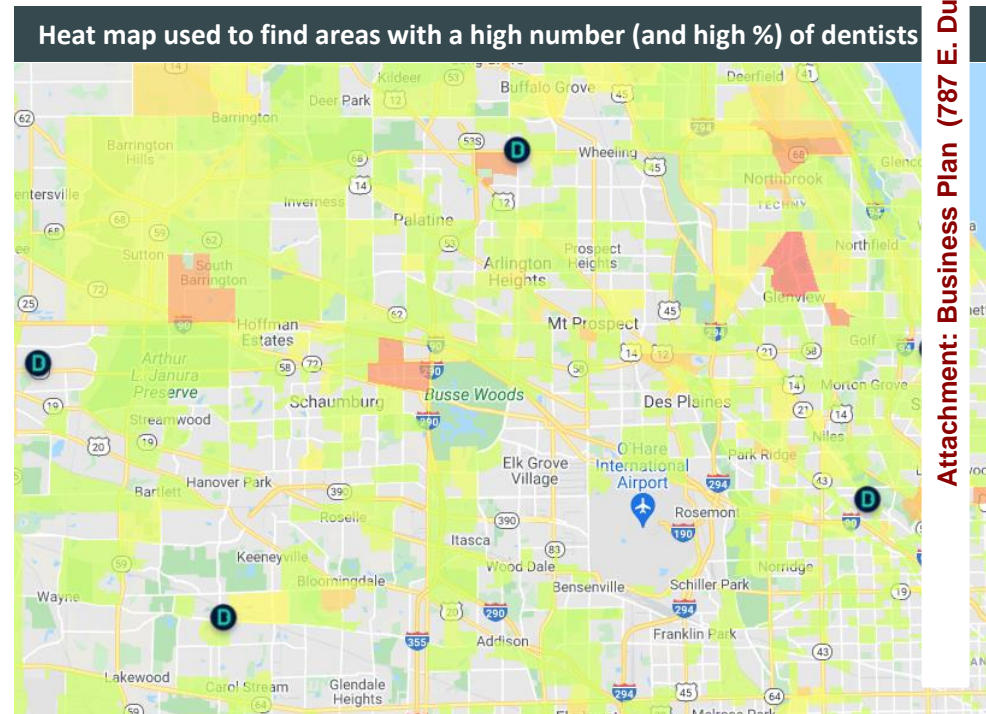
Attachment: Business Plan (787 E. Dundee Road - SU Dental Office)

# Site Selection Using Buxton

## Potential Facilities

| Location # | Location ID                    | Score | Trade Area (Minutes) | BUDS         | Residential Core | Workplace Core Patient Score | Estimated 5 Year Population | Average Expenditure | Core Households | General Dentists Donut Count | Schools | Grocery Stores | Physicians (.5 miles) | Street Traffic |
|------------|--------------------------------|-------|----------------------|--------------|------------------|------------------------------|-----------------------------|---------------------|-----------------|------------------------------|---------|----------------|-----------------------|----------------|
| 1)         | 201 S Main (Mt Prospect)       | 95    | 12                   | Metropolitan | 116              | 86                           | 0.40%                       | \$228               | 194             | 150                          | 5       | 2              | 16                    | 5324           |
| 2)         | 206 E Rand (Arlington Heights) | 90    | 12                   | Metropolitan | 99               | 73                           | 0.60%                       | \$230               | 197             | 153                          | 5       | 2              | 40                    | 6519           |
| 3)         | 780 W Golf Road (Schaumburg)   | 88    | 12                   | Metropolitan | 102              | 113                          | -0.50%                      | \$198               | 129             | 175                          | 8       | 1              | 68                    | 6053           |
| 4)         | 830 N Meachem (Schaumburg)     | 85    | 12                   | Metropolitan | 81               | 135                          | -0.30%                      | \$201               | 138             | 172                          | 0       | 4              | 9                     | 7346           |
| 5)         | 1000 N Roselle Rd (Schaumburg) | 90    | 12                   | Metropolitan | 103              | 125                          | -0.20%                      | \$203               | 145             | 163                          | 3       | 2              | 38                    | 7626           |

- Team is utilizing Buxton (geographical analytics tool) to assist in site selection
- The tool is not perfect, but may help us ask additional questions to better understand each potential de novo location
- Priority site selection factors for the team include:
  - Street visibility with a retail like presence
  - High traffic volume
  - Office layout that is conducive to high patient volumes



## Business Plan Addendum email

**Alex Bradshaw**

**From:** Alex Bradshaw  
**Sent:** Friday, February 24, 2023 3:28 PM  
**To:** Alex Bradshaw  
**Subject:** FW: 787 E Dundee Rd

---

**From:** Ryan Griffith <rgriffith@brightdirectiondental.com>  
**Sent:** Friday, February 24, 2023 2:23 PM  
**To:** Alex Bradshaw <ABradshaw@palatine.il.us>  
**Subject:** RE: 787 E Dundee Rd

**Caution:** This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Hi Alex – No problem, answers below in **green**.

**Ryan Griffith | Bright Direction Dental LLC**

c:(847) 422-3083

o:(312) 805-8590

[rgriffith@brightdirectiondental.com](mailto:rgriffith@brightdirectiondental.com)

[www.brightdirectiondental.com](http://www.brightdirectiondental.com)

318 West Adams Street, Suite 400B

Chicago, IL 60606




---

**From:** Alex Bradshaw <ABradshaw@palatine.il.us>  
**Sent:** Friday, February 24, 2023 1:56 PM  
**To:** Ryan Griffith <rgriffith@brightdirectiondental.com>  
**Subject:** RE: 787 E Dundee Rd

**[EXTERNAL SENDER]**

Ryan –

A couple quick questions on the operations of the proposed dental office;

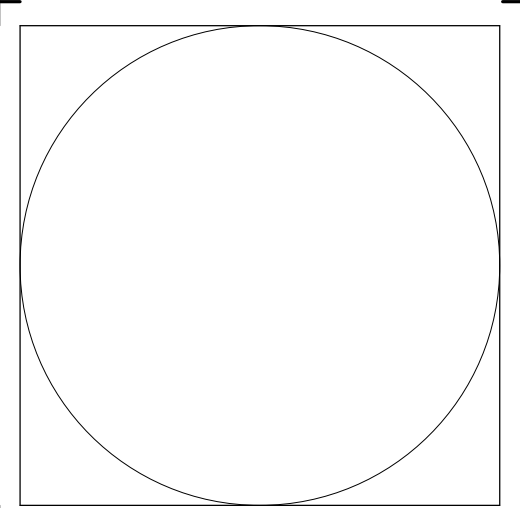
- Per the business plan, expected hours would initially be 8 hours at 5 days/week and eventually 8 hours at 6 days/week. Would those 8 hours per day be a typical 8 AM – 5 PM (1 hr lunch)? Or do appointment times vary per day?
  - The initial expected hours are going to be 8-5 (with a 1 hr lunch) Monday, Tuesday, Thursday, Friday, and Saturday. Final hours will be determined closer to opening once we understand any day/time limitations of the lead doctor.
- Can you provide an estimate for total number of employees at this location?
  - We plan to initially have 5 employees at opening:

- 1 Dentist
- 1 Office Manager
- 2 Hygienists
- 1 hygiene assistant
- We plan to add employees as new patients ramp up

Thank you,

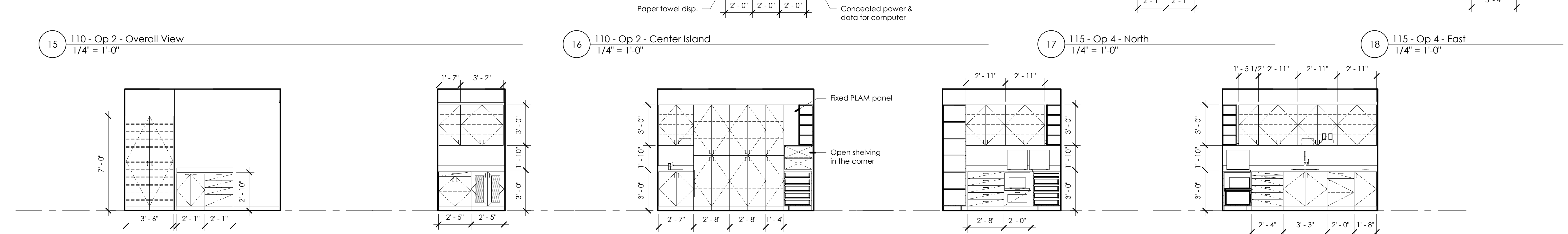
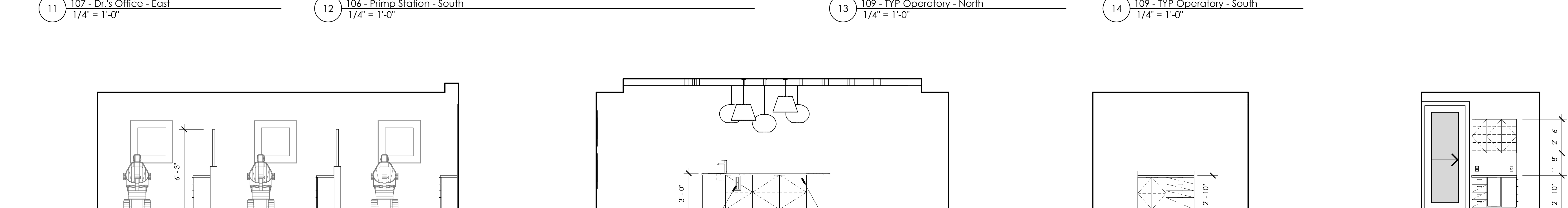
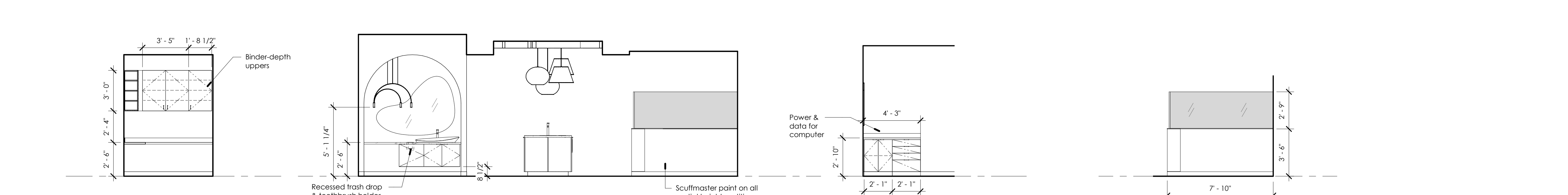
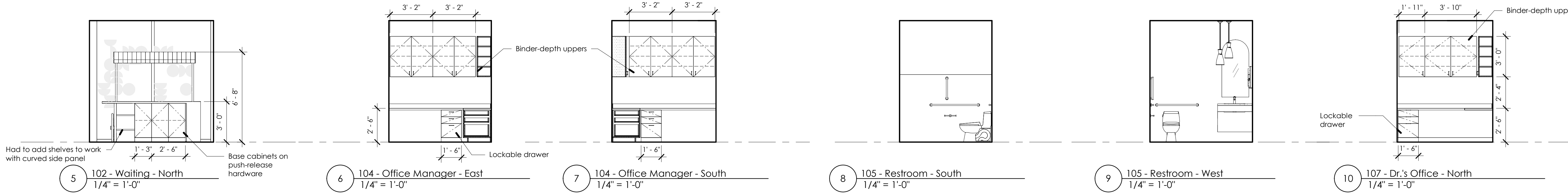
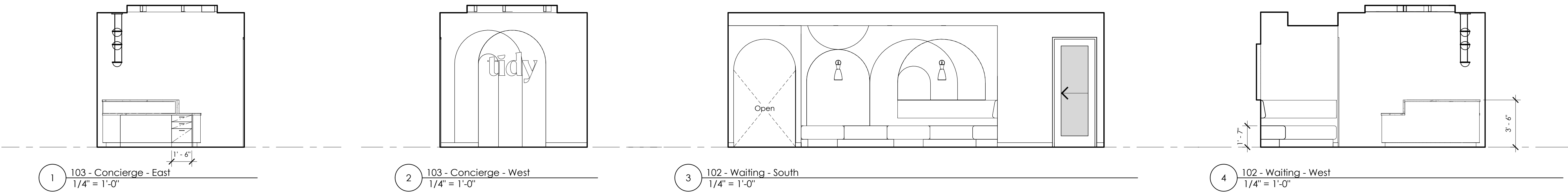
**Alex Bradshaw** | Planner  
Planning & Zoning Department  
200 E. Wood Street | Palatine, IL 60067  
T: 847-359-9056 | [abradshaw@palatine.il.us](mailto:abradshaw@palatine.il.us)

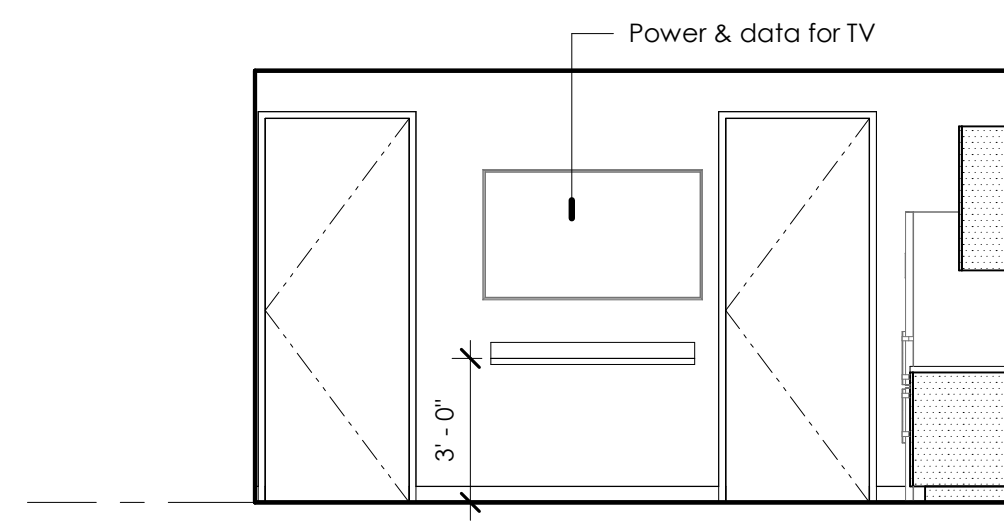




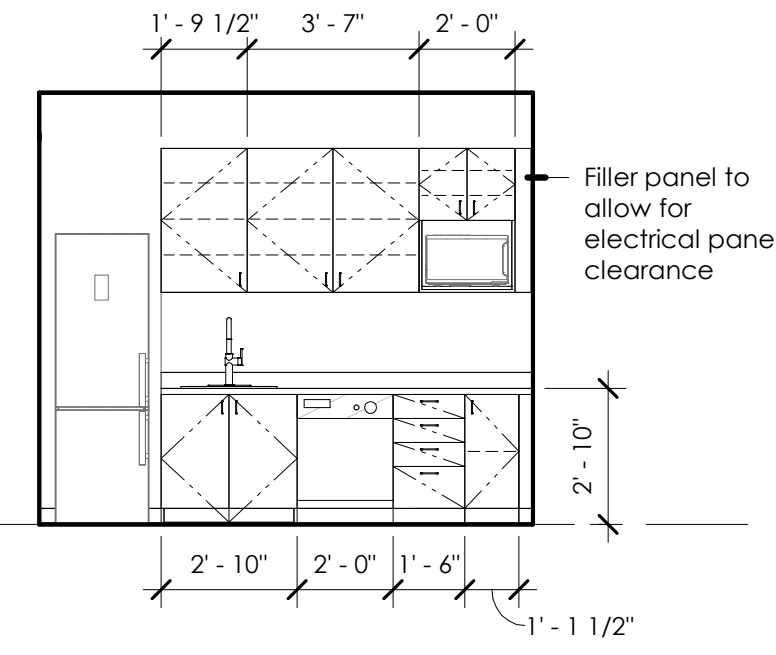
| REVISIONS |      |             |
|-----------|------|-------------|
| #         | Date | Description |
|           |      |             |

|             |            |
|-------------|------------|
| DATE:       | 02/15/2023 |
| PROJECT NO: | 22076      |
| DRAWN BY:   | JB         |
| ISSUED FOR: | DD         |

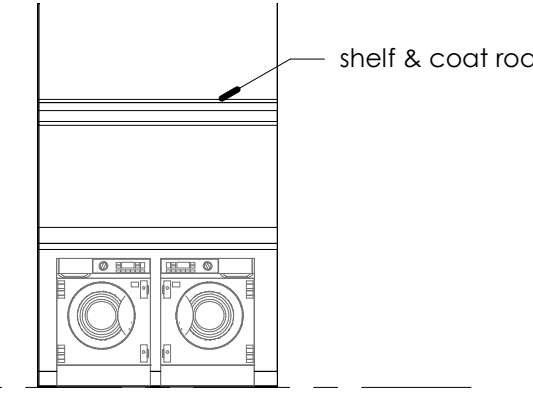




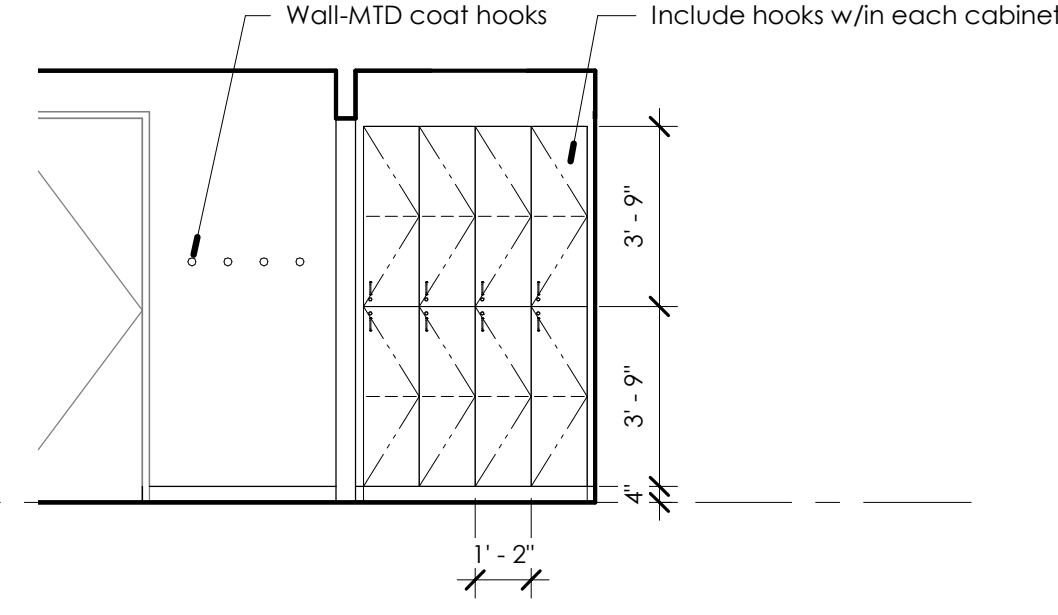
1 119 - Break Room - North  
1/4" = 1'-0"



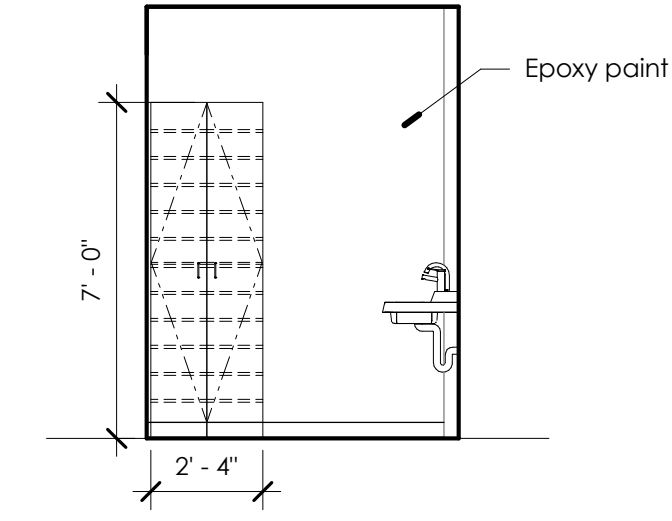
2 119 - Break Room - East  
1/4" = 1'-0"



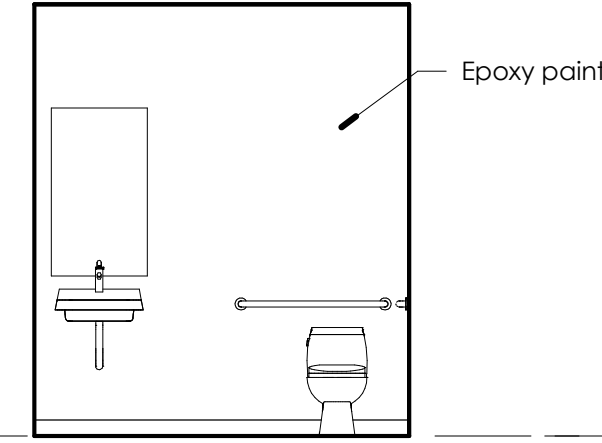
3 122 - Lockers - North  
1/4" = 1'-0"



