



VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

AGENDA • MARCH 26, 2024

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Mar 12, 2024 7:00 PM

III. PUBLIC HEARING

1. 228 N. Clyde Avenue
 - (a) Preliminary/Final Plat of Subdivision to permit a 2-lot single-family residential development.
2. 223 E. Illinois Avenue
 - (a) Preliminary Planned Development to permit a Financial Institution with a Drive-Thru.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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PLANNING AND ZONING COMMISSION

MINUTES • MARCH 12, 2024

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff present: Mr. Ben Vyverberg

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Feb 27, 2024 7:00 PM - **Accepted**

Commissioner Friedman made a motion to approve the minutes of February 27, 2024; seconded by Commissioner Cavanaugh

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

Minutes Acceptance: Minutes of Mar 12, 2024 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 2379 N. Hicks Road - **Recommend To Approve**

Notice was published in the Daily Herald on February 26, 2024 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. Architectural Plans
5. Public Notice

Mr. Vyverberg gave a brief outline of the request stating the Subject Property is zoned Planned Development, within the Lake Cook Commons shopping center and follows the B-2 zoning and use requirements.

The Petitioner is proposing to open a new restaurant, Fronteras Mexican Grill, within the subject tenant space. With the proposed use, the total required parking exceeds the number of parking spaces currently provided on-site. Therefore, the Petitioner is requesting:

Variation to permit 135 parking spaces, instead of the minimum required 143 parking spaces.

Sworn in petitioner: Mr. Aldo Hernandez 7544 E. Prairie Road, Skokie, IL

Mr. Hernandez stated had dreamed since a child and this is the first time trying to open restaurant. He stated he has worked in the area so found a tenant space that will be for a restaurant. He spoke to the parking concern stating he has been observing the location and thinks there is plenty of parking because there are always available spaces through his observations. Mr. Hernandez stated he would not invest in a restaurant, if there was a parking concern for customers and do not want to affect other business owners. He explained their plan is to have mostly takeout customers that won't stay longer than 45 minutes. He stated the tables are more for customers to wait for food.

Chairman Wood asked if they planned on having alcohol.

Mr. Hernandez answered no. He stated the proposed hours are 10am-9pm.

Chairman Wood asked if they would be open 7 days a week.

Mr. Hernandez answered yes, but will close on holidays.

Chairman Wood asked if he observed the lot during different hours.

Mr. Hernandez answered yes, and stated he has pictures showing spaces during peak busy hours.

Chairman Wood asked how many employees.

Mr. Hernandez answered 4-5.

Commissioner Kolososki asked if each restaurant have separate dumpsters.
Mr. Hernandez answered yes.

Commissioner Bettenhausen asked about seating.

Mr. Hernandez explained they are not geared toward dining in. He stated they have a total of 14-16 seats all tables of 2.

Mr. Vyverberg provided additional details referring to the parking site plan, which was part of the plat of survey from Lake Cook Commons and was annexed into the Village of Palatine in 1992 as part of the Bourbon Square redevelopment. He stated that when the Fast Laundry business moved into the center a few parking spaces were added to the south side of the building making a total available 135, with a deficiency of 8 spaces for this request. He explained how the parking requirements are determined per code. Mr. Vyverberg stated if the restaurant was carryout only, the variation would not be needed. He referred to the slides to show the floor plan. He spoke to the other restaurants in the area and their parking requirements. Mr. Vyverberg explained the request is for a variation of 8 parking spaces.

Commissioner Friedman clarified the request is not for a special use.

Mr. Vyverberg answered no, explaining there is no liquor so the restaurant is a permitted use. He stated the board is here to review a parking variation.

Chairman Wood asked if staff knows of any parking issues with existing tenants.

Mr. Vyverberg answered no, and staff evaluated and observed and has no issues.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new restaurant, with a primary focus on carry-out orders. However, due to the number of tables included on the floor plan submitted for their building permit a Variation is required. The Petitioner submitted photos of the parking lot for the shopping center during the restaurant's anticipated peak hours, showing ample parking available during said times and Staff also conducted parking surveys at various times. Therefore, Staff agrees that the proposed use should not alter the character of the locality and the provided number of parking should continue to adequately serve the mix of tenants in the shopping center.

Therefore, Staff recommends approval of the proposed Variation, subject to the following condition:

1. The Variation shall substantially conform to the floor plan and business plan submitted by the Petitioner, Aldo Hernandez, except as such plans may be changed to conform to the Village's Codes and Ordinances.

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

Commissioner Friedman made a motion to approve subject staff's conditions; seconded by Commissioner Fedota.

DELIBERATIONS:

Commissioner Friedman stated the petitioner did their due diligence observing and documenting. He pointed out based on staff's summary of findings the petition is more akin to a carry out business rather than a busy sit-down restaurant. He stated it is not going to have a negative impact.

Commissioner Fedota agreed with Commissioner Friedman. He pointed out the narrow floor plan limits the ability to increase the seating. He stated he has dined in the area and the hours do not conflict with the other restaurants. Commissioner Fedota stated it is a good use of the space and meets the requirements.

Chairman Wood stated she is hesitant for variations for parking to not negatively impact the other businesses. She stated it is a smaller space and the restaurant will work well in plaza. She stated she is familiar with the center and there are always spaces. Chairman Wood stated it won't have negative impact and won't alter the essential character of the locality.

Commissioner Kolososki agreed.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, April 1, 2024.

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

2. 430-436 E. Northwest Highway - **Recommend To Approve**

Notice was published in the Journal & Topics Newspaper on January 25, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use & Variation
2. Proof of Ownership
3. Architectural Plans
4. Public Notice

Mr. Vyverberg gave a brief outline of the request stating the subject property is an existing commercial building on E. Northwest Highway. It was initially constructed as a single-story masonry commercial building in the late 1959 for "...three stores." A second story addition was approved in 1963 for listed office uses. The Petitioner purchased the property in 2021, with the intention of maintaining the ground floor commercial use and seeking zoning approval for a residential use on the second floor. Therefore, the Petitioner is requesting:

1. **Special Use for to allow 3 dwelling units (2nd floor); and**
2. **Variation to allow 10 parking spaces, instead of the minimum required 16 spaces.**

Sworn in petitioner: Mr. Matt Holmes attorney 9501 W. Devon Rosemont attorney for owners Mr. & Mrs Loizzo

Mr. Holmes stated they are confident the project will benefit the Village and the property owner. He explained they are requesting a special use to return the second floor of the structure to the residential use they historically were. He pointed out staff noted the original unit had 4 residential units on the second floor and at some point, was converted to office space. He stated in the last few years the office space has been vacant because the market has changed. Mr. Holmes stated they have consulted with brokers who determined there is little to no interest in office space and the highest return would be to the return of residential use.

Mr. Holmes spoke to the surrounding area which includes residential service based commercial uses, industrial and the railroad tracks. He stated the surrounding properties would not be negatively affected, but rather the aesthetic improvements would improve the neighborhood.

Mr. Holmes spoke to the parking on Kenilworth Avenue being ROW, which is maintained by the Village of Palatine. He spoke to the suggested condition of a license agreement to maintain that parking area, if the Village Council would allow for the use these spaces.

Mr. Holmes spoke to the marketability of the site and how changing to residential will allow the owner to attract better commercial tenants and reduce signage on the site. He stated vacant office space is a drain to tax

assessment compared to full occupied residential real estate. He stated the site is .9 miles to the Metra station. He addressed the standards stating they are reducing the number of units to attract more financial stable residents. He stated the updates site will include fire sprinkler systems and ingress and egress for second floor units. He stated the application did not address variation of parking as they suggested the ROW be vacated so the owner can repave or they could enter in a long-term license agreement with the Village. He pointed out the building does not have enough parking for its current use so returning it to its current use would require 19 spaces and would be permitted as a legal non-conforming. Mr. Holmes pointed out the request reduces the parking requirement down to 16. He spoke to the lighting updates they are proposing.

Mr. Holmes spoke to the standards of variation stating there is no market for office space. He stated if they tore the building down and tried to rebuild from scratch it would be difficult because of its shape and setbacks. He spoke to other mixed-use units down Northeast Highway with residential on the second floor. Mr. Holmes stated using this type of transitional use allows to preserve residential area and allow business to operate along northwest highway corridor. He stated the parking variance required is created due to the unique shape and size of the lot. He stated the updates will allow to increase fire suppression, mitigate conformance in regards to parking and give new customers to the walkable stretch of northwest highway businesses. Mr. Holmes stated his client is the president of Shardon Builders in Mount Prospect and his office has residential on top and has never had a complaint from residential or commercial of the Village. He stated his client wants to own the property and stay a good neighbor and hopefully change the gateway to Palatine for the better.

Commissioner Kolososki asked if there was a fire in the building.

Mr. Holmes answered yes.

Commissioner Kolososki asked the status of the building.

Mr. Holmes explained it is being restored. He stated the permit for basic restoration of first floor was approved 2 weeks ago. He further explained it will require a complete gut rehab on both levels.

Sworn in Mr. Anthony Loizzo 430-436 E. Northwest Highway property owner

Mr. Loizzo stated the building is completely gutted and will get brand new everything including framing, electric, plumbing and heating. He stated no one ever parks along Kenilworth because everyone has garages. He stated they are proposing to completely take care of the parking area from repaving, taking care of snow and maintaining property. Mr. Loizzo pointed out the units are small so will not be attracting businesses that require 30 spaces. He stated usually the residential units use the spaces after the businesses close.

Chairman Wood asked if the units on the first floor will be divided.

Mr. Loizzo explained he will try to put back to original status including a salon

and 2 smaller spaces. He stated he put commercial rental signs up and all calls were for apartments.

Chairman Wood clarified there will be 3 units on the first floor.
Mr. Loizzo answered yes.

Chairman Wood asked what type of businesses are they targeting.
Mr. Loizzo stated he is unsure pointing out the spaces are small and finding a tenant is not easy so is open to anything. He stated they just started rehabbing.

Chairman Wood asked if the exterior is changing.
Mr. Loizzo explained the railings will change and windows will be changed to doors for egress. He spoke to the stairwell being removed and reversed to go up to the balcony giving the second egress.

Mr. Holmes referred to the site plan slide to show the changes of the railings and stairwell.
Mr. Loizzo looking to update watermain and fire suppression to make safer like his Mount Prospect building.

Commissioner Kolososki asked about the flooring system.
Mr. Loizzo stated they are steel trusses and 4-inch concrete. He stated the roof is on 4 inches trusses and is a flat roof with ac units on top of roof which will be replaced.

Commissioner Friedman asked if there are any parking restrictions to the north.
Mr. Holmes stated it is public parking in the ROW.

Commissioner Schubert asked about restrictions such as overnight parking.
Mr. Holmes answered no, not that they know of. He clarified the request mitigates the parking by 4 spaces.

Mr. Vyverberg gave an overview of the request stating the subject property is located on the corner of Northwest Hwy and Kenilworth and is zoned B-2. He stated the majority of the properties are zoned B-2 but some of the newer developments have been rezoned and approved in the capacity of a planned development. He stated the building was built late 1959 with offices uses being listed for the second floor in 1963. Mr. Vyverberg referred to the site plan slide and spoke to the parking granted from the Linden Avenue vacation and the Kenilworth Avenue parking spots being in the ROW. Those spaces would be escribed as passive parking in response to some of the parking that was removed when Northwest Highway was realigned. He referred to the slides to show floor plans and elevations. He stated the second-floor units were utilized as residential at some point, but there were no Village records identified for it. no records can be for that use. Mr. Vyverberg stated from a staff perspective the fact that it's been vacant and

not utilized impacted role on the Staff review and recommendation. He stated the future land use map for the current comprehensive plan identifies this property as appropriate for business uses similar to the other properties fronting Northwest Highway. He spoke to the pockets along Northwest Highway that has residential, but those instances did not require a concurrent parking variation. Mr. Vyverberg stated there was a residential use as a component of the building. at one time, but has not existed for many years.

Commissioner Cavanaugh referred to the slide and asked about the spots next to the yellow.

Mr. Vyverberg explained those spaces belong to the animal hospital. He stated the Petitioner contacted the Village about vacating the parking spots and staff indicated it would not be supported by Staff.

Discussion on Linden Avenue vacation.

Chairman Wood asked if there are restrictions to the red parking area.

Mr. Vyverberg stated overnight parking is not permitted on the streets of Palatine.

Chairman Wood asked where residential parking would have to go.

Mr. Vyverberg any use of the right-of-way parking will be a will have to be decided at Village Council.

Mr. Holmes clarified if the Village allows vacating the ROW it will give enough spots and no variation would be needed.

Commissioner Schubert asked if there are 4 spaces for all the offices.

Mr. Holmes answered yes with overflow parking in the back. He repeated if all units were commercial more spaces would be required.

STAFF RECOMMENDATION:

The existing building is non-conforming for setbacks and parking (for both the requested variation and the commercial requirements for both floors). From a land use perspective, this is not an area of the Village identified as appropriate for a mixed-use development. The Union Pacific's proximity does not provide rail convenient rail access to this area of the Village. Although there are existing commercial pockets, with residential uses on the upper floors or rear portion of the building, those examples are mostly existing conditions, with fewer unit counts and without parking variations.

With 7 bedrooms proposed, it is likely that there may be multiple vehicles/unit and guest parking contemplated. Those uses would not seem to function with the parking resources available. While the Village Council did take steps to address the commercial parking during the Northwest Highway reconfiguration, those activities did not take into account parking use for multi-family uses, with the proposed apartments directly south of the Linden Avenue residences.

Staff does not believe that the Petitioner has addressed the standards and does not identify any unique circumstances with the Petition, other than the request to allow residential uses. Therefore, Staff recommends denial of the requested Special Use and Variation.

If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. Sprinkler protection will be required for the entire building, along with an NFPA 72 fire alarm, with direct connection to Northwest Central Dispatch.
2. The final architectural plans shall be modified to comply with the means of egress compliance with the International Existing Building Code, including the emergency escape and rescue opening requirements.
3. The building permit application and plans shall be submitted in a manner acceptable to the Community Development Director and subject to the Plan Review comments, dated 12-6-23, previously provided to the Petitioner.
4. Any required upsize to the existing utilities will require an IDOT permit, in addition to a Village permit. A license agreement for the maintenance of the ROW parking will be required.

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

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki.

DELIBERATIONS:

Commissioner Kolososki stated the Village is lucky Mr. Loizzo owns it because he knows how to rebuild it. He stated it is an impossible site and cannot build a new building on it. He stated there are too many setback issues. Commissioner Kolososki stated he is building it right and there are buildings down the street with apartments on top. He stated if done right it will be a nice asset to the Village.

Chairman Wood stated it is a 6,000 square foot building on an oddly built property with setback problems comparable to the old Hot Dog Richie site so the options are slim. She stated she understands Staff's comments about a mixed use, but also understands the desire to improve that corridor and not sure what else can go into that building. She spoke to the need and demand for residential rental and though, not ideal, it makes sense. She stated maybe they can work with the Village on the parking issue.

Commissioner Fedota stated the owner is in a tough position. He stated it is an impossible building. He spoke to other buildings in the Village that are squished in with no frontage. He asked about the last condition.

Mr. Vyverberg explained it states that any required upsize to the existing utilities will require an IDOT permit, in addition to a Village permit. A license agreement for the maintenance of the ROW parking will be required.

Commissioner Fedota stated there is a demand for rental residencies. He stated it is a great use for space and condition relative to parking is addressed in the last condition.

Commissioner Friedman stated the last condition does not address 24-hour residential parking use, but rather just for maintenance. He stated he would feel better if parking was not part of the discussion.

Commissioner Roth-Wurster pointed out most apartments are single people with extra rooms used as office. She stated it is hard to fill commercial property especially since lots of people are working remote. Commissioner Roth-Wurster stated it is a unique lot but there are other properties with common units and little parking along Northwest Highway. She stated she would like to see it improved and full occupancy. She stated she thinks the petitioner has addressed the parking concerns and wants to clean up the area. She spoke to the standards stating she would like to see more documentation on financials demonstrating it cannot yield a reasonable return, but would support the Petition.

Chairman Wood stated she feels the standards have been met, because she is unsure how else the property can be used won't. She stated it is a unique circumstance, won't alter the essential character of the locality and cannot yield reasonable return. She stated if approved, Council will have to determine the use of the right-of-way parking.

Commissioner Roth-Wurster stated the businesses will not need overnight parking, so the residential uses will have use of the spaces.

Ms. Wood summarized that this request has met the standards and was approved by a vote of 6-2. This item will tentatively go to Village Council on Monday, April 1, 2024.

RESULT:	RECOMMEND TO APPROVE [7 TO 1]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Robert Kolososki, Commissioner
AYES:	Roth-Wurster, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert
NAYS:	Friedman
ABSENT:	Noonan

IV. COMMUNICATIONS

V. ADJOURNMENT

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

Commissioner Roth-Wurster made a motion to adjourn; seconded by Commissioner Kolososki

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

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 03/26/24 07:00 PM

STAFF REPORT (ID # 8940)

228 N. Clyde Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Scott Tresselt, Owner

PLAN NUMBER: PFSUB-000005-2024

BACKGROUND:

The Subject Property is zoned R-2 single-family and is approximately 1.027 acres. The Petitioner is seeking a Preliminary and Final Plat of Subdivision for a 2-lot subdivision. No other zoning changes or variations are contemplated and the lots will maintain the current R-2 zoning. The Petitioner is planning on maintaining the existing home on Lot 1 and selling Lot 2 to allow for a new home be constructed. Therefore, the Petitioner is requesting:

Preliminary/Final Plat of Subdivision to permit a 2-lot subdivision.

Surrounding Zoning/Uses:

North:	R-2 Single-Family Residential
South:	R-2 Single-Family Residential
East:	R-2 Single-Family Residential
West:	R-2 Single-Family Residential

KEY ISSUES:

- Both proposed lots of the proposed 2-lot subdivision conform to the R-2 zoning district setbacks and bulk standards.

	Lot Size	Lot Width (75' required for interior lot; 85' for corner lot)	Lot Depth (110' required)	Lot Coverage (max. 45%)
Lot 1	23,677 sq. ft.	157.37'	150.19'	33%
Lot 2	21,065 sq. ft.	140.00'	150.38'	N/A

- The existing home on Lot 1 will be maintained and the proposed would comply with all of the minimum required setbacks and maximum permitted lot coverage for the R-2 zoning district.
- Village sanitary sewer and water services currently exist within the N. Clyde Avenue

right-of-way. As part of the proposed subdivision, the existing septic field would be properly abandoned and the home would also be connected to the existing sanitary sewer proximate to the existing home. Lot 1 will be allowed to remain on the existing well, provided it remains serviceable, as anticipated.

- If required by the Village Engineer, the existing drainage pipe along the southwest border of Lot 2 will be replaced and relocated in the proposed easement. Lot 2 will access all of the required utilities in the right-of-way, pursuant to the final engineering plans.
- Sidewalks would be provided along N. Clyde Avenue. However, the owner has requested cash in lieu across the W. Wood Street frontage, due to an existing drainage swale that goes along Wood Street. Also, there are no other sidewalks heading west along the Wood Street right-of-way and no other partially connected sidewalks to complete. Therefore, the Village Engineer is recommending cash in lieu of sidewalks for this section. The new sidewalk would terminate sidewalk at Clyde Avenue and there are no other sidewalks or partial sidewalks existing along this section of W. Wood Street:



- W. Wood Street terminates at Harrison Avenue, with 2 driveways at 1152 W. Wood Street and 190 N. Harrison Avenue. Properties west of those to lots are incorporated within Inverness.

STAFF RECOMMENDATION:

The Subject Property is zoned R-2 and the proposed Plat of Subdivision would meet all of the R-2 zoning requirements. The existing house will remain on Lot 1 and any future development of the lot would be required to comply with of the Village Code requirements. Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Spaceco Inc. dated 2/28/24 and attached hereto as Exhibit 'A' except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Spaceco Inc. and attached hereto.
3. The Final Engineering Plans, Final Engineer's Estimate of Probable Cost, and Tree Preservation Plans shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
4. The existing drainage pipe in the southwest corner of Lot 2 shall be replaced, if required by the Village Engineer and relocated in the easement in a manner acceptable to the Village Engineer. The final storm sewer location and extension plan shall be submitted in a manner acceptable to the Village Engineer.
5. Cash in lieu of sidewalks shall be submitted in a manner acceptable to the Village Engineer for the W. Wood Street frontage. If required by the Village Engineer, the engineering plans and site should be designed and graded to accommodate sidewalks, if they were to be installed in the future.
6. A Public Improvement Letter of Credit, in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
7. Review fees in the amount of 1.5% of the total project improvement costs, as defined in the Village Code, shall be submitted in a manner acceptable to the Village Engineer.
8. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
9. Recording fees in the amount of \$300 shall be submitted.
10. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.

11. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.

12. A MWRD permit will be required for the construction of Lot 2.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Plat of Subdivision
- Engineering Plans
- Utility Map
- Objection Letters
- Public Notice



0 300 600
ft

Print Date: 3/5/2024

Notes

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

Attachment: Aerial Map (228 N Clyde Ave - PFSUB 2-lot)



PRELIMINARY & FINAL PLAT OF SUBDIVISION

Department of Planning & Zoning

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

Petitioner Name

Scott Tresselt, owner

Business Name (if applicable)

N/A

Property Owner (if different from petitioner)

N/A

Subject Property Address

228 N Clyde Avenue

Property Interest of Petitioner(s):

Owner

Owner, Lessee, Contract Purchaser, etc.

All existing land use(s) on the property are:

1 lot single family residential

The proposed use(s) on the property, if this petition is approved is (are):

2 lot single family residential

Current zoning of property: R-2

Size of the property: 1.03 acres

Attachment: Application (228 N Clyde Ave - PFSUB 2-lot)

State the specific action requested:

SUBDIVIDE THE PARCEL INTO TWO LOTS. ONCE PARCEL WITH EXISTING SINGLE FAMILY RESIDENCE ON 1/2 ACRE AND 1/2 ACRE VACANT LAND FOR RESIDENTIAL USE

PROPERTY DESCRIPTION

THE EAST HALF OF LOT 4 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FINES, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY THAT HAVE NOT BEEN SHOWN HEREON.

LAST DATE OF FIELD WORK: JUNE XX, 2017

PROPERTY SURVEYED 44,742 SQ. FT. OR 1.027 ACRES MORE OR LESS.



FINAL PLAT OF SUBDIVISION OF

SMT ACRE

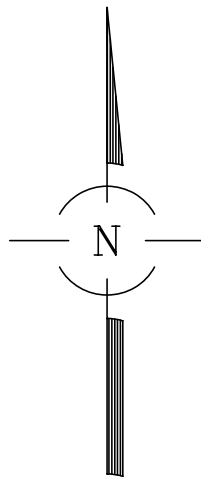
P.L.N. 02-16-402-009

BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXISTING BOUNDARY INFORMATION

PROPERTY DESCRIPTION:

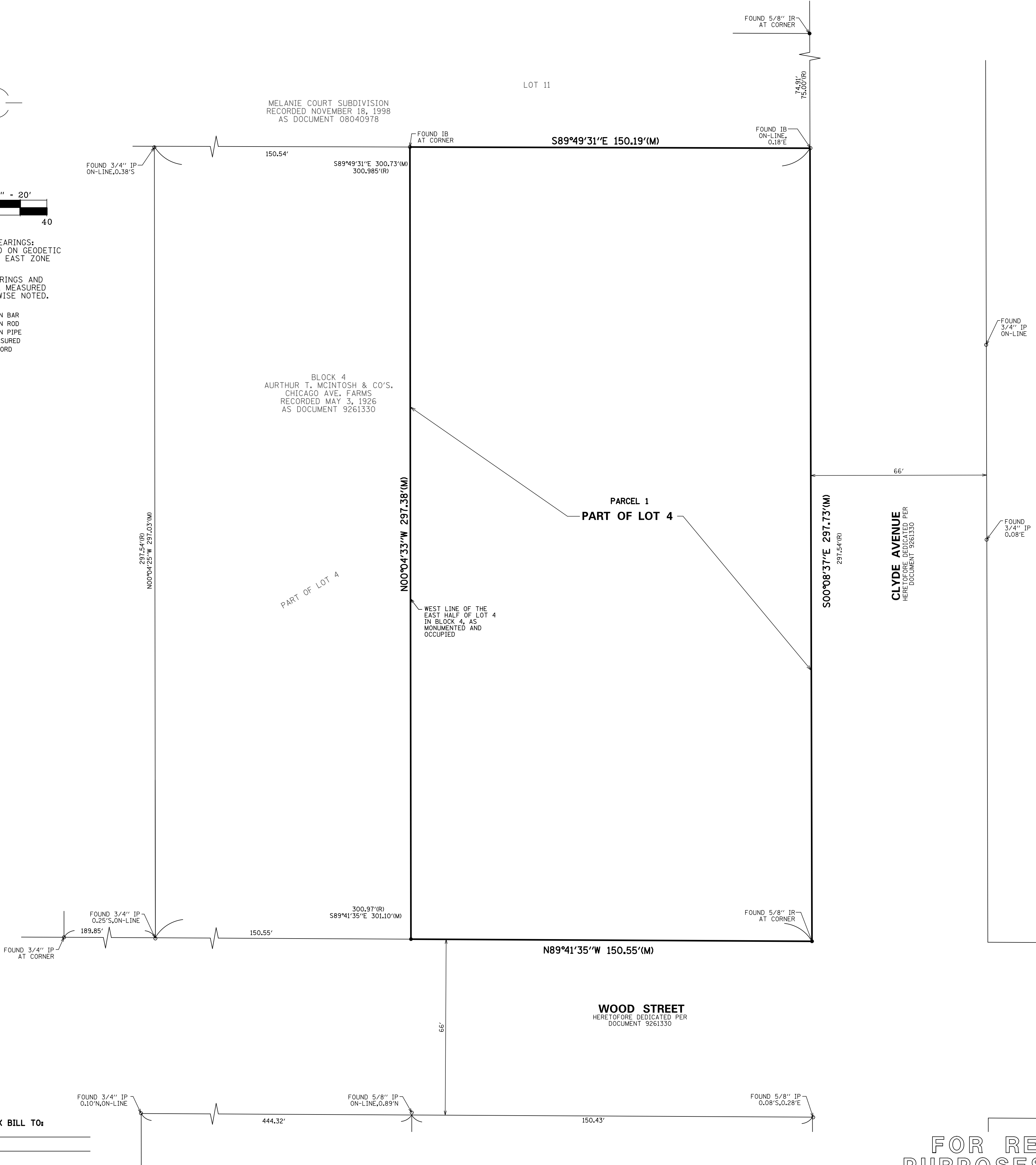
THE EAST HALF OF LOT 4 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND
DISTANCES ARE MEASURED
UNLESS OTHERWISE NOTED.