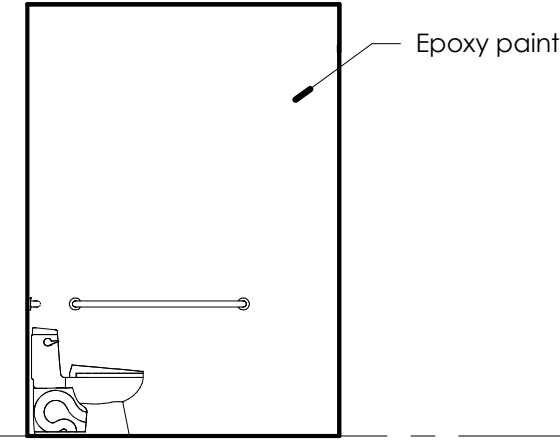
4 121 - Lockers - South  
1/4" = 1'-0"



5 122 - Restroom - South  
1/4" = 1'-0"



6 122 - Restroom - West  
1/4" = 1'-0"



7 122 - Restroom - North  
1/4" = 1'-0"



Tidy  
787 E Dundee Road  
Palatine, IL 60074

**FOR COORDINATION PURPOSES ONLY**  
**NOT FOR CONSTRUCTION**

| REVISIONS |      |             |
|-----------|------|-------------|
| #         | Date | Description |
|           |      |             |

|             |            |
|-------------|------------|
| DATE:       | 02/15/2023 |
| PROJECT NO: | 22076      |
| DRAWN BY:   | JB         |
| ISSUED FOR: | DD         |

Interior Elevations  
**A 6.1**

Attachment: Floor Plan (787 E Dundee Road - SU Dental Office)

**PUBLIC NOTICE**  
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 28, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:  
**Special Use to permit a dental office at the subject property.**  
 The property is commonly known as 787 E. Dundee Road.  
 The Petitioner is proposing to open a new dental office, Bright Direction Dental - under the brand name "Tidy".  
 The above petition has been filed by Ryan Griffith, Bright Direction Dental, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.  
 FILE #: SU-000019-2023  
 VILLAGE OF PALATINE  
 Jan Wood, Chair  
 Palatine Zoning Board of Appeals  
 DATED: This 13th day of March, 2023  
 Published in Daily Herald March 13, 2023 (4596671)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

### Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/13/2023 in said Northwest Suburbs DAILY HERALD. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY *Daule Baltz*  
 Designee of the Publisher of the Daily Herald

Control # 4596671



Attachment: Public Notice (787 E. Dundee Road - SU Dental Office)

VILLAGE OF PALATINE  
Zoning Board of Appeals

SCHEDULED 03/28/23 07:00 PM

**CASE STAFF STATEMENT (ID # 8229)**

**415 S. Creekside Drive**

**TO:** Palatine Zoning Board of Appeals  
Jan Wood, Chair

**FROM:** Alex Bradshaw

**PETITIONER:** Raisa & Sergiu Zabrian

**CASE NUMBER:** SU-000018-2023

**ADDRESS:** 415 S. Creekside Drive

**PROPOSAL:**  
Special Use to permit a day care facility; and

Variation to permit 26 parking spaces, instead of the minimum required 41 parking spaces.

|   |  |
|---|--|
| <b>LOCATION:</b> 415 S. Creekside Drive<br>District 6 (Helms) | <b>CURRENT ZONING:</b> B-2 General Business District |
|---|--|

**SURROUNDING CONDITIONS:**

|               |  |
|---------------|--|
| <b>North:</b> | P - Planned Development (Multi-Family Residential) |
| <b>South:</b> | B-2 General Business (Grand at Twin Lakes)         |
| <b>East:</b>  | B-2 General Business (Grand at Twin Lakes)         |
| <b>West:</b>  | B-2 General Business (Cotillion & Gas Station)     |

**BACKGROUND:**

The Petitioners are proposing to open a new daycare, Bumblebee Academy, which would occupy the entire existing building. The daycare facility will have a fenced-in outdoor play area on the south side of the existing building. Therefore, the Petitioners are requesting:

**Special Use to permit a day care facility; and**

**Variation to permit 26 parking spaces, instead of the minimum required 41 parking spaces.**

**SITE ANALYSIS:**

- The Subject Property is zoned B-2 General Business and is approximately 28,500

sq ft, with on-site parking. The total building area on the Subject Property is approximately 9,650 sq ft. The Petitioners are proposing to purchase the entire building to renovate into a daycare facility.

- Per the submitted business plan, the daycare facility will have 7 classrooms, as well as indoor and outdoor play areas. The facility will offer child care services for 6 week old infants to 6 year olds. Additionally, the Petitioners have indicated that they will hire fully licensed and certified Early Education teachers.
- Per the submitted floor plan and occupancy count, the maximum number of children is set at 120 and the maximum number of staff in the facility at any given time is 15. Therefore, the proposed maximum capacity for the facility will be set at 135.
- The business plan indicates that the proposed hours of operation will be Monday - Friday 6:30 AM - 6 PM.
- Per the business plan, the Petitioners would use catering services for the business, instead of cooking on-site. The business plan also explains that there will always be at least one staff member with food protection manager certification and all staff members will have completed food handling certification.
- The original site plan presented to Staff, prior to the Petitioners' formal application, located the outdoor playground on the north side of the building, with supplemental parking planned to be across S. Creekside Drive (Cotillion parking lot). Staff responded with concerns/issues on the reduction of the available parking and locating directly adjacent to a residential development. There were also Staff concerns about the supplemental parking located across the street, without a pedestrian traffic connection.
- Per the submitted site plan & business plan, the outdoor playground area is now relocated to the south end of the building. By relocating the fully fenced-in outdoor play area, the Petitioners are able to recapture the majority of the existing on-site parking (losing only 6 existing spaces).
- The submitted site plan also indicates that, rather than leasing parking spaces in the Cotillion parking lot, the Petitioners now propose leasing 5 parking spaces from the Grand at Twin Lakes Senior Living Facility. These 5 spaces are more proximate to the Subject Property and will allow for direct access through the proposed pedestrian access gate in the existing fence.
- The Petitioners have indicated on the site plan that the drive aisle along the west side of the building will function as a one-way drive with traffic flowing going from north to south.
- Per the submitted site plan, there will be 31 total provided parking spaces. 26 spaces will be on-site, 10 of which are parallel spaces along the one-way drive on the west side of the building. As previously noted, 5 additional spaces would be

leased from the Grand at Twin Lakes.

- The Code would assess the minimum parking requirement, for the day care use, utilizing the assembly use classification (total required parking spaces=30% of maximum capacity), which equates to 41 required spaces. As there are only 26 spaces provided on site, a parking variation is required.
- Staff reviewed and compared the ratios for other approved existing daycare uses, using the parking per square foot and parking per total occupancy. Ultimately, the proposed Bumble Bee Academy (with the 5 off-site parking spaces) is comparable to other existing day care facilities within the Village.
- Per the business plan, the Petitioners will not be utilizing a drop-off system. Therefore, all parents will park their car, walk their children into the building, and then leave. Once inside, a designated employee will be responsible for taking each child from the front desk area to their classroom.

#### **DEPARTMENTAL REVIEWS:**

|                             |  |
|-----------------------------|--|
| <b>Community Services</b>   | No Issues Identified.  |
| <b>Engineering</b>          | No Issues Identified.  |
| <b>Environmental Health</b> | A Permanent Food Establishment Permit is required and any issues with the use of catering services will be addressed during the permit review stage. |
| <b>Fire Prevention</b>      | N/A  |
| <b>Public Works</b>         | N/A  |
| <b>Police</b>               | N/A  |

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

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

**STAFF RECOMMENDATION:**

The Petitioners are proposing to utilize the entire building at 415 S. Creekside for the day care facility. The Petitioners have worked extensively with Staff to address the parking short comings of the site by relocating the outdoor play area and leasing 5 additional spaces from the directly adjacent Grand at Twin Lakes Senior Living Facility. The relocated and completely fenced-in outdoor play area is not directly adjacent to the multi-family residential building to the north, and should therefore not cause substantial injury to the value of the other properties in the surrounding neighborhood.

In addition, the 5 extra parking spaces, leased from the Grand at Twin Lakes, are proposed to be utilized by employees. These additional spaces should alleviate potential parking issues during peak drop-off and pick-up hours. Ultimately, as the directly adjacent neighbor, the Grand, is amendable to leasing parking spaces and as the proposed traffic pattern and parking issues have been adequately addressed, the proposed use should not alter the essential character of the locality. Therefore, Staff recommends approval of the Special Use and Variation, subject to the following conditions:

- The Special Use and Variation shall substantially conform to the Site Plan, Business Plan, and Floor Plan submitted by the Petitioners, Raisa & Sergiu Zabrian, except as such plans may be changed to conform to Village Codes and Ordinances.
- A lease agreement to utilize gate access to 5 off-site parking spaces located in the northern corner of The Grand at Twin Lakes' parking lot shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Attorney.
- Any final traffic directional signage or pavement markings for the one-way drive aisle, or pick-up and drop-off locations, shall be submitted in a manner acceptable to the Village Engineer.
- The final fencing plan for the outdoor playground shall be submitted in a manner acceptable to the Director of Planning and Zoning.
- The maximum occupancy shall not exceed 135 persons. The Fire Marshal shall post the maximum occupancy.
- The final certificate of occupancy will be contingent upon approval by DCFS.

**ATTACHMENTS:**

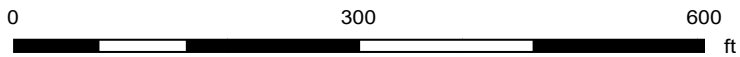
- Aerial Map

Case Staff Statement (ID # 8229)  
Meeting of March 28, 2023

- Special Use Application
- Plat of Survey
- Site Plan
- Floor Plan
- Business Plan
- Parking Lease Letter of Intent
- Public Notice



Attachment: Aerial Map (415 S. Creekside Drive - SU Daycare)



Print Date: 3/23/2023

**Notes**  
Cook County Aerial 2020

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.



## 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(s)

Sergiu & Raisa Zabrian

Business Name (if applicable)

Bumblebee Academy

Subject Property Address

415 S. Creekside Drive #101

Please provide a description of your proposed request:

Bumblebee Academy is a locally owned and operated new daycare business in Palatine, IL. Our facility is committed to providing quality early childhood education to infants and preschool-age children in Palatine and the surrounding communities. Drop-off and pick-up method and efficiency are a crucial aspect to a safe and structured daycare, and Bumblebee Academy is committed to providing a successful and safe operation.

### 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:

Daycare use is a necessary use in or adjacent to residential areas where childcare is a constant requirement. The proposed location is in a business zoned district and is adjacent to a residential zoned district containing a large condominium apartment complex and as such is positioned to serve the needs of both the business and residential neighbors.

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

The daycare use will be located in an existing building. Public health, safety and welfare will be protected as the majority of parking is on-site with off-site parking being utilized on an adjacent lot without the need to cross a public street. Security protocol for entering and exiting the building will be followed.

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

The daycare use will not cause injury to nearby property values. Childcare in residential areas would typically be a use that would be advantageous to and compatible with residential use.

In order to supplement the above standards, the Zoning Board of 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.

Any additional proposed fencing will match existing.

# CHICAGOLAND SURVEY COMPANY

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-004103 EXPIRES 04/30/2009

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447  
WWW.CHICAGOLANDSURVEY.COM

## ALTA/ACSM LAND TITLE SURVEY OF

LOT 1 IN TWIN LAKES SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 415-425 CREEKSIDE DRIVE, PALATINE, ILLINOIS.

P.I.N. 02-24-106-023-0000.

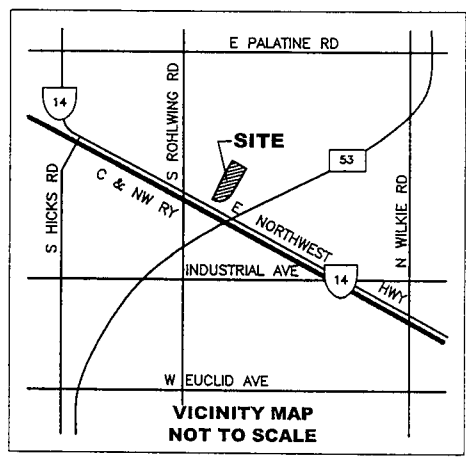
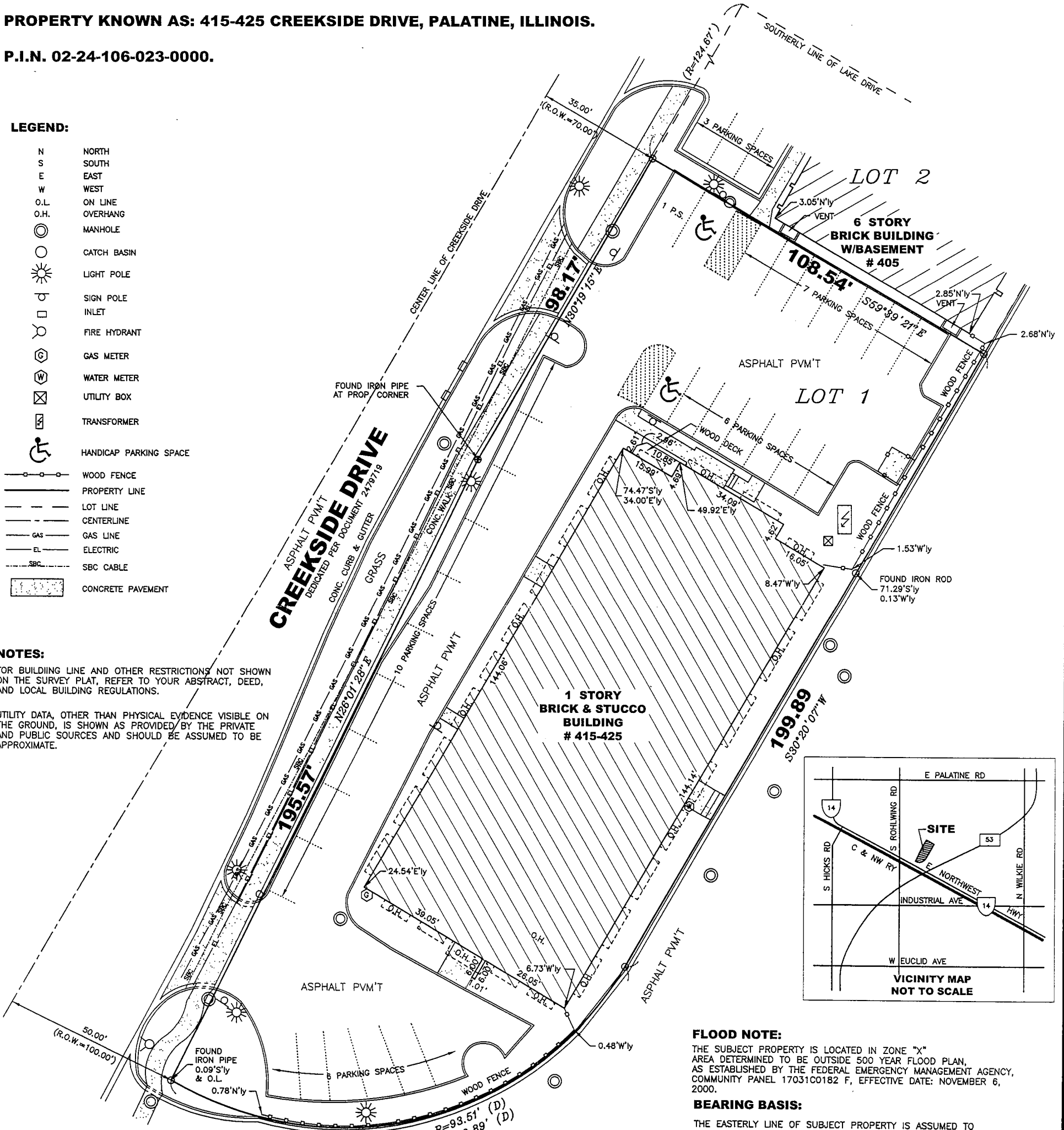
### LEGEND:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- O.L. ON LINE
- O.H. OVERHANG
- MANHOLE
- CATCH BASIN
- LIGHT POLE
- SIGN POLE
- INLET
- FIRE HYDRANT
- GAS METER
- WATER METER
- UTILITY BOX
- TRANSFORMER
- HANDICAP PARKING SPACE
- WOOD FENCE
- PROPERTY LINE
- LOT LINE
- CENTERLINE
- GAS GAS LINE
- E.E. ELECTRIC
- SBC SBC CABLE
- CONCRETE PAVEMENT

### NOTES:

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, AND LOCAL BUILDING REGULATIONS.

UTILITY DATA, OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND, IS SHOWN AS PROVIDED BY THE PRIVATE AND PUBLIC SOURCES AND SHOULD BE ASSUMED TO BE APPROXIMATE.



### FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAN, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 17031C0182 F, EFFECTIVE DATE: NOVEMBER 6, 2000.

### BEARING BASIS:

THE EASTERLY LINE OF SUBJECT PROPERTY IS ASSUMED TO BE SOUTH 30 DEGREES 20 MINUTES 07 SECONDS WEST.

PROPERTY AREA = 28,513 SQ. FT.  
 BUILDING AREA = 9,679 SQ. FT.  
 PARKING SPACES:  
 HANDICAP - 2  
 REGULAR - 30

**R=93.32**  
**A=147.07**  
**CL=132.32**  
**CB=S75°28'52"W**

TO:  
 JMC DEVELOPMENT INC.  
 PRAIRIE TITLE SERVICES, INC  
 COMMONWEALTH LAND TITLE INSURANCE COMPANY

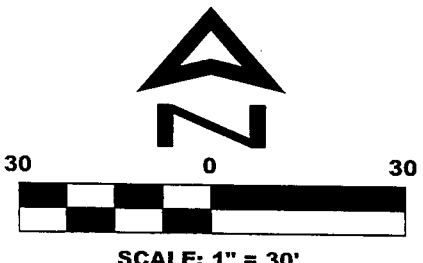
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b-1), 8, 9, 10, 11(g) AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED THIS 11<sup>th</sup> DAY OF OCTOBER 2007.

BY: *[Signature]*  
 ILLINOIS-PROFESSIONAL LAND SURVEYOR NO. 3451



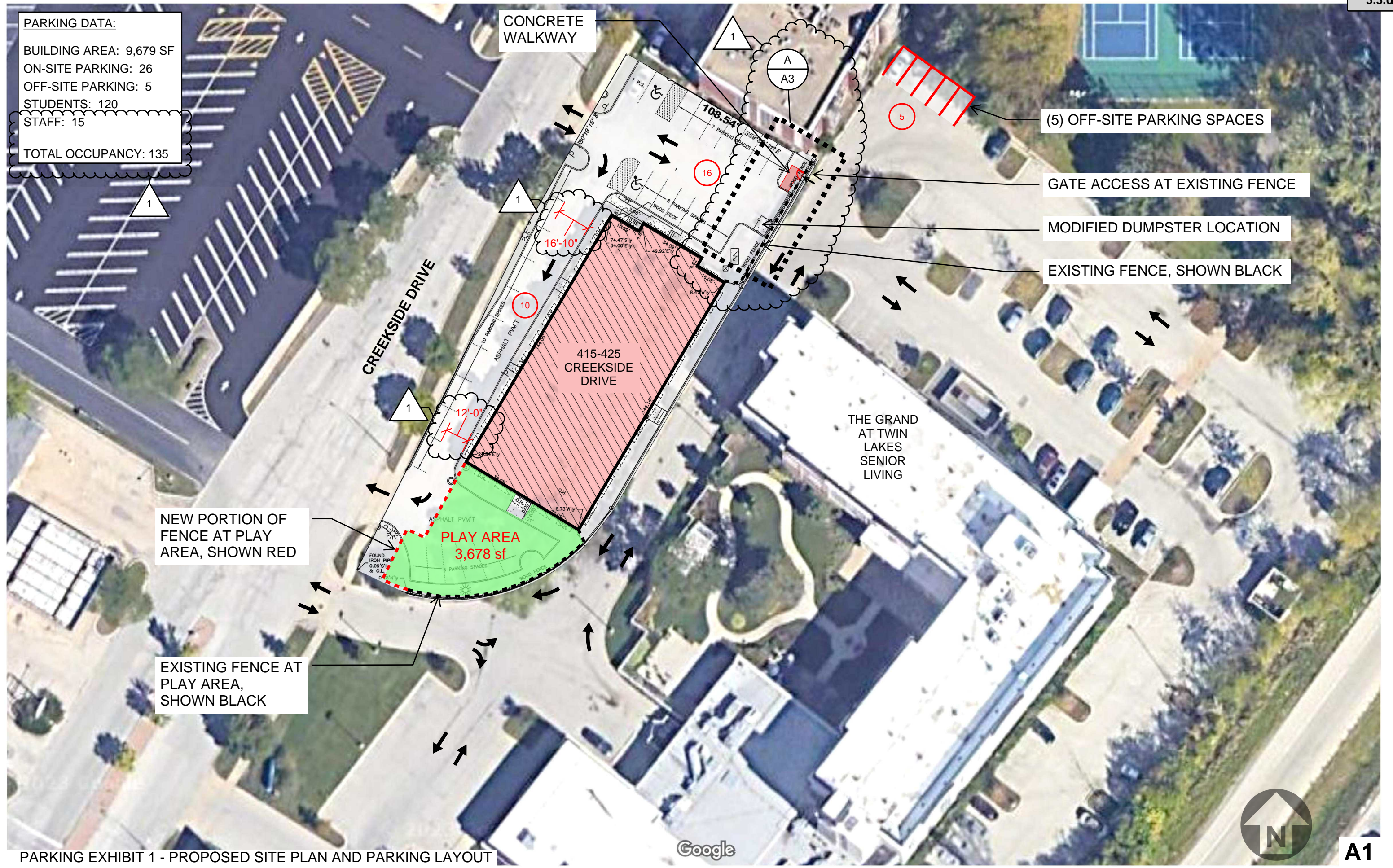
LICENSED EXPIRES 11/30/2008



ORDERED BY: GORAN BARAC  
 FILE NO.: 96-67

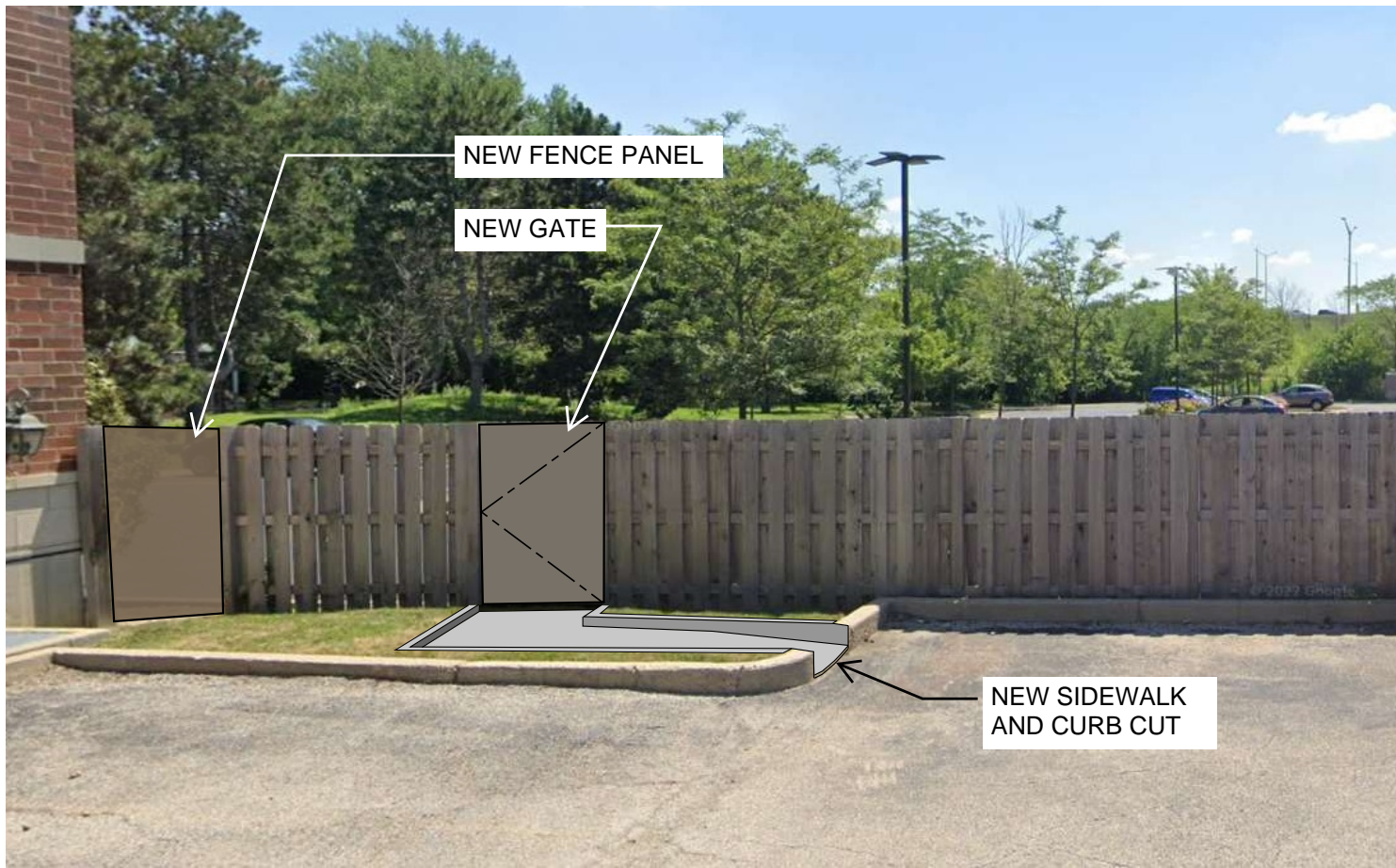
Attachment: Plat of Survey (415 S. Creekside Drive - SU Daycare)

**PARKING DATA:**  
 BUILDING AREA: 9,679 SF  
 ON-SITE PARKING: 26  
 OFF-SITE PARKING: 5  
 STUDENTS: 120  
 STAFF: 15  
 TOTAL OCCUPANCY: 135

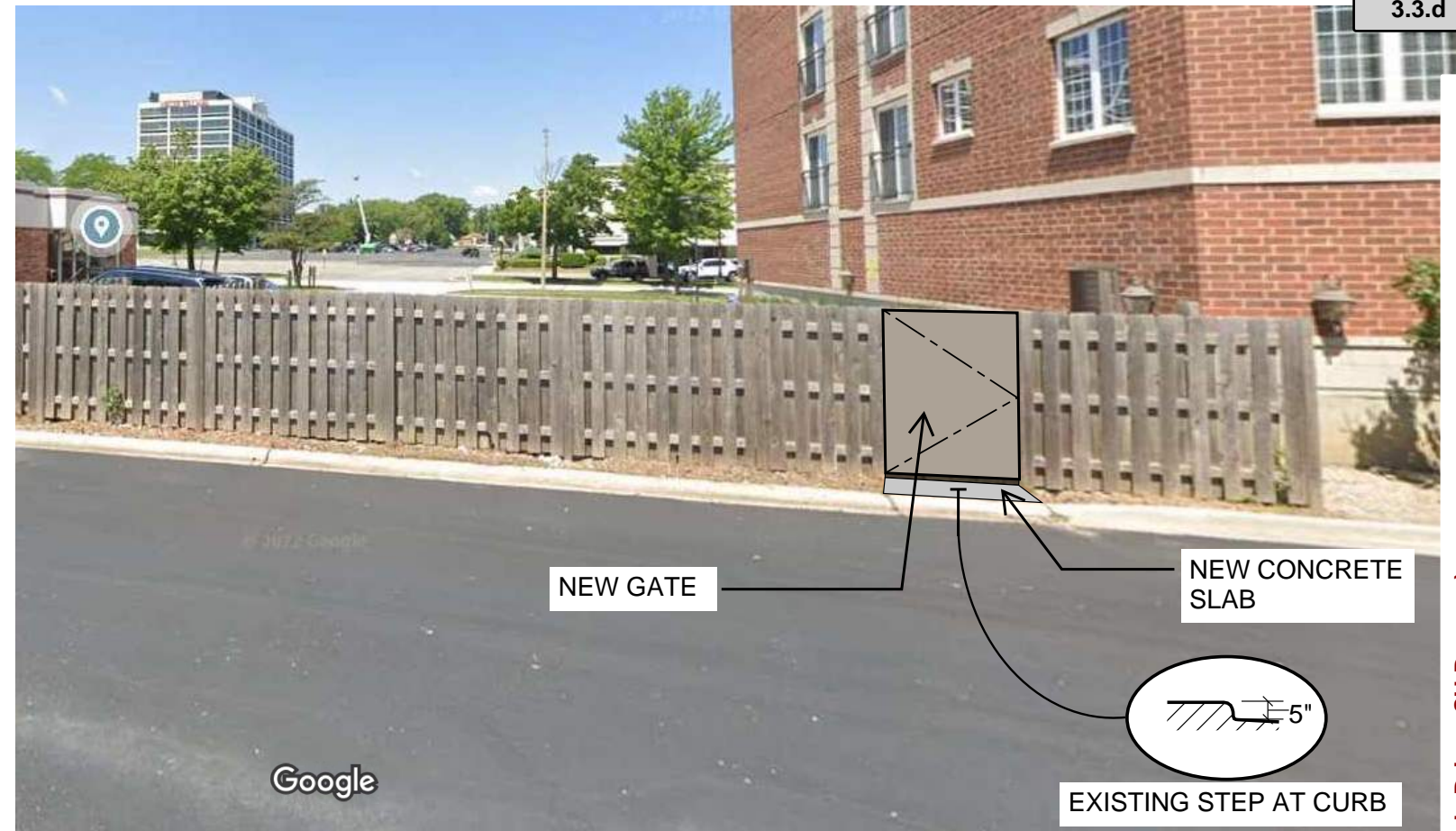


PARKING EXHIBIT 1 - PROPOSED SITE PLAN AND PARKING LAYOUT

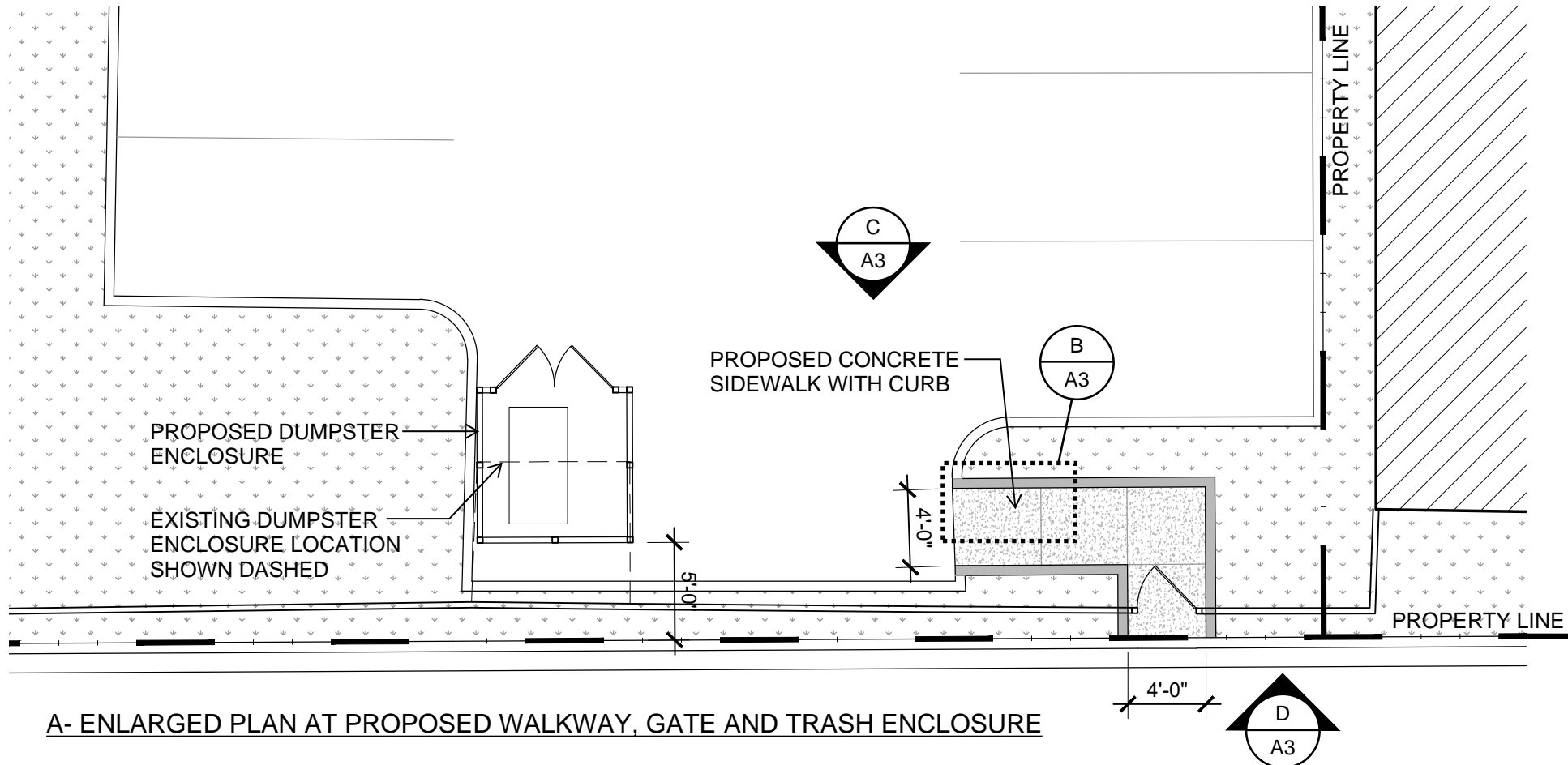
Attachment: Site Plan (415 S. Creekside Drive - SU Daycare)



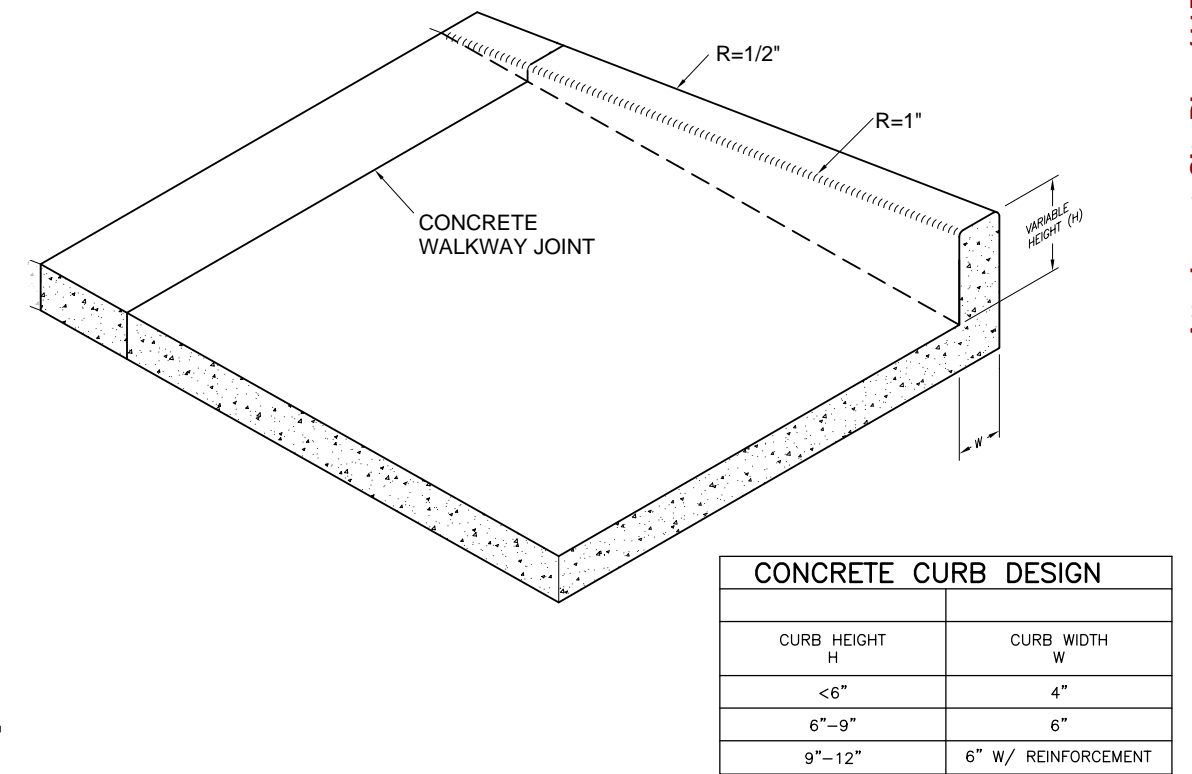
C- VIEW FROM SITE TO PROPOSED WALKWAY AND GATE



D- VIEW FROM ADJACENT SITE TO PROPOSED WALKWAY AND GATE



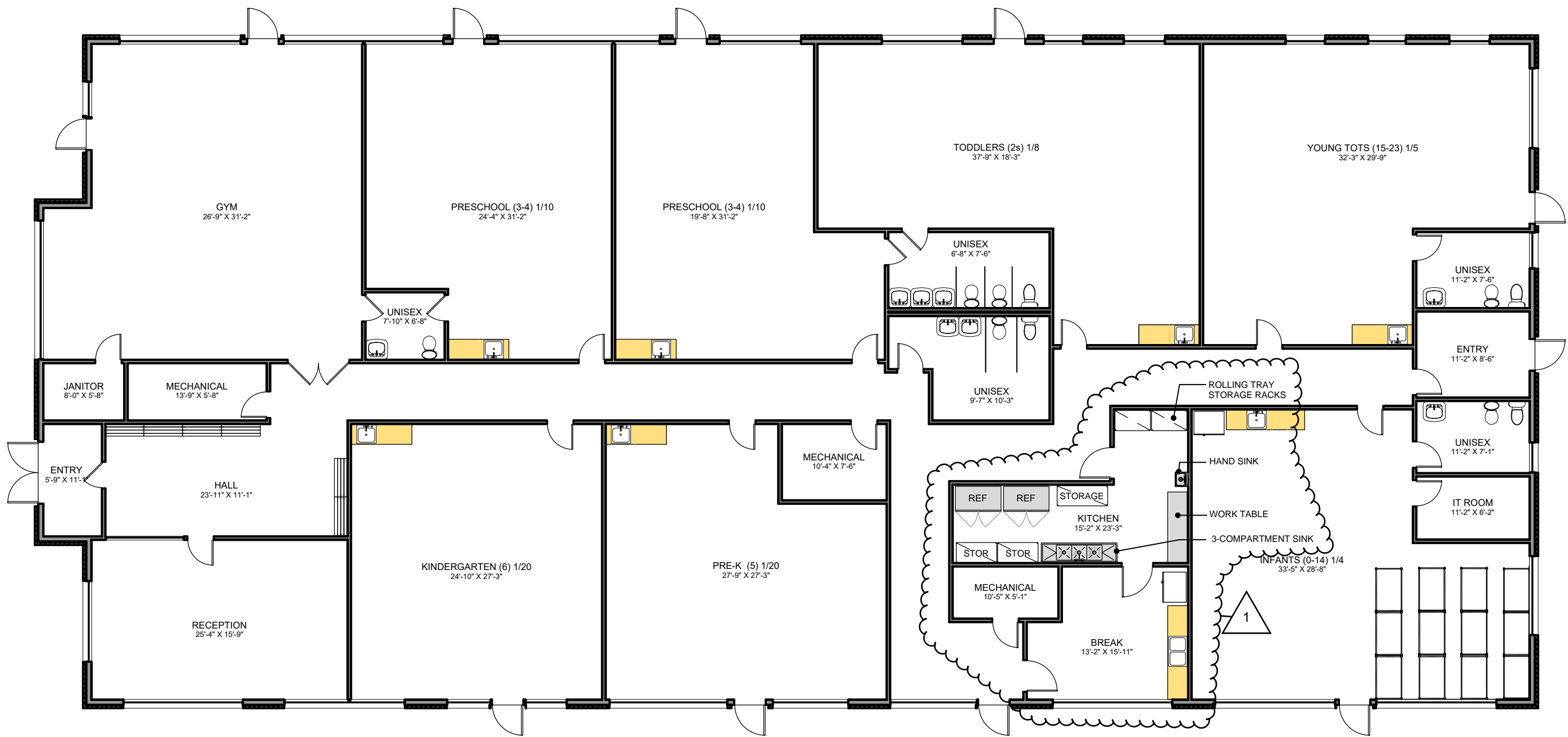
A- ENLARGED PLAN AT PROPOSED WALKWAY, GATE AND TRASH ENCLOSURE



B- DETAIL AT WALKWAY

| CONCRETE CURB DESIGN |                     |
|----------------------|---------------------|
| CURB HEIGHT<br>H     | CURB WIDTH<br>W     |
| <6"                  | 4"                  |
| 6"-9"                | 6"                  |
| 9"-12"               | 6" W/ REINFORCEMENT |