IB = IRON BAR
IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD



STATE OF ILLINOIS } SS
COUNTY OF COOK }

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 44,742 SQUARE FEET OR 1.027 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF PALATINE WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

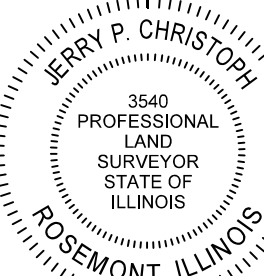
WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL/MAP NUMBER 17031C0177J WITH EFFECTIVE DATE AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X (UNSHADED)" AREA AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS ____ DAY OF _____, 20 ____ IN ROSEMONT, ILLINOIS.

JERRY P. CHRISTOPH, P.L.L.C. No. 035-3540
LICENSE EXPIRES: 11-30-2024
(VALID ONLY IF EMBOSSED SEAL AFFIXED)



PREPARED FOR:
MR. SCOTT TRESSELT
228 N. CLYDE AVENUE
PALATINE, IL 60067

SEND TAX BILL TO:

FOR REVIEW
PURPOSES ONLY

REVISIONS:
01/05/2024



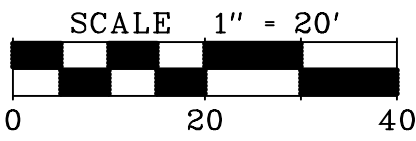
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 06/28/2022
JOB NO: 9841.02
FILENAME: 9841.02SUB-01
SHEET 1 OF 2

FOR REVIEW
PURPOSES ONLY

	CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS	DATE: 06/28/2011 JOB NO: 9841.C FILENAME: 9841_02SUB-01 SHEET 2 OF 2
	9575 W. Higgins Road, Suite 700,	
	Rosemont, Illinois 60018	
	Phone: (847) 696-4060 Fax: (847) 696-4065	

[illegible]

Attachment: Engineering Plans (228 N Clyde Ave - PFSUB 2-lot)

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

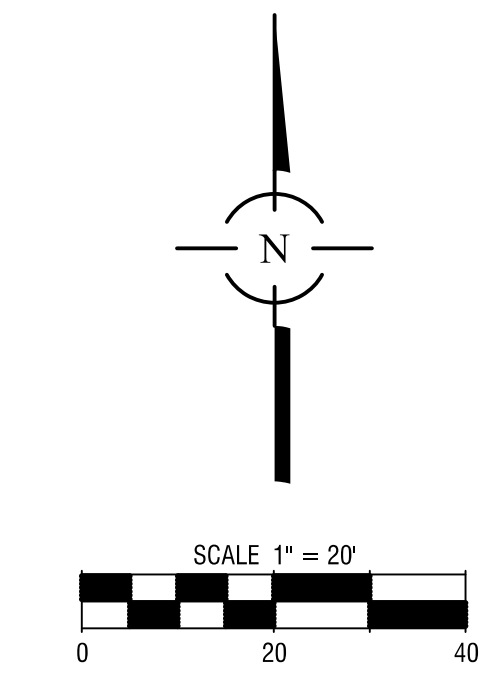
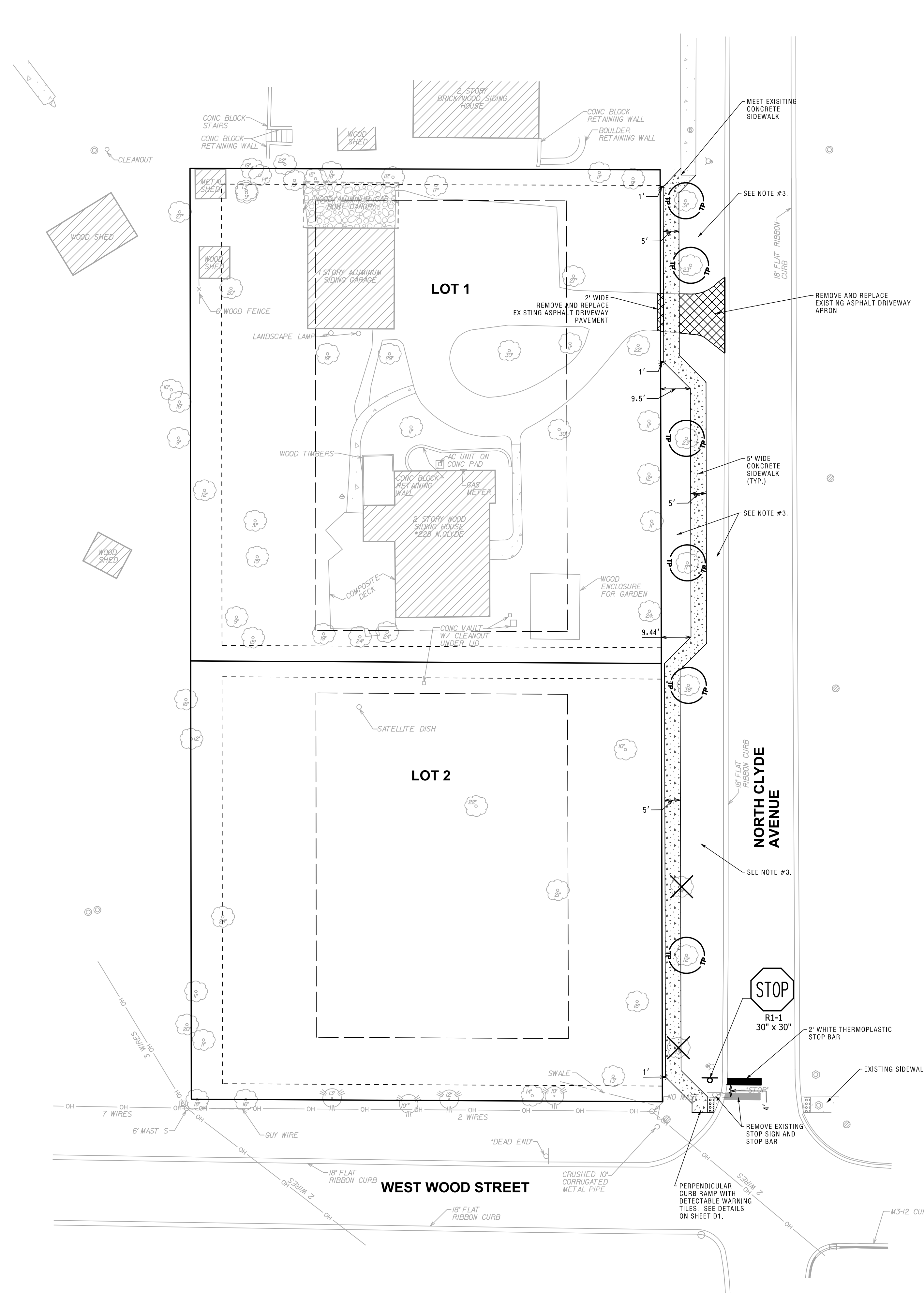
SHEET
53

3 OF 7

—) —)	STORM SEWER
—) —)	SANITARY SEWER
— > — >	COMBINED SEWER
— W — W	WATER MAIN
— G — G	GAS MAIN
— T — T	UNDERGROUND TELEPHONE LINE
— E — E	UNDERGROUND CABLE LINE
— CATV —	UNDERGROUND CATV LINE
— OH — OH	OVERHEAD WIRELESS UTILITY POLES
— FO — FO	FIBER OPTIC LINE
— + — +	RAILROAD
— X —	FENCE
— G — G	GROUNDRAIL
— —	EDGE OF WATER
— —	WETLAND LIMITS

LAST DATE OF FIELD WORK: JUNE 16, 2017.

SITE BENCHMARK #2:
SOUTHWEST BOLT ON FIRE HYDRANT AT
SOUTHEAST CORNER OF 268 NORTH CLYDE
AVENUE.
ELEVATION = 766.29



- LEGEND**
- CONCRETE SIDEWALK / CARRIAGE WALK
 - DETECTABLE WARNING TILES
 - TRAFFIC SIGN
 - EXISTING TREE TO BE REMOVED
 - TREE PROTECTION FENCING
SEE DETAIL ON SHEET D1.
 - FULL DEPTH PAVEMENT REMOVAL
AND REPLACEMENT

- NOTES:**
1. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
 2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
 3. ALL PARKWAY WITHIN THE PUBLIC R.O.W. DISTURBED BY SIDEWALK CONSTRUCTION, STORM SEWER CONSTRUCTION, AND GRADING OPERATIONS SHALL BE RESTORED TO EXISTING CONDITIONS WITH 4 INCHES OF TOPSOIL AND SOD (MIN.)

GEOMETRIC & TREE PROTECTION PLAN			
SMT ACRE SUBDIVISION			
228 NORTH CLYDE AVENUE			
PALATINE, ILLINOIS			
NO.	DATE	REMARKS	
2	2/28/24	PER VILLAGE OF PALATINE	
NO.	DATE	REMARKS	

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

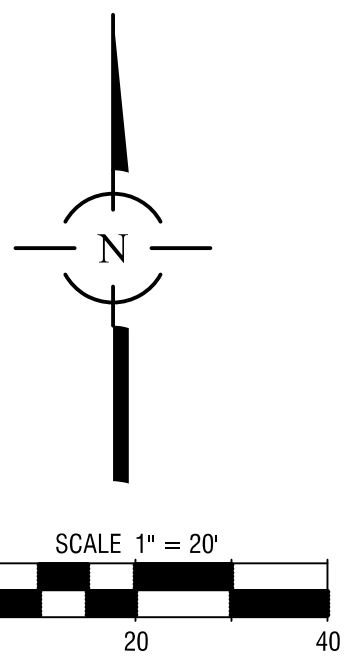
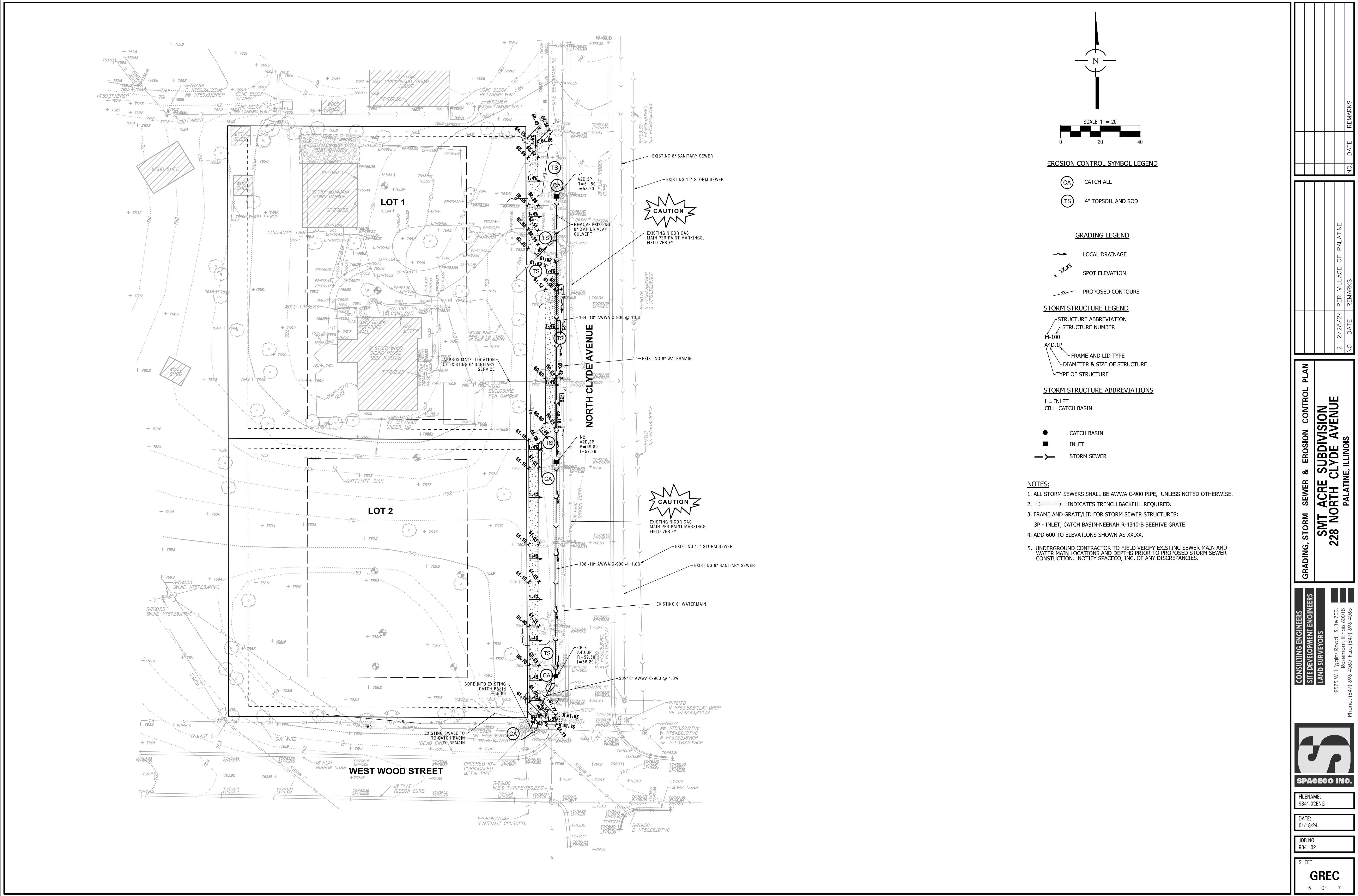
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-4065

FILENAME:
9841.02GM

DATE:
01/18/24

JOB NO.
9841.02

SHEET
GM
4 OF 7



EROSION CONTROL SYMBOL LEGEND

- CA CATCH ALL
- TS 4" TOPSOIL AND SOD

GRADING LEGEND

- LOCAL DRAINAGE
- SPOT ELEVATION
- PROPOSED CONTOURS

STORM STRUCTURE LEGEND

- STRUCTURE ABBREVIATION
- STRUCTURE NUMBER
- FRAME AND LID TYPE
- DIAMETER & SIZE OF STRUCTURE
- TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

- I = INLET
- CB = CATCH BASIN
- CATCH BASIN
- INLET
- STORM SEWER

NOTES:

- ALL STORM SEWERS SHALL BE AWWA C-900 PIPE, UNLESS NOTED OTHERWISE.
- INDICATES TRENCH BACKFILL REQUIRED.
- FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES:
3P - INLET, CATCH BASIN-NEENAH R-4340-B BEEHIVE GRATE
- ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
- UNDERGROUND CONTRACTOR TO FIELD VERIFY EXISTING SEWER MAIN AND WATER MAIN LOCATIONS AND DEPTHS PRIOR TO PROPOSED STORM SEWER CONSTRUCTION. NOTIFY SPACECO, INC. OF ANY DISCREPANCIES.

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	2/28/24	PER VILLAGE OF PALATINE