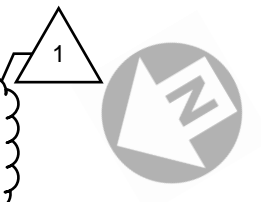




Attachment: Floor Plan (415 S. Creekside Drive - SU Daycare)

| OCCUPANCY COUNT  |     |            |                           |                               |                   |                                |                      |     |                 |  |
|--|-----|------------|---------------------------|-------------------------------|-------------------|--------------------------------|----------------------|-----|-----------------|--|
| PER THE ILLINOIS DCSF SECTION 407.90 Grouping and Staffing |     |            |                           |                               |                   |                                |                      |     |                 |  |
| ROOM   | SF  | OPTIMAL SF | OCC LOAD PER THE IL. DCSF | ALLOWED # OF CHILDREN PER RM. | CHILD / SF OF RM. | PROPOSED # OF CHILDREN PER RM. | staff to child ratio | req | REQ' # OF STAFF |  |
| INFANTS (0-14mo)   | 804 | 660        | 55                        | 12                            | 14.6              | 12.0                           | 4.0                  | 3.0 | 3               |  |
| YOUNG TOTS (15-23mo)                                       | 826 | 825        | 55                        | 15                            | 15.0              | 15.0                           | 5.0                  | 3.0 | 3               |  |
| TODDLERS (2s)  | 854 | 880        | 55                        | 16                            | 15.5              | 15.0                           | 8.0                  | 1.9 | 2               |  |
| PRESCHOOL (3-4)  | 700 | 700        | 35                        | 20                            | 20.0              | 20.0                           | 10.0                 | 2.0 | 2               |  |
| PRESCHOOL (3-4)  | 701 | 700        | 35                        | 20                            | 20.0              | 20.0                           | 10.0                 | 2.0 | 2               |  |
| GYM / PRESCHOOL (3-4)                                      | 904 | 700        | 35                        | 20                            | 25.8              | 0.0                            | 10.0                 | 0.0 | 0               |  |
| PRE-K (5yo)  | 671 | 700        | 35                        | 20                            | 19.2              | 19.0                           | 20.0                 | 1.0 | 1               |  |
| KINDERGARTEN (6yo)   | 675 | 1050       | 35                        | 30                            | 19.3              | 19.0                           | 30.0                 | 0.6 | 1               |  |
| RECEPTION  | 399 | NA         | NA                        | NA                            | 0.0               | 0.0                            | 0.0                  | 0.0 | 1               |  |
| <b>TOTALS</b>  |     |            |                           |                               |                   | <b>120.0</b>                   |                      |     | <b>15.0</b>     |  |
|  |     |            |                           |                               |                   |                                |                      |     | <b>135.0</b>    |  |

PARKING EXHIBIT 2 - PROPOSED INTERIOR LAYOUT



A2

CONFIDENTIAL

**Bumblebee Academy***A magical place to share, learn, and grow.***Business Plan**

Prepared on February 26, 2023

**Contact Information**

Raisa Zabrian

Raisa.Zabrian@gmail.com

773-656-6814

415-425 S Creekside drive,  
Palatine, IL 60074

Attachment: Business Plan (415 S. Creekside Drive - SU Daycare)

**Table of Contents**

**Executive Summary** ..... 2

**Business Overview** ..... 2

**Product Offering** ..... 2

**Customer Focus** ..... 2

**Management Team** ..... 3

**Mission** ..... 3

**Success Factors** ..... 4

**Company Overview** ..... 4

**Who we are** ..... 4

**Services** ..... 4

**Company Locations and Facilities** ..... 5

**Industry Analysis** ..... 5

**Household income distribution**..... 6

**Customer Segmentation** ..... 7

**Marketing Plan**..... 8

**Promotion Strategy**..... 8

**Operation Plan** ..... 9

Attachment: Business Plan (415 S. Creekside Drive - SU Daycare)

## Executive Summary

### Business Overview

Bumblebee Academy is a new, locally established daycare located in Palatine, Illinois. Bumblebee Academy will offer a variety of educational including after-school programs. The daycare will foster a nurturing, loving, safe environment where a child will feel comfortable while learning foundational skills that will enable them to have a successful cognitive, behavioral, and emotional successful childhood. Bumblebee Academy's teaching staff will be highly-qualified and certified early education teachers and receive the latest in training and development. The daycare will offer competitive tuition rates. The facility will also have secure-access codes to ensure that only verified parents and visitors are allowed onsite.

Bumblebee Academy's curriculum is developed with the latest innovative learning methods and techniques so that each child will receive proper foundational skills taught in a positive manner while providing a fun and enriching learning environment.

### Product Offering

The following are the services to be offered:

- Infant class (6 weeks to 14 months)
- Young Tots class (15 months to 23 months)
- Toddler class (2 to 3 years old)
- Preschool class (3 to 4 years old)
- Pre-kindergarten class (4 to 5 years old)
- Before and After School program for elementary age children.

### Customer Focus

Bumblebee Academy will focus on families living in and around Palatine, Illinois that are either starting out or have young children. They will target nearby businesses so that working parents will have another option in daycare. They will also target nearby elementary schools so that parents will have access to before and after school programs.

### **Management Team**

Bumblebee Academy is family owned and operated child care center. Raisa Zabrian and Marina Trohin will be the Directors of the facility as well as the onsite program development coordinators.

Bumblebee Academy is an exciting opportunity that provides safe and secure child care to the Palatine, IL neighborhood. Through a combination of well-priced services, outstanding customer service, and a well-seasoned management team, Bumblebee Academy will quickly gain market share and a reputation as a premier child care provider.

### **Mission**

Bumblebee Academy aims to offer safe and secure child care at all times. Close personal attention to each child is essential to providing a quality experience for all children; therefore, adequate personnel will be hired to ensure each child has the proper supervision while in our care. Family environments are extremely important to secure a message of honest and comfortable traditions, in which every child feels loved. The communities at Bumblebee Academy are rooted in the deeply intimate connections made by parents and our staff. In order to ensure this, the Bumblebee mission is to welcome each and every family and not only help them adapt into a new environment, but to represent important sanctions of growing together as one.

### **Success Factors**

Bumblebee Academy is primed for success by offering the following competitive advantages:

- Friendly, warm, and safe environment for children.
- All teachers are certified, trained, and experienced.
- Menu that is developed with the highest regard for nutritional value.
- Security-controlled facility access. Only permitted parents and visitors are given access via a passcode, fingerprint or face recognition.
- Age-appropriate playgrounds with the safest playground equipment.
- Flexible hours that will help parents seek childcare for longer hours.

## Company Overview

### Who is Bumblebee Academy?

Bumblebee Academy is a locally owned and operated new daycare business in Palatine, IL. Our facility is committed to providing quality early childhood education to infants and preschool-age children in Palatine and the surrounding communities. At Bumblebee Academy we believe that the first five years of a child's life deeply affect his or her cognitive, physical, emotional and social development for the rest of their lives. The children will receive a structured, loving environment while learning basic foundational skills to enable them for a successful childhood.

Bumblebee Academy will offer a variety of programs that are tailored to the age of the child. There is infant, toddler, preschool, and pre-kindergarten classes that are kept small and allow for maximum interaction with the classroom's dedicated teachers. The teacher to child ratio is kept low to ensure that every child attending Bumblebee Academy receives unmatched attention and instruction.

### Services

Bumblebee Academy offers child care services for ages from 6 weeks infants to 6 years old. Hours of operation are from 6:30 A.M. to 6:00 P.M., Monday through Friday.

Our facility will provide breakfast, two snack-times, and lunch. Our facility will serve catering. We will post weekly menus so parents know in advance what will be served each day.

We will use the 26 existing parking spots for both parent and employee parking, and will not be using a drop off system. However, we will have a designated employee who will be taking each child from the front desk area to their classroom. Additionally, we are planning to lease out additional parking stalls exclusively for our employees from the Grand at Twin Lakes located at 920 E Northwest Hwy, Palatine, IL (see letter of intent).

As demonstrated by the parking study prepared by MOA Michael Office of Architecture the maximum capacity of parking spaces will not be reached at any one time. There are peak hours both in AM and PM, however, as shown neither are expected to reach the number of total spaces provided. Because children leave and come at various times throughout the day, there is never an overbearing need for the full use of all parking spaces. The 26 on-site parking spaces will be augmented by the leased parking spaces on the adjacent Grand at Twin Lakes parcel located at 920 E Northwest Hwy, Palatine, IL.

### **Company Locations and Facilities**

Bumblebee Academy will base its' operations in Palatine, Illinois, a suburb of Chicago. The facility will originally consist of a 9,038 sq. ft. building in a quiet, residential neighborhood.

The outdoor playground will be fully fenced in, to ensure no one can either come in or wander away. The outdoor playground will be furnished with safe, entertaining toys, as well as a sandbox.

The indoor playground area will be created in such a way that will allow children to enjoy themselves in case of bad-weather or other unforeseen circumstances.

The classrooms will also contain toys, games, and books for the entertainment of the children.

The kitchen will be created for serving healthy, nutritious meals for children. We are planning on using catering services provided by Smakowski's Deli located at 1538 N Rand Rd, Palatine, IL 60074. Four staff members will have completed a course to receive the food protection manager certification and each employee in the facility will have completed the food handler certification.

Bumblebee Academy will meet all child-to-staff ratio requirements.

1. Infant Room # 101 (6 weeks -14 months old): total of 12 children (1x4 ratio)
2. Young Tots Room #102 (15 - 23 months old): total of 15 children (1x5 ratio)
3. Toddlers Room #103 (2 years old): total of 15 children (1x8 ratio)
4. Preschool Room #104 (3 – 5 years old): total of 20 children (1x10 ratio)
4. Preschool Room #105 (3 – 5 years old): total of 20 children (1x10 ratio)
5. Pre-K # 106 (5 years old): total of 19 children (1x20 ratio)
6. Kindergarten # 107 (6 years old): total of 19 children (1x20 ratio)
7. Indoor Play Area

### **Industry Analysis**

The Day Care industry is expected to grow just over \$56 billion over the next five years. Over the five-year period, per capita disposable income is projected to increase at an annualized rate of 1.2% and is expected to contribute to industry revenue growth during the period by enabling families to cover the high

cost of child care. Likewise, recovering low unemployment is expected to support strong demand for child care services, since parents who are employed will likely be unable to care for their children during the work day. Employer-sponsored child care is expected to become more popular as employers increasingly recognize its benefits, such as an increased staff retention and productivity. Growth from the employer-sponsored segment is expected to occur most among large day care centers that offer cost-effective programs for employers in return for a long-term customer relationship. Day care companies are increasingly interested in long-term contracts that can guarantee revenue for a certain period. Such contracts can also boost profit since they smooth cost planning and outlay.

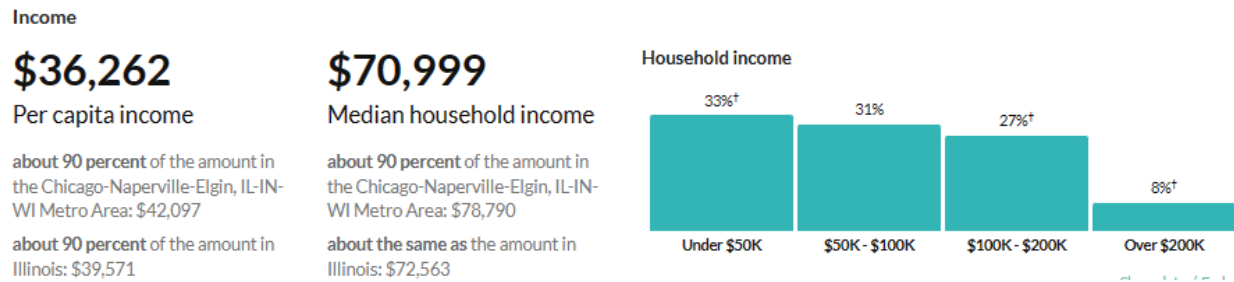
According to the Census Reporter for zip code 60074, and nearby zip codes 60067, 60005 and 60008, we have as follow:

**Family type by presence of children under 18:**

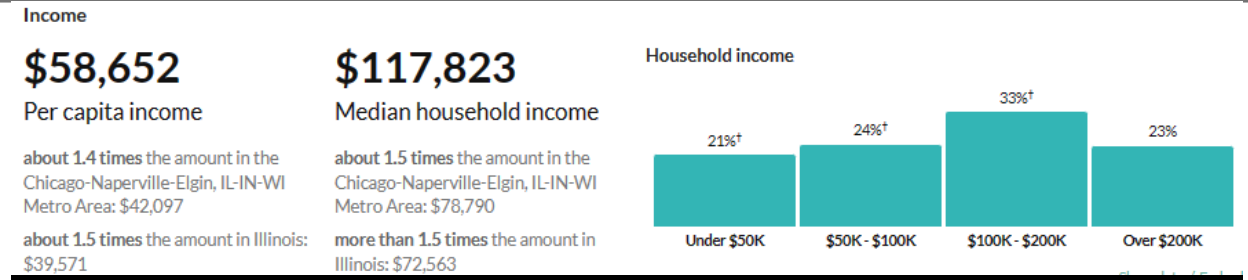
| DISTRIBUTION    |                |                |                |                |
|-----------------|----------------|----------------|----------------|----------------|
| FAMILY TYPE     | Zip code 60074 | zip code 60067 | zip code 60005 | zip code 60008 |
| Total families  | 9,593          | 10,371         | 7,709          | 5,693          |
| Married couples | 74.73%         | 83.96%         | 81.42%         | 75.97%         |
| Other couples   | 25.27%         | 16.04%         | 18.58%         | 24.03%         |

**Household income distribution:**

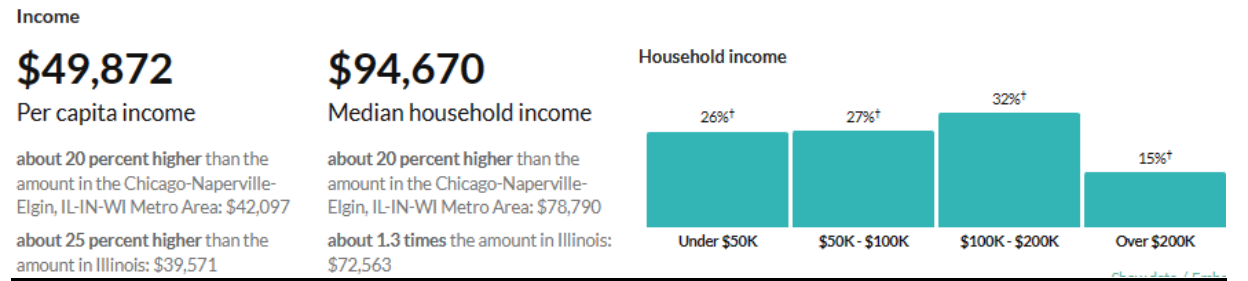
*Zip code 60074:*



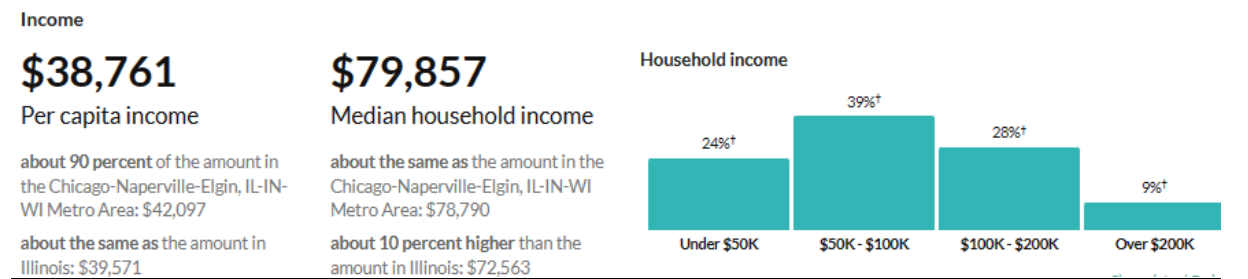
*Zip code 60067:*



*Zip code 60005:*



*Zip code 60008:*



**Customer Segmentation**

Bumblebee Academy has a focus on meeting the local need for child care services within the 10-mile radius of Palatine. Children are taken in flexibly on either a full-time or part-time basis.

*Full-Time Working Couples*

The company wants to establish a significantly large full-time regular client base in order to achieve a healthy, consistent revenue base to ensure stability of the business. Customer relations are extremely important, as it is imperative to keep parents pleased in order to keep their children in the daycare center.

*Part-Time Workers / Drop-Ins*

Part-time workers and drop-ins comprise approximately 20% of revenues. While this market is not the primary focus, sufficient flexibility to handle this secondary market is important to producing supplemental revenues.

## Bumblebee Academy

Bumblebee Academy will primarily target the following customer profiles:

Families ranging in ages from 24 – 45 with disposable income and young children

### Age

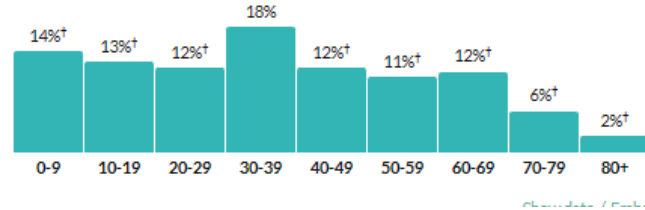
# 35.3

Median age

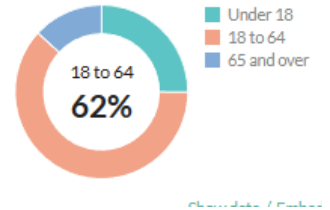
about 90 percent of the figure in the  
Chicago-Naperville-Elgin, IL-IN-WI  
Metro Area: 37.9

about 90 percent of the figure in  
Illinois: 38.5

Population by age range



Population by age category



## Marketing Plan

### Promotions Strategy

The promotion strategy for Bumblebee Academy is as follows:

#### *Partnerships with nearby Elementary Schools*

Bumblebee Academy will be in communication with nearby elementary schools to offer daycare services to its students for either before or after school programs. The daycare will also market to those parents who have children attending the elementary school and have smaller children who require infant, toddler, or preschool classes. Bumblebee Academy will also leave flyers and other marketing material in the offices of the elementary schools.

#### *Nearby Businesses*

Bumblebee Academy will visit nearby businesses to drop flyers and marketing material. Parents that require daycare services are working parents so the daycare owners feel if they visit businesses, they will be able to capture the majority of the target customers.

#### *Location*

Bumblebee Academy will be located in a busy and highly-trafficked area of Palatine that receives a lot of exposure for anyone living in the community. There are other busy neighboring suburbs such as Rolling

## Bumblebee Academy

Meadows, Arlington Heights, Mt. Prospect, Prospect Heights, Schaumburg and Hoffman Estates whose employees will pass by and notice the new daycare opening.

### *Pricing*

The pricing of Bumblebee Academy will be moderate and on par with competitors so customers feel they receive value when utilizing its daycare services.

### **Operations Plan**

The following will be the operations plan of Bumblebee Academy.

#### ***Operation Functions:***

- Directors of the facility will develop all curriculums per state requirements, hire and schedule all teachers, and be the ones communicating with all families. They will also lead all marketing efforts when visiting elementary schools and businesses.
- Fully licensed and certified Early Education teachers.
- A third-party accounting firm will handle all payroll, bookkeeping, tax payments, and permitting on behalf of the business.

#### ***Milestones***

Bumblebee Academy will have the following milestones complete in the next six to eight months:

- Applications for all the necessary business licenses, permits.
- Finding all necessary contractors.
- Building the interior of the facility as well as the outside playground.
- Drafting of Employee's Handbook, curriculum, etc.
- Recruitment of staff.
- Purchase of all the needed furniture, toys, books and equipment.
- Finalize licensing and gathering all necessary approvals for the use of the daycare facility
- Creating an Official Website for the Company.
- Advertising

- Grand opening

## Intent to Lease Parking Stalls

To whom it may concern,

This letter is for your consideration and is intended to outline the general terms proposed by **Bumble Bee Academy** for a Lease Agreement with the Grand at Twin Lakes, LLC (“Landlord”) to lease **five** parking stalls at the referenced address and as shown on the attached exhibit. It is specifically agreed and understood that no party hereto shall have any obligations hereunder until a Lease Agreement is fully executed.

|  |  |
|--|--|
| <b><u>Tenant:</u></b>                  | <b>Bumble Bee Academy</b>  |
| <b><u>Landlord:</u></b>                | <b>Grand Lifestyles</b>  |
| <b><u>Premises:</u></b>                | The exclusive use of parking stalls in the location as shown on the attached exhibit.  |
| <b><u>Use of Premises:</u></b>         | The Premises shall be used solely for the parking of passenger motor vehicles of persons employed at <b>Bumble Bee Academy</b> , located at 415 S. Creekside Drive, Palatine, IL, and for no other purpose including the parking of cargo vans and trucks. |
| <b><u>Lease Term:</u></b>              | (x) Years commencing on the opening of the Day Care [OR MONTH TO MONTH ALTHOUGH NOT SUGGESTED; OR CANCELABLE ON 6 MO NOTICE]   |
| <b><u>Renewal Option(s):</u></b>       | One (1), five (5) year renewal options.  |
| <b><u>Minimum Rent:</u></b>            | <b>One Hundred Dollars</b> (\$100) per parking stall per month, paid in advance annually, for Year 1, and quarterly thereafter. The rent will be gross and all inclusive of real estate taxes, utilities and CAM.  |
| <b><u>Common Area Maintenance:</u></b> | Landlord shall be responsible for parking lot cleaning and plowing.  |
| <b><u>Possession:</u></b>              | Tenant accept occupancy upon the opening of the Day Care.  |
| <b><u>Signage:</u></b>                 | Tenant, at Tenant's cost, may provide non-intrusive, non-permanent, movable signage identifying the leased parking stalls as being for sole use of the Day Care Employees.   |
| <b><u>Rent Commencement:</u></b>       | The rent shall commence upon the date Tenant opens for business.   |
| <b><u>Deposit:</u></b>                 | TBD  |
| <b><u>Guaranty:</u></b>                | Guaranty to be provided by credit worthy individual.   |
| <b><u>Commission:</u></b>              | Both parties acknowledge that no broker was involved in this transaction.  |

**Termination Right:** Either party may terminate this Lease upon thirty (30) days notice.

If these business terms are acceptable, please sign in the space designated below and return one copy of this letter to me as soon as possible so a mutually agreeable lease agreement can be drafted.