GRADING, STORM SEWER & EROSION CONTROL PLAN

SMT ACRE SUBDIVISION

228 NORTH CLYDE AVENUE

PALATINE, ILLINOIS

CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-4065



FILENAME:
9841.02ENG

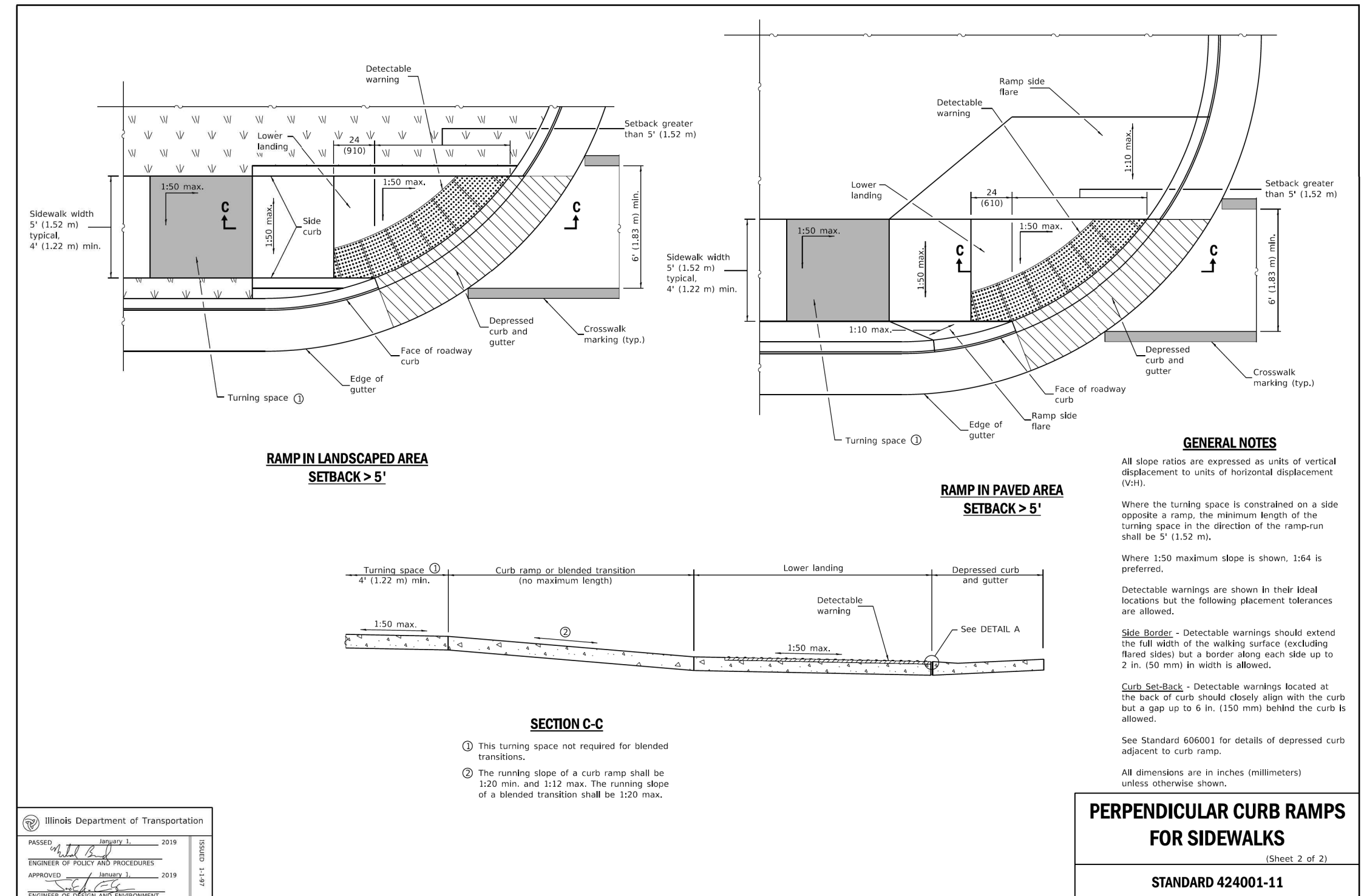
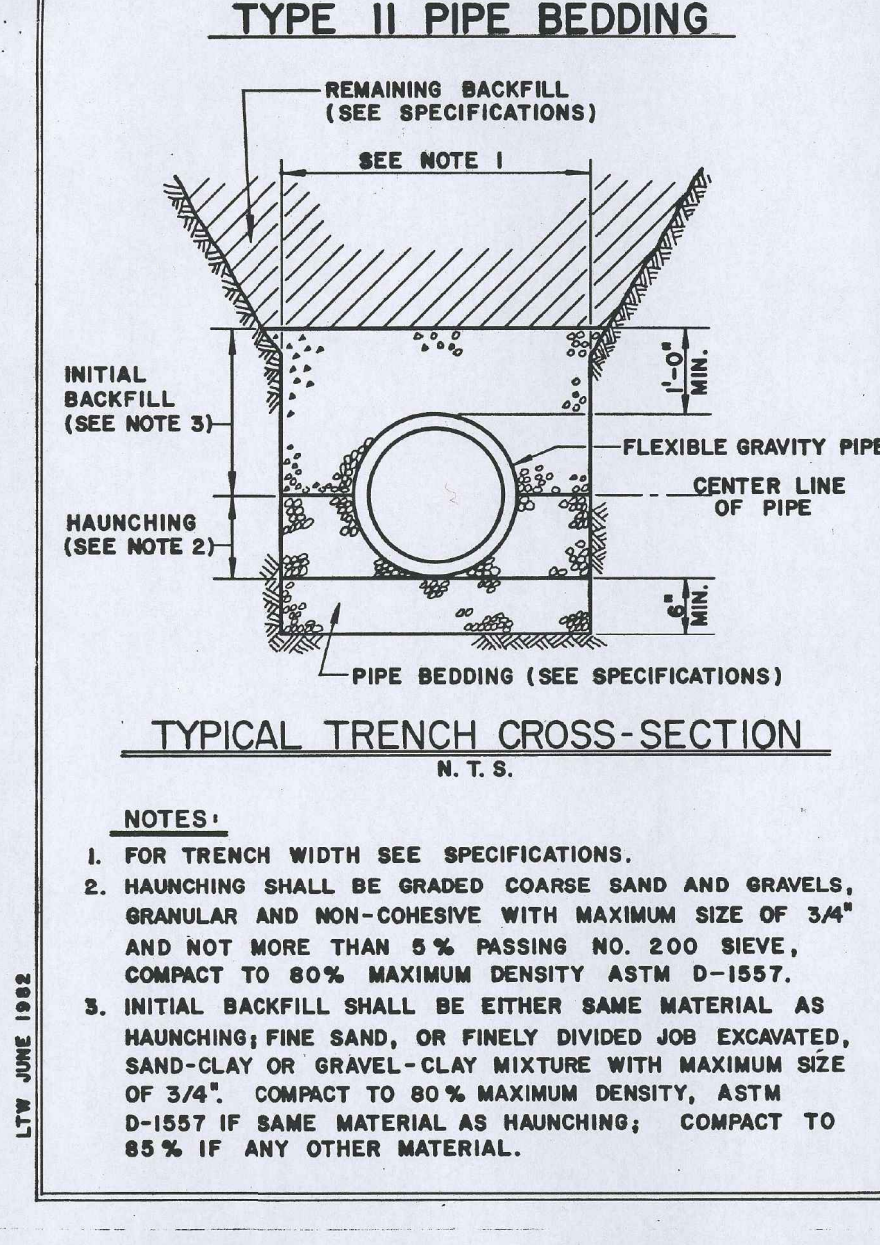
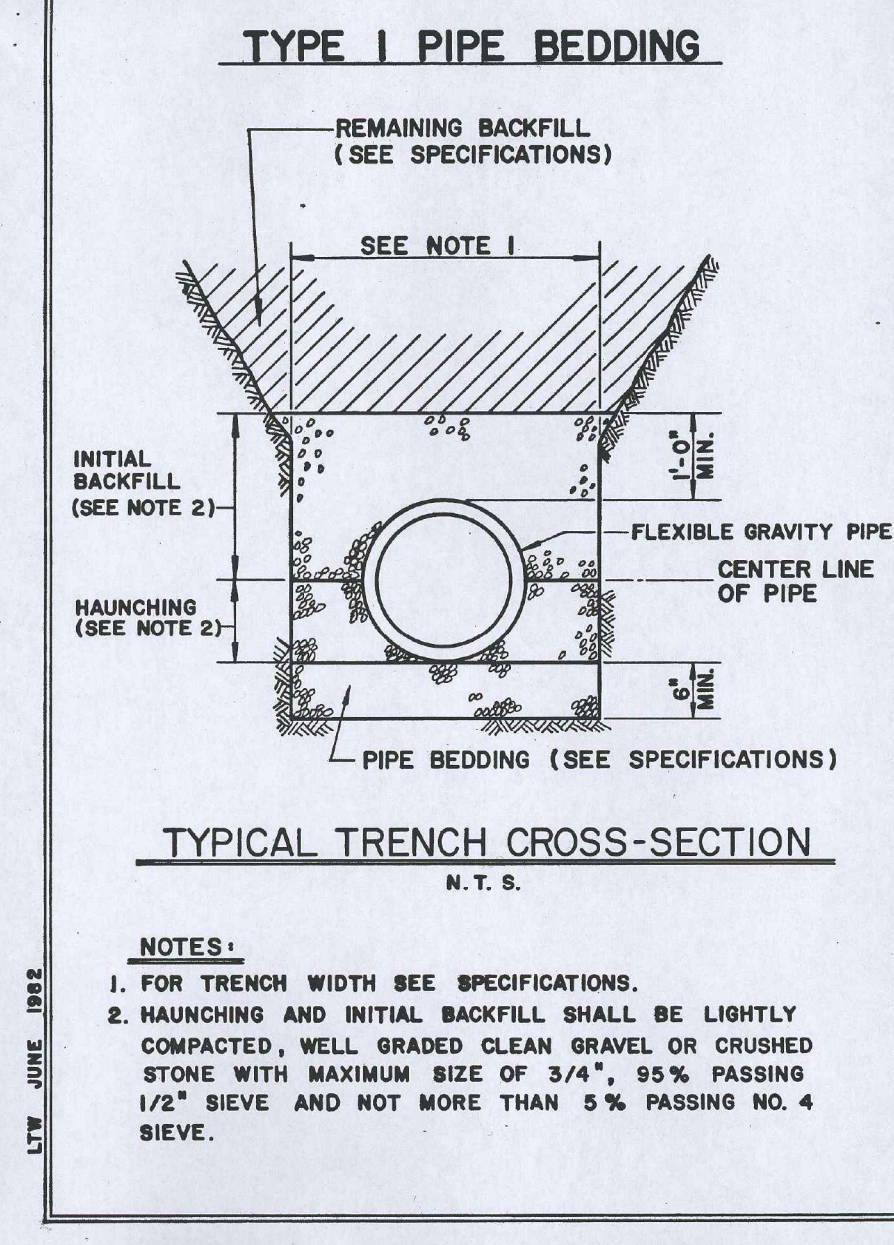
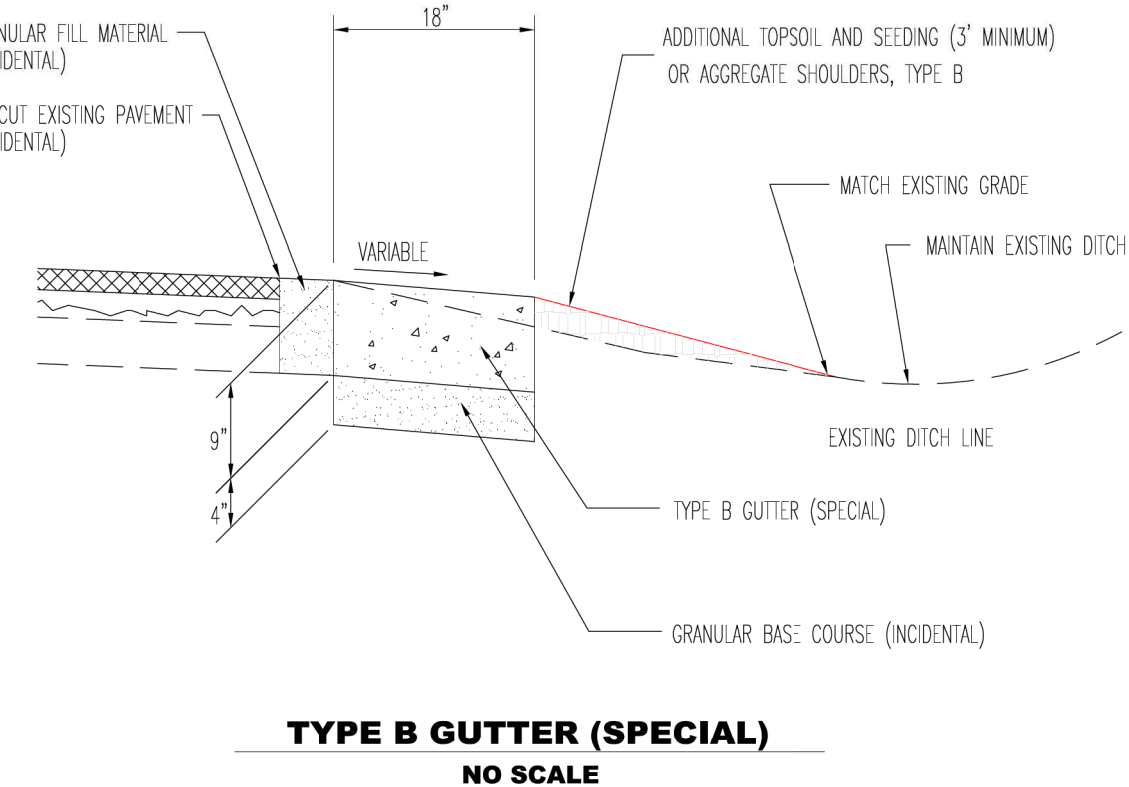
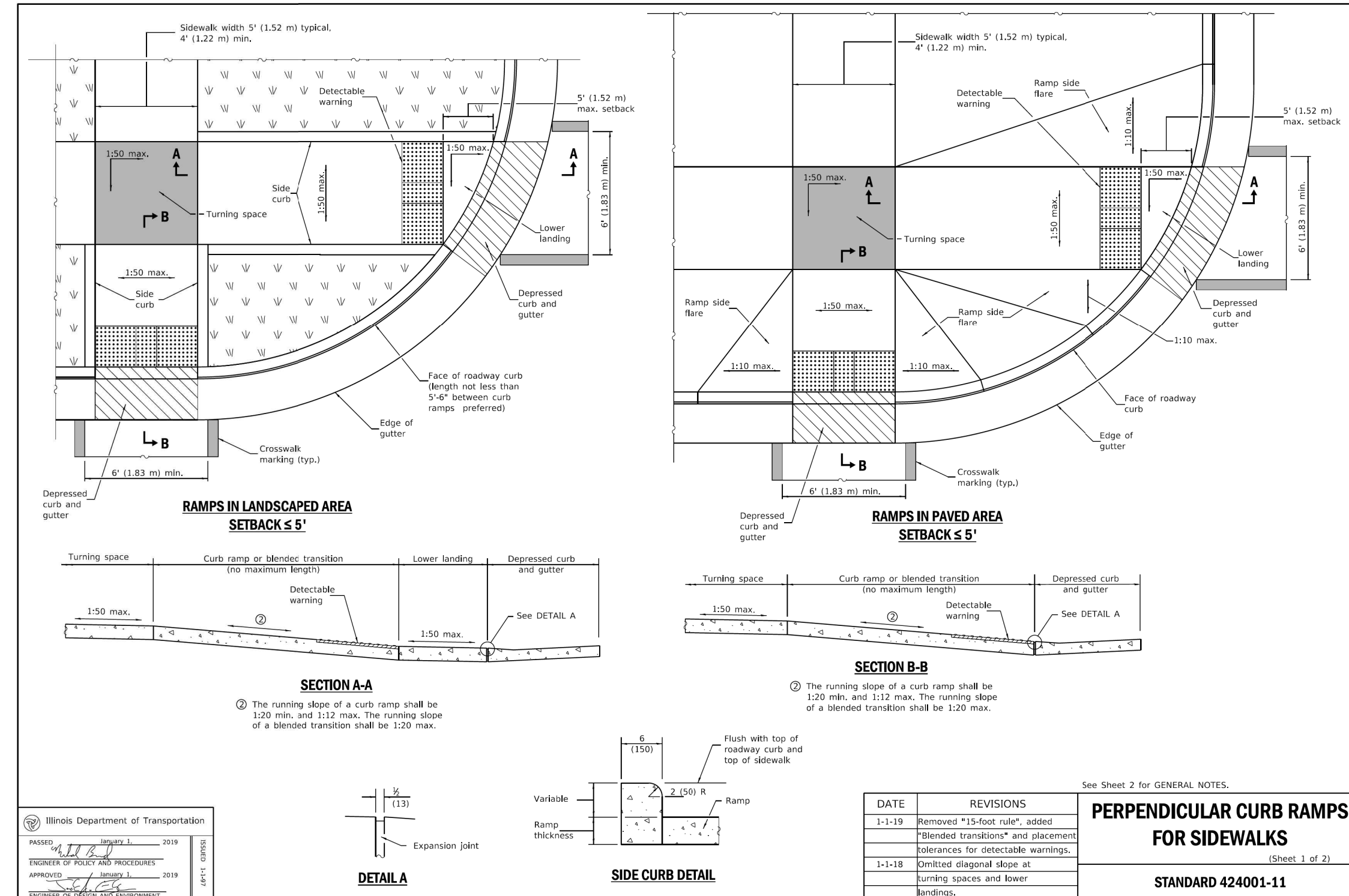
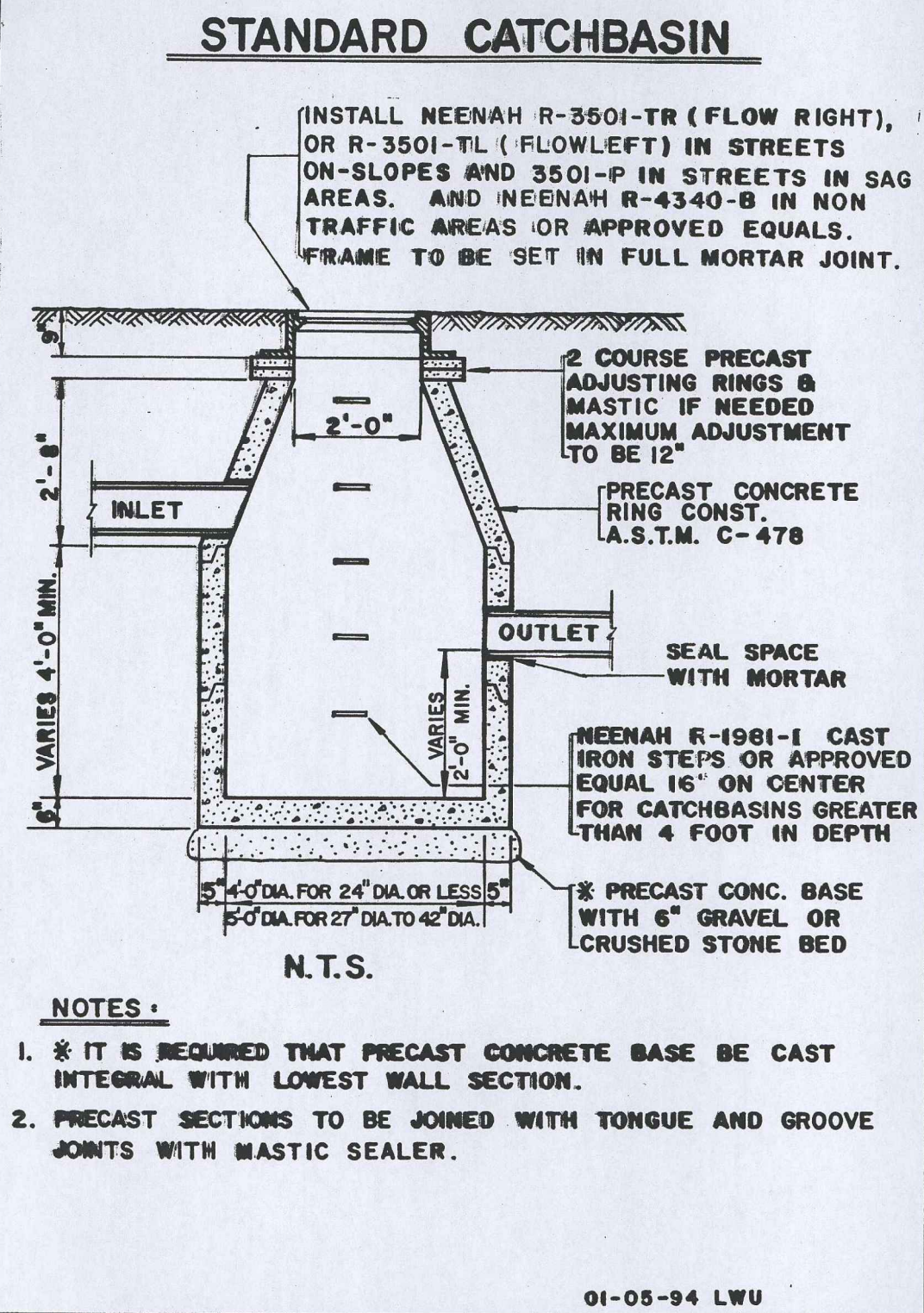
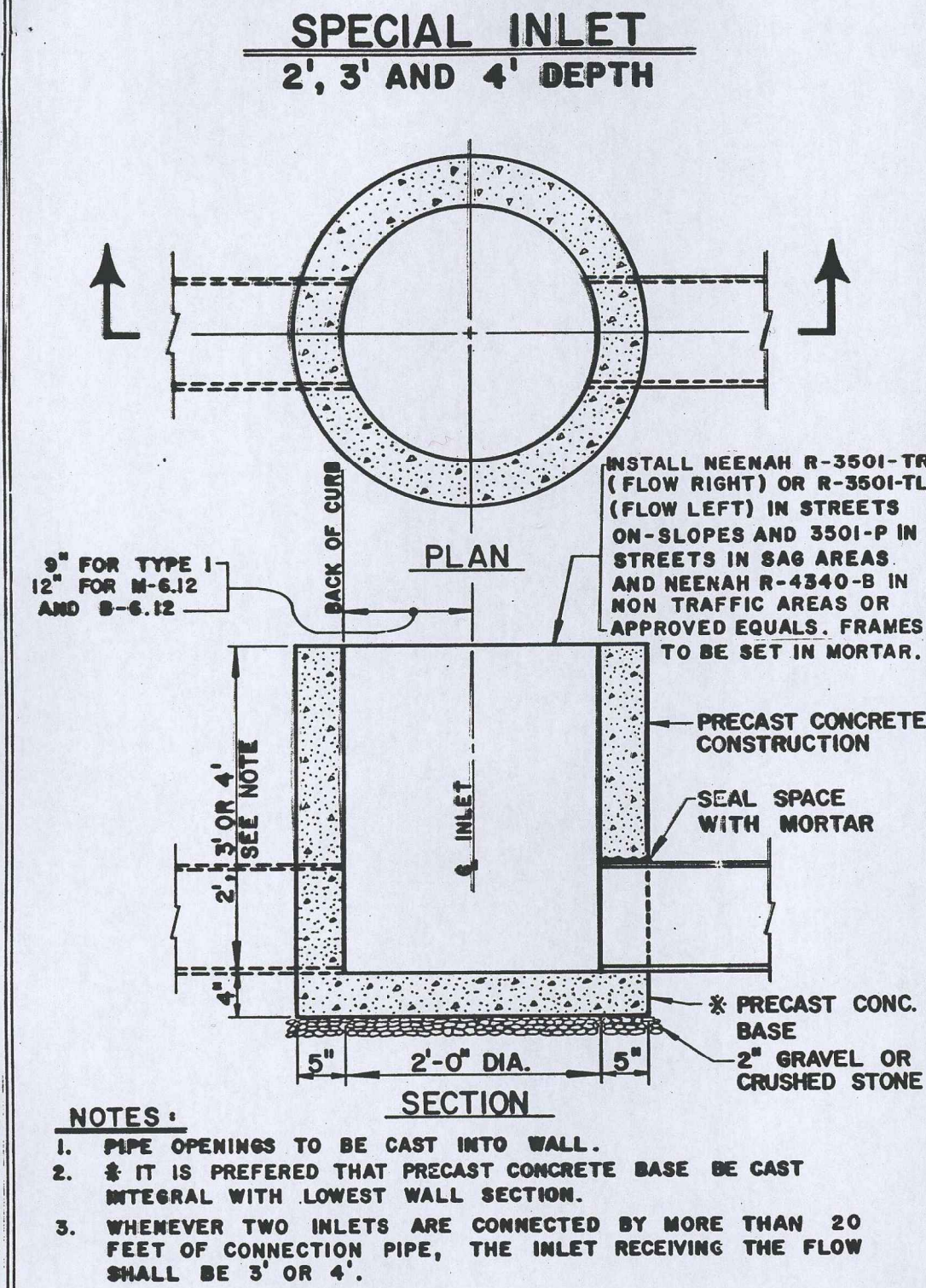
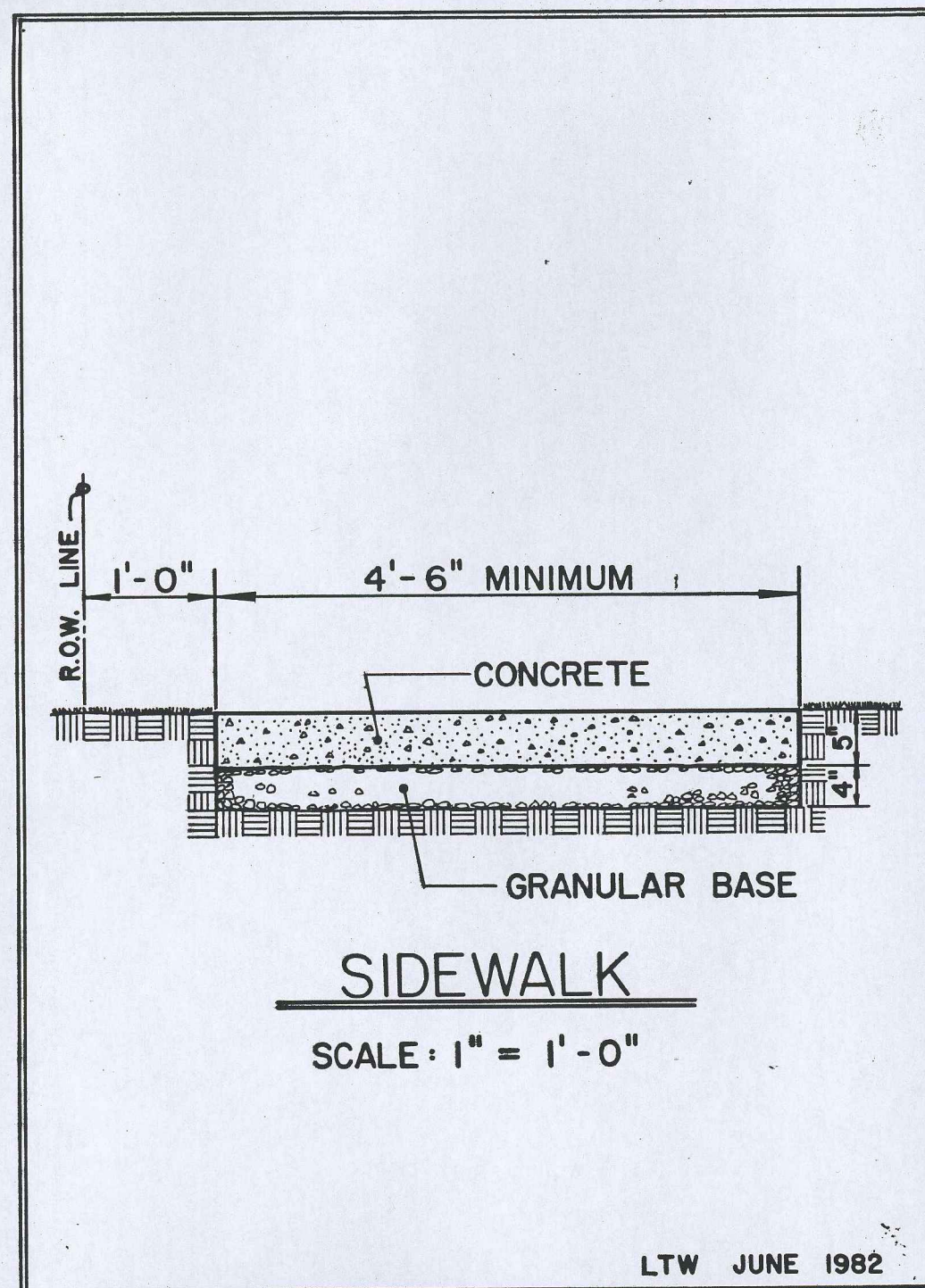
DATE:
01/18/24

JOB NO.
9841.02

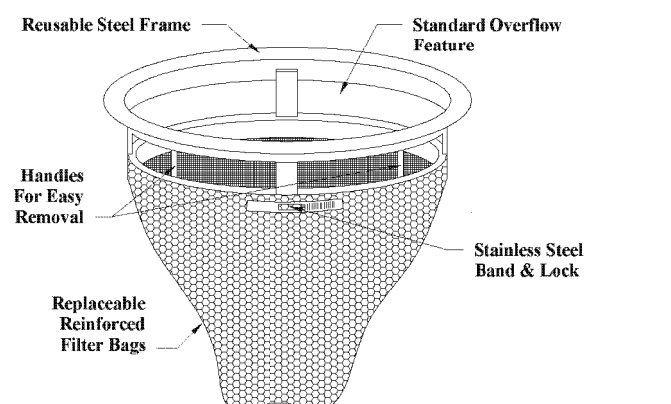
SHEET
GREC

5 OF 7

</



Catch-All - is a manufactured inlet filtration device designed to significantly reduce the ingress of pollutants into stormwater systems, and therefore, improve water quality. Designs are available for a custom fit in virtually any drainage structure casting.

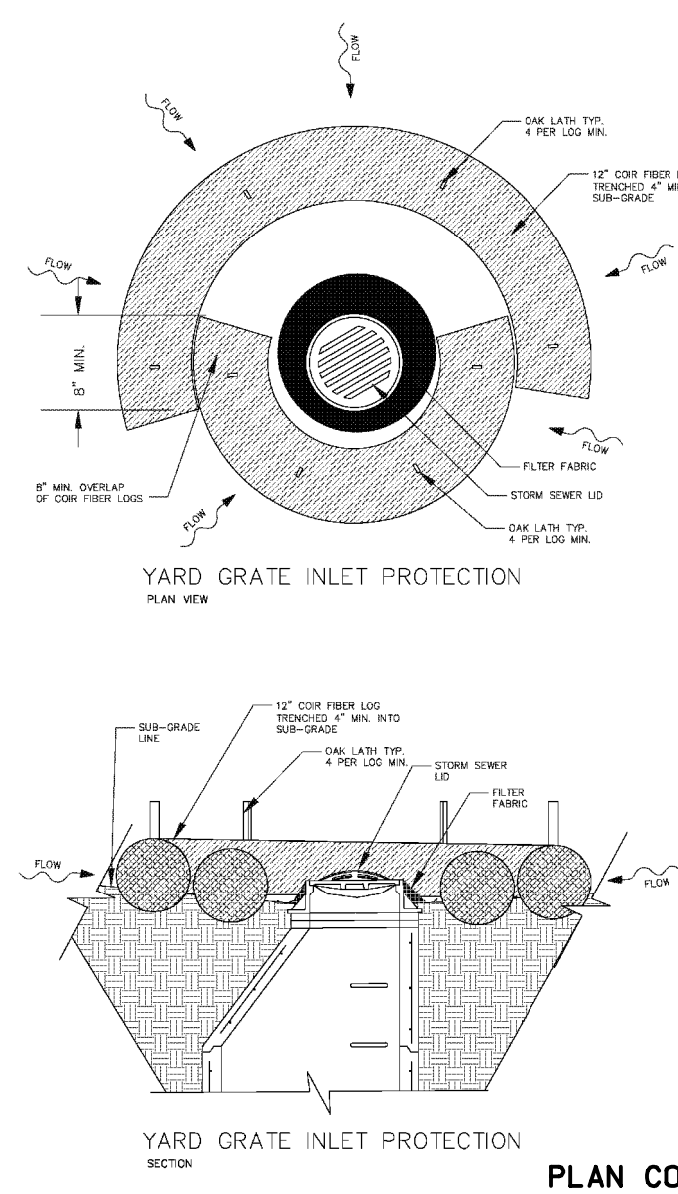


- Catch-All HR** is available to provide the added benefit of hydrocarbon removal.
- Design Benefits**
- 1. Pollution Prevention
 - Sediment Control
 - 2. Pollution Removal
 - Hydrocarbons (Catch-All HR)
 - Total Suspended Solids
 - Phosphorus*
 - Nitrogen*
 - Heavy Metals*
 - By virtue of sediment control



- Applications**
- 1. Site Development & Highway Construction
 - Inlet Protection / Sediment Control
 - 2. Permanent BMP
 - Maintenance Yards
 - Wash Bays
 - Parking Lots & Garages
 - Airports - Tarmac, Taxi/Limo Stands, Rental Returns
 - Bank/Fast Food Drive-Ups
 - Reduce Maintenance of Underground Detention Systems
 - Reduce Maintenance of Underground Oil/Water Separators

PLAN CODE: CA

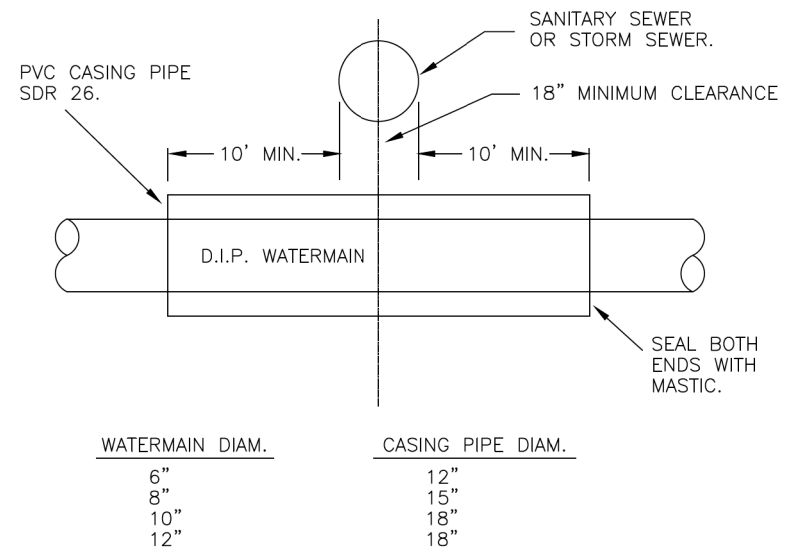


WATERMAIN CONFLICTS

CONFLICTS OCCUR WHERE WATERMAINS PASS WITHIN 18" OVER OR PASS UNDER A SANITARY AND/OR STORM SEWER AND SHALL BE PROVIDED FOR AS FOLLOWS:

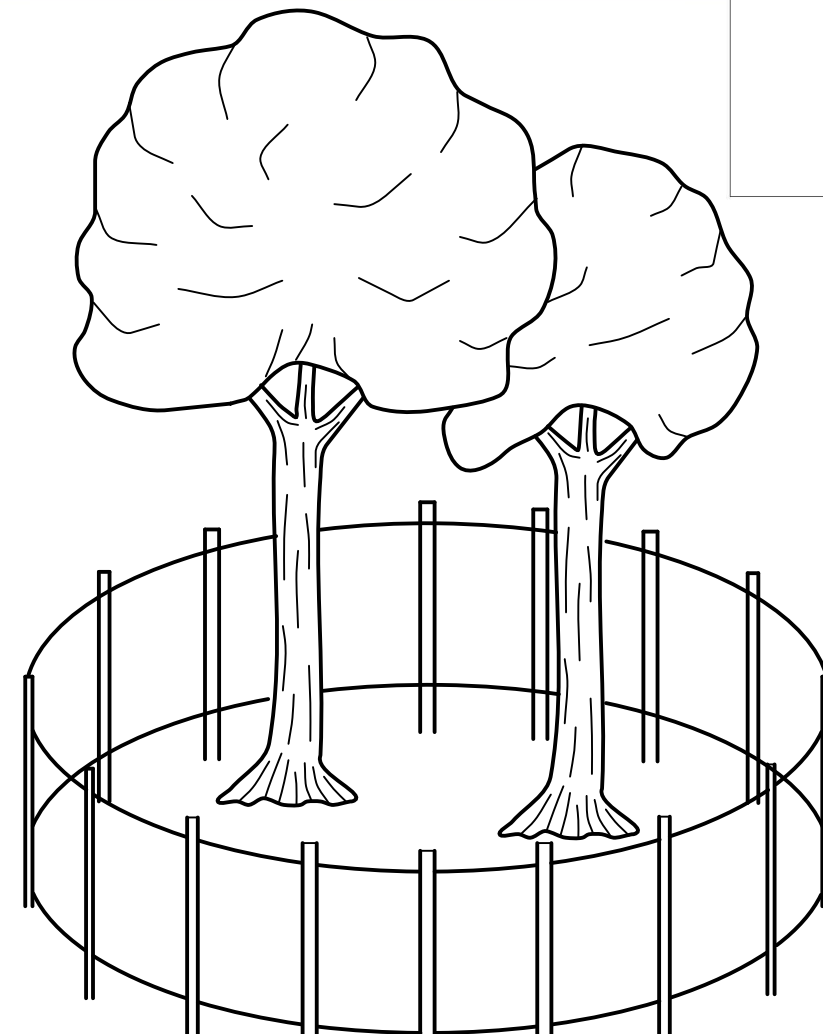
SANITARY SEWER CONFLICTS:

PROVIDE WATERMAIN EQUIVALENT PIPE AND JOINTS FOR THE SANITARY SEWER 10 FT. EITHER SIDE OF WATERMAIN CROSSING USING MISSION TYPE COUPLINGS TO MAKE THE TRANSITION BETWEEN THE TWO MATERIALS, OR ENCASE WATERMAIN AS SHOWN BELOW. REGARDLESS OF METHOD, THERE SHALL BE A MINIMUM 18" CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE SANITARY SEWER.



STORM SEWER CONFLICTS:

PROVIDE STORM SEWER PIPE WITH O-RING GASKET JOINTS CONFORMING TO ASTM C-443, 10 FT. EITHER SIDE OF WATERMAIN CONFLICTS AND PROVIDE A MINIMUM CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE STORM SEWER.



INSTALL PROTECTIVE FENCING TO A MINIMUM HEIGHT OF 4.0' FENCING SHALL BE POSITIONED SUCH THAT DRIP LINE OF TREE IS PROTECTED.

PROTECTIVE FENCING

DETAILS

SMT ACRE SUBDIVISION
228 NORTH CLYDE AVENUE
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-4065

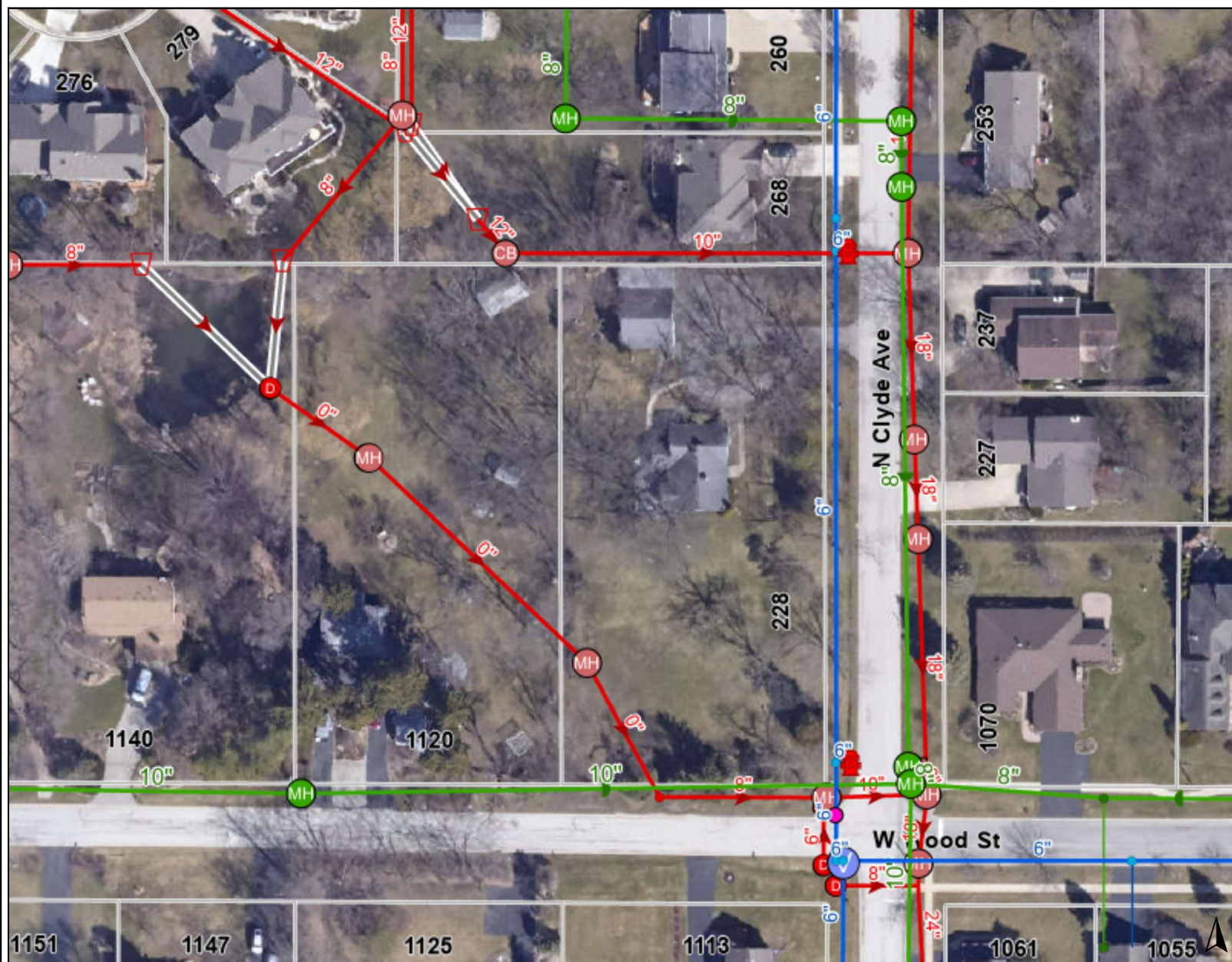


FILENAME:
9841.02DET

DATE:
01/18/24

JOB NO.
9841.02

SHEET
D1
7 OF 7

**Legend**

Water Utilities

Hydrant

Water Fitting

Water Valve

Water Main Break

Water Lateral

Water Main

Sanitary Utilities

Sanitary Manhole

Sanitary Fitting

Sanitary Lateral

Sanitary Main

Storm Utilities

Storm Catch Basin

Storm Inlet

Storm Manhole

Storm Fitting

Notes

Attachment: Utility Map (228 N Clyde Ave - PFSUB 2-lot)

0 150 300
ft

Print Date: 3/20/2024

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.

Lyn Bremanis

From: Barbara Figlewicz
Sent: Monday, March 11, 2024 4:19 PM
To: Lyn Bremanis
Subject: Public Hearing

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

Hello Lyn.

My name is Barbara Figlewicz and my husband John and I own the property at 1140 W. Wood St. This letter concerns the Public Hearing about our neighbor Scott Tresselt's property at 228 N. Clyde Avenue, File No. PFSUB-000005-2024.

We want to be good neighbors and help him be successful in his goal to sell his properties, but we want to make sure our land is not further compromised by this subdivision.

The quarter-acre pond in our backyard has basically become a "reservoir" for runoff water from 2 subdivisions to the north of us. The water comes in from our property, Melanie Court, and the subdivision to the north of that. It exits through a trough to a pipe system running underneath our neighbor Peggy Heidmann's property at 1120 W. Wood St., then under Scott Tresselt's corner lot, then under the street to Salt Creek.

We have met with the Village engineers for countless times over the last 20 years about the excess of water coming into our property. They have told us during these meetings that historically water has always naturally drained to our pond because it has always been lower than the surrounding area. This is why they allowed the developer to install the two 10" pipes in the northwest and northeast corners of our pond. Since the pipes were installed, we have had to deal with flooding and draining issues more often.

They also have assured us many times that since our pond is connected to those subdivisions, it would ALWAYS be allowed to connect to that outflow, no matter the development undertaken by Scott, Peggy, or any new owners/developers of the property.

So, we have 2 concerns:

1. Can the Village assure us in writing that the creation of the subdivision will not hinder the volume and success of the water outflow from our pond?
2. If the land on the corner is sold to a developer, can the Village assure us that accommodation will be made to collect water so it does not flow back onto our property or any other adjoining properties?

If these questions are answered to our satisfaction, we have no qualms about agreeing to Scott's request.

Please respond as soon as you can. If this requires an in-person meeting to discuss this with the Village, we are open to that.

Thank you.

Sincerely,

Barbara (& John) Figlewicz

Attachment: Objection Letters (228 N Clyde Ave - PFSUB 2-lot)

Lyn Bremanis

From: Stephen Ferrara
Sent: Monday, March 18, 2024 6:44 AM
To: Lyn Bremanis
Cc: Stephen Ferrara
Subject: Public Hearing Regarding 228 N. Clyde Street

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 Lyn:

My neighbors Barb and John Figlewicz shared the letter that they sent to you on March 11th regarding their concerns with the plans to build on the lot on the corner of 228 N. Clyde Street.

My wife Diana and I own the property at 279 N. Melanie Court, which is behind Scott Tresselt's land at 228 N. Clyde Street. Since we have lived here we have had issues with our backyard flooding due to water overflowing from the pond in the yard at 1140 W. Wood Street owned by John and Barb Figlewicz. This issue is not for lack of trying to resolve it by the Figlewicz', John and Barb have done everything they can to try and resolve the issue. John and Barb & Diana and I met with village engineers a few years ago and were told that the problem stems from a faulty drainage pipe that was installed at 1120 W. Wood Street & 228 N. Clyde Street as the pipe is too small and cannot handle the amount of water flowing out of the pond when it rains. The village provided us a proposal to fix the problem by properly installing an appropriately sized drainage pipe. Diana and I agreed with the Figlewicz that we would jointly pay for the repair as our two properties are most adversely impacted by the issue but the owner of 1120 W. Wood Street refused to let the village fix the problem. The current pipe was installed by the owners of the properties on which it sits and I do not understand why the village cannot require them to correct the problem as this issue is due to them installing a faulty pipe.

Diana and I do not want to stand in the way of Scott subdividing his property but the corner of his lot is also a retention area and we are greatly concerned that by subdividing his lot and building another home on the corner will only make this flooding problem worse.

Like Barb and John, we would like a guarantee in writing from the village that the flooding issues we are experiencing will be rectified and we will have no further issues if this property is further developed. We would also like the village to require Scott and Peggy to fix the issue with the drainage pipe to the village's satisfaction as part of developing the corner lot.

We would be happy to meet with the village to discuss this matter further.

Thank you for your consideration.

Steve & Diana Ferrara

Stephen R. Ferrara

Attachment: Objection Letters (228 N Clyde Ave - PFSUB 2-lot)

312-856-9100
www.bdo.com

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Attachment: Objection Letters (228 N Clyde Ave - PFSUB 2-lot)

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 228 N. CLYDE AVE.
☒ ☐ ☐ ☐
 County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 7TH day of MARCH, A.D. 2024, and the last publication thereof was made on the 7TH day of MARCH, A.D. 2024.

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

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



Mary Alice Wenzl
 IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 7TH day of MARCH, A.D., 2024.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
 State of Illinois

Subscribed and sworn to before me this 7TH day of MARCH, A.D., 2024.

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

Attachment: Public Notice (228 N Clyde Ave - PFSUB 2-lot)

**VILLAGE OF PALATINE
Planning and Zoning Commission**

SCHEDULED 03/26/24 07:00 PM

STAFF REPORT (ID # 8939)

223 E. Illinois Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Vitaliy Kutnyy, Selfreliance Federal Credit Union

PLAN NUMBER: PPD-000009-2024

BACKGROUND:

The Subject Property is zoned R-1 Single Family and was platted in 1926 and annexed into Palatine in 2002. Historically, the property was received as unique use to operate a residential cleaning use in unincorporated Cook County, which continued to operate and ultimately ceased operations. It has most recently functioned as single-family residence. The property is directly south of Clearbrook and directly west of the existing church and parking lot at 239 E. Illinois Avenue. The property is surrounded on all 3 other sides by single-family homes in Palatine and another single-family residential subdivision in Rolling Meadows.

The Petitioner is proposing construct a new 2-story bank, with a drive-through. Selfreliance presently operates out of the Ukrainian Youth Center property located on Illinois Avenue to the west of the Subject Property. The proposed location is intended to vacate tenant space back to the Center. Therefore, the Petitioner is requesting:

Preliminary Planned Development to permit a Financial Institution with a Drive-Thru.

Surrounding Zoning/Uses:

North:	Manufacturing - Clearbrook
South:	Out of Village Boundaries (Rolling Meadows) - Single-Family Residential
East:	R-2 Single Family Residential - Church
West:	Planned Development - Single-Family Residential

KEY ISSUES:

- The proposed 2-story building (5,365 sq.ft./floor, including the lower level) is

16,095 square feet. 35 parking spaces are provided, which would account for the square footage of 2 floors of the building. The proposed front yard setback is 54 feet from E. Illinois Avenue. It maintains 34.6-foot side yard setback (east) and a 33-foot setback on the west. As a buffer to the residential properties, landscaped setbacks of 10 feet (west), 6 feet (south), and 11 feet (west) are proposed. Additionally, a 6-foot vinyl fence is proposed on the western side of the lot.

- The primary site plan shows 2 one-way driveways going into and out of the property, with the western drive being in-bound and the eastern drive being outbound. This would allow vehicular traffic to enter the 2 drive-through lanes on the east side of the building. The zoning ordinance requires a minimum of 4 stacking spaces for two lanes of more. A formal escape lane is not provided and Staff notes that there are also turning conflicts with this plan.
- The second site plan option shows one 2-way drive aisle on the east side of the property, adjacent to the church parking lot. The option requires that vehicles process through a series of 90-degree parking spaces and exit the drive-through into a the 2-way drive into the property. Drive-through access for this option is routed through conflicting turning movements and potential backing space conflicts throughout the site.
- The current credit union operates out of an 800 square foot office area and does not have a drive-through. At full capacity, 15 employees are anticipated. The drive-through anticipates 100 cars/week. Also, the business plan identifies the site could be used for overflow parking needs for both the church and Ukrainian Center.
- Selfreliance has 3 other locations (Chicago on N. Cumberland Ave, Wheeling on W. Dundee Road, and Bloomingdale on E. Army Trail Rd). In reviewing the other locations, Staff notes that all of the other locations appear to be located in decidedly commercial area and uses.
- In addition to letters of objection from Rolling Meadows residents, the City of Rolling Meadows also submitted a letter supporting the Staff recommendation of denial. The letter further cites the land use conflicts with the residential properties and impact to the surrounding uses.

STAFF RECOMMENDATION:

The proposed Preliminary Planned Development for a financial institution with a drive-through is incompatible with the surrounding residential properties. This proposal also conflicts with the Future Land Use Map recommendation that the property remains

appropriate for single-family residential uses. Staff believes that the proposed would impact the surrounding residential uses by transitioning to a commercial use.

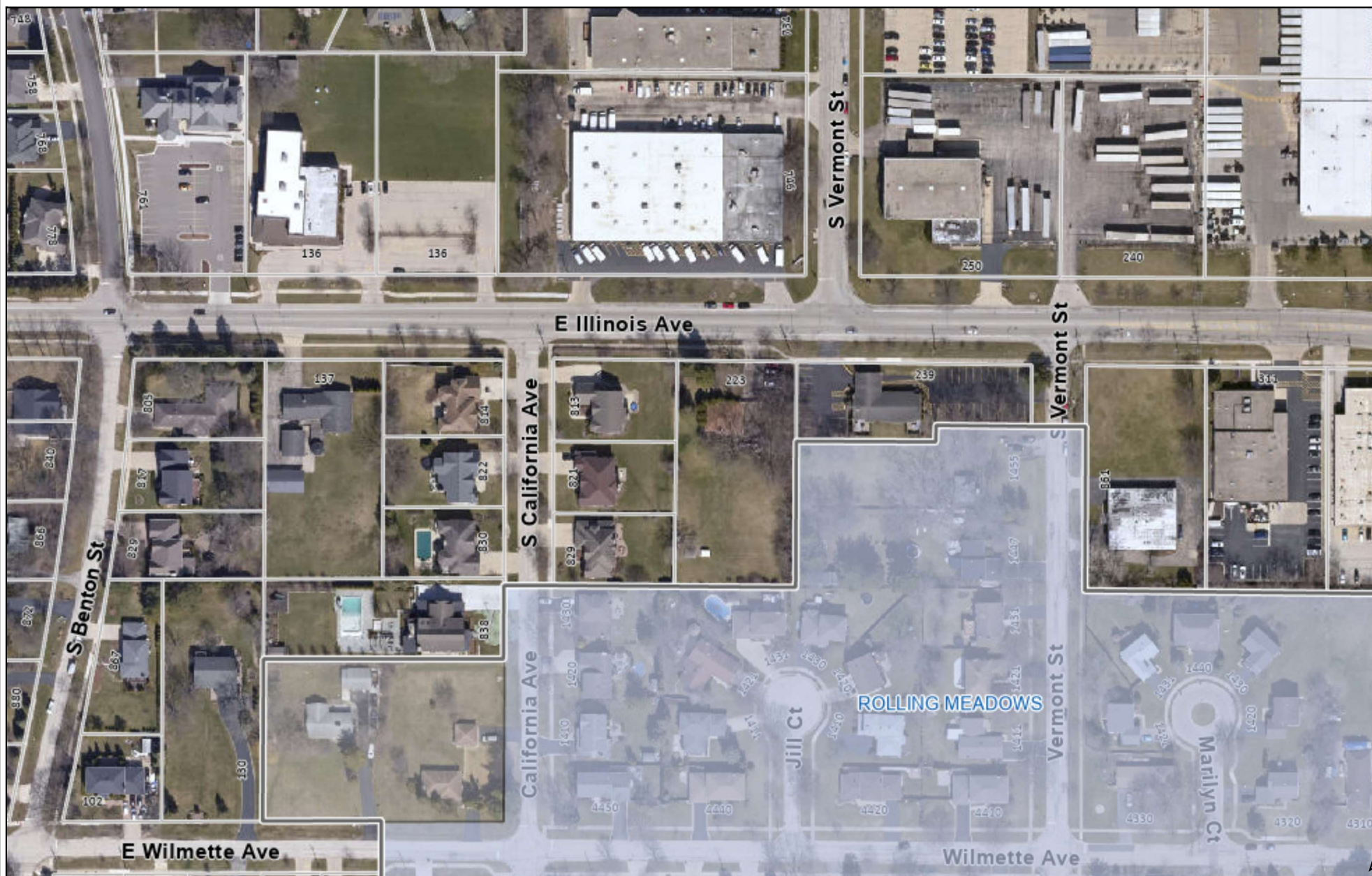
While Staff understands the growth needs for a commercial financial institution, the proposed location conflicts with the surrounding residential properties. The proposed would be more appropriately located on a commercial corridor. Therefore, Staff recommends denial of the proposed request. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Final Engineering Plans and Final Engineer's Cost Estimate shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
2. The final architectural and material elevation plans shall be submitted in a manner acceptable to the Village except as such plans shall be except as such plans may be revised to conform to Village Codes and Ordinances.
3. A revised landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and should include a significant landscaped buffer area on the west, south, and east sides of the property.
4. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
5. A Planned Development letter of credit shall be submitted in a manner acceptable to the Village Engineer and if required a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
6. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
7. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.

ATTACHMENTS:

- Aerial Map
- Preliminary Planned Development Application
- Site Plan
- Floor Plans
- Business Plan

- Concept Elevations
- Village of Palatine Current Zoning Map
- Future Land Use Map - Village of Palatine Comprehensive Plan
- Plat of Survey
- Objection Letters and Petitions
- Public Notice



0 300 600
ft

Print Date: 3/5/2024

Notes

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

Attachment: Aerial Map (223 E Illinois Ave - PPD Credit Union w drive-thru)



PRELIMINARY PLANNED DEVELOPMENT APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Vitaliy Kutnyy

Business Name (if applicable)

Selfreliance Federal Credit Union

Subject Property Address

223 E Illinois Avenue

Project Description

The lot is currently zoned R1. We are seeking a P.U.D. to allow us to build a commercial building with a drive-thru to operate as a financial institution (credit union). Proposed Site Plan "A" with two driveways is our preferred option due to a more natural and efficient traffic flow.

Alternatively, we include Site Plan "B" with one driveway. Site Plan "B" potentially may impact the neighborhood 3 residences less by minimizing traffic flow on the west side. Also, dense and mature landscaping along with a 6 ft. Synthetic wood "nature-fence" is planned along the entire west property line

All existing land uses on the property:

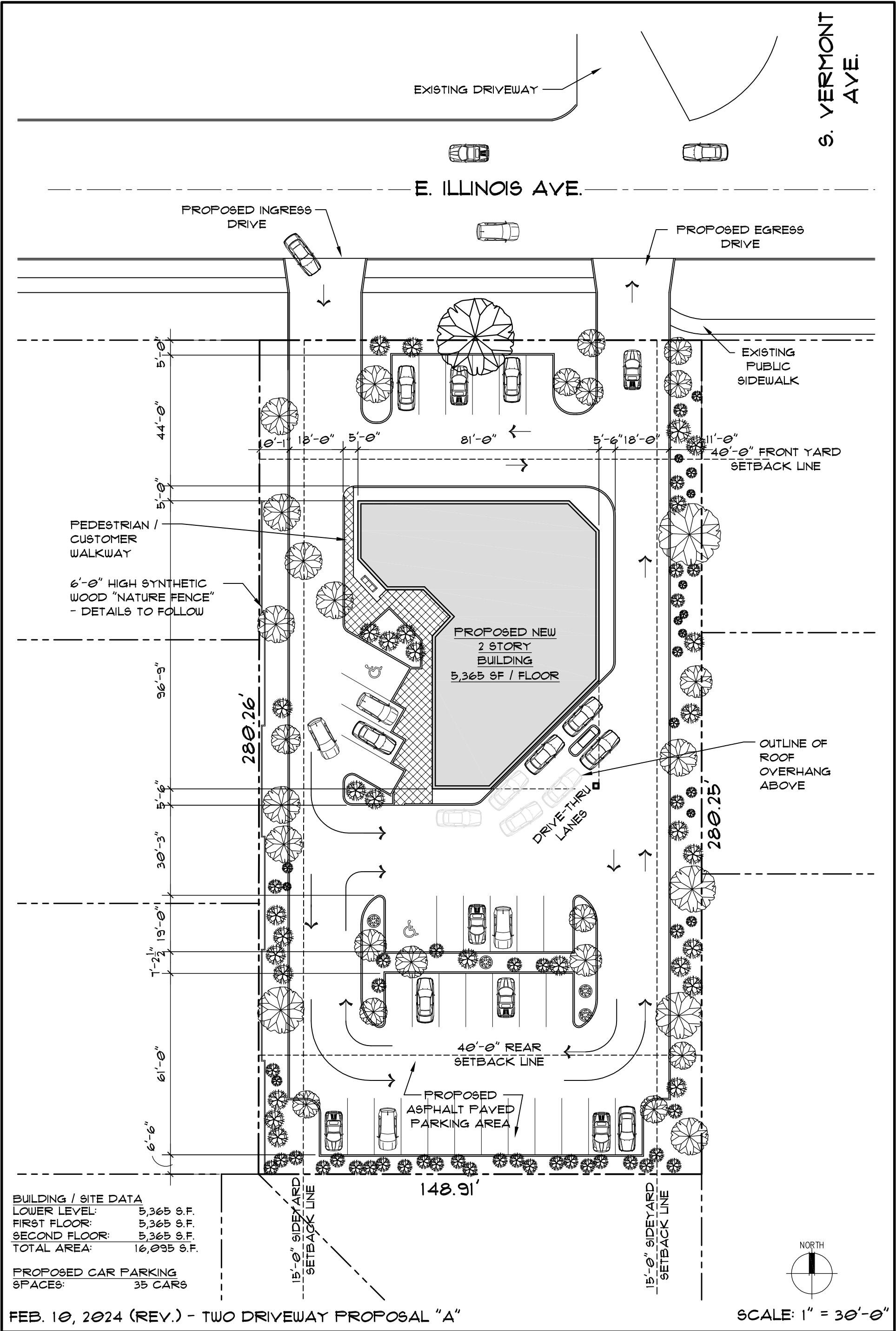
Single Family Residential

Property acreage and proposed land use:

0.95 acres, financial institution with drive-thru.