Sincerely,

AGREED AND ACCEPTED this 10 day of February ~~2016~~ <sup>2023</sup>

Landlord

By: DOP [Signature]

Title Chief Ops. Off.

Attachment: Parking Lease Letter of Intent (415 S. Creekside Drive - SU Daycare)

**PUBLIC NOTICE**  
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 28, 2023 at 7 PM, in the Village Council Chambers of Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:  
**Special Use to permit a day care facility; and Variation to permit 26 parking spaces, instead of the minimum required 41 parking spaces.**  
 The property is commonly known as 415 S. Creekside Drive.  
 The Petitioner is proposing to open a new daycare, Bumblebee Academy, which would occupy the entire existing building. The daycare facility will have a fenced-in outdoor play area on the south side of the existing building.  
 The above petition has been filed by Raisa Zabrian, Bumblebee Academy, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.  
 FILE #: SU-000018-2023  
 VILLAGE OF PALATINE  
 Jan Wood, Chair  
 Palatine Zoning Board of Appeals  
 DATED: This 13th day of March, 2023  
 Published in Daily Herald March 13, 2023 (4596669)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs  
**Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs **DAILY HERALD**. That said Northwest Suburbs **DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/2.1.

I further certify that the Northwest Suburbs **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/13/2023 in said Northwest Suburbs **DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY *Daula Baltz*  
 Designee of the Publisher of the Daily Herald

Control # 4596669



Attachment: Public Notice (415 S. Creekside Drive - SU Daycare)

VILLAGE OF PALATINE  
Zoning Board of Appeals

SCHEDULED 03/28/23 07:00 PM

**CASE STAFF STATEMENT (ID # 8231)**

**640 W. Colfax Street**

**TO:** Palatine Zoning Board of Appeals  
Jan Wood, Chair

**FROM:** Alex Bradshaw

**PETITIONER:** Commonwealth Edison Company, "ComEd"

**CASE NUMBER:** SU-000013-2023

**ADDRESS:** 640 W. Colfax Street

**PROPOSAL:**

Special Use to permit the height of an antennae tower structure to be 104 feet, instead of the maximum permitted 80 feet.

|   |   |
|---|---|
| <b>LOCATION:</b> 640 W. Colfax Street<br>District 6 (Helms) | <b>CURRENT ZONING:</b> M - Manufacturing District |
|---|---|

**SURROUNDING CONDITIONS:**

|               |  |
|---------------|--|
| <b>North:</b> | P - Planned Development (Multi-Family Residential) |
| <b>South:</b> | M - Manufacturing District                         |
| <b>East:</b>  | M - Manufacturing District                         |
| <b>West:</b>  | R-2 Single-Family Residential                      |

**BACKGROUND:**

The Petitioner is proposing to construct a new antennae tower structure to assist in ComEd's communication and service monitoring activities. The proposed tower will be located approximately 133 feet from the nearest third party owner property to the west of the access drive serving the Subject Property. The proposed tower will be completely within an existing 12-foot tall fence that surrounds the perimeter of the Subject Property and the peak height of the tower will be 104 feet. Therefore, the Petitioner is requesting:

**Special Use to permit the height of an antennae tower structure to be 104 feet, instead of the maximum permitted 80 feet.**

**SITE ANALYSIS:**

- The Subject Property is zoned M - Manufacturing, and is approximately 12.9 acres. The Subject Property is an existing ComEd substation located behind 624 and 632 W. Colfax Street.

- In October of 2017, Variations (#O-131-17) were granted to permit ComEd to construct a 12-foot tall barbed wire fence around the perimeter of the Subject Property. The justification for the fence at the time was to protect the facility from theft and protect trespassers from high voltage electrical hazards.
- The Petitioner is proposing to construct a new tower structure for five receiving and transmitting antennae. The peak height of the proposed tower is 104 ft, and each antenna is just under 5 feet long and will be used to support existing and future ComEd monitoring and sensing devices in Palatine-area distribution circuits.
- Per Code, the height of a single user tower shall not exceed 80 ft, measured from grade to the top of the tower.
- Through the submitted site plan and project description, the proposed structure is approximately 28 feet east of the western lot line. However, the structure will be approximately 133 feet from the nearest third party owned property to the west (residential) as ComEd owns the directly adjacent property to the west. There is also a buffer of densely planted trees and shrubs between the subject property and the residential properties to the west.
- ComEd indicates that the structure represents an integral implementation component of its “smart grid” initiative. Using the ComEd-only radio frequency network, the tower will monitor sensors and devices to ultimately promote steady voltage throughout its systems and, as importantly limit impacts to the distribution lines. This wireless system will then efficiently dispatch crews to a precise fault location.
- Per the submitted height exhibit of existing structures at the substation, it appears that there are at least 5 existing structures that meet or exceed the 80 foot maximum height. Two of which are taller than the proposed tower structure, at 107 feet and 134 feet tall.

**DEPARTMENTAL REVIEWS:**

|                             |                       |
|-----------------------------|-----------------------|
| <b>Community Services</b>   | No Issues Identified. |
| <b>Engineering</b>          | No Issues Identified. |
| <b>Environmental Health</b> | N/A                   |
| <b>Fire Prevention</b>      | N/A                   |
| <b>Public Works</b>         | N/A                   |
| <b>Police</b>               | N/A                   |

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

to address the required standards.

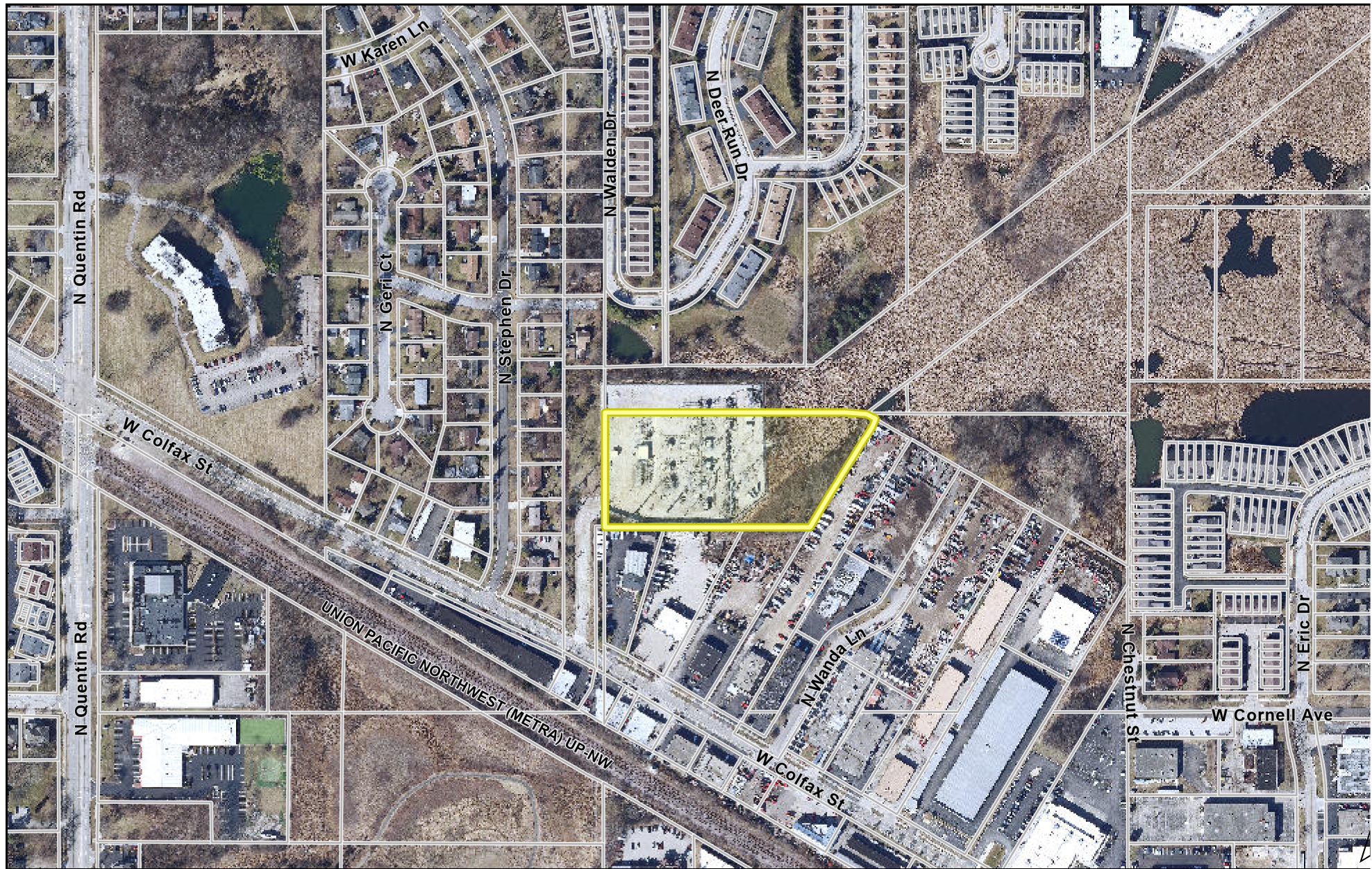
**STAFF RECOMMENDATION:**

The Petitioner is proposing to construct a new tower structure that would exceed the maximum permitted height by 24 feet. The proposed tower structure would set back 133 feet from the closest adjacent residential properties to the west, which are also buffered by a line of trees and shrubs. In addition, there are multiple existing tower structures in, and around, the enclosed substation that exceed the maximum height of 80 feet. Ultimately, the new tower structure should not cause substantial injury to the value of other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

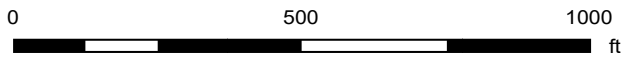
1. The Special Use shall substantially conform to the Site Plan and Structure Elevation submitted by the Petitioner, Commonwealth Edison Company, "ComEd", except as such plans may be changed to conform to Village Codes and Ordinances.

**ATTACHMENTS:**

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Tower Structure Elevation
- ComEd Structure Height Exhibit
- Public Notice



Attachment: Aerial Map (640 W. Colfax Street - SU Antenna Tower)



Print Date: 3/23/2023

Notes  
Cook County Aerial 2020

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.



**SPECIAL USE & VARIATION APPLICATION**

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

|                        |                         |                       |
|------------------------|-------------------------|-----------------------|
| <b>Office Use Only</b> | Project Planner         | Zoning Case #         |
|                        | Filing Fee              | Notification Deadline |
|                        | ZBA Public Hearing Date | Village Council Date  |

*date received*

|   |   |                       |                                      |
|---|---|-----------------------|--------------------------------------|
| <b>Background Information</b>   | <b>PETITIONER(S)</b>  |                       | <b>Business Name (if applicable)</b> |
|   | Commonwealth Edison Company, "ComEd"                              |                       |                                      |
|   | Subject Property Address  |                       |                                      |
|   | W. Northwest Highway, west of N. Smith Street, Palatine, IL 60067 |                       |                                      |
|   | <b>AUTHORIZED AGENT (if applicable)</b>                           |                       | <b>Business Name (if applicable)</b> |
|   | Will Otter  |                       | Sidley Austin LLP                    |
|   | Address   |                       | City/State/Zip Code                  |
|   | One South Dearborn, Chicago, IL 60603                             |                       |                                      |
|   | Telephone   | Fax                   | Email                                |
|   | 312-853-7093  | N/A                   | wotter@sidley.com                    |
| Relationship to Petitioner (contractor, architect, etc.)  |   |                       |                                      |
| Attorney  |   |                       |                                      |
| <b>TYPE OF APPLICATION (check one)</b>  |   |                       |                                      |
| <input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input type="checkbox"/> Variation   |   |                       |                                      |
| Existing Zoning District  | Existing Land Use   | Proposed Land Use     |                                      |
| M   | electrical substation   | electrical substation |                                      |
| Generally describe your request:  |   |                       |                                      |
| Install 104' tall antenna support structure for ComEd electrical grid monitoring and reliability enhancements. Please see the attached "Special Use Request Application Addendum" for complete details. |   |                       |                                      |
|   |   |                       |                                      |
|   |   |                       |                                      |
|   |   |                       |                                      |
|   |   |                       |                                      |

Attachment: Special Use Application (640 W. Colfax Street - SU Antenna Tower)



# SPECIAL USE

### Required Materials

- Filing Fee of \$ 994
- 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

Please see the attached "Special Use Request Application Addendum" for responses to special use standards.

---



---

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

Please see the attached "Special Use Request Application Addendum" for responses to special use standards.

---



---

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

Please see the attached "Special Use Request Application Addendum" for responses to special use standards.

---



---

4. With respect to live entertainment uses, the use shall not:
  - a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
  - b. Impose undue health, sanitation or safety burdens on the village
  - c. Create excessive demands on the Village of Palatine Police Department
  - d. Be of a nature otherwise prohibited by law or village ordinance

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

N/A

---



---

Attachment: Special Use Application (640 W. Colfax Street - SU Antenna Tower)

## Village of Palatine – Special Use Request Application Addendum

### Introduction and Summary of Approvals Requested

In order to enhance ComEd’s provision of reliable electrical service in the Village of Palatine (the “Village”) and surrounding areas, ComEd intends to install at its Palatine substation fronting on W. Northwest Highway just west of N. Smith Street (the “Substation”) a 104-foot Essential Services-Antenna Support Structure (called more formally by ComEd a smart grid distribution automation device monitoring support structure, and referred to herein as the “Structure”) (the “Project”). The Substation property is located in the M zoning district.

Per feedback from Village staff relative to implementation of the Project, ComEd is requesting that a special use be approved under Sections 6.02(b)(3), 6.02(h) and 12.01(h)(7) of the Village Zoning Ordinance (the “Ordinance”) to allow for installation of the 100-foot Structure (which will hold five monitoring antennae) to which will be attached an approximately 4-foot-long lightning rod at the top (the “Special Use”).

As a regulated public utility and given that the Structure relates to core aspects of the electrical grid, ComEd respectfully suggests that the Village’s land use authority may not apply to the company’s implementation of the Structure at its Substation. Nonetheless, ComEd is voluntarily submitting this request in an effort to work on its project cooperatively with the Village.

### Project Narrative

#### ***1. Structure’s role in and contribution to ComEd’s Distribution Automation Network***

The Structure is part of the company’s wide-ranging implementation of its multi-year “smart grid” initiative. The smart grid initiative fulfills regulatory commitments made by ComEd under two recently-enacted Illinois laws, and includes an upgrading of the existing electrical distribution communication system with newer technology and infrastructure, as further explained in the letter attached to this application from one of the Project’s key senior managers.

The Structure will be a key aspect of this smart grid infrastructure and technological upgrade. Key resulting community benefits will be improved reliability of the electrical grid (through the reduction of electrical outages and the duration of outages), and increased voltage efficiencies along each distribution line, resulting in smoother electrical grid operations.

ComEd’s new technology and infrastructure involves the creation of a ComEd-only radiofrequency (“RF”) network in which sensors and monitoring devices being installed within distribution circuits and/or on distribution poles communicate in real time with antennae support facilities like the Structure. The sensors and devices control and monitor equipment within the distribution lines such as line reclosures, cap banks and switches which are important for reliability and “voltage optimization” -- meaning, promotion as much as possible of a steady voltage through a particular distribution circuit (given that voltage on a distribution line tends to become less strong as the distance on the line increases from a particular substation). The Structure will only communicate with ComEd’s electrical devices/equipment on the electrical grid system. It will not

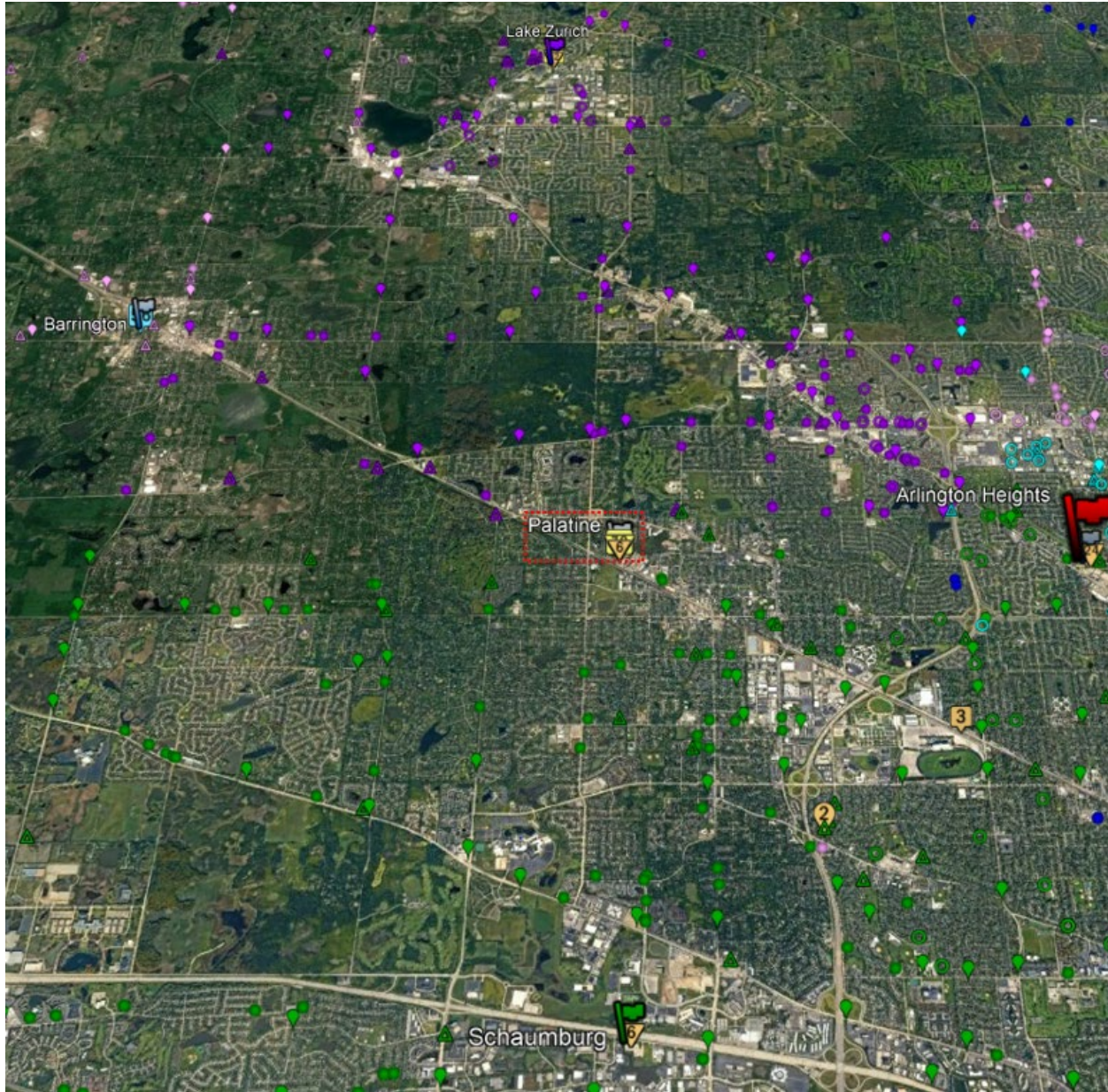
be used for any commercial communication services (e.g., 5G or any other cellular telephone technologies).

The benefit of the new wireless technology can be explained with reference to a lightning strike and its impact on a distribution line. With “legacy” technology, a lightning strike to a distribution line would likely cause removal of a larger portion of a distribution circuit -- and the customers served by such circuit -- until ComEd crews could determine the precise location of the strike and re-route power around the affected area. By contrast, once the newer wireless technology is deployed in a particular area, the sensors in the distribution circuit -- including at the top of a distribution pole -- will communicate the fault to receiving antennae on the Structure, which directly links to IT infrastructure tied into ComEd’s centralized command and control center. ComEd immediately learns the precise area of the fault and can efficiently dispatch crews to the fault location. Further, the proposed Structure’s antennae can direct receiving equipment on the distribution lines how to switch power around the fault.

The efficacy of the new technology depends on clear, clean wireless communication and strong security given the criticality of the electrical grid to the nation’s infrastructure system. Existing electrical substations have been selected for locations of the antenna support structures since they offer necessary security, along with the indispensable link to the company’s high-speed existing IT backbone network. The necessary IT equipment accompanying the Structure will be housed in an existing substation security building, so no new equipment enclosure is required, thereby minimizing any external “footprint” resulting from the upgraded technology. And electrical substations are already locations which contain pre-existing taller electrical infrastructure (and/or community expectations for such taller infrastructure), mitigating visual concerns.

The request for a Special Use to increase the height limit applicable to the Structure (from 80 feet to 104 feet at the top of the lightning rod) is related to the need for five receiving and transmitting antennae on the Structure (each antenna mount is a very thin two inches in diameter, just under 5 feet long and installed only 3 feet from the Structure) to support existing and to-be-newly-added monitoring and sensing devices in Palatine-area distribution circuits.