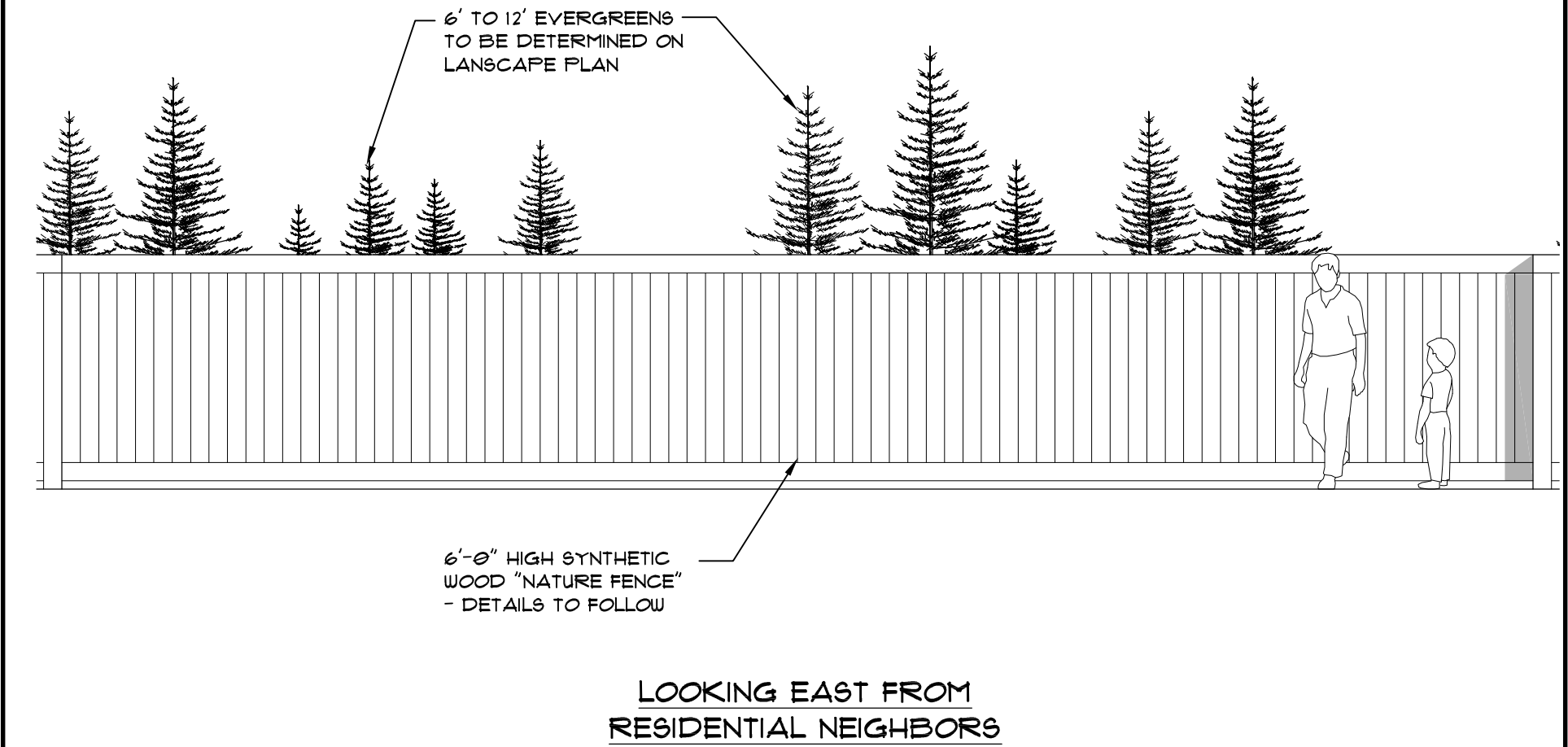
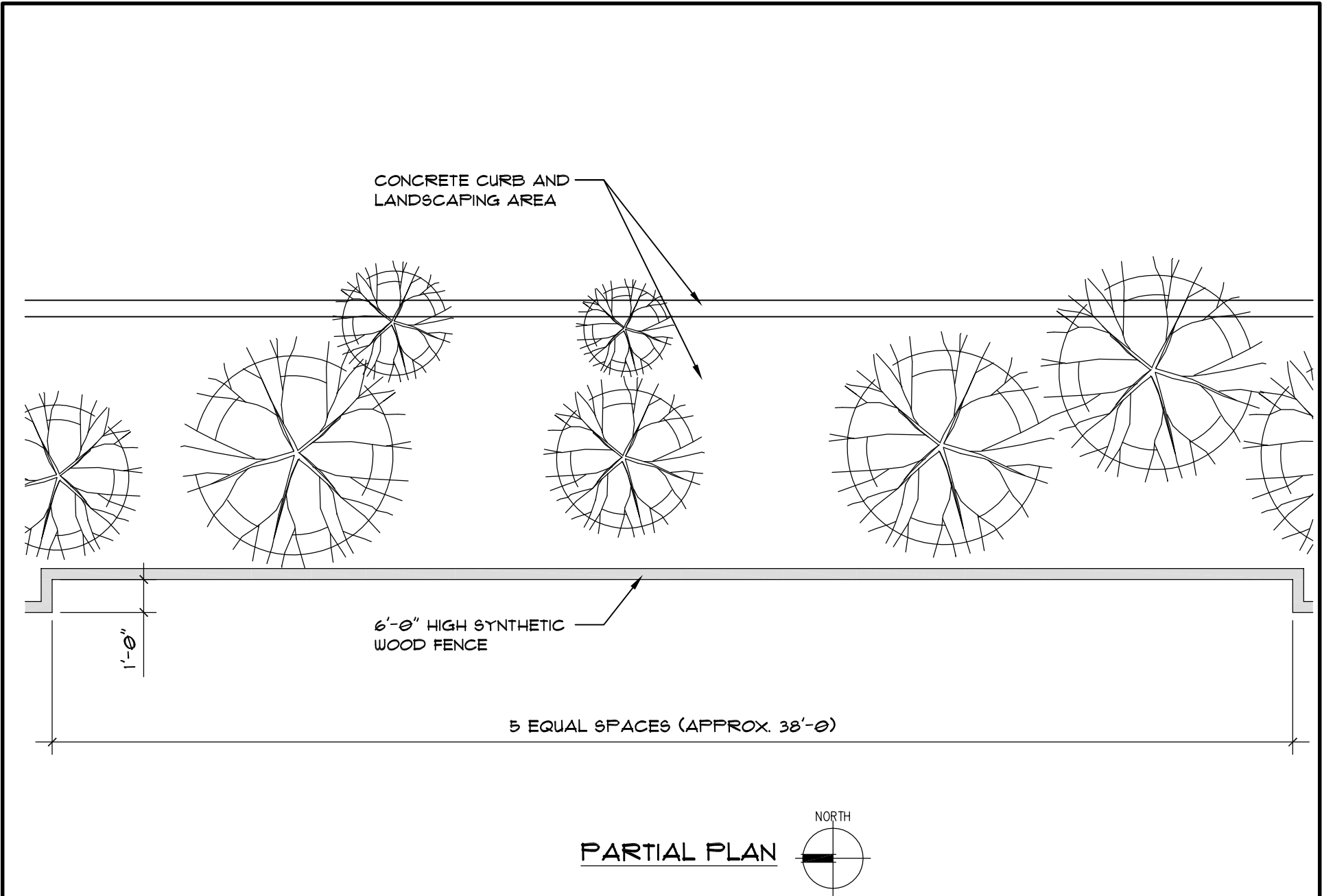
Property attributes (acreage and subdivision name):

.95 acres, Arthur T. McIntosh and Co.'s Palatine Estates Unit 2



Attachment: Site Plan (223 E Illinois Ave - PPD Credit Union w drive-thru)

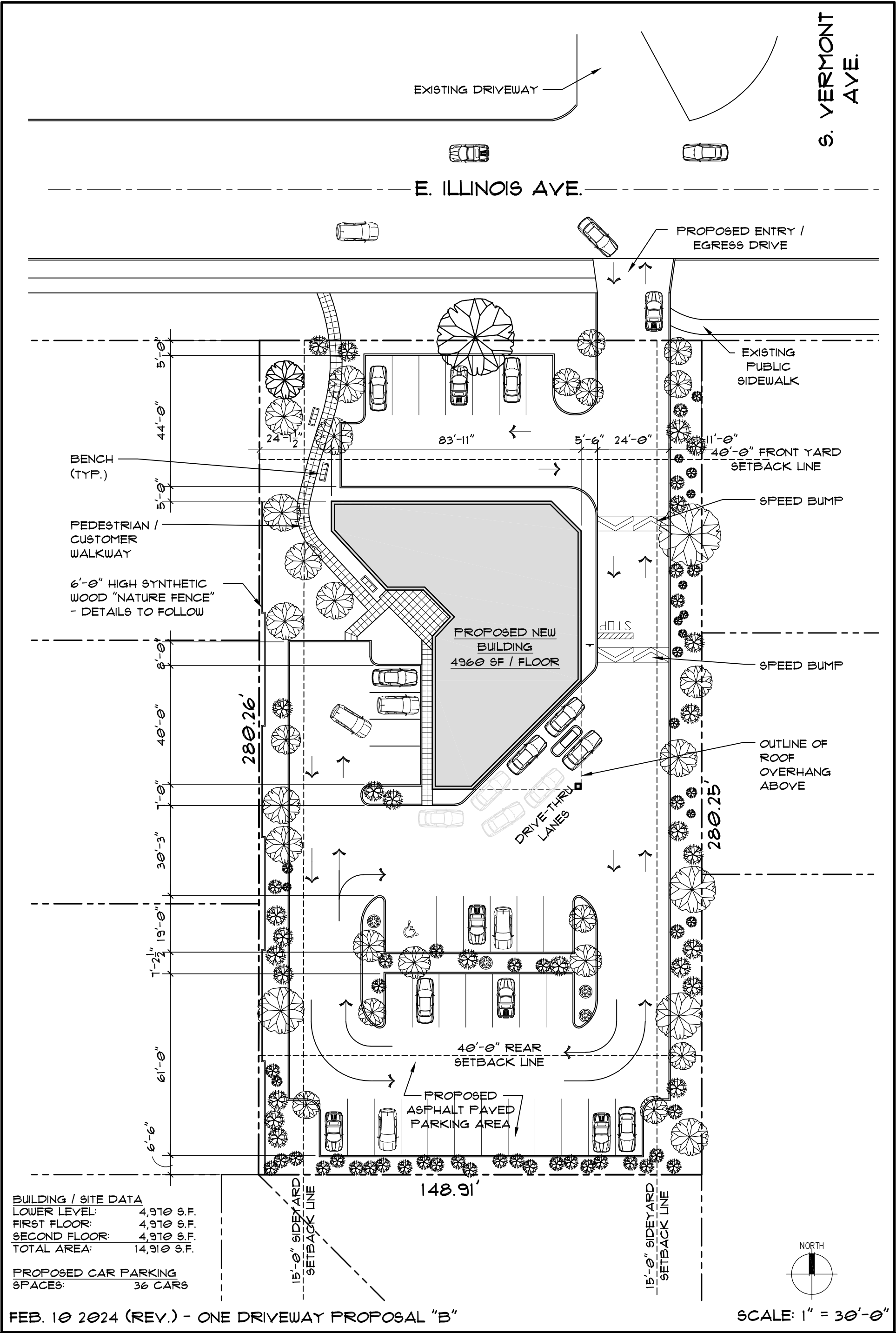
	PROPOSED SITE PLAN PROPOSED NEW BANKING FACILITY SELFRELIANCE FEDERAL CREDIT UNION 223 E. ILLINOIS AVE., PALATINE, ILLINOIS	NESTOR POPOWYCH, A.I.A. ARCHITECT 1110 N. LAKE SHORE DRIVE, 33 S CHICAGO, IL 60611 nestor.popowych@gmail.com 312-953-6111	A
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FEB. 10, 2024

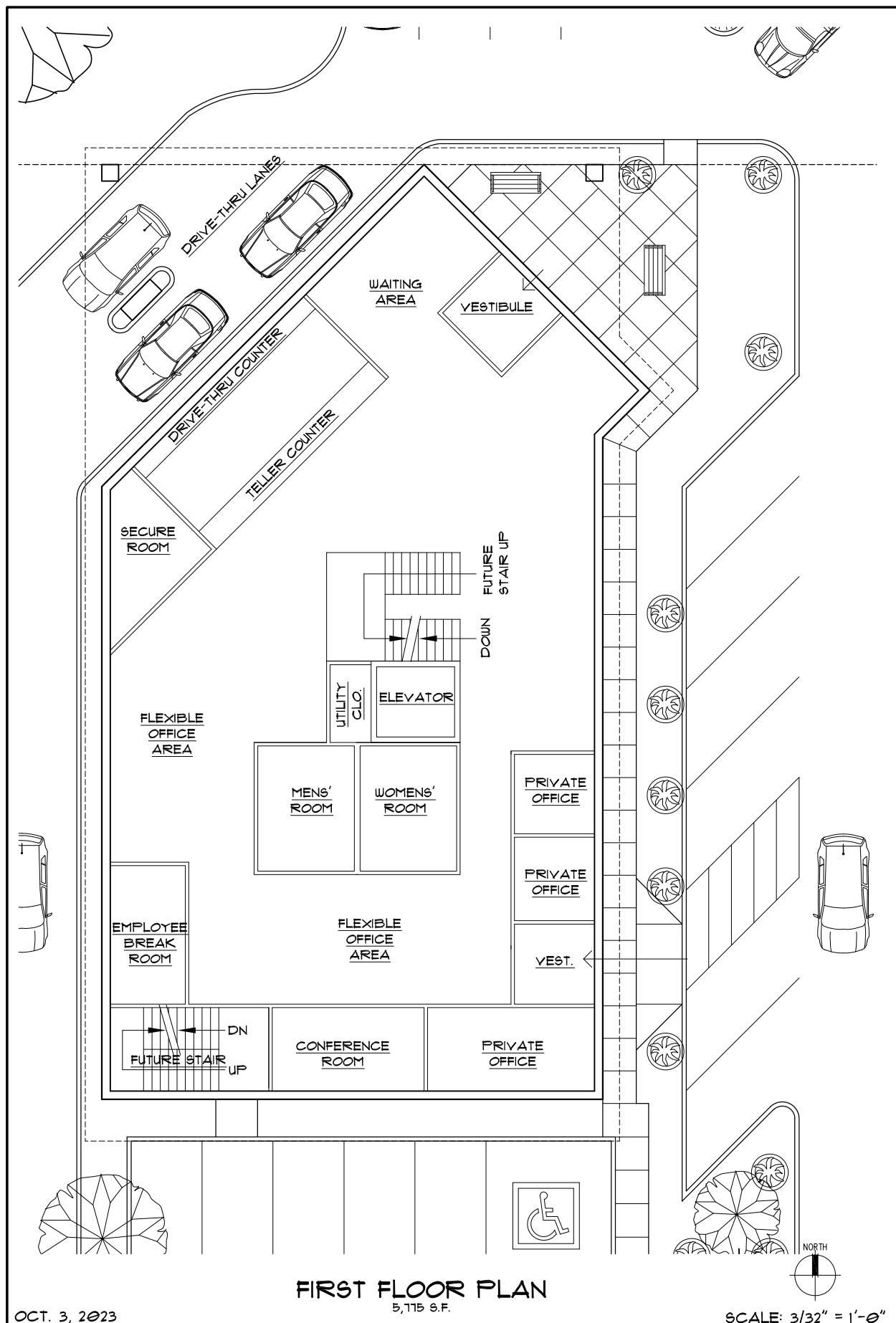
SCALE: 1/4" = 1'-0"

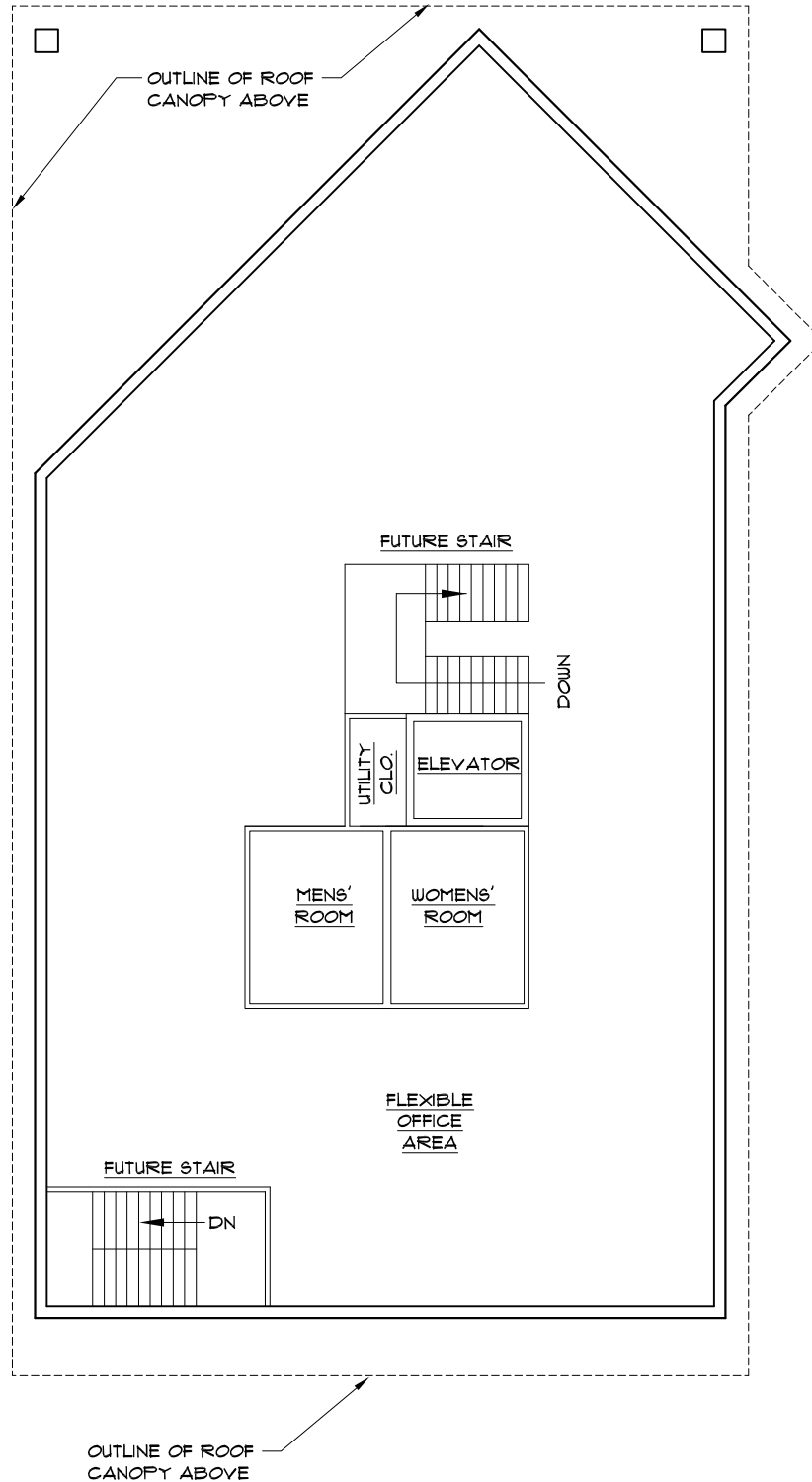
	PARTIAL FENCE PLAN / ELEVATION PROPOSED NEW BANKING FACILITY SELFRELIANCE FEDERAL CREDIT UNION 223 E. ILLINOIS AVE., PALATINE, ILLINOIS	NESTOR POPOWYCH, A.I.A. ARCHITECT 1110 N. LAKE SHORE DRIVE, 33 S CHICAGO, IL 60611 nestor.popowych@gmail.com 312-953-6111	1
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Attachment: Site Plan (223 E Illinois Ave - PPD Credit Union w drive-thru)

	PROPOSED SITE PLAN		NESTOR POPOWYCH, A.I.A. ARCHITECT 1110 N. LAKE SHORE DRIVE, 33 S CHICAGO, IL 60611 nestor.popowych@gmail.com 312-953-6111	
	PROPOSED NEW BANKING FACILITY SELFRELiance FEDERAL CREDIT UNION 223 E. ILLINOIS AVE., PALATINE, ILLINOIS			





SECOND FLOOR PLAN

5,115 S.F.



SCALE: 3/32" = 1'-0"

OCT. 3, 2023

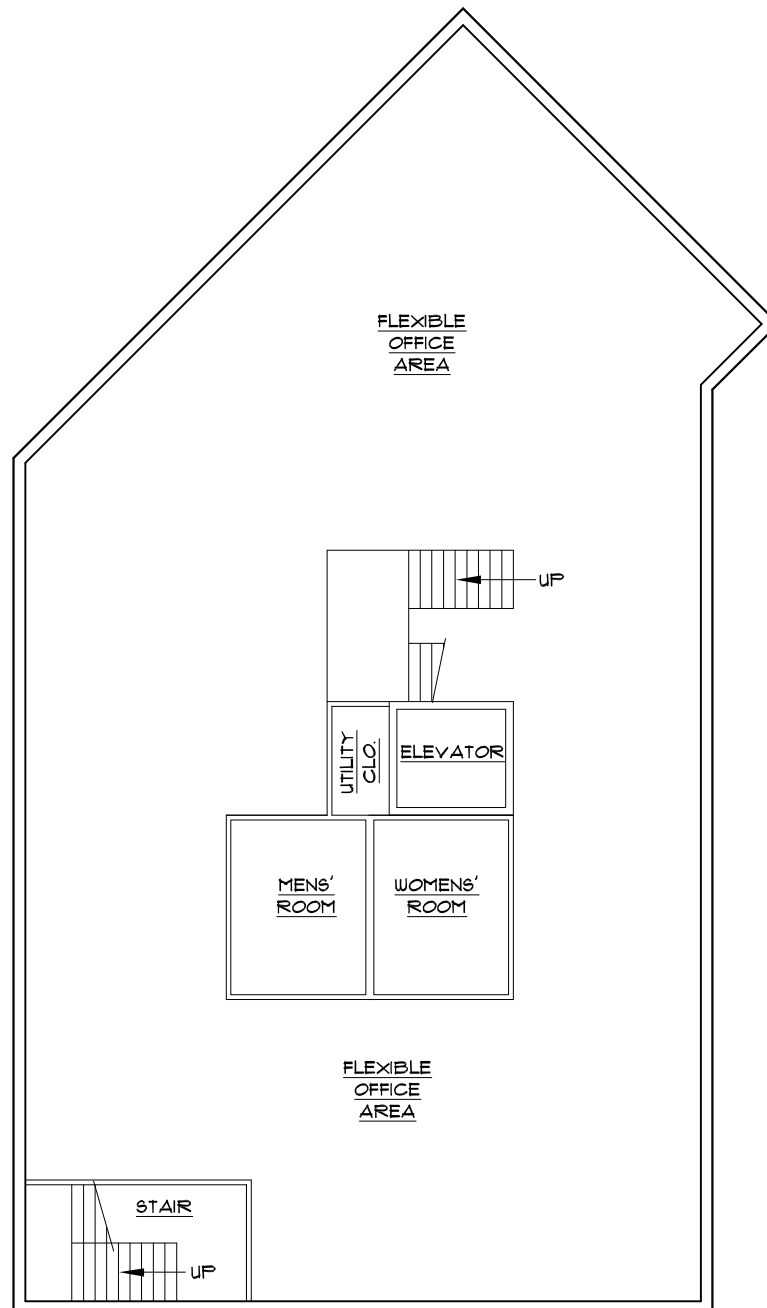


PROPOSED SECOND FLOOR PLAN
PROPOSED NEW BANKING FACILITY
SELF RELIANCE FEDERAL CREDIT UNION
225 ILLINOIS ST., PALATINE, ILLINOIS

NESTOR POPOWYCH, A.I.A.
ARCHITECT

1110 N. LAKE SHORE DRIVE, 33 S
CHICAGO, IL 60641
nestor.popowych@gmail.com
312-953-6111

A-4



BASEMENT FLOOR PLAN

5,115 S.F.



SCALE: 3/32" = 1'-0"

OCT. 3, 2023



PROPOSED BASEMENT FLOOR PLAN
 PROPOSED NEW BANKING FACILITY
SELF RELIANCE FEDERAL CREDIT UNION
 225 ILLINOIS ST., PALATINE, ILLINOIS

NESTOR POPOWYCH, A.I.A.
ARCHITECT

1110 N. LAKE SHORE DRIVE, 33 S
 CHICAGO, IL 60641
 nestor.popowych@gmail.com
 312-953-6111

A-5

Business Plan for Selfreliance Federal Credit Union's Planned Unit Development

Introduction:

Selfreliance Federal Credit Union has been serving the financial needs of its members since 1951. As part of our commitment to providing excellent service and fostering economic empowerment, we propose building a new credit union in the Village of Palatine. This business plan outlines the functionality of the new facility, anticipated employee count, and projected drive-through traffic.

Existing operation:

Selfreliance Federal Credit Union has a longstanding presence in the Village of Palatine and is deeply integrated within the Palatine Ukrainian American community. Our journey began decades ago, operating from a modest building on the Immaculate Conception Ukrainian Catholic Church premises. Fifteen years ago, recognizing the need for a newer more modern space to serve our members better, we relocated our branch to the property of the American Ukrainian Youth Association at 136 E Illinois Ave, just 300 feet away from the subject property.

Our current office space spans a mere 800 square feet, which has become insufficient to accommodate the growing needs of our members. With four dedicated employees, we currently serve approximately 350 members per week. However, we recognize that our ability to provide a satisfactory member experience is limited due to space constraints.

New proposed operation and functionality:

We plan to construct a two-story office building with a convenient drive-thru facility. The new building will contain approximately 5,400 square feet of space per floor, providing ample room to accommodate our growing operations and better serve the needs of our members. The new credit union building will serve as a modern and efficient hub for financial services. Key features of the facility include:

Member Service Areas: The building will include dedicated spaces for teller services, member consultations, loan processing, account management, and other essential banking services. These areas will be designed to prioritize member comfort, privacy, and accessibility.

Drive-Through Services: To accommodate members' preferences for convenient banking options, we will include a drive-through lane with teller access for quick transactions and consultations. Based on our member preferences and industry trends analysis, we anticipate serving around 100 cars per week.

Community Engagement: Our new facility will serve as more than just a banking center—it will be a community hub. We will host financial literacy workshops, networking events, and other community-focused initiatives to strengthen our ties with the Palatine community further.

Employee Count: The proposed credit union building will require a dedicated team to deliver exceptional service and support our growing membership base. We anticipate the following staffing levels:

Front-line Staff: We will expand our front-line team from four to eight employees to ensure efficient member service during peak hours and maintain personalized interactions with every member.

Back Office Operations: We will relocate some of our back office operations to the new Palatine location besides front-line staff. This will include roles such as administrative support, loan processing, and IT services. We expect a total of approximately 15-25 employees to work at the new location eventually.

Parking: To ensure ease of access for both employees and members, the new building will include 37 parking spots. Ample parking availability will provide a seamless and stress-free experience for everyone visiting the credit union. Our parking will also serve as overflow parking for two important community institutions: the Immaculate Conception Ukrainian Catholic Church and the American Ukrainian Youth Association. This will help alleviate any parking constraints during events, services, and gatherings hosted by the church and youth association. By extending our parking resources to accommodate overflow needs, we aim to contribute to the smooth operation of community events and enhance the overall neighborhood traffic activity.

Effect on the neighborhood: Directly across the street from our proposed site stands a commercial building, indicating a mixed-use environment within the vicinity. With a church located adjacent to our site on the east side, our credit union will occupy a location that already experiences periodic congregation and community gatherings. This alignment with a community-oriented institution reinforces the suitability of our presence within the area. Our proposed two-story office building with a drive-thru facility has been designed carefully to mitigate any potential impact on neighboring residential properties. By implementing appropriate design measures, we aim to ensure that our presence complements the existing character of the area without causing disruption.

Summary:

It is important to mention that we currently serve more than 1,600 existing credit union members who are residents of the Village of Palatine. The opening of our new facility will bring an immediate positive impact on these members. While the current zoning designation may suggest a residential focus, the surrounding context—including the presence of commercial establishments and community-oriented institutions—supports the compatibility of our credit union within the broader neighborhood. Through thoughtful design, community engagement, and adherence to zoning requirements, we are confident that our proposed development will enrich the local landscape and be a valuable asset to residents and businesses.

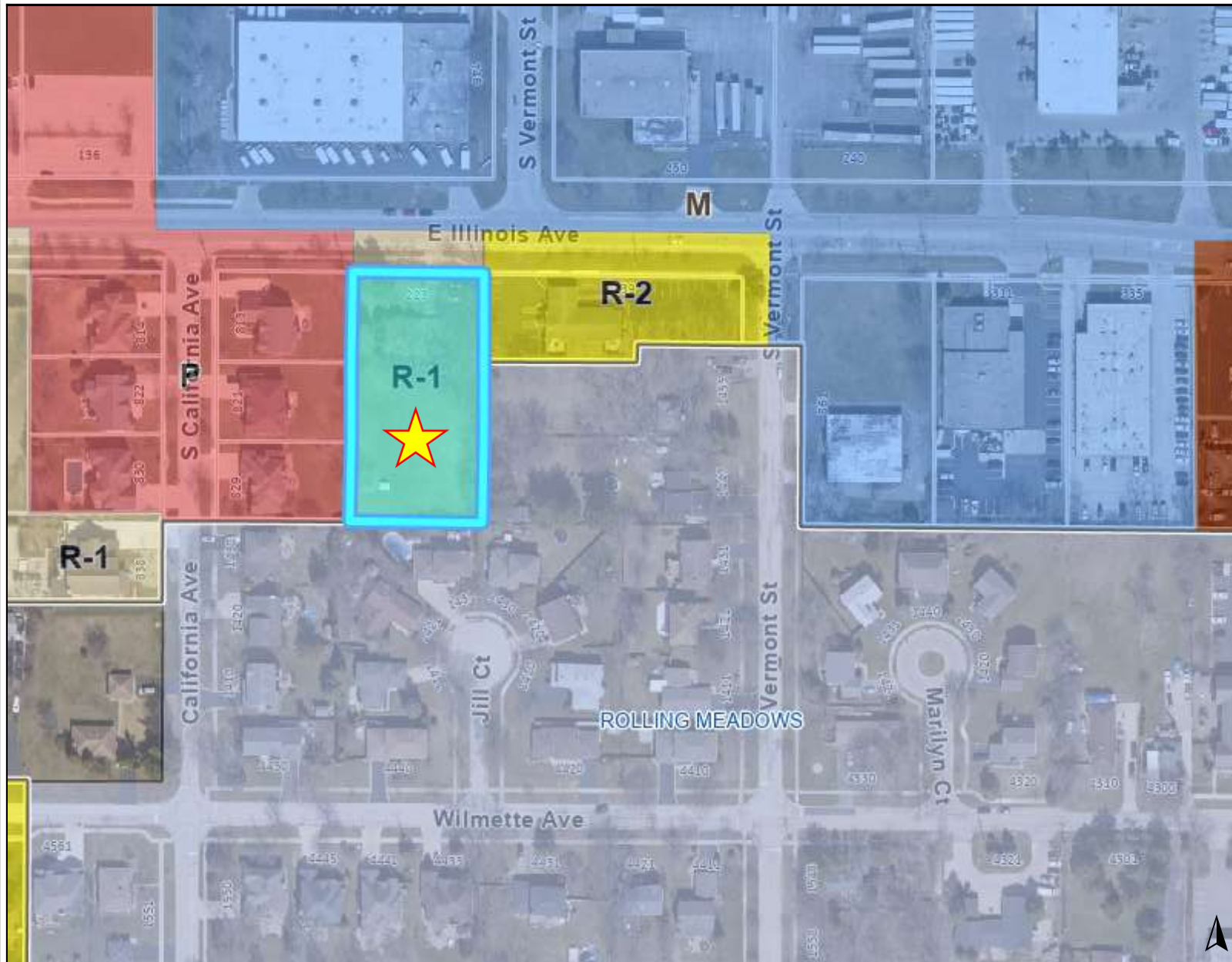


Proposal Project:
SELFRELIANCE FEDERAL CREDIT UNION
Palatine, Illinois



Attachment: Concept Elevations (223 E Illinois Ave - PPD Credit Union w drive-thru)

Proposal Project:
SELFRELIANCE FEDERAL CREDIT UNION
Palatine, Illinois

**Legend**

Zoning and Development

Zoning

- P: Planned Unit Development
- R-1: Single Family
- R-2: Single Family
- B-2: General Business
- M: Manufacturing

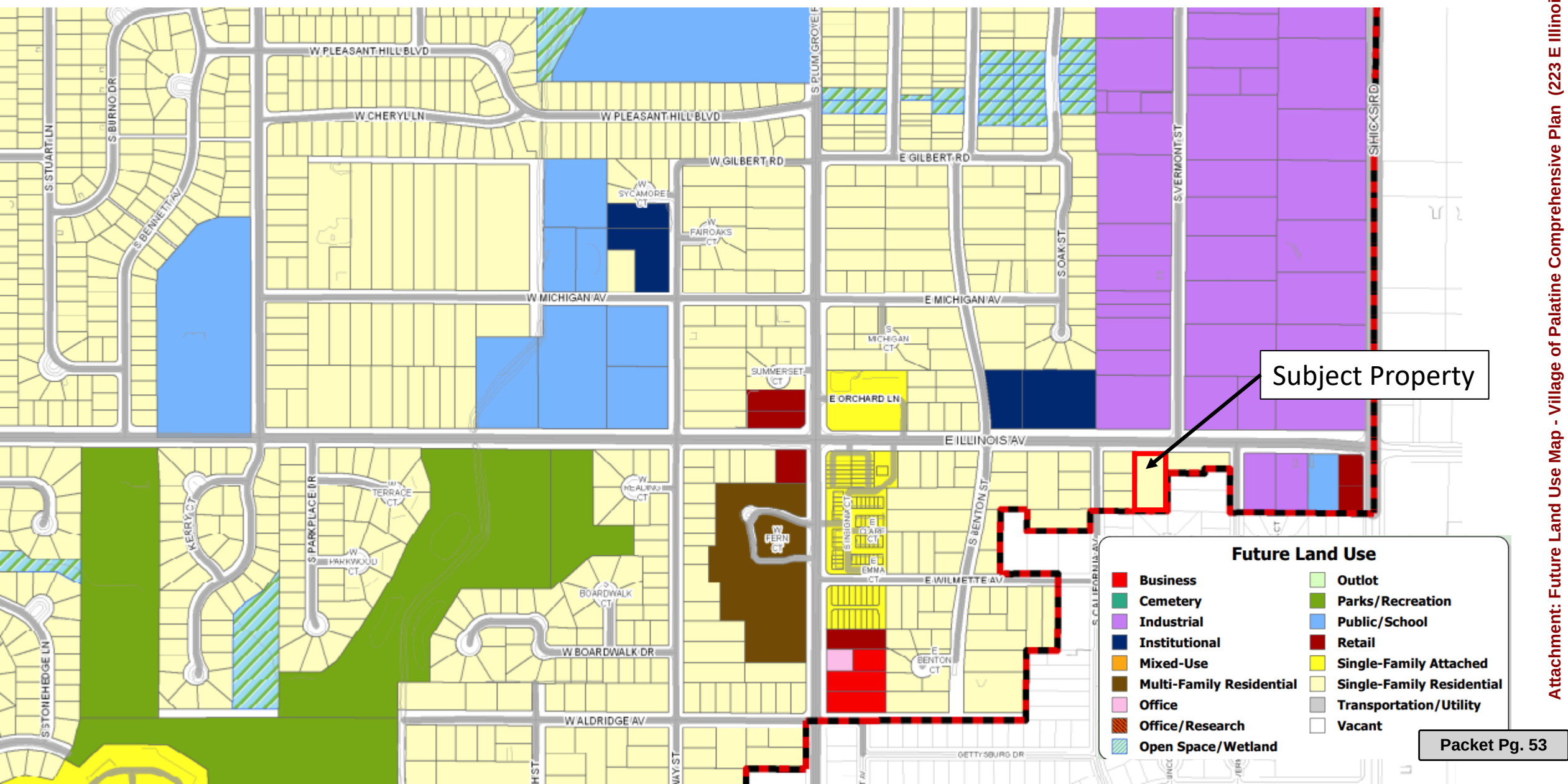
0 300 600
ft

Print Date: 2/26/2024

Notes

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

Palatine Future Land Use Map

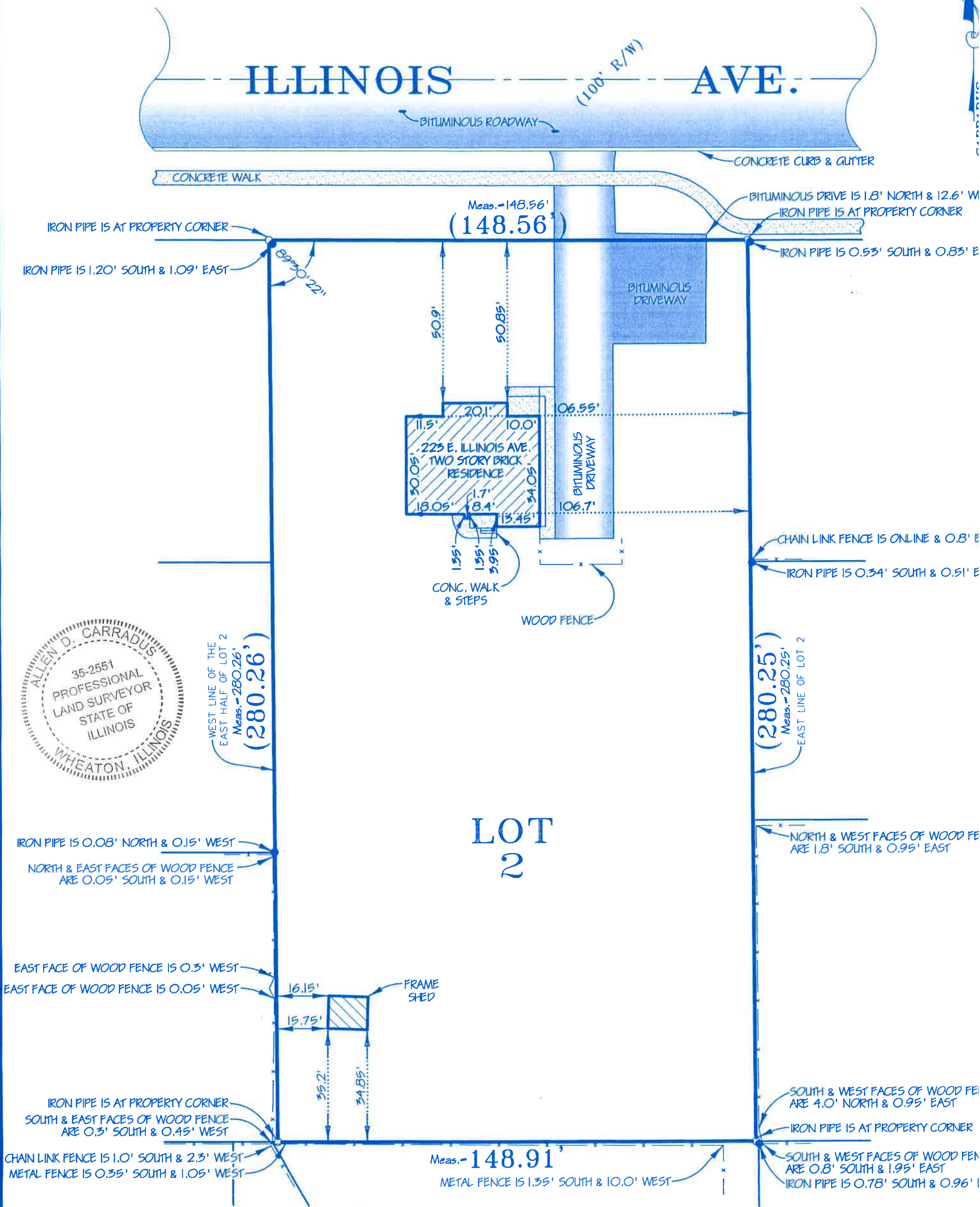


- LEGEND**
- Monumentation Found
 - Monumentation Set (IRLS 35-2551)
 - (50') Record Dimension
 - X— Fence Line

PLAT OF SURVEY

THE EAST HALF OF LOT 2 IN BLOCK 10 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NUMBER 2, IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SITE= 41,596 SQ.FT.



NOTES

- All distances shown hereon are in feet and decimal parts thereof corrected to 68" f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult local authorities for additional setbacks and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Dimensions to and along buildings are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 11th DAY OF August, A.D. 2023
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2024.

CARRADUS LAND SURVEY, INC

Residential & Commercial Land Surveying Services
191 S. Gary Ave. Suite 180, Carol Stream, Illinois 60131
(630) 588-0416 (Fax) 630-7682 carradus_survey@yahoo.com

PREPARED FOR: JEFF LANGE

DRAWN BY: JW DATE OF FIELD WORK: 08/11/23 SCALE: 1" = 30' FLD.BK. - PAGE: 48-00 PROJECT NO.: 30011



March 20, 2024

Village of Palatine
Village Manager Reid Ottesen
200 E. Wood Street
Palatine, IL. 60067

RE: City of Rolling Meadows Support of Village of Palatine Staff Recommendation to Deny Proposed Planned Development to Permit a Financial Institution with a Drive-Thru at 223 E. Illinois Avenue

Dear Village Manager Ottesen,

The City of Rolling Meadows ("City") has been made aware of a Public Notice pertaining to a Public Hearing to be held before the Village of Palatine Planning and Zoning Commission ("PZC") on Tuesday, March 26, 2024 at 7 PM pertaining to an application for a Preliminary Planned Development to permit a Financial Institution with a Drive-Thru ("Proposed Development") at 223 E. Illinois Avenue ("Subject Property") in the Village of Palatine ("Village"). The City has been made aware of the Village staff recommendation to deny the application for the Proposed Project. This letter serves as an official statement of support by the City of the Village staff recommendation to deny the Proposed Development application.

The Subject Property is located within the Village directly on the border with the City. The Subject Property is directly adjacent to and neighboring single-family residential properties located within the City along California Avenue, Jill Court, and Vermont Street.

Given the location of the Subject Property on the City border with the Village, the City is providing this letter stating its formal support for the Village staff recommendation to deny the Proposed Development given the significant change in use to the Subject Property and a lack of harmony with neighboring residential properties. Allowing this change in use will detrimentally impact the character of this residential neighborhood and cause negative impacts on surrounding residential properties both within the City and the Village. The Proposed Development would bring extensive vehicular traffic and parking within close proximity to the rear lot lines of residential properties causing a reduction in residents' quiet enjoyment of their properties. Allowing for vehicular traffic within close proximity to quiet, suburban single-family residential properties along with the construction of a banking facility is inconsistent with the residential uses which surround the Subject Property. Beyond the impacts to the quality of life that the Proposed Development will have, the Proposed Development may also cause negative impacts to property values for neighboring residential properties due to this proposed significant change in use of the Subject Property.

The City asks that the PZC review this application with scrutiny and take into consideration the surrounding residential uses and the negative impacts the Proposed Development will have on neighboring properties. The City further requests that the PZC adopt findings in support of the Village staff recommendation to deny the Proposed Development.

Please do not hesitate to reach out to me if you have any questions by phone at 847-394-8500 x1001 or via email at sabor@cityrm.org.

Sincerely,

Rob Sabo
City Manager
City of Rolling Meadows

Cc:
City of Rolling Meadows Mayor and City Council
Assistant City Manager/Community Development Director Glen Cole

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

Neighborhood Petition

(PAGE 1 OF 2)

We, the undersigned residents of Palatine and Rolling Meadows, do hereby petition the Village of Palatine to **not** approve the rezoning of residential area 223 E. Illinois Avenue, Palatine IL, for Planned Development to permit a Financial Institution with a Drive-thru. We are requesting this area continue to stay a residential area.

File No. PPD-000009-2024.

Name (Print)	Name (Signature)	Address	Agree
MARY OFENLOCH	Mary Ofenloch	1430 JILL CT. RM	X
T.M. Schmidt	T.M. Schmidt		
T.M. Schmidt	T.M. Schmidt	1410 JILL CT RM	X
DAVID SCHMIDT	David Schmidt	1410 JILL CT RM	X
Michael Smola	Michael Smola	1421 Vermont	X
MALGORZATA CUNT	Malgorzata Cunt	1440 Marilyn Ct	X
Mark Schelfhaert	Mark Schelfhaert	1420 Marilyn Ct	X
Kevin Whitton	Kevin Whitton	1583 Vermont St.	X
JAMES J LEE	James J. Lee	1585 VERMONT ST.	X
Lisa Motomura	Lisa Motomura	1601 Vermont St	X
Jack Moon	Jack D Moon	4440 Denny Ct.	X
Penny Moon	Penny Moon	4440 DENNY CT.	X
Aditya Rawat	Aditya Rawat	4431 Denny Ct.	X
Robert Mohr	Robert Mohr	4451 DENNY CT	X
Chiriv Givis	Chiriv Givis	4440 Wilmetts Ave.	X
Anne Kruk	Anne Kruk	1447 Vermont St	X
Miroslaw Kruk	Miroslaw Kruk	1447 VERMONT	X
William L SAPIET	William L SAPIET	4420 W.L. NUTTE RD	X
Patricia Ofenloch	Patricia Ofenloch	1430 Jill Ct., RM	X
Gina Mitchell	Gina Mitchell	1431 Vermont St.	X
Mark Mitchell	Mark Mitchell	1431 Vermont	X
Brian Ladewski	Brian Ladewski	1620 Vermont	X

Circulator: JOHN OFENLOCH

Address: 1430 JILL CT

Phone: [REDACTED]

E-mail: [REDACTED]

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

File No. PPD-000009-2024.

[illegible]

Packet Pg. 57

Neighborhood Petition

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File No. PPD-000009-2024.

Name (Print)	Name (Signature)	Address	Agree
MOHAMMED ABDUL-GAFFOOR	<i>Abdul Gaffoor</i>	1455 VERMONT ST ROLLING MEADOWS, IL 60008	Agree
Samir Patel	<i>Samir Patel</i>	813 S. California Ave	Agree
SNEHA PATEL	<i>S. Patel</i>	813 S California Ave	Agree
Alain Midey	<i>Alain Midey</i>	4450 Wilmette Ave	Agree
LINDA STRAUB	<i>Linda Straub</i>	1410 CALIFORNIA AVE	Agree
Janet Olsen	<i>Janet Olsen</i>	192 E. Wilmette Ave Palatine, IL 60067	Agree
JAMES LEWANDOWSKI	<i>James Lewandowski</i>	1430 CALIFORNIA AVE ROLLING MEADOWS, IL 60008	AGREE
Nancy Lewandowski	<i>Nancy Lewandowski</i>	1430 California Rolling Meadows	agree
D.J. MORAIS	<i>D. J. Morais</i>	4561 WILMETTE AVE ROLLING MEADOWS	AGREE
Quinn Chism	<i>Quinn Chism</i>	179 E Wilmette Ave Palatine IL	Agree
Lynette Chism	<i>Lynette Chism</i>	179 E. Wilmette PAL AVE	Agree
Dore Chism	<i>Dore Chism</i>	3602 Brookwood Dr RM	agree
PHIL HEGGE	<i>Phil Hegge</i>	4501 PATOE CT RM	AGREE
SNEHAL SHAH	<i>Snehal Shah</i>	822 S CALIFORNIA PAL	AGREE
Nidhi Shah	<i>Nidhi Shah</i>	"	Agree
Ranjana K. Shah	<i>Ranjana K. Shah</i>	"	Agree
K-R-Shah	<i>K.R. Shah</i>	"	Agree
Ernie R. Koenig	<i>Ernie Koenig</i>	830 S. CALIFORNIA PAL	Agree
SANDI Koenig	<i>S. Koenig</i>	830 S. California PAL	Agree

Circulator: Jim & Nancy Lewandowski

Address: 1430 California Ave Rolling Meadows IL 60008

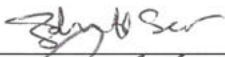
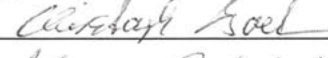
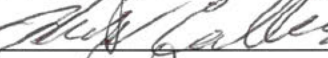
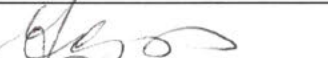
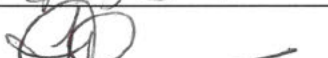
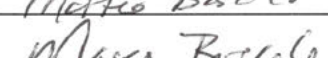
Phone: [REDACTED]

E-mail: [REDACTED]

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

Neighborhood Petition

We, the undersigned residents of Palatine and Rolling Meadows, do hereby petition the Village of Palatine to **not** approve the rezoning of residential area 223 E. Illinois Avenue, Palatine IL, for Planned Development to permit a Financial Institution with a Drive-thru. We are requesting this area continue to stay a residential area. File No. PPD-000009-2024.

Name (Print)	Name (Signature)	Address	Agree
John Sauer		4431 Wilmette Ave	✓
David Meyer		4491 Wilmette Ave	✓
Christoph Boehm		4440 Wilmette Ave	✓
Heiny Rafael		1421 Jill Court	✓
David Thomsen		4435 Wilmette	✓
Kathy Callard		1421 JILL CT. R.M.	✓
TOM CALLARD		1421 JILL CT. Rm	✓
Karl Scharman		4421 Wilmette Ave Rm	✓
Donna Scharman		4421 Wilmette Ave Rm	✓
Paul Carmody		1420 JILL CT.	✓
Gina Carmody		1420 JILL CT	✓
Tiffany Heinlein		1431 JILL CT	✓
Luca Boscolo		1431 JILL CT	✓
Matteo Boscolo		1431 JILL CT	✓
Marco Boscolo		1431 JILL CT	✓
Nancy Thomsen	NANCY THOMSEN	4435 Wilmette	✓

Circulator: TOM + KATHY CALLARD
 Address: 1421 JILL CT. Rm
 Phone: [REDACTED]
 E-mail: [REDACTED]

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

Hi Lyn,

I have recently received certified mail for a proposed development at 223 E. Illinois St., Palatine, IL (File # PPD - 000009-2024).

My name is Sandip Patel and I am an owner of **813 S. California Ave., IL 60067**. I have been living at this location for almost 22+ years and I am planning to continue living in our town. I have recently received certified mail for a proposed development at 223 E. Illinois St., Palatine, IL (File # PPD - 000009-2024).

In regard to the above proposed development, I **am not in favor of this proposed development and I am objecting to this development due to the lots of concerns related to this plan.**

1. Safety:

- A. Your home is being watched by every patron who accesses the facilities and you just don't know who is out there and you can't keep calling public safety.
- B. The proposed development brings concerns related to criminal activities, unnecessary extra hangout places in the residential neighborhood 24x7x365.
- C. Safety of the children and adults with intellectual/developmental and disabilities just across from the proposed development at Clearbrook facility..
- D. Nobody is watching the facilities and keeping an eye on it overnight. Camera can provide only so much security and it's not there to protect the neighbors.

2. Privacy:

This development does nothing but inviting all the outsiders into our Kitchen, Dining room and Bedrooms. Practically, you can't have any type of privacy and live your life freely as there is always someone watching in your backyard. Also, no fencing or greenery can give you privacy and peace in your day to day life with this change. **This is a recipe for ruining our livelihood and neighborhood.**

3. Traffic:

Already, there is traffic congested in the morning and evening on weekdays in the area and on weekends many times there is car parking overflowing into the neighborhood streets due to activities at the Ukrainian center. Adding this development will make the situation worse from a traffic perspective.

4. Lighting :

Overnight 24/7/365 lighting in the parking lot which will now prohibit residents from opening the curtains year round and windows of their home in the summer nights.

5. Property Values impact:

I also think the proposed development will drive down the property values in the area. And potentially will impact our taxes negatively because it is a part of the nonprofit organizations.

6. Current Zoning:

Last but not least this is a Residential zone and in the middle of the Residential area someone wants to build a financial institution / Credit union. Is this really a good use of valuable land in our town?

Bottomline, I am **objecting to this proposed development at 223 E. Illinois St; Palatine, IL** and I hope our planning and zoning committee seriously thinks about this proposed development and makes the right decision for our neighborhood, community and city.

Thank You for allowing me to express my concerns related to this development.

Regards,

Sandip Patel

Hello and thank you for allowing me some time to share my feelings. My name is Frank Anzalone, I am a very proud resident of Palatine for over 20 years and a previous resident of Mount Prospect and Arlington Heights for over 20 years. The home where my family and I reside is at 829 California Avenue in Palatine, directly in line with the proposed development. Throughout my life, I've not only established myself as a local businessman currently with multiple businesses in Arlington Heights, Round Lake Beach and Chicago, I've previously owned businesses in Buffalo Grove, Downers Grove, Elgin and Schaumburg. I have proven myself to be someone deeply committed to upholding the integrity of any community I've lived in and operated businesses in. I have always respected existing zoning laws and local ordinances, ensuring that my businesses contribute positively without disturbing the rights or peace of others.

However, I find myself facing an unprecedented challenge – one that I can only describe as the most aggressive & inconsiderate attempt at disruption I've ever encountered. A brief walk on the grounds of the residential premises would have and should have highlighted to any prospective buyers that aiming to alter its character would unmistakably and disrespectfully be disruptive to the immediate community and surrounding properties in a multitude of ways. It is disheartening to witness such disregard for the principles that hold our community together with the presentation of a development such as this.

As I stand before you today, I do so not only as an individual seeking resolution, but as a representative of the values we hold dear in Palatine. I urge you to consider the implications of allowing such disruptions to a serene peaceful neighborhood community and uphold the standards that have served us well for so many years.

Thank you for your attention and consideration.

Introduction:

While Selfreliance Federal Credit Union has a history in Palatine, the proposal fails to acknowledge the potential negative impacts of introducing a commercial entity into a residential area south of Illinois Street.