On the following page is a computerized graphic which shows an existing “gap” in the ComEd distribution automation device monitoring network. The locations with “flags” (purple, light blue, green and red) indicate existing communication structures and the proposed structure on W. Northwest Highway is assigned a gray flag.



The various colored dots are existing sensors and monitoring devices in the Palatine area operating on ComEd's RF network. The green-colored devices are communicating wirelessly in particular to antennae located at a ComEd substation in Schaumburg, the purple-colored devices are communicating with antennae at a substation in Lake Zurich, the light blue-colored devices are communicating with antennae at a substation in Prospect Heights, and the pink-colored devices are communicating with antennae at a substation in Buffalo Grove. The antennae on these structures are reaching capacity limits very quickly and in such circumstances would not provide optimum RF coverage for sensors and monitoring devices within the Village. This condition will only be aggravated as additional devices are installed within Palatine-area distribution circuits over the next two years. The graphic above dramatically illustrates the important role in the network that will be carried out by the proposed Structure on W. Northwest Highway.

The five antennae proposed for the Structure are needed for proper RF capacity, since a reduced number of antennae on the Structure installed at lower heights would result in an overburdened and less effective mesh communication system (resulting in numerous “dropped” or “blocked” calls to use cellular telephone analogies) or “garbled” communications related to foliage interference. For proper system functioning, the lowest antenna should be installed at a minimum height of approximately 40 feet, as is proposed in this case, to avoid foliage blockage. Each additional antenna must be installed a minimum of 15 feet away vertically to avoid technological interference. It is this required minimum spacing and the need for five antennae for effective network functioning which forms the basis for the Structure’s 100-foot height. A reduced number of antennae, for example, on a Structure with an “as of right” height of 80 feet (this height would, in essence, only allow for three functioning antennae) is not enough to allow for seamless functioning of the Palatine-area wireless technology imbedded in (or to be imbedded in) the distribution circuits and on distribution poles.

Delving further into key technical details of the system, ComEd has engineered the Structure and its height in a manner which allows for seamless smart grid coverage of the electrical distribution network. Each antenna on the Structure has a capacity of approximately 40-50 sensing devices per antenna. ComEd considered the impact of installing at the Substation a Structure of less overall height -- and by extension fewer antennae -- yet has concluded that device communication would become compromised due to overcapacity of the antennae to be installed. This, in turn, leads to a gap in radiofrequency coverage since the support structures and their attached antennae are generally evenly spaced to allow for effective coverage. A height reduced from 100 feet (5 antennae) essentially precludes regional effectiveness of ComEd’s smart grid distribution automation network.

ComEd is careful and judicious in its selection of locations for new support structures. To the greatest extent feasible, ComEd installs its antennae on ComEd existing taller structures (other than transmission towers where such installation is not feasible), such as taller rooftops or existing taller microwave towers. ComEd cannot co-locate its antennae on existing third-party-owned towers, nor cannot it permit third-party users to co-locate antennae on its structures, due to the need for its antennae to be located within secure substations with connections to the ComEd IT backbone. New structures are placed at substations which have physical space within the existing footprint (so that a physical expansion of the outer substation footprint can be avoided), space within an existing substation control building (so that development of a new equipment enclosure is obviated) and a secure link to the ComEd IT backbone. The Substation meets all of these criteria.

## ***2. Depiction of similar existing Structures***

Please see Technical Appendix for a depiction of similar structures which have been installed in the Chicago metropolitan area by ComEd and for additional detail in particular on how the Structure and antennae will function in accordance with FCC and FAA regulations.

## ***3. Site Plan***

The proposed Structure will be situated in an area of the Substation which has been carefully chosen to balance the Structure’s efficient performance with mitigation of its visual footprint relative to neighboring properties.

As can be noted on the attached Site Plan, the Structure will be situated approximately 56 feet west of the existing substation control building on the western side of the Substation and 15 feet north of the existing security building. Both of these buildings will help screen views of the Structure's base from neighboring properties. The Structure will be set back approximately 190 feet from the nearest northern lot line, approximately 28 feet east of the western lot line (with the neighboring property to the west being owned by ComEd; the structure will be 133 feet from the nearest third party-owned lot of the west), and over 500 feet west of nearest third-party owned property along the eastern lot line. The Structure will be located approximately 212 feet from the nearest southern lot line (abutting the auto repair and landscaping businesses to the south) and over 500 feet north of W. Colfax Street. Finally, the Structure will be situated a significant distance southwest of the zoning lot's frontage along W. Northwest Highway: approximately 2,300 feet.

The proposed Structure has been carefully placed within the Substation so as to maintain the required close distance to the substation control building in which the electronic equipment will be housed. This location minimizes signal degradation while also avoiding impacts to either existing substation electrical equipment or areas set aside for future equipment expansion (so that the Substation continues to maintain adequate space to serve growth in the area's electrical demand without the need for additional property acquisition for construction of an entirely new substation).

The proposed Structure should have limited impact on surrounding property. To start, the Structure is located as far east within the Substation's fenced-in area as possible without disruption to existing or future higher-voltage electrical infrastructure, mitigating its visual footprint as much as possible from each direction. The Substation itself is well set back from both W. Northwest Highway and W. Colfax Street, with views of substation infrastructure largely screened from W. Colfax Street by mature landscaping and the numerous industrial businesses along the north side of the street, and views nearly completely obscured from W. Northwest Highway due to the very large (approximately 2,300-foot) setback. Dense mature landscaping will also screen views of the Structure's base from the residential properties along Stephen Drive to the west and N. Deer Run Drive to the north. When viewed from neighboring properties, the Structure will be no more noticeable than the many other tall pieces of electrical infrastructure at the Substation and the connecting ComEd transmission right-of-way. The fact that the Structure will be slim (just two feet in diameter at its base), silent, unlit and unmanned will further alleviate any impact on neighboring properties.

### Standards for Special Use

*Section 14.05(d)(1): The use is deemed necessary for the public convenience at that location.*

In the interests of brevity, ComEd incorporates by reference its explanation of compatibility set forth in detail in Sections 1 and 3 above.

The proposed Special Use will facilitate ComEd's implementation of its smart grid initiative, which will contribute to the general welfare of the Village by helping modernize its electrical grid. This system modernization will result in the key community benefits of improved grid reliability, minimized outages and stabilized distribution line voltage flows.

Installation of the Structure is ultimately necessary for the public convenience because the Structure will help ComEd better serve the evolving electric energy needs of the Village and surrounding communities. As a public utility, ComEd is obligated to serve the public convenience in this manner.

*Section 14.05(d)(2): The use is so designed, located, and proposed to be operated that the public health, safety and welfare will be protected.*

The design, location and operation of the proposed Special Use will protect public health, safety and welfare.

The proposed Structure will not be hazardous or disturbing to existing uses in the vicinity because it will function as an integral, but unmanned part of the Substation, just like any other piece of taller electrical infrastructure. The base of the Structure will be screened from properties to the north and west by existing mature, dense foliage and from properties to the south and east by the existing security building and control building. Other than the Structure, no additional adjustments to the Substation are proposed in connection with the Project, thus minimizing any external effects.

Further, the very low (1 watt or less) output power of the Structure's antennae coupled with their only-intermittent operation (along with compliance with all of the other applicable federal regulations) will allow ComEd's Structure to operate in a manner protective of public health and safety in that radiofrequency emissions are highly attenuated.

Finally, the Structure will be noiseless and, because its related electronics will be housed within the existing substation control building, will not need to be accompanied by any additional fencing or equipment enclosure. The essential nature and functioning of the Substation will remain unchanged once the Structure is installed.

*Section 14.05(d)(3): The use will not cause substantial injury to the value of other property in the neighborhood in which it is located.*

The proposed Special Use will not harm neighboring property values.

ComEd's Substation has operated in this location for many years, and the surrounding properties are well-accustomed to its existence -- adding an unlit, noiseless, thin gray Structure to the Substation will not affect these neighboring property values.

The properties bordering the Substation's southern and western lot lines are all industrial in nature -- the value of these properties will not be affected by ComEd's installation of the Structure. The residential properties to the Substation's north and west are also well-screened from the Substation by mature landscaping which will mitigate views of the Structure's base.

The Structure will be compatible with similar structures in the general vicinity, including the many taller pieces of electrical infrastructure already at the Substation and connecting ComEd transmission right-of-way. The Structure's gray color will match the existing Substation electrical equipment, it will be unlit and noiseless, and all associated electronics equipment will be housed inside an existing building, minimizing any new external facilities within the Substation.

In summary, the Structure will not affect adjacent property values because, to the extent it is visible at all, it will appear similar to any other tall piece of electrical infrastructure. If anything, by offering an efficient and low-impact, low-power use of radiofrequency to help improve grid reliability, minimize outages and stabilize distribution line voltage flows, the Structure may help to improve property values both on adjacent parcels and throughout the Village.

**Structure -- Technical Appendix**

***Depiction of similar existing Structures***

Similar 104-foot Smart Grid Distribution Automation Device Monitoring support structures can be found at ComEd’s Willow Springs substation and its substation in Pleasant Hills (near West Chicago).

*Willow Springs*

The Willow Springs substation carries the common address of 8600 Willow Spring Road in Willow Springs, but it is actually located on the south side of an industrial access road (leading to Valvoline’s Willow Springs facility) across the street from a Speedway gas station and just south of the Tri-State Fire Protection District station which is situated at 8259 Willow Springs Road in Willow Springs.

A picture of the structure as located at the Willow Springs substation is set forth below.



The structure is located to the rear of the substation control building. Note that if one visits the Willow Springs substation, one will see a cellular telephone facility outside the boundaries of the substation but adjacent to it. Know that, as noted earlier, neither ComEd’s proposed Structure nor any portion of the Substation property will be used for personal wireless service (5G or

Attachment: Special Use Application (640 W. Colfax Street - SU Antenna Tower)

otherwise) or any other commercial communications function other than the Structure and other ComEd-only grid-related monitoring and functioning communications.

*Pleasant Hills*

The Pleasant Hills substation is located on the east side of Pleasant Hill Road just south of the Great Western Trail and St. Charles Road and a short distance south of North Avenue. The substation is north of Geneva Road, north of the Village of Winfield and south of the Village of Carol Stream. (The address assigned to the substation for property tax purposes is 1N701 Pleasant Hill Road, Winfield. Our experience is that this address does not show up on common mapping applications such as Google Maps. The street address of the business to the north is 26W115 St. Charles Road in Carol Stream to provide a Google-friendly geographic reference point.)

A picture of the structure as located at the Pleasant Hill substation is set forth below.



The structure in the Pleasant Hills substation is located on the north side of the substation just west of the substation control building. Like in Willow Springs, there is a cellular telephone facility outside of the substation itself. Again, by contrast, a cellular telephone facility does not exist at the Substation and is not proposed whatsoever.

Attachment: Special Use Application (640 W. Colfax Street - SU Antenna Tower)

### *Technical, Regulatory and Permitting Information*

The antennae proposed for use on the Structure will operate in the frequency range of 902-928 MHz with a center frequency of 915 MHz. These frequencies are a small part of the designated industrial, scientific and medical (“ISM”) radio bands. The FCC opened these ISM frequency bands for wireless communications in 1985. Parties using this frequency range in the manner of ComEd are not generally required to obtain use, structure or antenna licenses from the FCC (and are not so required in ComEd’s specific situation), but must comply with Federal Communications Commission (“FCC”) regulations (47 CFR Part 15) on how the frequencies are used, including the maximum output power of the antennae on the Structure. The output power of the ComEd antennae will be extremely low, at 1 watt or less. Further, the antennae will only operate intermittently and will not continuously transmit. By observing these two key operating criteria, along with compliance with all of the other applicable federal regulations, ComEd’s Structure will operate in a manner protective of public health and safety, in that RF emissions are highly attenuated.

Other wireless devices operate in the frequency range of 902-928 MHz, with a center frequency of 915 MHz -- most notably, ComEd’s smart meters. The Structure will not be used for smart meter functions. Although certain household wireless equipment operates at 915 MHz, most notably certain cordless phones, baby monitors, and wireless home security systems, most household wireless equipment now operates within the 2.4-GHz frequency band.

Like any system which chooses to operate with the ISM radio bands, ComEd’s Smart Grid Distribution Automation Device Monitoring System must tolerate the potential for occasional interference from other wireless devices in use. At the same time, ComEd has engineered its system to minimize any potential interference through incorporation of specific technical features such as signal encryption and security which, like the smart meter system using the same frequency range, have a now-proven record of safe, effective, reliable operation without material impact to existing household wireless devices. In addition to these specific technical features, in accordance with FCC regulations and as a technique to ensure minimal interference, the electronic equipment used in the Distribution Automation Device Monitoring System utilize a protocol called “frequency hopping” within subchannels spread evenly across the frequency range of 902-928 MHz. Such “frequency hopping” allows for efficient use of the full range of the allowable spectrum while minimizing interference risk.

The FCC is not required to review the specific siting of the proposed Structure. Instead, parties such as ComEd may use the frequency range involved in the antennae on the Structure without a specific license granted by the FCC so that as compliance with the detailed ISM radio band regulations (47 CFR Part 15) is maintained. In addition, in terms of compliance with the federal National Environmental Policy Act (to which the FCC is subject), the FCC has delegated to each applicant the responsibility of determining whether a proposed structure is “categorically excluded” from environmental review under the National Environmental Policy Act (“NEPA”) when there is minimal or no impact on the environment, or whether an Environmental Assessment needs to be prepared.

FCC rules categorically exclude all actions -- including ComEd’s proposed Structure -- from detailed environmental review unless such a structure: (a) is located in a wilderness area or wildlife preserve; (b) might affect threatened or endangered species or their habitat; (c) might

affect properties included in or eligible for inclusion in the National Register of Historic Places or Indian religious or cultural sites; (d) will be located in a floodplain; (e) involve construction involving significant changes in surface features, such as effects on wetlands, water, ground disturbances, deforestations, etc.; (f) structures of over 450 feet potentially affecting migratory birds; or (g) structures involving high-intensity lighting in a residential area or those which would cause RF radiation in excess of FCC-established limits.

ComEd, through its consultant team, determined that the placement of the Structure within an existing developed substation will have none of these impacts and therefore that the proposed Structure is appropriately categorically excluded from NEPA review.

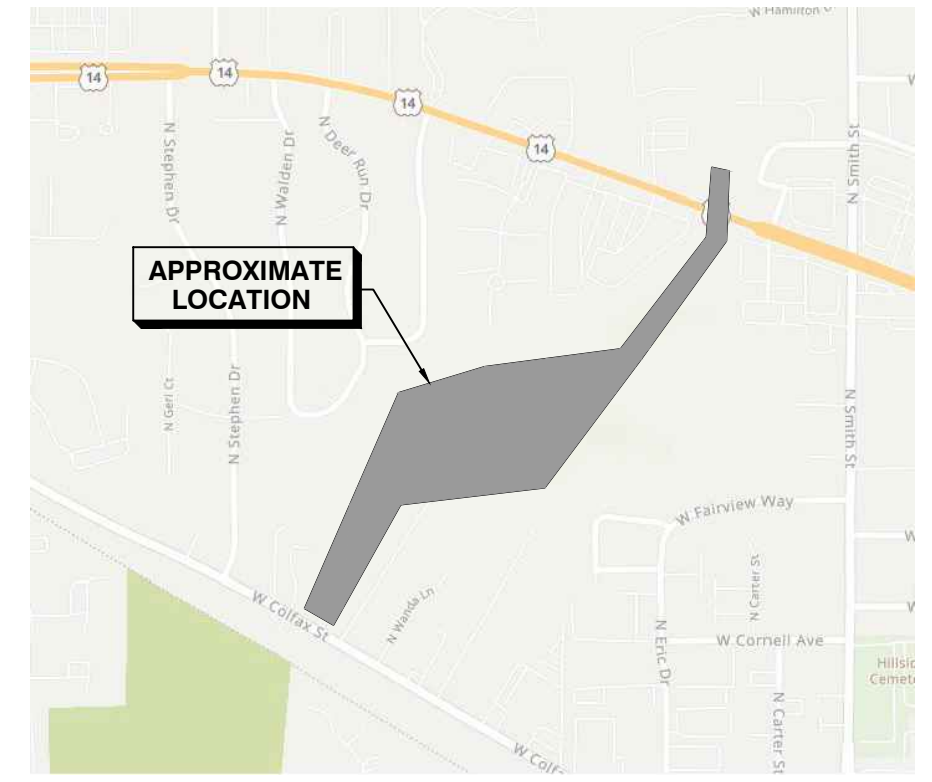
The proposed Structure will not be required to have a beacon and/or designated paint. This is because ComEd received a determination from the Federal Aviation Administration (“FAA”) as of May 23, 2022 that its Structure will not be a hazard to air navigation and thus no lighting or special markings are required. ComEd’s Structure will not be illuminated in any way or painted any special color.

ComEd will be applying for a building permit from the Village. No additional known governmental permits are necessary. ComEd will secure any additional necessary permits which may be identified during the building permit process.

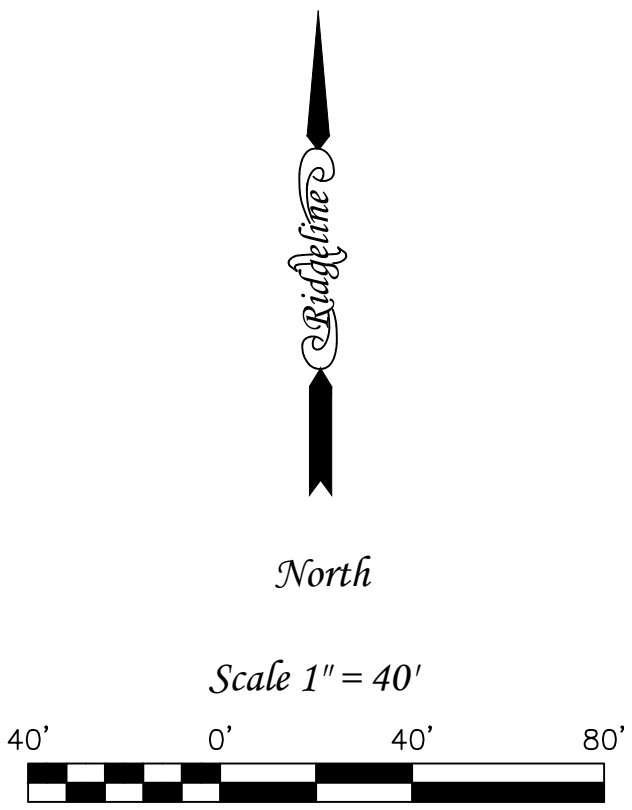
# Plat of Survey

LEGAL DESCRIPTION:  
THAT PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING NORTH OF THE NORTHERLY LINE OF OLD NORTHWEST HIGHWAY.

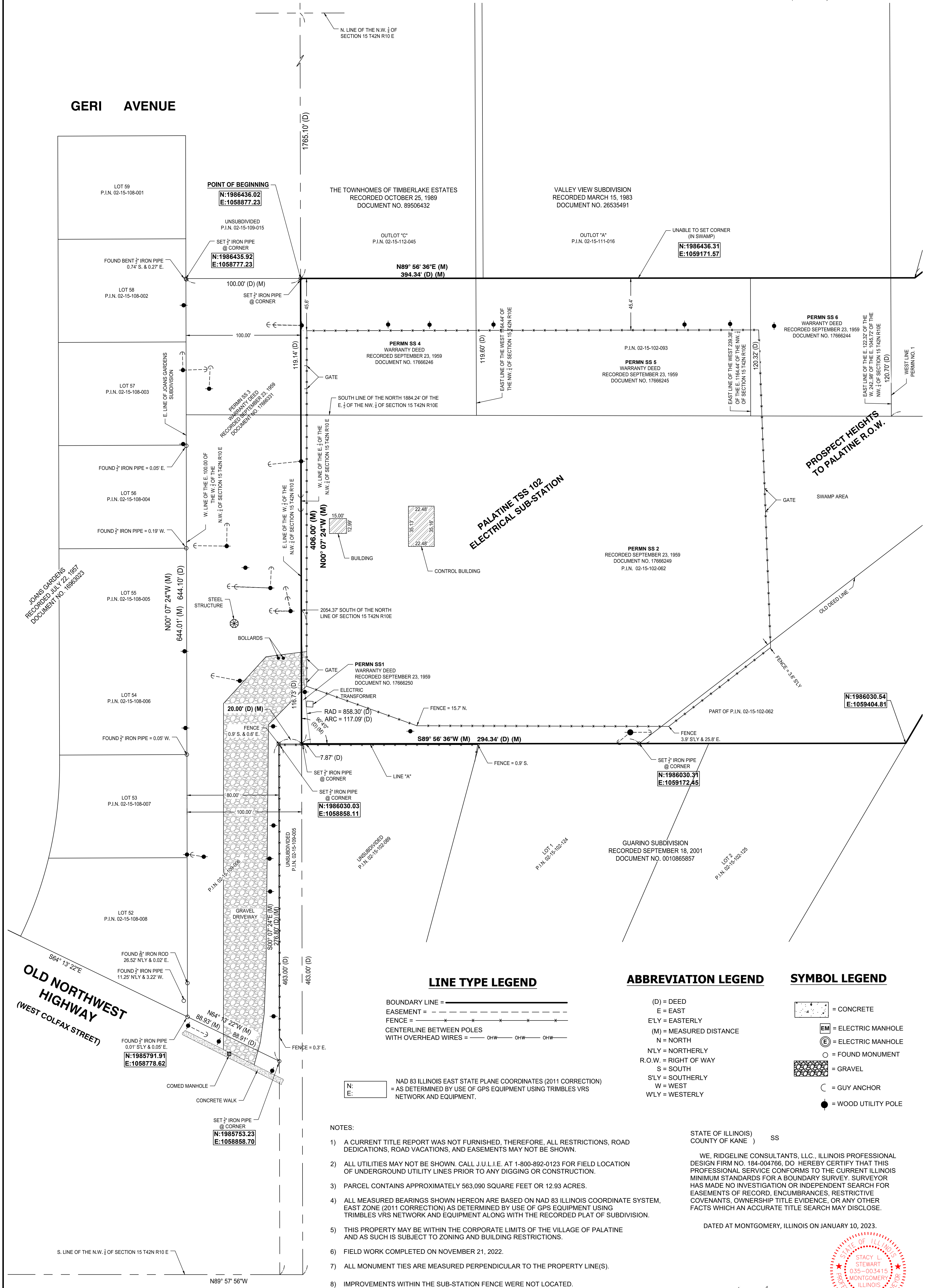
(SEE PAGE 3 FOR DETAILED DESCRIPTIONS)



Vicinity Map  
(No Scale)



GERI AVENUE



### LINE TYPE LEGEND

- BOUNDARY LINE = ————
- EASEMENT = - - - - -
- FENCE = — x — x — x — x —
- CENTERLINE BETWEEN POLES WITH OVERHEAD WIRES = — OHW — OHW — OHW —

N: NAD 83 ILLINOIS EAST STATE PLANE COORDINATES (2011 CORRECTION)  
E: = AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE VRS NETWORK AND EQUIPMENT.

### NOTES:

- 1) A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
- 2) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 3) PARCEL CONTAINS APPROXIMATELY 563,090 SQUARE FEET OR 12.93 ACRES.
- 4) ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE VRS NETWORK AND EQUIPMENT ALONG WITH THE RECORDED PLAT OF SUBDIVISION.
- 5) THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
- 6) FIELD WORK COMPLETED ON NOVEMBER 21, 2022.
- 7) ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).
- 8) IMPROVEMENTS WITHIN THE SUB-STATION FENCE WERE NOT LOCATED.
- 9) TRANSMISSION RIGHT-OF-WAY IS A SWAMP WITH DEEP STANDING WATER. ALL IMPROVEMENTS ARE NOT SHOWN HERON DUE TO ACCESS.

### ABBREVIATION LEGEND

- (D) = DEED
- E = EAST
- E'LY = EASTERLY
- (M) = MEASURED DISTANCE
- N = NORTH
- N'LY = NORTHERLY
- R.O.W. = RIGHT OF WAY
- S = SOUTH
- S'LY = SOUTHERLY
- W = WEST
- W'LY = WESTERLY

### SYMBOL LEGEND

- = CONCRETE
- = ELECTRIC MANHOLE
- = FOUND MONUMENT
- = GRAVEL
- = GUY ANCHOR
- = WOOD UTILITY POLE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

WE, RIDGELINE CONSULTANTS, LLC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004766, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT MONTGOMERY, ILLINOIS ON JANUARY 10, 2023.



**PALATINE TSS102 (590 W. COLFAX STREET) (COMED #22-346)**  
 N.W. 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

APPR'D BY: SLS  
 CHK'D BY: SLS

OFFICE: SLS  
 DWG. NO.: 2022-0327  
 ELEC. FILE: SURVEY

CAD: TLC  
 CONTRACT NO.: 1279610  
 ORDER NO.: 22-346  
 DATE: 6/8/22  
 SCALE: 1" = 40'

REVISIONS

| NO. | DESCRIPTION  |
|-----|--|
| #1  | REVISED PER CLIENT REQUEST                               |
| #2  | ADDED SHEET 2 & 3  |
| #3  | REVISED PER CLIENT COMMENTS                              |
| #4  | CHANGE BOUNDARY LINE ALONG HIGHWAY AND LEGAL DESCRIPTION |

RIDGELINE CONSULTANTS  
 1667 AUCUTT ROAD  
 MONTGOMERY, IL 60538  
 (630)-801-7927

**Stacy L. Stewart**  
 CONSULTING ENGINEER  
 LAND SURVEYOR  
 PROFESSIONAL DESIGN FIRM NO. 184-004766

NICHOLAS RUTTIGER  
 SURVEYING SERVICES  
 ONE LINCOLN CENTRE / 13TH FLOOR  
 OAKBROOK TERRACE, IL 60181 (06-SE003)  
 PHONE: (815)295-9643  
 Nicholas.Ruttiger@ComEd.com

**comed**  
 AN EXELON COMPANY

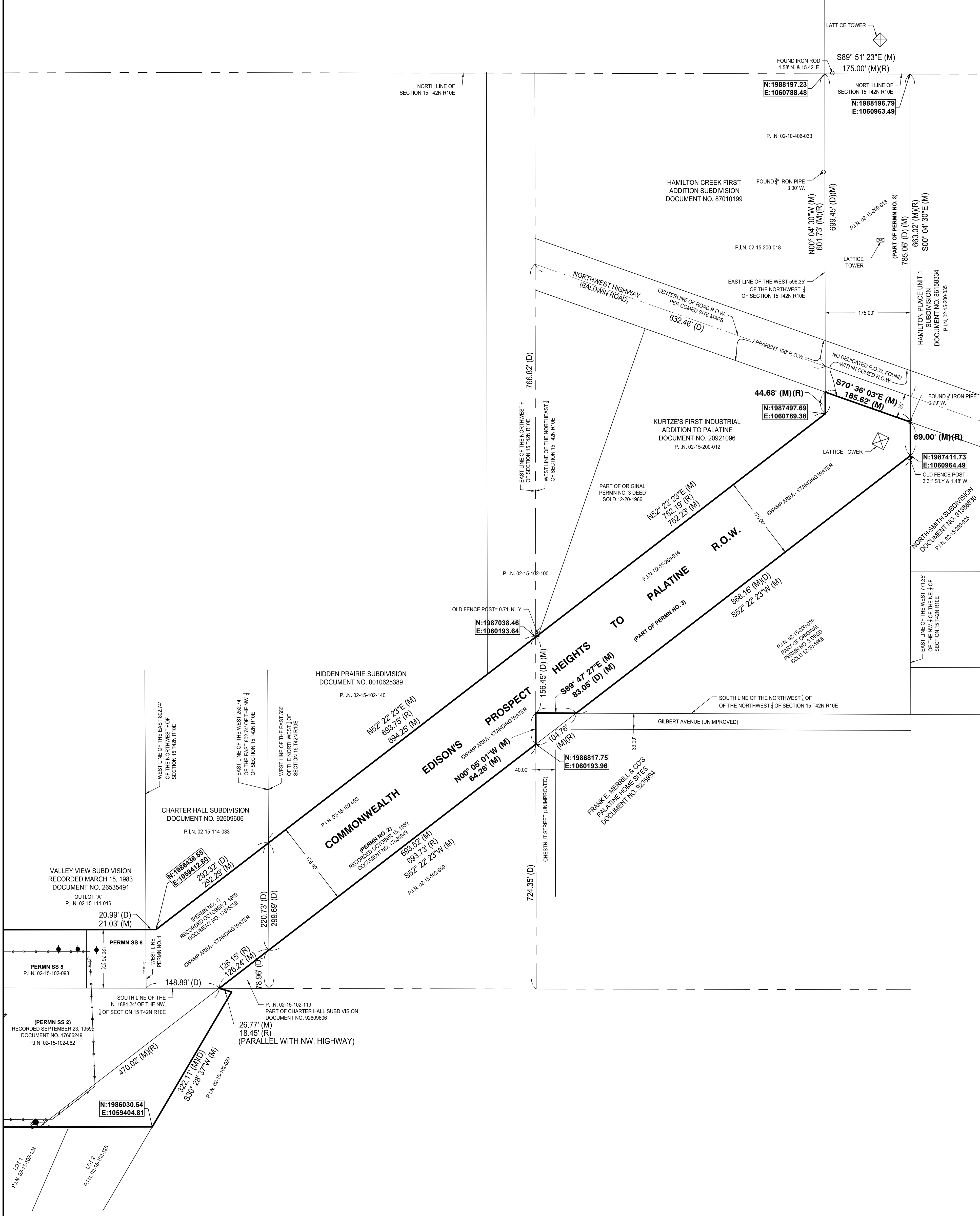
# Plat of Survey

LEGAL DESCRIPTION:  
THAT PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING NORTH OF THE NORTHERLY LINE OF OLD NORTHWEST HIGHWAY.  
(SEE PAGE 3 FOR DETAILED LEGAL DESCRIPTIONS)



North

Scale 1" = 100'



**PALATINE TSS102 (590 W. COLFAX STREET) (COMED #22-346)**

N. 1/2 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

APP'D BY: **SLS**    FIELD: **TLC**    CAD: **TLC**    DATE: **6/8/22**    SCALE: **1" = 100'**

CHK'D BY: **SLS**    OFFICE: **SLS**    ELEC. FILE: **SURVEY**    DWG. NO.: **2022-0327**

ORDER NO.: **22-346**    SHT. NO.: **2 OF 2**

| NO. | REVISIONS | DESCRIPTION  |
|-----|-----------|--|
| #1  | 7/18/22   | REVISED PER CLIENT REQUEST                               |
| #2  | 12/28/22  | ADDED SHEET 2 & 3  |
| #3  | 1/10/23   | REVISED PER CLIENT COMMENTS                              |
| #4  | 1/11/23   | CHANGE BOUNDARY LINE ALONG HIGHWAY AND LEGAL DESCRIPTION |

**RIDGE LINE CONSULTANTS**  
1667 AUCUTT ROAD  
MONTGOMERY, IL 60538  
(630)-801-7927



**NICHOLAS RUTTIGER SURVEYING SERVICES**  
ONE LINCOLN CENTRE / 13TH FLOOR  
OAKBROOK TERRACE, IL 60181 (06-SE003)  
PHONE: (815)295-9643  
Nicholas.Ruttiger@ComEd.com



# Plat of Survey

### LEGAL DESCRIPTION FOR PERMN 1:

THAT PART OF THE WEST TWO HUNDRED FIFTY-TWO AND SEVENTY-FOUR HUNDREDTHS (252.74) FEET OF THE EAST EIGHT HUNDRED TWO AND SEVENTY-FOUR HUNDREDTHS (802.74) FEET OF THE NORTH ONE THOUSAND EIGHT HUNDRED EIGHTY-FOUR AND TWENTY-FOUR HUNDREDTHS (1884.24) FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP FORTY-TWO (42) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE ABOVE DESCRIBED PROPERTY WHICH IS SEVENTY-EIGHT AND NINETY-SIX HUNDREDTHS (78.96) FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG SAID EAST LINE TWO HUNDRED TWENTY AND SEVENTY-THREE HUNDREDTHS (220.73) FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A DIAGONAL LINE TWO HUNDRED NINETY-TWO AND THIRTY-TWO HUNDREDTHS (292.32) FEET TO A POINT WHICH IS ONE HUNDRED TWENTY AND SEVENTY-SIX HUNDREDTHS (120.76) FEET NORTH OF THE SOUTH LINE AND TWENTY AND NINETY-NINE HUNDREDTHS (20.99) FEET EAST OF THE WEST LINE THEREOF; THENCE WEST TWENTY AND NINETY-NINE HUNDREDTHS (20.99) FEET, TO A POINT ON THE WEST LINE THEREOF WHICH IS ONE HUNDRED TWENTY AND SEVENTY HUNDREDTHS (120.70) FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH ALONG SAID WEST LINE ONE HUNDRED TWENTY AND SEVENTY HUNDREDTHS (120.70) FEET TO SAID SOUTH LINE; THENCE EAST ALONG SAID SOUTH LINE ONE HUNDRED FORTY-NINE AND EIGHTY-NINE HUNDREDTHS (149.89) FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE WHICH IS ONE HUNDRED SEVENTY-FIVE (175) FEET SOUTHEASTERLY OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE AFORESAID DIAGONAL LINE ONE HUNDRED TWENTY-EIGHT AND NINETY-EIGHT HUNDREDTHS (128.98) FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS.

### LEGAL DESCRIPTION FOR PERMN 2:

THAT PART OF THE EAST FIVE HUNDRED FIFTY (550) FEET OF THE NORTH ONE THOUSAND EIGHT HUNDRED EIGHTY-FOUR AND TWENTY-FOUR HUNDREDTHS (1884.24) FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP FORTY-TWO (42) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, LYING SOUTHERLY OF A DIAGONAL LINE DRAWN FROM A POINT ON THE WEST LINE OF SAID PARCEL OF LAND, WHICH IS TWO HUNDRED NINETY-NINE AND SIXTY-NINE HUNDREDTHS (299.69) FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE EAST LINE OF SAID PARCEL, WHICH IS SEVEN HUNDRED TWENTY-FOUR AND THIRTY-FIVE HUNDREDTHS (724.35) FEET NORTH OF THE SOUTHEAST CORNER THEREOF.

### LEGAL DESCRIPTION FOR PART OF PERMN 3:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP FORTY-TWO (42) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION FIFTEEN (15), FIVE HUNDRED NINETY-SIX AND THIRTY-FIVE HUNDREDTHS (596.35) FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION FIFTEEN (15); THENCE SOUTH ALONG A LINE FIVE HUNDRED NINETY-SIX AND THIRTY-FIVE HUNDREDTHS (596.35) FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION FIFTEEN (15), SIX HUNDRED NINETY-NINE AND FORTY-FIVE HUNDREDTHS (699.45) FEET TO A POINT; THENCE SOUTHWESTERLY SEVEN HUNDRED FIFTY-TWO AND NINETEEN HUNDREDTHS (752.19) FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION FIFTEEN (15), WHICH IS ONE HUNDRED FIFTY-SIX AND FORTY-FIVE (156.45) FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION FIFTEEN (15); THENCE SOUTH ALONG SAID WEST LINE ONE HUNDRED FIFTY-SIX AND FORTY-FIVE HUNDREDTHS (156.45) FEET TO SAID SOUTHWEST CORNER; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION FIFTEEN (15), EIGHTY-THREE AND FIVE HUNDREDTHS (83.05) FEET TO A POINT; THENCE NORTHEASTERLY EIGHT HUNDRED SIXTY-EIGHT AND SIXTEEN HUNDREDTHS (868.16) FEET TO A POINT ON A LINE WHICH IS SEVEN HUNDRED SEVENTY-ONE AND THIRTY-FIVE HUNDREDTHS (771.35) FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION FIFTEEN (15), SAID POINT BEING SEVEN HUNDRED EIGHTY-FIVE AND SIX HUNDREDTHS (785.06) FEET SOUTH OF (MEASURED ALONG SAID PARALLEL LINE) THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION FIFTEEN (15); THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE SEVEN HUNDRED EIGHTY-FIVE AND SIX HUNDREDTHS (785.06) FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION FIFTEEN (15), WHICH IS ONE HUNDRED SEVENTY-FIVE (175) FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE ONE HUNDRED SEVENTY-FIVE (175) FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART LYING NORTH OF A LINE DRAWN 50.00 SOUTH AND PARALLEL TO THE CENTERLINE OF BALDWIN ROAD (NORTHWEST HIGHWAY), SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS.

### LEGAL DESCRIPTION FOR PERMN SS1:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP FORTY-TWO (42) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION FIFTEEN (15) AS SHOWN ON JOANS GARDENS SUBDIVISION, AS RECORDED JULY 22, 1957, AS DOCUMENT 16963023, IN COOK COUNTY, ILLINOIS, WHICH IS TWO THOUSAND SEVENTY-NINE AND FOUR HUNDREDTHS (2079.04) FEET BY DEED, (TWO THOUSAND FIFTY-FOUR AND THIRTY-SEVEN HUNDREDTHS) (20.54.37) FEET MEASURED) SOUTH OF THE NORTH LINE OF SAID SECTION FIFTEEN (15) AS MEASURED ALONG SAID WEST LINE, SAID POINT BEING THE POINT OF CURVE OF A CURVE HAVING A RADIUS OF EIGHT HUNDRED FIFTY-EIGHT AND THIRTY HUNDREDTHS (858.30) FEET CONVEX TO THE SOUTHWEST; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF ONE HUNDRED SIXTEEN AND SEVENTY-THREE HUNDREDTHS (116.73) FEET; THENCE EAST ALONG A LINE FORMING AN ANGLE OF 90° 04' FROM NORTH TO EAST WITH THE LAST DESCRIBED LINE A DISTANCE OF SEVEN AND EIGHTY-SEVEN HUNDREDTHS (7.87) FEET TO THE INTERSECTION OF SAID LINE WITH A CURVED LINE HAVING A RADIUS OF EIGHT HUNDRED FIFTY-EIGHT AND THIRTY HUNDREDTHS (858.30) FEET, CONVEX TO THE SOUTHWEST; THENCE NORTHERLY ALONG SAID CURVED LINE AN ARC DISTANCE OF ONE HUNDRED SEVENTEEN AND NINE HUNDREDTHS (117.09) FEET TO THE POINT OF BEGINNING.

### LEGAL DESCRIPTION FOR PERMN SS2:

THAT PART OF THE WEST HALF OF SECTION FIFTEEN (15), TOWNSHIP FORTY TWO (42), RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTERLINE OF THE NORTHWEST HIGHWAY ONE THOUSAND TWO HUNDRED FORTY SIX AND SIXTY-ONE HUNDREDTHS (1246.61) FEET NORTHWESTERLY OF THE INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF SECTION FIFTEEN (15); THENCE NORTHEASTERLY AT RIGHT ANGLES WITH THE SAID HIGHWAY EIGHT HUNDRED SEVENTY ONE AND TWENTY HUNDREDTHS (871.20) FEET FOR A POINT OF BEGINNING OF THIS TRACT; THENCE NORTHWESTERLY PARALLEL WITH SAID HIGHWAY EIGHTEEN AND FORTY-FIVE HUNDREDTHS (18.45) FEET TO A LINE ONE THOUSAND EIGHT HUNDRED EIGHTY FOUR AND TWENTY-FOUR HUNDREDTHS (1884.24) FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION; THENCE WEST ON SAID LINE SIX HUNDRED SIXTY SEVEN AND SIXTY-SEVEN HUNDREDTHS (667.67) FEET TO THE WEST LINE OF THE EAST HALF OF SAID WEST HALF AS SHOWN IN JOAN'S GARDENS SUBDIVISION RECORDED JULY 22, 1957; THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF SAID WEST HALF A DISTANCE OF TWO HUNDRED EIGHTY SIX AND EIGHTY-SIX HUNDREDTHS (286.86) FEET TO A POINT; THENCE EAST ALONG A LINE FORMING AN ANGLE OF NINETY (90) DEGREES, FOUR (04) MINUTES FROM NORTH TO EAST WITH THE LAST DESCRIBED LINE A DISTANCE OF FIVE HUNDRED TWENTY SIX AND SEVENTY HUNDREDTHS (526.70) FEET TO THE INTERSECTION OF SAID LINE WITH THE FIRST DESCRIBED RIGHT ANGLE LINE; THENCE NORTHEASTERLY ALONG SAID FIRST DESCRIBED RIGHT ANGLE LINE A DISTANCE OF THREE HUNDRED TWENTY TWO AND ELEVEN HUNDREDTHS (322.11) FEET TO THE POINT OF BEGINNING, OF THIS TRACT; EXCEPTING THAT PART OF SAID PREMISES LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF THE WEST HALF OF SAID SECTION AT A POINT ONE HUNDRED (100) FEET NORTHEASTERLY OF (MEASURED AT RIGHT ANGLES TO) THE NORTHEASTERLY LINE OF THE LANDS AND RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE NORTHWESTERLY PARALLEL WITH AND ONE HUNDRED (100) FEET NORTHEASTERLY OF (MEASURED AT RIGHT ANGLES TO) THE NORTHEASTERLY LINE OF THE LANDS AND RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY NINE HUNDRED NINETY THREE AND ONE TENTH (993.1) FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF EIGHT HUNDRED FIFTY EIGHT AND THREE TENTHS (858.3) FEET A DISTANCE OF EIGHT HUNDRED EIGHTY NINE AND SIXTY-EIGHT HUNDREDTHS (889.68) FEET TO THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION.