Existing operation:

The desired relocation of the branch established years ago does not justify expanding further into a residential area. The growth in membership should not supersede the need to respect the existing zoning laws and the character of the neighborhood.

The plans show that the reasoning behind the proposed expansion extends well beyond meeting the banking needs of church-goers and involves use of a large parking lot during non normal business hours for its Sunday services as well as the facility accommodating meetings and other non-banking activities, not to mention any non-specified uses like classes or parties, without any constraints to time of day or types of activities.

New proposed operation and functionality:

The plan to construct a 15,000 square foot two-story building with a drive-thru facility and a brightly lit parking for 35 cars raises concerns about increased traffic congestion, noise pollution, bolden visual intrusion, safety concerns and diminished property values into the residential area. While the provision of member service areas and drive-thru services is understandable from a business perspective, their placement within a residential zone is inappropriate and disruptive to the community.

Moreover, the assertion that the credit union aims to serve nearby church-goers conveniently seems dubious, as the necessity for church-goers to walk to the bank is questionable. This raises concerns that the proposal may serve purposes well beyond the scope of banking which will have additional disruptive effect on the neighboring community. There are no time or traffic constraints and having an over 15,000 square feet of useable space and a brightly lit parking lot for 35 cars horse shoeing the backyards of neighborhood of homes is completely offensive and disruptive to the surrounding homes and the residential neighborhood.

Effect on the neighborhood:

The credit union's referencing of the mere presence of a having a commercial building across the street adjoining a non intrusive distanced commercial area well north of the residential area does not justify expanding further commercial activity across the street into the residential area. The impact on residents must be the primary consideration.

Supposedly careful design measures like a fence and some shrubbery cannot fully mitigate the disruption caused by introducing a commercial entity into a residential area especially when tying it to a facility across and down the street.

Instead of attempting to shoehorn into a residential neighborhood, the credit union should explore the plentiful alternative Palatine locations that are within commercial zones for its operations. If their concern is a parking lot maybe they can negotiate an agreement with one of many of the commercial properties north of Illinois and far away from any residents but yet still in the proximity of their church as opposed to literally using the backyard of what is currently a residential home surrounded by almost a dozen other residential homes, backing to an entirely residential neighborhood, as a parking lot. A far cry from what is now an enjoyably serene residential environment.

Serving existing members of a nearby church should not come at the expense of disrupting the lives of nearby residents. On Hicks road there is a new church facility that was just built that disrupted no one and is serving the needs of their members. Considering the commercial nature of the credit union's operations, it would be more appropriate and lucrative for them to secure prime visible property in commercial zones rather than relying on re zoning in a quiet residential area for what seems to be more so an extension of their church facility which would most certainly create a back and forth havoc and a complete disruption of the area.

The proposal's claim of serving church-goers credit union needs appears to be a pretext for expanding activities beyond banking, aggressively utilizing the facility thereby having an unfair negative effect on the residents by having unrestricted noise, traffic, safety and visual disturbance in the residential neighborhood of the proposed development.

Parking:

While parking availability is important, the proposal to use credit union parking for overflow from the church and youth association events only adds to the burden on the residential area.

The inherent design requirement for lighting a 35 car parking lot in a horseshoe configuration around the surrounding homes inevitably leads to the creation of a luminous perimeter. This illumination will result in an intrusive and unacceptable level of light pollution

Noise and Traffic Concerns:

The operation of a drive-through facility, as proposed by the credit union, will also inevitably lead to increased traffic congestion, noise pollution, and disturbances for nearby residents. Potential issues include the sound of car engines, horns, and intercom systems. In addition to the negative impact utilizing the facility as a venue for the specified and yet unspecified multitude of events tied to the Sunday church services as well as week day and weeknight activities. These disturbances will significantly detract from the quality of life for residents.

Decline in Property Values:

The introduction of a large-scale commercial development, such as a two-story credit union with a significant parking lot, into a predominantly residential neighborhood will lead to a decline in property values for nearby homes.

Residential buyers typically prioritize living in quiet, aesthetically pleasing neighborhoods with minimal commercial activity. The introduction of a commercial development with a utilitarian

design aesthetic embedded and encroaching into the backyards of multiple homes will detract from the overall visual appeal of the area, further diminishing property values. Residential buyers often seek out neighborhoods with well-maintained homes, serene backyard environments and attractive streetscapes.

Kingdom Hall

It is crucial to note that while the referenced single story Kingdom Hall facility may also be located nearby, the depth and layout of their facility differs drastically and significantly from the proposed credit union facility.

The depth of the proposed credit union facility, including the building and parking lot, extends a substantial 280 feet into the neighborhood. This depth, combined with a two-story facility and a large lighted parking lot, immerses the project deep into the residential neighborhood.

In contrast, the one story Kingdom Hall facility has a significantly smaller building footprint of approximately 2,000 square feet, an entire land depth of 90 feet, is a corner lot bordering a commercial zone to the east, has a much less intensive use of space and whose parking lot runs along Illinois thereby easily and respectfully minimizing its impact on any nearby homes.

Furthermore, the building setback alone of the proposed credit union almost exceeds the entire 90 ft depth of Kingdom Hall's entire property, further highlighting the extent to which the credit union project encroaches into the residential area.

The sheer size and scale of the proposed 15,000 square foot credit union project make it a disproportionate addition to the neighborhood, raising concerns about its compatibility with the residential character of the area.

Perception of Safety and Security:

The presence of a 15,000 square foot multi use facility, particularly one that operates outside of typical business hours can raise concerns about safety and security among residents.

Increased traffic flow, late-night activity, and the influx of unfamiliar individuals can create an atmosphere of uncertainty and discomfort for residents, impacting their perception of the neighborhood as a safe and secure place to live.

In Conclusion

The proposal to relocate Selfreliance Federal Credit Union into a residential area presents a multitude of concerns about its potential adverse effects on the community. Despite claims of enhancing services for church-goers and expanding membership, the plan disregards existing zoning regulations and threatens to disrupt the serene visual integrity of the surrounding residential area tarnishing the very fabric of the neighborhood.

I have attached backyard photos of our home at 829 California Ave in Palatine for your review.

I would respectfully ask if you and/or other key individuals involved in this decision could take a brief visit to the property in question and walk the grounds so as to observe firsthand the adverse effects and significant intrusion an undertaking such as this would have.

I kindly thank you for your time

Frank Anzalone

Mr. Alex Bradshaw, Planner,
Planning and Zoning
Village of Palatine
200 East Wood Street
Palatine, IL 60067

March 17, 2024

Dear Mr. Bradshaw:

I received a certified letter from Selfreliance and I reject their desire to rezone land they have purchased, converting it from residential to commercial:

There are numerous sites which are already zoned as commercial in the greater Palatine/Rolling Meadows/Arlington Heights area which are vacant.

1. Chase Bank on Kirchoff Road in downtown Rolling Meadows has been vacant and has existing infrastructure for a bank and existing drive thru lanes, located in a strip mall
2. Euclid Avenue near Salt Creek Drive, near the former Arlington Park Racetrack also has vacant land in an area zoned commercial

*Most of the surrounding area, and the vast majority of Illinois Avenue is zoned residential, with single family houses lining the majority of the street.

*There is a desire and a need for more residential housing in this area due to the excellent schools in District 15, Elementary and Junior High Schools, as well as William Fremd High School in District 211

*Is Selfreliance an entity which is considered to hold tax exempt status, and/or will the organization be given tax breaks?

If so, more of a tax burden would be placed on local residents because this project will not pay its share of property taxes, as would single family homes.

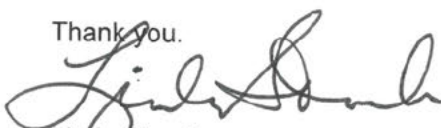
*Homeowners property values will be diminished, up to 20%.

*Selfreliance is an entity which is exclusionary, as its services are not available to the entire community.

*Excessive vehicular traffic is already witnessed in our residential neighborhood as traffic uses California Ave and Wilmette Avenue as a cut through between Hicks Road and Plum Grove Road. Building a large commercial structure on Illinois with access to California Ave to the West and Vermont Avenue to the East, will create even more dangerous and frequent traffic in a quiet residential area.

*Environmental impact is negative as the lots are currently mostly grass and meadow land, and converting these areas to all concrete will create considerable flooding risk.

Thank you.



Linda Straub

1410 CALIFORNIA AVE
ROLLING MEADOWS IL 60008

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

Lyn Bremanis

From:
Sent: Monday, March 18, 2024 6:30 PM
To: Lyn Bremanis
Subject: Public Hearing 223 E Illinois Ave

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

Dear Lynn

We just found out about a proposed Credit Union to be located at 223 E Illinois Ave.

We live about 1 block from there and have lived in my RESIDENCIAL neighborhood home here for 24 years.

We are absolutely against having a commercial credit union located in our neighborhood. We don't mind the churches but to have a bank institution is outrageous.

My wife and I are long time residents of Palatine, 33 years, and am in favor of updating and improving Palatine where it makes sense. BUT putting a Credit Union in a residential area does not. Especially since it would only be open to members of the Ukrainian Church..

Please vote NO on this on our behalf

Thank you

Loren and Stephanie Doppelt

Loren and Stehanie Doppelt
115 E Wilmette Ave
Palatine, IL 60067

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

Lyn Bremanis

From: David Schmidt
Sent: Monday, March 18, 2024 4:38 PM
To: Lyn Bremanis
Subject: 223 E Illinois Ave Proposal

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

Ms. Bremanis,

My concerns in this letter to you is the Proposed Site Plan at 223 E Illinois Ave Palatine. The size and scope of this project is intrusive and contrary to the zoning laws in place. The zoning rules are put into place for protection from issues like we have here. This proposal, if goes thru, will negatively impact the quality of life of a single family home of more than 15 of my close neighbors.

We oppose this.
David & Therese Schmidt
1410 Jill Court
Rolling Meadows, Illinois 60008

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

March 18, 2024

Village of Palatine
Planning and Zoning
200 East Wood St.
Palatine, IL 60067

RE: Public Hearing: 223 E. Illinois Avenue
File No. PPD-000009-2024

Dear Members of the Palatine Zoning Commission:

We are strongly opposed to the proposal of Selfreliance requesting to rezone the residential property located on 223 E. Illinois Ave, Palatine, IL for several reasons. My family lives in the Palatine township and Palatine Park District area. We have lived in this quiet residential neighborhood for over 40 years. It is a wonderful, aesthetically pleasing, and friendly community based RESIDENTIAL community.

What Selfreliance is proposing is absolutely horrendous! A two story building with over 16,000 square feet, surrounded by a massive parking lot of at least 35 parking spaces screams COMMERCIAL! What other properties, zoned appropriately, have also been considered? There is the industrial/commercial park, right here in Palatine, north of Illinois Ave. There are so many spaces on Northwest Hwy in Palatine. There is a new 2.5 acre lot on Euclid Rd. in Arlington Heights near the old race track that would serve the needs Selfreliance wants. It seems to reason, that residential property is less expensive and Selfreliance is more concerned about their pockets rather than the negative and harmful impact it would create on their neighbors.

How would it impact the neighbors? It will most definitely lower the value of the immediate homes. Selfreliance's personal institutional gain will be the financial loss of many private citizens who have worked so hard to create a beautiful home. The monstrosity of a huge glaring building and parking lot will be aesthetically unpleasing. This will back up to my home, as well as my neighbors' homes. I will now be looking at a commercial structure with glaring lights rather than a peaceful residential structure!

The car parking would come right up to the existing homes! Potential working vehicles such as snowplows, mowers, etc would become fixtures that we would be forced to look at. Would there be a garage for these eyesores or would these vehicles and equipment be parked right up to the fence lines of our homes? Additionally, where would the dumpsters be located? With all the anticipated activities, the garbage generated would attract flies, rodents, raccoons, skunks and other wildlife. Inevitably, this would create mice issues for all the neighboring homes.

Our privacy would also be impacted. The lighting would be on at all hours! The noise pollution generated from the HVAC systems, cars pulling in and out, beeping of cars opening and closing, etc. would be ongoing. This "credit union" would be a self serving "community hub" of activity

Callard letter page 1 of 2

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

of all hours creating chaos and grievance to the neighborhood. We cannot and will not stand for this! What are the hours of operation of this facility going to be? How will it actually be used? Will there be events, parties, etc. well into the evening? Will there be music, noise and chaos that we will be subjected to on a regular and ongoing basis?

The "community hub" being referred to is self serving. This is an insult to the existing residential community which would be negatively impacted. The hub is in reality a member based community that is exclusive to only their membership, NOT the community at large. Yet, they feel it is okay to take over our neighborhood. Where will it end?

This residential property is prime property. Many people are wanting to buy, build, move to, etc. property in the Fremd school system. Yet, Selfreliance is wanting to eliminate this piece of residential property. Selfreliance feels this area is in transition. The area is NOT in transition. What is in transition is their own growing subcommunity. While I can appreciate their growth and need for expansion, I feel they must follow the zoning regulations to achieve their needs. They need to find commercial zoned property for their commercial business and thus pay the commercial fees for their commercial gains!

The business plan submitted by "Selfreliance" when read carefully was very much "Selfserving." There were many topics not addressed. Was there an environmental impact study done regarding removing all the grass and soil and filling it with asphalt. What other studies weren't done. Was there a noise pollution or light pollution study done? What are the financial figures of the property values and how they would change? How would this impact our taxes?

The traffic generated by this organization is getting more congested. With this proposal, the traffic will only further increase. Has there been a traffic study done? Perhaps this organization has outgrown themselves and needs to find more adequate solutions and relocate in a more appropriate area.

In summary, we do not want this rezoning to go through! We adamantly oppose it. We implore the Palatine Zoning Commission to prioritize the interests and well-being of the residential community and vote NO to rezone this property.

Thank you for your time.

Respectfully,

Kathy Callard
Thomas V. Callard

Tom and Kathy Callard
1421 Jill Ct.
Rolling Meadows, IL 60008



Village of Palatine
 Planning and Zoning
 200 East Wood Street
 Palatine, IL, 60067

March 18, 2024

SUBJECT: File# : PPD-000009-2024 223 E. Illinois Ave.

Dear Palatine Planning and Zoning Board,

Our property adjoins the southwest corner of the property in question. We would be negatively affected in a dramatic way by this development. Listed below are the reasons that we unequivocally object to the proposal submitted by Selfreliance Federal Credit Union:

- The property in question is currently zoned residential and was designated as such by the village of Palatine when the neighborhood was originally planned. The property borders Rolling Meadows residential properties which were also part of the original residential neighborhood plan. The exception is the Kingdom Hall, which has a Special Use classification, has experienced little to no growth of the past 35 years, and has MINIMAL IMPACT with regard to activity, traffic, and noise pollution. The Kingdom Hall is also a single story place of worship with **no** parking lot overhead lights.
- All of the property on the south side of Illinois from Vermont Street west to Plum Grove Rd. is designated residential with the exception of Kingdom Hall. If this proposal is allowed, what's next? More residential yielding to commercial? The Selfreliance proposal states that "across the street stands a commercial building indicating mixed-use environment within the vicinity". This statement could not be more misleading. The building cited is single story and houses Clearbrook – another establishment that has MINIMAL IMPACT on the residential community. In fact, it is our understanding that Clearbrook is going to move their bus parking to the north side of the building which will lessen the impact even further. Comparatively, the activities at the Ukranian Church and Selfreliance Community building and grounds are growing exponentially. In fact, the large increase in activity is already starting to have a negative affect on our residential community with the amount of functions generating auto traffic, foot traffic, and parking nightmares. It is time to redirect the increase in activity to a more suitable commercial property, not increase the negative impact on the surrounding residential area.
- ***This proposal would have a severely negative effect on the quality of life and property values of the surrounding residential properties.*** Traffic through the residential neighborhoods, traffic noise and activity noise pollution, as well as lighting pollution are all inevitable with this plan. Were there any impact studies done, such as a traffic, noise, or light impact? If not, why not? If Selfreliance is so dedicated to "community engagement" why did they not consult with the local residents in the area about the plan BEFORE they purchased the land? We know why. Because they put themselves in our place and realized what a negative effect it would have and that we would never support it. And if they lived here, they would not support it either!
- Why are the hours of operation not listed? Where is the lighting plan?

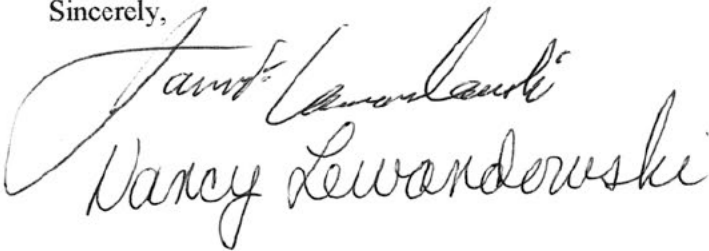
Lewandowski letter page 1 of 2

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

- Are there intentions to designate this property as "Special Use" in association with the Ukrainian Church and existing community center. Do they intend to remove this property from being taxed?
- Were other sites considered? If not, why not? Obviously purchasing residential property and then trying to rezone is much more cost efficient for Selfreliance. However, it appears they are completely careless with regard to the negative impacts of their plan on the residential community. Their plan is ruthless and completely irresponsible.
- We not only reject this plan, we will reject any modifications to the plan, or any further attempts to designate this property as anything but single family residential. The quality of our long-standing neighborhood is dependent on the current residential designations remaining intact.
- This plan makes no sense with regard to the claim that the "proposed development will enrich the local landscape and be a valuable asset to residents and businesses". It does just the opposite!

Thank you for your consideration to block this very disrespectful and disturbing proposal.
Please vote NO on the proposal to the zoning change and development plan of Selfreliance Federal Credit Union.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Lewandowski". The signature is written in dark ink and is positioned below the word "Sincerely,".

Jim & Nancy Lewandowski
1430 California Ave
Rolling Meadows, IL 60008

JIM & NANCY LEWANDOWSKI 1430 CALIFORNIA AVE. VIEWS OF 223 E. ILLINOIS PROPERTY



VIEW OF 223 E ILLINOIS FROM OUR KITCHEN / FAMILY ROOM



VIEW OF 223 E ILLINOIS FROM OUR 2ND FLOOR OFFICE



VIEW OF 223 E ILLINOIS FROM OUR 2ND FLOOR MASTER BEDROOM

To Lyn Bremanis,

We, the great neighbors of this quiet neighborhood are responding to the proposal of a Financial Institution with a Drive-Thru.

This cannot move forward! All the neighbors are in agreement!

Looking at the proposed drawings that you forward. This is going to be an Eye Sore in the neighborhood.

There are so many concerns:

Why?

Why go ahead and tear down a house where a great family could raise their family, go to great schools, have great opportunities like my son and daughter were raised has have and still has. (Grandson) Enjoy the Palatine Park District activities. This is a great home for family and memories to make. This house is Zone Residential. It was built in 1958. It is a one-story brick sound house. The inside of the house needs TLC. Which a young family can do with great results. The less than an acre lot makes this a great home.

When we heard:

And when more and more neighbors found out what was proposed, they were sick and very upset and still are angrier than ever. Why was this even proposed? How did this even get this far? This is a Single-Family Zone Residential and it has always been. There are homes that make up this beautiful area. And this is one of them.

Reasons why we the neighbors Do Not want this move forward:

We don't want to have a two-story building built with a lower-level totaling over 16,000 Square feet. The footprint of this proposed building alone is very large. And not including the overhangs of the building and the extended drive-thru roof. The 35 plus Parking Spaces are for what? The whole area is asphalt, curbs, etc. The parking spaces go within 6'0 (Back of curb) at the south lot line. Where there is a beautifully built home. The elevation of this home and others are higher than this property which overlooks this residential property. Oh, they mention they would be installing a 38'0" of fence 6'0" tall on the east side of the property, but the lot is 280.25' in depth and 148'0" wide. (Why?) The traffic that will be created coming into this area will be immensely more. The cars/ trucks will be coming into this area will be all daylong and at night with headlights on and making **Noise**. Starting up of their cars and trucks. Locking their car alarms, alarms mistaking going off. And there will be people hanging around in the parking lot. Not caring about others. Drawing shows speed bumps are they assuming that there will be fast moving cars? The parking lights will be on all night and during darker days during the day. Lights on the building, lights on at the drive-thru. Lights coming from inside of the building. It will be lit up all the time.

Is this a have a Flat or Gable Roof? We did not see where the mechanicals would be installed. Is there an area on the roof that will have roofs and fencing to hide the equipment. (Large Air Handlers, Exhaust Fans, Cooling Units, etc.) **This definitely will make this two story look even**

taller! Are there mechanical units getting installed at ground level. Is there a Backup generator being installed? Testing on this unit have weekly start-ups.

The lot to the East of 223 E. Illinois Avenue was also bought by the same people. The address is 1455 Vermont Street. This lot backs up to 223 E. Illinois. The house that was on this property has already been torn down. What their plans for this lot? More parking spaces, driveway/ street to enter 223 E. Illinois site? This has a Rolling Meadows Address. Are they waiting to see if they can get 223 E. Illinois passed first?

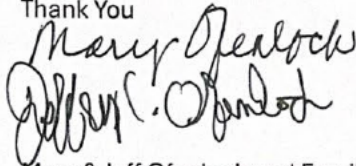
We can go on and on with why this should Not be built in our neighborhood.

In Conclusion:

With the items mentioned above, We (All neighbors) In this great community of Residents Rolling Meadows and Palatine all agree that the Palatine Department of Planning and Zoning should **reject** this proposal and keep the Single-Family Zone Residential Single Family House. Get a young family to buy the House and raise a family like all the people in this neighborhood have and will and enjoy the activities that are available all around for kids. Walking, riding bikes, (Bike Trails) Taking their kids and dogs for walks on and around Illinois Avenue. Let us all enjoy are Neighborhood for years to come.

Vote No!

Thank You

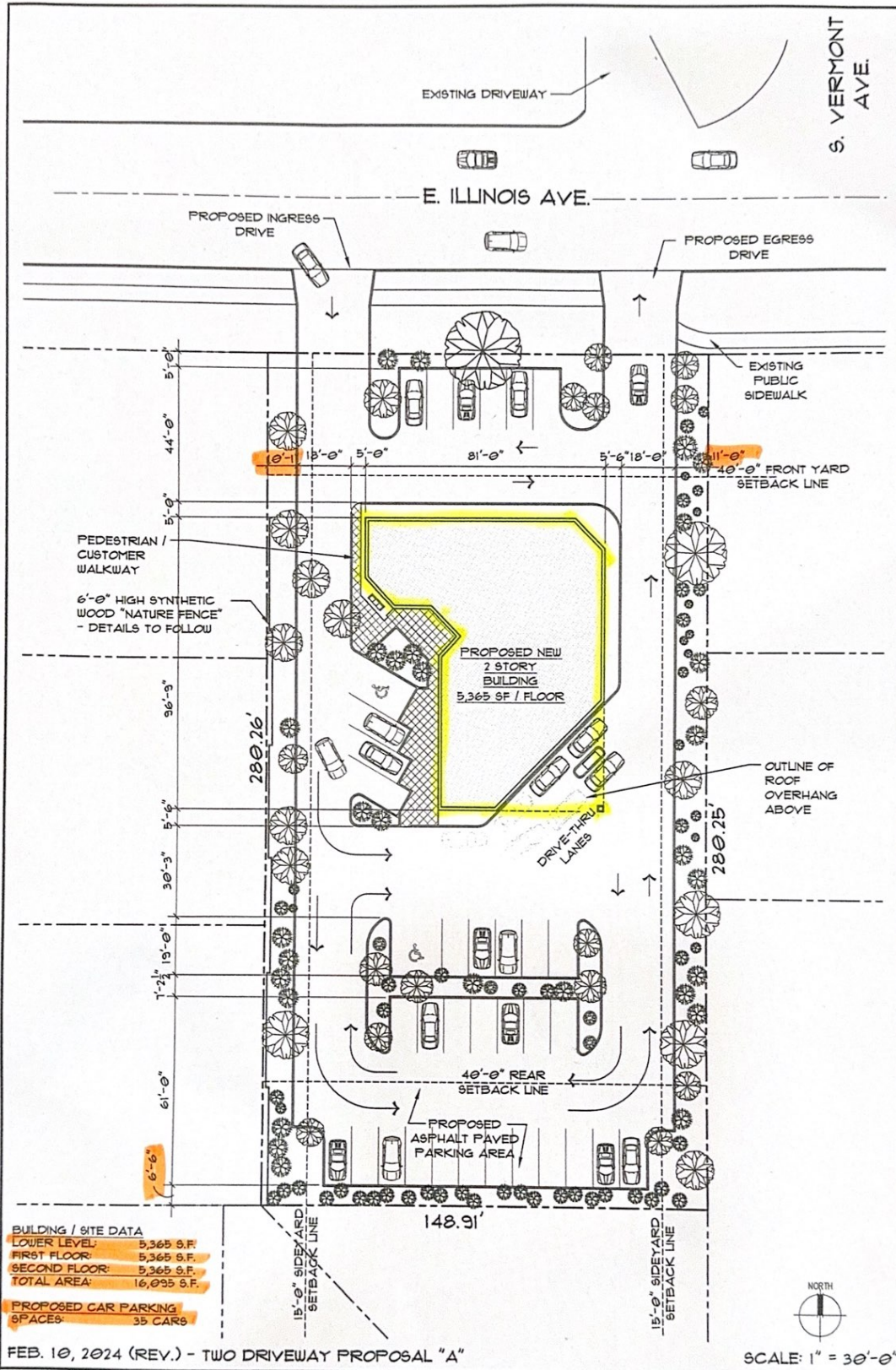


Mary & Jeff Ofenloch and Family

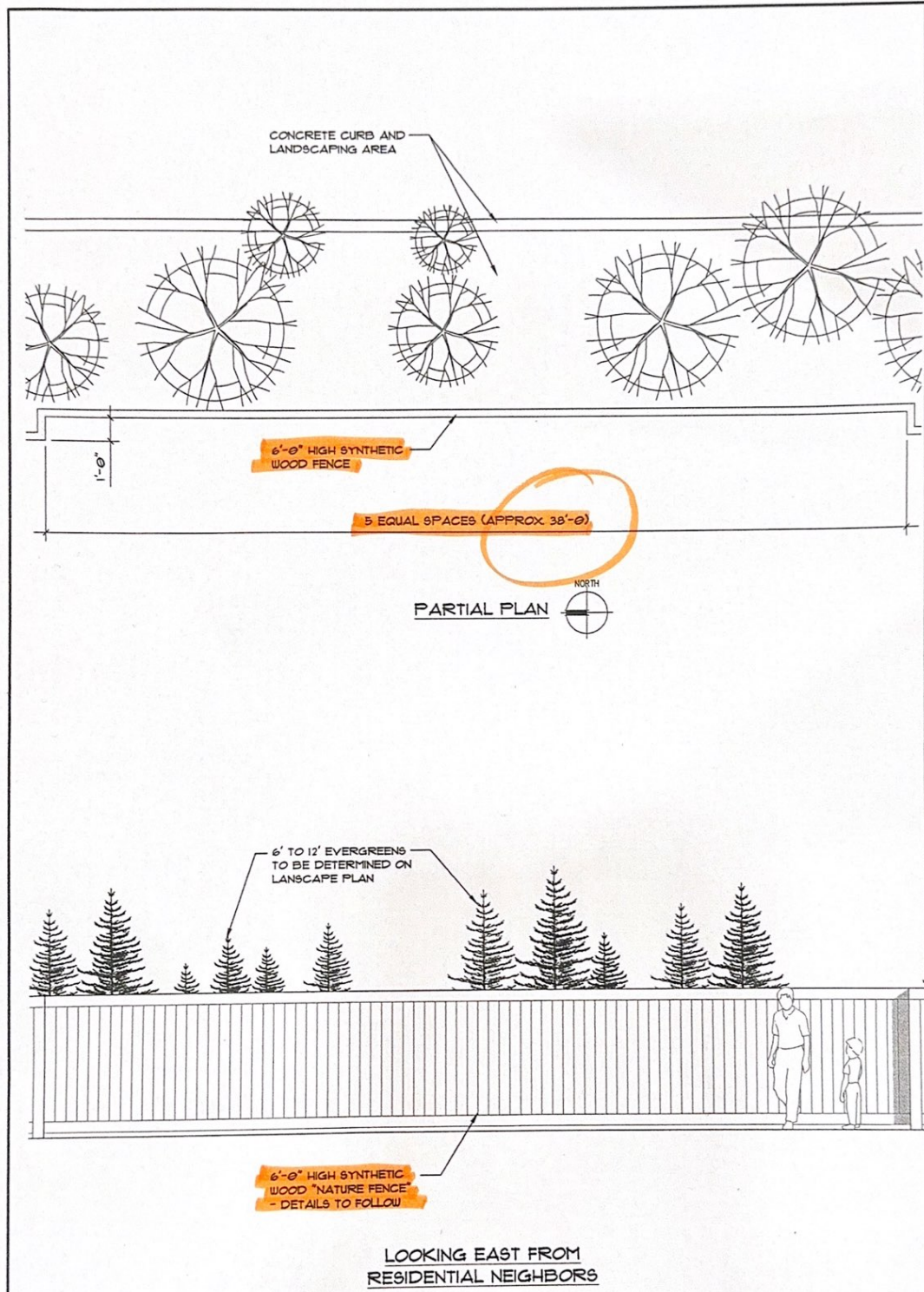
1430 Jill Ct.