### LEGAL DESCRIPTION FOR PERMN SS4:



THAT PART OF THE NORTH ONE THOUSAND EIGHT HUNDRED EIGHTY-FOUR AND TWENTY-FOUR HUNDREDTHS (1,884.24) FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP FORTY-TWO (42) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN ONE THOUSAND ONE HUNDRED SIXTY-FOUR AND FORTY-FOUR HUNDREDTHS (1,164.44) FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION FIFTEEN (15), WHICH SAID PART LIES SOUTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE THEREOF WHICH IS ONE HUNDRED NINETEEN AND SIXTY HUNDREDTHS (119.60) FEET NORTH OF THE SOUTHEAST CORNER THEREOF TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION FIFTEEN (15), AS SHOWN ON "JOANS GARDENS" SUBDIVISION, RECORDED JULY 22, 1957, AS DOCUMENT NO. 169630 IN COOK COUNTY, ILLINOIS, WHICH IS ONE HUNDRED NINETEEN AND FOURTEEN HUNDREDTHS (119.14) FEET NORTH OF THE SOUTHWEST CORNER THEREOF.

### LEGAL DESCRIPTION FOR PERMN SS5:

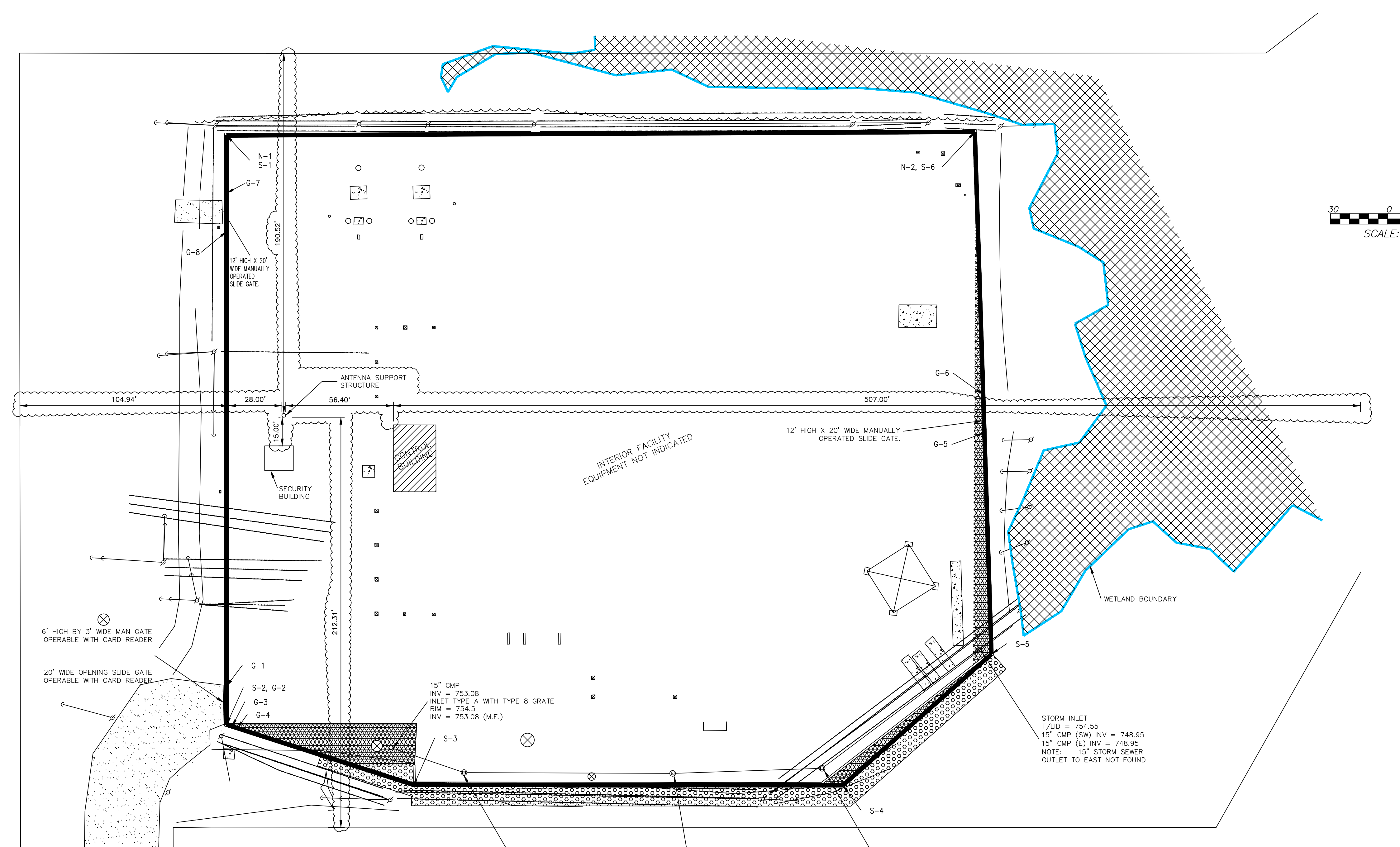
THAT PART OF THE WEST TWO HUNDRED THIRTY NINE AND THIRTY-EIGHT HUNDREDTHS (239.38) FEET OF THE EAST ONE THOUSAND ONE HUNDRED SIXTY FOUR AND FORTY-FOUR HUNDREDTHS (1164.44) FEET OF THE NORTH ONE THOUSAND EIGHT HUNDRED EIGHTY FOUR AND TWENTY FOUR HUNDREDTHS (1884.24) FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP FORTY TWO (42) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE DRAWN FROM POINT ON THE EAST LINE OF SAID WEST TWO HUNDRED THIRTY NINE AND THIRTY-EIGHT HUNDREDTHS (239.38) FEET WHICH IS ONE HUNDRED TWENTY AND THIRTY-TWO HUNDREDTHS (120.32) FEET NORTH OF THE SOUTHEAST CORNER THEREOF TO A POINT ON THE WEST LINE OF SAID WEST TWO HUNDRED THIRTY NINE AND THIRTY-EIGHT HUNDREDTHS (239.38) FEET, WHICH IS ONE HUNDRED NINETEEN AND SIXTY HUNDREDTHS (119.60) FEET NORTH OF THE SOUTHWEST CORNER THEREOF.

### LEGAL DESCRIPTION FOR PERMN SS6:

THAT PART OF THE EAST ONE HUNDRED TWENTY-TWO AND THIRTY-TWO HUNDREDTHS (122.32) FEET OF THE WEST TWO HUNDRED FORTY-TWO AND NINETY-EIGHT HUNDREDTHS (242.98) FEET OF THE EAST ONE THOUSAND FORTY-FIVE AND SEVENTY-TWO HUNDREDTHS (1045.72) FEET OF THE NORTH ONE THOUSAND EIGHT HUNDRED EIGHTY-FOUR AND TWENTY-FOUR HUNDREDTHS (1884.24) FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP FORTY-TWO (42) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID EAST ONE HUNDRED TWENTY-TWO AND THIRTY-TWO HUNDREDTHS (122.32) FEET WHICH IS ONE HUNDRED TWENTY AND SEVENTY HUNDREDTHS (120.70) FEET NORTH OF THE SOUTHEAST CORNER THEREOF TO A POINT ON THE WEST LINE OF SAID EAST ONE HUNDRED TWENTY-TWO AND THIRTY-TWO HUNDREDTHS (122.32) FEET WHICH IS ONE HUNDRED TWENTY AND THIRTY-TWO HUNDREDTHS (120.32) FEET NORTH OF THE SOUTHWEST CORNER THEREOF.

|   |  |
|---|--|
| <b>PALATINE TSS102 (590 W. COLFAX STREET) (COMED #22-346)</b>   |  |
| N. 1/2 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS  | SHT. NO. <b>3 OF 3</b>                                   |
| OFFICE: <b>SLS</b> CAD: <b>TLC</b> CONTRACT NO.: <b>1279610</b> ORDER NO.: <b>22-346</b>  | DATE: <b>6/8/22</b> SCALE: <b>1" = 100'</b>              |
| DWG. NO.: <b>2022-0927</b> ELEC. FILE: <b>SURVEY</b>  |  |
| APPR'D BY: <b>SLS</b>   | CHK'D BY: <b>SLS</b>                                     |
| NO.   | REVISIONS  |
| #1  | 7/18/22  |
| #2  | 12/28/22   |
| #3  | 11/02/23   |
| #4  | 11/12/23   |
| NO.   | DESCRIPTION  |
| #1  | REVISED PER CLIENT REQUEST                               |
| #2  | ADDED SHEET 2 & 3  |
| #3  | REVISED PER CLIENT COMMENTS                              |
| #4  | CHANGE BOUNDARY LINE ALONG HIGHWAY AND LEGAL DESCRIPTION |
| <b>RIDGELINE CONSULTANTS</b><br>1661 AUCUTT ROAD<br>MONTGOMERY, IL. 60538<br>(630)-801-7927   |  |
| <br><b>Ridgeline CONSULTANTS</b><br>CONSULTING ENGINEERS<br>LAND SURVEYORS<br>PROFESSIONAL DESIGNATION NO. 1846948 |  |
| <b>NICHOLAS RUTTIGER</b><br>SURVEYING SERVICES<br>ONE LINCOLN CENTRE / 13TH FLOOR<br>OAKBROOK TERRACE, IL. 60181 (06-SE003)<br>PHONE: (815)295-9643<br>Nicholas.Ruttiger@ComEd.com                      |  |
| <br><b>comed</b><br>AN EXELON COMPANY  |  |

102.15-1 6 5 4 3 2 1



**LEGEND**

- ⊕ = POWER POLE
- = GUY WIRE ANCHOR
- ⊗ = POLE FOUNDATION
- [Hatched] = BUILDING
- [Dotted] = CONCRETE
- [Cross-hatched] = CRUSHED AGGREGATE, C&G W/FILTER FABRIC
- [Stippled] = STONE RIP RAP, A3 W/FILTER FABRIC
- [Diagonal lines] = WETLAND AREA
- = STORM SEWER LINE
- = OVERHEAD ELECTRIC LINE
- = TOP OF BANK
- = BOTTOM OF BANK (TOE OF SLOPE)
- = WETLAND BOUNDARY LINE

SCALE: 1" = 30'

- GENERAL NOTES:**
- TOPOGRAPHIC & BOUNDARY INFORMATION OBTAINED ON 10-21-15 & 10-22-15 BY ETSCHIED, DUTTLINGER & ASSOCIATES, INC.
  - WETLAND BOUNDARY & WETLAND BUFFER INFORMATION PER DELINEATION PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING LTD. DATED 10-30-15. WETLAND BUFFER TERMINATES AT EAST EDGE OF EXISTING AGGREGATE.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED APRIL 1, 2016 AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, LATEST EDITION.
  - SITE SECURITY TO BE COORDINATED WITH OWNER AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
  - CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL GATES WITH THE OWNER & INSTALL ALL FENCING, GATES, AND APPURTENANCES PER MANUFACTURERS RECOMMENDATIONS & DETAILS.
  - CONTRACTOR SHALL PERFORM GRADING AS REQUIRED TO CONSTRUCT ALL FENCING & GATES TO SECURITY STANDARDS AND PER MANUFACTURERS RECOMMENDATIONS.
  - SEE ADDITIONAL DRAWINGS FOR FENCING AND GATE DETAILS.

| LOCATION | NORTHING   | EASTING    |
|----------|------------|------------|
| N-1      | 1986392.94 | 1058885.99 |
| N-2      | 1986394.81 | 1059278.22 |

| LOCATION | NORTHING   | EASTING    |
|----------|------------|------------|
| G-1      | 1986104.06 | 1058885.98 |
| G-2      | 1986084.06 | 1058885.98 |
| G-3      | 1986083.14 | 1058888.84 |
| G-4      | 1986082.23 | 1058891.69 |
| G-5      | 1986236.96 | 1059283.26 |
| G-6      | 1986256.95 | 1059282.62 |
| G-7      | 1986362.65 | 1058885.99 |
| G-8      | 1986342.65 | 1058885.99 |

| LOCATION | NORTHING   | EASTING    |
|----------|------------|------------|
| S-1      | 1986392.94 | 1058885.99 |
| S-2      | 1986084.06 | 1058885.98 |
| S-3      | 1986052.57 | 1058983.96 |
| S-4      | 1986052.32 | 1059209.08 |
| S-5      | 1986121.06 | 1059286.96 |
| S-6      | 1986394.81 | 1059278.22 |

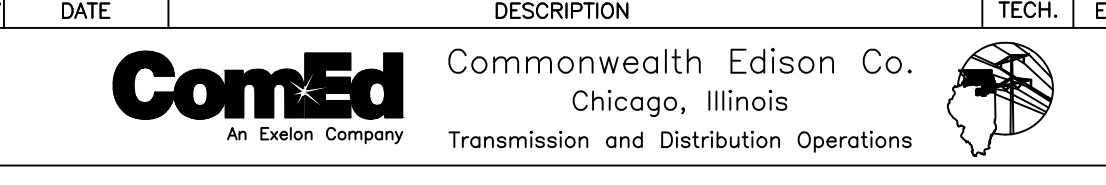
STORM INLET  
T/LID = 754.35  
15" CMP (E) INV = 751.65  
15" CMP (NW) INV = 751.65

STORM INLET  
T/LID = 754.37  
15" CMP (E) INV = 751.27  
15" CMP (W) INV = 751.27

STORM INLET  
T/LID = 754.42  
15" CMP (NE) INV = 751.82  
15" CMP (W) INV = 751.82

STORM INLET  
T/LID = 754.55  
15" CMP (SW) INV = 748.95  
15" CMP (E) INV = 748.95  
NOTE: 15" STORM SEWER  
OUTLET TO EAST NOT FOUND

|     |          |                                   |  |       |      |
|-----|----------|-----------------------------------|--|-------|------|
| --- |          |                                   |  |       |      |
| A1  |          |                                   |  | MIL   | MIL  |
| A   | 02-25-19 | FOR RECORD W.O. #8150320/13852290 |  | S&L   | S&L  |
| REV | DATE     | DESCRIPTION                       |  | TECH. | ENG. |



SITE PLAN

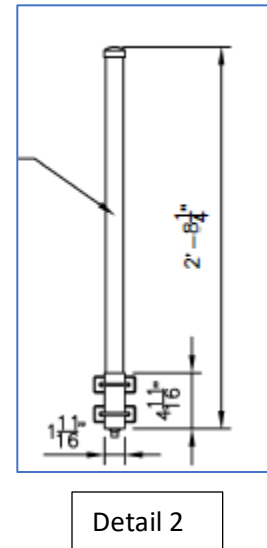
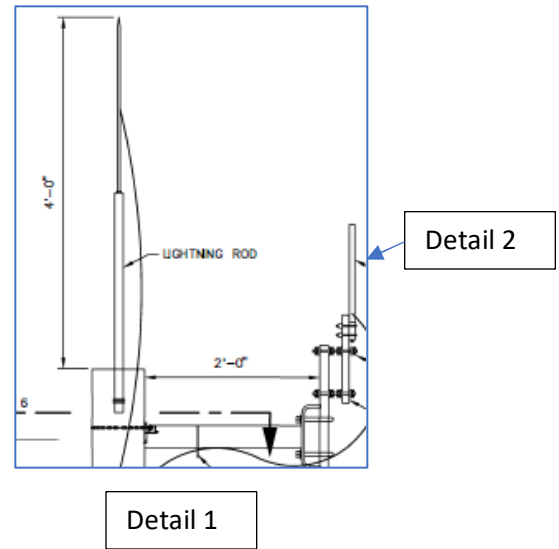
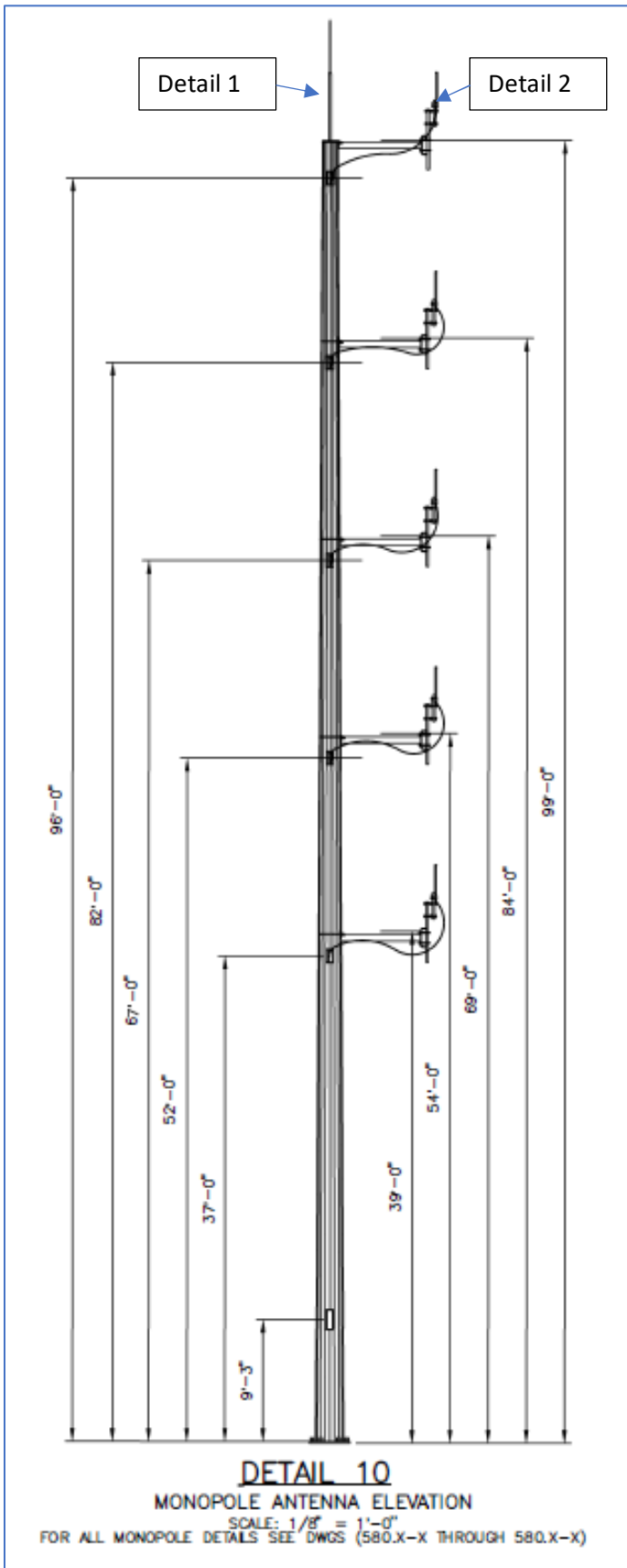
|     |          |                |       |      |       |
|-----|----------|----------------|-------|------|-------|
| --- |          |                |       |      |       |
| A1A | 08-08-22 | FOR PERMITTING | DBB   | MTE  |       |
| REV | DATE     | DESCRIPTION    | PREP. | REV. | APPR. |

**MILHOUSE**  
Milhouse Engineering & Construction INC  
Illinois Department of Professional Regulation Registration No. 184-003176

TSS 102 PALATINE DC 00  
SCALE 1" = 30'-0" DATE 07-14-16  
DRAWN BY MEM  
ENG. BY DLA

THIS MATERIAL IS THE PROPERTY OF COMED AND CONTAINS CONFIDENTIAL INFORMATION WHICH MUST NOT BE DUPLICATED, USED OR DISCLOSED OTHER THAN AS EXPRESSLY AUTHORIZED BY COMED.

102.15-1



Attachment: Tower Structure Elevation (640 W. Colfax Street - SU Antenna Tower)



**Commonwealth Edison Co.**  
 Chicago, Illinois  
 Transmission and Distribution Operations



Note: elevation does not reflect Structure installation on top of a concrete foundation extending 12" above grade.



Proposed Antenna Support Structure

TSS102 PALATINE

50'-60'

107.5'

660' and 1400' northeast

The two towers northeast of the 107.5' tower are 103' and 122'

55'

55'

55'

65'

55'

85'

80'

85'

134'

35'-45'

US Concrete Lifters

Colfax Street - SU Antenna Tower  
Attachment: ComEd Structure Height Exhibit (6'

**PUBLIC NOTICE**  
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 28, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:  
**Special Use to permit the height of an antennae tower structure to be 194 feet, instead of the maximum permitted 80 feet.**  
 The property is commonly known as 636-640 W. Colfax Street.  
 The Petitioner is proposing to construct a new antennae tower structure to assist in ComEd's communication and service monitoring activities. The proposed tower will be located approximately 133 feet from the nearest third party owned property to the west of the access drive serving the Subject Property. The proposed tower will be completely within an existing 12-foot tall fence that surrounds the perimeter of the subject property and the peak height of the tower will be 104 feet.  
 The above petition has been filed by Commonwealth Edison Company and is available for examination in the office of the Village Clerk, 200 E. Wood Street.  
 FILE #: SU-000013-2023  
 VILLAGE OF PALATINE  
 Jan Wood, Chair  
 Palatine Zoning Board of Appeals  
 DATED: This 13th day of March, 2023  
 Published in Daily Herald  
 March 13, 2023 (4596670)

## CERTIFICATE OF PUBLICATION

**Paddock Publications, Inc.**

### Northwest Suburbs **Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs **DAILY HERALD**. That said Northwest Suburbs **DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/2.1.

I further certify that the Northwest Suburbs **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/13/2023 in said Northwest Suburbs **DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY *Paula Baltz*  
 Designee of the Publisher of the Daily Herald

Control # 4596670



Attachment: Public Notice (640 W. Colfax Street - SU Antenna Tower)