Rolling Meadows Illinois 60008

And yes we are an Palatine Resident



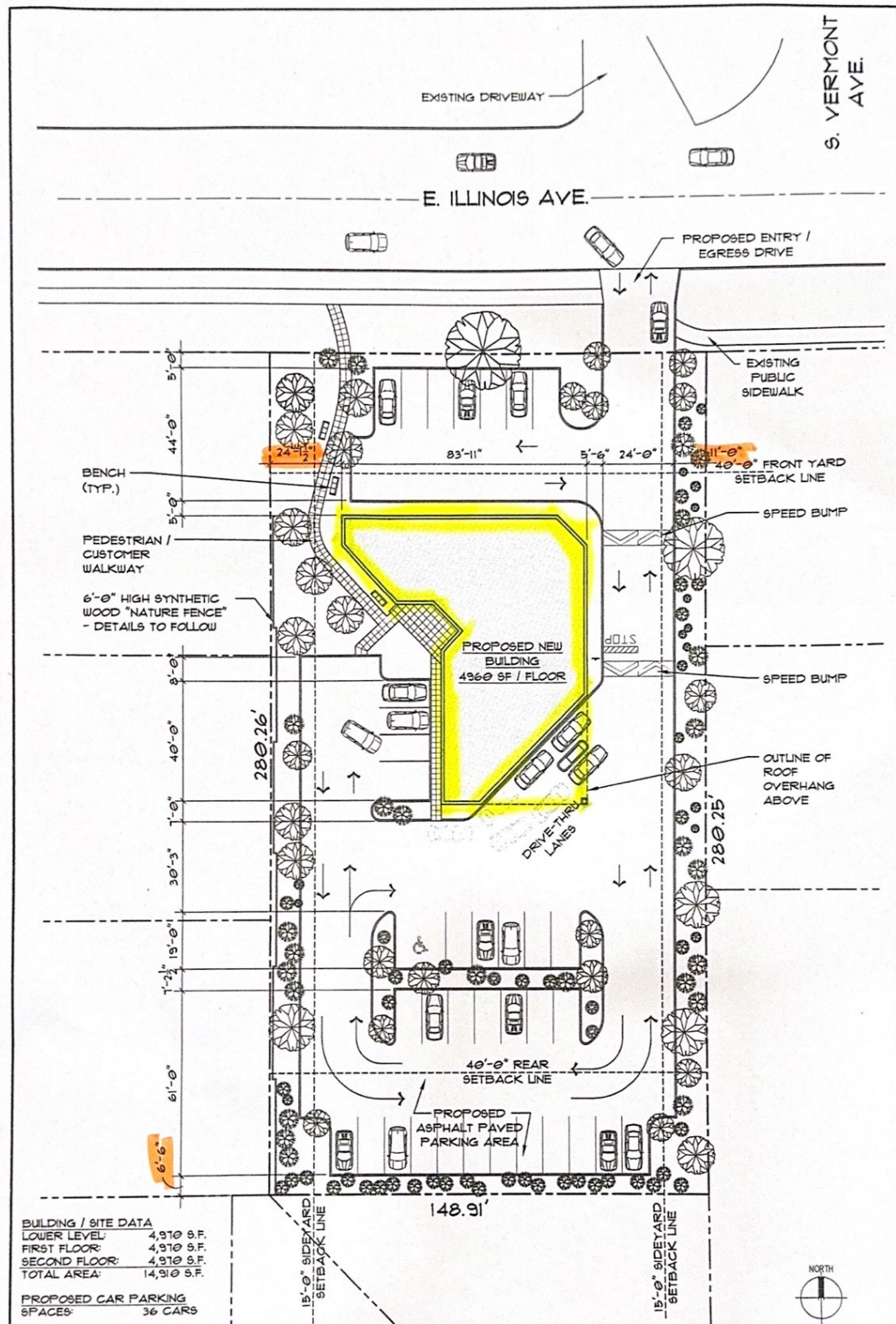
	PROPOSED SITE PLAN PROPOSED NEW BANKING FACILITY SELFRELIEANCE FEDERAL CREDIT UNION 223 E. ILLINOIS AVE., PALATINE, ILLINOIS	NESTOR POPOWYCH, AIA ARCHITECT 1110 N. LAKE SHORE DRIVE, 33 S CHICAGO, IL 60641 nestor.popowych@gmail.com 312-593-9111	A
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FEB. 10, 2024

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

 Selfreliance Federal Credit Union	PARTIAL FENCE PLAN / ELEVATION PROPOSED NEW BANKING FACILITY SELFRELIANCE FEDERAL CREDIT UNION 223 E. ILLINOIS AVE., PALATINE, ILLINOIS	NESTOR POPOWYCH, AIA ARCHITECT 1110 N. LAKE SHORE DRIVE, 33 S CHICAGO, IL 60641 nestor.popowych@gmail.com 312-553-8111	1
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	PROPOSED SITE PLAN PROPOSED NEW BANKING FACILITY SELFRELIANCE FEDERAL CREDIT UNION 223 E. ILLINOIS AVE., PALATINE, ILLINOIS	NESTOR POPOWYCH, AIA ARCHITECT 1110 N. LAKE SHORE DRIVE, 30 B CHICAGO, IL 60611 nestor.popowych@gmail.com 312-583-6771	B
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Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

VERMONT HOUSES



CALIFORNIA HOUSES



CALIFORNIA HOUSES



RESIDENTIAL HOMES



RESIDENTIAL HOMES



RESIDENTIAL HOMES



RESIDENTIAL HOMES



1431 & 1432 JILL CT. PROPERTY LINE



March 18, 2024

Dear Members of the Palatine Zoning Commission,

I am writing this letter to express my deep concerns regarding the proposal submitted by Selfreliance Federal Credit Union regarding the rezoning of the property located at 223 E. Illinois Ave. Palatine, IL. As a resident of 1431 Jill Court, Rolling Meadows, IL, my family and I have been living in this area for the past six years and have truly fallen in love with its charm and the sense of community it offers.

However, the proposed rezoning has raised significant concerns for us and the surrounding residential properties. We believe that the proposed commercial use of the property would deviate from the existing and disrupt the cohesive residential character of the area. This would lead to increased traffic through residential neighborhoods, resulting in heightened traffic noise, activity noise pollution, and lighting pollution.

The proposal lacks crucial details such as hours of operation and a comprehensive traffic study. The inclusion of a parking lot, drive-thru, and speed bumps raises concerns about the potential impact on our neighborhood. We are also worried about the proposed "Member Service Areas" and how this would benefit the surrounding community, as we have already experienced exclusion from community events due to non-membership.

Moreover, the proximity of the parking lot to my property line raises privacy concerns, as it would be literally in my backyard (please see attached pictures). We are also apprehensive about the potential noise, smoke, and drinking associated with the proposed community events, especially if alcohol is served in the evenings. The lack of specified operating hours and potential disruptions to our daily lives, including lights and noise during the night, further compounds our worries.

Considering the current shortage of homes in the Palatine community, it is disheartening to see residential property being rezoned for commercial purposes when there are already vacant properties available. We question whether this proposed development genuinely serves the interests of the impacted community, especially considering the potential negative impacts on property values and quality of life.

We kindly request that the Palatine Zoning Commission thoroughly evaluates the proposal, conducts comprehensive studies, ensures transparency in the decision-making process, and explores alternative solutions that preserve the residential character of our neighborhood.

Thank you for your time and consideration. We trust that you will give our concerns the attention they deserve.

Sincerely,

Tiffany Heinlein & Family

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)



Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)





Lyn Bremanis

From: Anna Kruk
Sent: Tuesday, March 19, 2024 6:36 PM
To: Lyn Bremanis
Subject: Public hearing

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

To the Village Of Palatine,

The proposed site plan for the Self-reliance Federal Credit Union at 223 E Illinois Ave, Palatine should not approved. The address is currently a residential address, surrounded by houses with families, with the only exception on its side of the street being the Jehovah's Witness Church. The Jehovah's Witness Church on Illinois is peaceful, and very respectful of the residents living in the area. I know, as I live right next to the Church. However, the same can not be said for the Ukrainian Church. On Sundays, they fill the entire street up with their parking, and some members of this church are disrespectful, dangerous drivers. They cut people off, and don't stop for pedestrians. Which is concerning considering there is a preschool in close proximity and as well as the neighborhood prides itself on being a safe place for children. This new complex would encourage more reckless driving, and more disrespectful behavior. The church holds events with loud music, and flashy lights. With this new building, this behavior would only accelerate. The church already has a credit union right next to it with parking, why do they need to negatively impact residents lives that have been members of the neighborhood for decades, such as myself. I've lived in the neighborhood since 2003. My house is directly adjacent to the lot, the drive thru financial institution would create unnecessary movement and noise around my property. This building adds extra nuisance to the neighborhood, negatively impacts house-values, children's well-being, and the safety of the neighborhood.

Sincerely,
 Anna Kruk

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

Lyn Bremanis

From: Nidhi Shah
Sent: Tuesday, March 19, 2024 10:03 PM
To: Lyn Bremanis
Subject: Vehement Objection to Proposal by Selfreliance Federal Credit Union for Property Rezoning

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

Dear Ms. Lyn and members of the Palatine Zoning Commission,

I am writing to express my strong opposition to the proposal submitted by Selfreliance Federal Credit Union regarding the rezoning of the property located at 223 E. Illinois Ave., Palatine, IL.

As a resident directly getting directly impacted by this proposal, I have significant concerns regarding the potential effects on our community and the surrounding residential properties.

1. Residential Zoning : The property in question is currently zoned residential, in alignment with the original neighborhood plan established by the village of Palatine. Surrounding properties in Rolling Meadows were also designated as residential. The proposed rezoning would deviate from the plan and wound deviate from the plan and disrupt the residential character of the area.

2. Negative Effects on Quality of Life: Rezoning the property for commercial use would cause increased traffic through residential neighborhoods, increased traffic noise, acitivity noise pollution, unsafe environment for children and pets in the neighborhood with strangers passing by and parking the cars in the neighborhood.

3. Hours of Operation: The proposal lacks clarity regarding the intended hours of operation for the Credit Union and associated facilities. It is crucial to understand these operational detail for evaluating their impact on surrounding community,

4. Special Use Designation: We seek clarification on the exact intentions behind designating the property and "Special Use", particularly in association with Ukrainian Church and existing community center. We request transparency regarding tax exemptions for the property and potential tax implications. This proposal indicates that the facility will be capable of being used for large gatherings. Would it be Weddings, religious celebrations, and private parties? If so, is serving alcohol being considered?

5. Lack of neighborhood Benefits: The proposal fails to outline specific benefits for surrounding neighborhood, We question whether the proposed development genuinely serves the interests on impacted community, especially considering the potential negative impacts on property values and quality of life.

6. Consideration of Alternatives: Have other properties been considered in the area? Purchasing residential property for business and rezoning may offer cost efficiencies for Selfreliance Federal Credit Union, but such strategy disregards the negative impacts on the residential community.

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

We demand thorough consideration of alternate locations that would minimize adverse effects on residents.

In conclusion, we strongly oppose the proposed rezoning of the property by Selfreliance Federal Credit Union. We request the Palatine Zoning Commission to prioritize the interests, well-being, and safety of the residential community by conducting comprehensive impact studies, ensuring transparency in the decision making, and exploring alternate solutions that preserve the residential character of neighborhood.

Thank you for Considering our concerns,

Sincerely,

Nidhi Shah

Lyn Bremanis

From: Snehal Shah
Sent: Tuesday, March 19, 2024 10:58 PM
To: Lyn Bremanis
Subject: Objection to Proposal by Selfreliance Credit Union for Property Rezoning

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

Dear Members of the Palatine Zoning Commission:

I'd like to submit my objection to the proposal submitted by Selfreliance federal credit union regrading rezoning the property at 223 E. Illinois Ave, Palatine.

As a resident of the adjacent neighborhood, this will directly my family, my property and my neighborhood negatively. We are concerned as it degrades our community by adding commercial business to a fully residential area. Given there's a lot of commercial real estate available today post Covid, I'd hope that we can all agree that this can be placed elsewhere and not impact residential areas. This will have negative impact on quality of life as we have elders and children that will be impacted by noise pollution, light pollution at night and danger of additional cars through the day and night. Given there's also a potential for 'Special Use' we will be subject to even more challenges that the nearby Church will want to use it for and further cause disruption in our area of residence. This is a challenge as it will not benefit any one in the neighborhood and only those that are allowed exclusive access to the center. The stretch between Plum Grove Road and Hicks on Illinois will be in severe jeopardy with even more pollution and noise and will further degrade our respective property values.

We implore the Palatine Zoning Commission to prioritize the interests and well-being of the residential community by conducting comprehensive impact studies, ensuring transparency in the decision-making process and please seek alternative locations - there's a lot of commercial real estate available in shopping plazas and centers where this can go.

Best,
 Snehal

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

Alex Bradshaw

From: Alexander Strobel [REDACTED]
Sent: Wednesday, March 20, 2024 8:57 PM
To: Alex Bradshaw
Subject: Strong Disapproval of Selfreliance Federal Credit Union's Proposal for Property Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Neighbor Objection

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

Dear Members of the Palatine Zoning Commission,

I am writing to strongly oppose the proposal made by Selfreliance Federal Credit Union about changing the zoning of the property at 223 E. Illinois Ave., Palatine, IL. As a resident two properties over from the proposed development, we have concerns about how it could affect our community and the nearby homes.

- **Residential Zoning:** Currently, the property is zoned for residential use, consistent with the original neighborhood plan established by the village of Palatine. Any deviation from this plan by rezoning for commercial use would disrupt the established balance and harmony of our neighborhood.
- **Negative Impact on Quality of Life:** Rezoning for commercial use could lead to increased traffic flow through residential areas, heightened noise pollution, and lighting disturbances. We question whether thorough impact studies, particularly a comprehensive traffic study, have been conducted to assess these potential adverse effects adequately.
- **Hours of Operation:** The lack of clarity regarding the proposed operating hours for the credit union and associated facilities is concerning. Understanding these operational details is crucial for evaluating their potential impact on our community's daily routines and quality of life.
- **Special Use Designation:** We seek clarification on the implications of designating the property as "Special Use," especially concerning the nearby Ukrainian Church and existing community center. Will this designation result in tax exemptions? Transparency regarding any potential tax implications is essential. Additionally, the proposal indicates the possibility of hosting large gatherings—will alcohol service be considered?
- **Lack of Neighborhood Benefits:** Despite assertions of enriching the local landscape and benefiting residents and businesses, the proposal lacks specificity regarding tangible benefits for the surrounding neighborhood. We question whether the proposed development genuinely serves the interests of the impacted community, especially considering potential negative impacts on property values and quality of life.

- Consideration of Alternatives: Have alternative properties been thoroughly considered? We urge the commission to explore other potential sites for the proposed development before considering rezoning residential areas.

We implore the commission to carefully consider the concerns raised by the community and prioritize the preservation of our neighborhood's residential integrity and quality of life.

Sincerely,

Alex Strobel

- Residential Zoning: Currently, the property is zoned for residential use, consistent with the original neighborhood plan established by the village of Palatine. Any deviation from this plan by rezoning for commercial use would disrupt the established balance and harmony of our neighborhood.
- Negative Impact on Quality of Life: Rezoning for commercial use could lead to increased traffic flow through residential areas, heightened noise pollution, and lighting disturbances. We question whether thorough impact studies, particularly a comprehensive traffic study, have been conducted to assess these potential adverse effects adequately.
- Hours of Operation: The lack of clarity regarding the proposed operating hours for the credit union and associated facilities is concerning. Understanding these operational details is crucial for evaluating their potential impact on our community's daily routines and quality of life.
- Special Use Designation: We seek clarification on the implications of designating the property as "Special Use," especially concerning the nearby Ukrainian Church and existing community center. Will this designation result in tax exemptions? Transparency regarding any potential tax implications is essential. Additionally, the proposal indicates the possibility of hosting large gatherings—will alcohol service be considered?
- Lack of Neighborhood Benefits: Despite assertions of enriching the local landscape and benefiting residents and businesses, the proposal lacks specificity regarding tangible benefits for the surrounding neighborhood. We question whether the proposed development genuinely serves the interests of the impacted community, especially considering potential negative impacts on property values and quality of life.
- Consideration of Alternatives: Have alternative properties been thoroughly considered? We urge the commission to explore other potential sites for the proposed development before considering rezoning residential areas.

We implore the commission to carefully consider the concerns raised by the community and prioritize the preservation of our neighborhood's residential integrity and quality of life.

Sincerely,

1. Sincerely,
Alex Strobel

Alex Strobel

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

Alex Bradshaw

From: Katie Torello [REDACTED]
Sent: Wednesday, March 20, 2024 8:54 PM
To: Alex Bradshaw
Subject: Objection to Proposed Bank Construction in Residential Community

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Neighbor Objection

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

Dear Members of the Palatine Zoning Commission,

I am writing to express my strong objection to the proposed construction by Selfreliance federal credit union regarding rezoning the property at 233 E Illinois Ave, Palatine in our residential community. As a resident of the adjacent neighborhood, I believe this development would have several negative impacts on our neighborhood and quality of life.

Firstly, the construction of a bank in our residential area would lead to increased traffic congestion. This could pose safety hazards, especially for pedestrians, children, and elderly residents who frequent our streets. Additionally, more traffic would contribute to noise pollution and disrupt the peaceful atmosphere that attracted many of us to live here.

Furthermore, the presence of a bank branch could lead to an increase in crime rates. Banks are often targets for criminal activities such as robberies, and having one nearby could raise security concerns among residents. This would not only affect our sense of safety but could also impact property values in the long term.

Moreover, the construction of a commercial establishment like a bank contradicts the original zoning and character of our residential community. We chose to live here because of the tranquil and family-friendly environment, and introducing a bank would disrupt this balance.

I urge you to reconsider the location of your proposed bank branch and explore alternative sites that are more suitable for commercial developments. Our community values its residential nature and wishes to preserve it for the well-being and happiness of all residents.

Thank you for considering my concerns. I hope we can work together to find a solution that benefits both the bank and our residential community.

Sincerely,
 Katie Torello

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

Alex Bradshaw

From: Mohammed Abdul-Gaffoor [REDACTED]
Sent: Thursday, March 21, 2024 12:30 AM
To: Alex Bradshaw
Subject: Opposition to 223 E Illinois rezoning from concerned neighbor

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Alex;

Please include this letter of opposition in the zoning hearing for 223 E Illinois property next week. Please acknowledge receipt of this email and any disposition the village of Palatine on this matter. I would also like to speak in person during the hearing.

Mohammed Abdul-Gaffoor
 1455 Vermont St
 [REDACTED]

 Village of Palatine
 Date: 20 March 2024
 Planning and Zoning
 200 East Wood Street
 Palatine, IL, 60067

Subject: Strong Objection to Proposal by Selfreliance Federal Credit Union for Property Rezoning

Dear Members of the Palatine Zoning Commission,

I, Mohammed Abdul-Gaffoor, residing at 849 S Cedar St, Palatine IL bought the property at 1455 Vermont St (adjoining the 223 E Illinois property) back in the summer of 2023. I bought the property with the knowledge that 223 E Illinois is R1 residential zoning property, so I can build a residential home for my family in this quiet neighborhood. Now this proposal to allow a commercial zoning in the middle of residential zoning is deeply disturbing to me and my neighbors who want to live in a residential environment.

So I am joining my other neighbors to express my strong and unequivocal objection to the proposal submitted by Selfreliance Federal Credit Union regarding the rezoning of the property located at 223 E. Illinois, Ave., Palatine, IL. As residents directly impacted by this proposal, we have significant concerns regarding its potential effects on our community and the surrounding residential properties.

- 1.
2. **Residential Zoning:**

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

3. The property in question is currently zoned residential, in alignment with the original neighborhood plan established by the village of Palatine. Surrounding properties, including those in Rolling Meadows, were also designated as residential. The proposed
4. rezoning would deviate from this plan and disrupt the cohesive residential character of the area. The exception is the Kingdom Hall, which has a Special Use classification and has VERY LITTLE impact with regard to traffic and noise pollution . The Kingdom
5. Hall is also a single story with **no**
6. parking lot overhead lights.
- 7.
- 8.
9. **Negative Effects on Quality**
10. **of Life:** Rezoning the property for commercial use would inevitably lead to increased traffic through residential
11. neighborhoods, heightened traffic noise, activity noise pollution, and lighting pollution. We question whether any impact studies, such as a
12. *comprehensive traffic study*,
13. have been conducted to assess these potential adverse effects. If not, we urge the commission to prioritize such studies before making any decisions.
- 14.
- 15.
16. **Hours of Operation:**
17. The proposal lacks clarity regarding the intended hours of operation for the credit union and associated facilities. Understanding these operational details is crucial for evaluating their impact on the surrounding community.
- 18.
- 19.
20. **Special Use Designation:**
21. We seek clarification on the intentions behind designating the property as "Special Use," particularly in association with the Ukrainian Church and existing community center. Will this designation result in tax exemptions for the property? We request transparency
22. regarding any potential tax implications. This proposal indicates that the facility will be capable of being used for large gatherings - weddings? Religious celebrations? Private parties? If so, is serving alcohol being considered?
- 23.
- 24.
25. **Lack of Neighborhood Benefits:**
26. Despite claims of enriching the local landscape and benefiting residents and businesses, the proposal fails to outline specific benefits for the surrounding neighborhood. We question whether the proposed development genuinely serves the interests of the impacted
27. community, especially considering the potential negative impacts on property values and quality of life. As of now, the Church's annual summer celebration is very exclusive to their members only.
- 28.
- 29.
30. **Consideration of Alternatives:**
31. Have other properties even been considered? We urge the commission to explore alternative sites for the proposed development. Purchasing residential properties for rezoning may offer cost efficiencies for Selfreliance Federal Credit Union, but such a strategy
32. disregards the negative impacts on the residential community. We demand a thorough consideration of alternative locations that would minimize adverse effects on residents
- 33.

In conclusion, I vehemently oppose the proposed rezoning of the property by Selfreliance Federal Credit Union. We implore the Palatine Zoning Commission to prioritize the interests and well-being of the residential community by conducting comprehensive impact studies, ensuring transparency in the decision-making process, and exploring alternative solutions that preserve the residential character of our neighborhood.

Thank you for considering our concerns.

Sincerely,

Mohammed Abdul-Gaffoor



1455 Vermont St

Attachment: Objection Letters and Petitions (223 E Illinois Ave - PPD Credit Union w drive-thru)

CERTIFICATE OF PUBLICATION

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

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622 Graceland Ave.
Des Plaines, IL 60016-4556

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

(Village) (Town) (City) (Township) of PALATINE 223 E. ILLINOIS AVE.



County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 7TH day of MARCH, A.D. 2024, and the last publication thereof was made on the 7TH day of MARCH, A.D. 2024.

Your Legal appeared in
the following Journal & Topics
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- ☐ Elk Grove Village Journal
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- ☐ Glenview Journal



Mary Alice Wenzl
IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 7TH day of MARCH, A.D., 2024.

By Todd Wessell

President

Title of Corporate Officer

County of Cook

State of Illinois

Subscribed and sworn to before me this 7TH day of MARCH, A.D., 2024.

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