



# VILLAGE OF PALATINE

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

## ZONING BOARD OF APPEALS AGENDA • MARCH 14, 2023

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Village Hall - Council Chambers

Regular Meeting

7:00 PM

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### I. CALL TO ORDER

### II. MINUTES APPROVAL

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

### III. PUBLIC HEARING

1. 640 W. Colfax Street

To be continued to the March 28, 2023 ZBA Meeting

2. 294 N. MacArthur Drive

Variation to permit a stoop in the required front yard to be 11' x 6', instead of the maximum permitted 9' x 5'.

3. 720 E. Delgado Drive

Variation to permit a fence to be set back 1 foot from a side property line abutting a street, instead of the minimum required 3 feet.

4. 108 S Walnut Street

Special Use to permit an accessory structure to exceed the maximum height allowed of one (1) story, not to exceed 15 feet at midpoint or the highest point of the principal structure;

Variation to permit lot coverage to be 49%, instead of the maximum permitted 45%.

5. 365 W. Northwest Highway

Special Use Amendment to permit a floor plan alteration, changes to hours of operation, and to permit live entertainment.

6. 218- 220 N Northwest Highway

Special Use to permit an automobile service center (oil change) .

Variation to permit a side yard abutting a street to be 5 feet instead of the required 10 feet.

### IV. COMMUNICATIONS

**V. ADJOURNMENT**



## VILLAGE OF PALATINE

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

### ZONING BOARD OF APPEALS MINUTES • FEBRUARY 14, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

#### I. CALL TO ORDER

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

Staff present: Mr. Ben Vyverberg & Mr. Alex Bradshaw

#### II. MINUTES APPROVAL

1. Zoning Board of Appeals - Regular Meeting - Jan 10, 2023 7:00 PM - **Accepted**

**Mr. Cavanaugh made a motion to approve the minutes of 1/10/23; seconded by Ms. Roth-Wurster**

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

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

### III. PUBLIC HEARING

#### 1. 254 N. Northwest Highway - **Recommended to Approve**

Notice was published in the Daily Herald on January 30, 2023 and mailed to the owners of the surrounding properties.

#### **Petitioner's Exhibits:**

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

**Sworn in staff: Mr. Ben Vyverberg and Mr. Alex Bradshaw**

**Sworn in the petitioner: Mr. Ernesto Ayala 254 N. Northwest Hwy**

Mr. Ayala stated they have three locations and are currently looking for Special Use approval at this location. He stated it was the same business for several years but during Covid closed. He explained they opened their first location in 2017 and looking to expand and keep all locations within a 20-25 minute travel. He stated each location has its own themes and puzzles which makes people travel between locations. Mr. Ayala stated they have enthusiasts in the area looking for the location to reopen. He stated they keep the games family friendly and educational and is great for team building. He stated it is a small operation and will be manned by 2 fulltime and 1 part time employees. He stated the hours will be consistent with other locations.

Ms. Wood asked if more than one game go at the same time.

Mr. Ayala answered no explaining the games are staggered and appointment based only to ensure staffing, and parking is not overwhelmed.

Discussion on staggering times.

Ms. Wood asked what maximum capacity for each room is.

Mr. Ayala explained it depends on the size of room, but 2-8 is usual.

Ms. Roth-Wurster asked about themes.

Mr. Ayala stated they have spy thrillers, family friendly, and educational and try to get a mix at each location.

Mr. Bradshaw gave a brief overview stating the subject property is zoned B2 general business with a tenant space of approx. 1600 sqft. He stated a Special Use was granted in 2016 for the same type of business. He stated the petitioner's proposal is to revive the same use at the location. Mr. Bradshaw spoke to the business plan being appointment based and lasting approx. one hour each time slot. He spoke to variation for parking that remains valid and the

cross action parking agreement with Starbucks that was condition for previous Special Use. Mr. Bradshaw stated Fire Prevention reviewed and has indicated any additions to walls, doors, door releases, and fire alarm changes will be reviewed in a building permit. He stated Community Services also reviewed and had no issues.

Ms. Wood asked staff if there are any records with parking problems with the previous tenant.

Mr. Bradshaw answered no, not that staff is aware.

**STAFF RECOMMENDATION:**

Panic Escape Room would occupy a vacant tenant space in an existing building with one tenant. The previous tenant at this location was also an escape room business, and had built out the space in a way that fits the current Petitioner's needs. Additionally, Staff has no parking concerns as there is an existing parking Variation in place, along with a shared parking and cross access agreement between the Subject Property and the adjacent Starbucks. Ultimately, the proposed use should not cause any injury to the value of the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Ernesto Ayala, except as such plans may be changed to conform to Village Codes and Ordinances.
2. All interior locks for games rooms shall be tied to the fire alarm for automatic release upon activation of the fire alarm.
3. The final emergency/exit lighting and fire alarm plan shall be submitted in a manner acceptable to the Fire Marshal.

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

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

**DELIBERATIONS:**

Mr. Cavanaugh stated it meets the standards being the same type of business as what was there.

Ms. Roth-Wurster agreed with Mr. Cavanaugh stating it is similar business and they have experience.

Ms. Wood stated it is great someone is taking over the business. She stated she was concerned with releases and parking but staff has reviewed. She state she thinks it will compliment Starbucks with the operation hours.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on March 6, 2023.

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

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

2. 773 N. Quentin Road - **Recommended to Approve**

Notice was published in the Daily Herald on January 30, 2023 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. Application for Special Use Amendment and Variation
2. Proof of Ownership
3. Patio Site Plan & Floor Plan
4. Business Plan
5. Proposed Sign
6. Email Objection dated 1/30/23- Collins
7. Public Notice

**Sworn in the petitioner Mr. Michael Waters 773 N Quentin Road General Manager for Pink's Shrimp**

Mr. Waters explained they are looking to build a patio for seasonal outdoor dining to enhance the shopping center and surrounding area. He spoke to the walk score and how the more amenities near the homes the higher rated it is increasing the value. He stated they have successfully operated a catering company, event space and a restaurant at location for 8 years and have been respectful neighbors to the surrounding businesses and residents. He stated they have held events in the location of the proposed patio without causing any undue disturbances to the surrounding properties. Mr. Waters stated during Covid they had a make shift patio being beneficial to customers and the area neighbors appreciated. He spoke to the proposed fence being 8ft between the patio and the neighboring properties behind creating a better barrier. He stated the patio hours will align with the current restaurant hours with no late nights or music on the patio. Mr. Waters stated the patio is an investment in not only the business but also the community. He stated the requested sign is situated on Quentin Road replacing the current approved CCK sign to one that advertises Pinks.

Ms. Wood asked if sign will be professionally made.

Mr. Waters answered yes.

Ms. Wood asked if it would be submitted to Village for approval.

Mr. Vyverberg answered yes explaining it will need permit approval.

Ms. Wood asked if there were any complaints during Covid from the patio.

Mr. Vyverberg answered no not that staff is aware. He state they also had outdoor events with no complaints made.

Ms. Wood asked about Brandt's outdoor seating and the distance to the residential area.

Mr. Vyverberg stated it is approx. 85 ft.

Ms. Wood asked if staff is aware of any noise complaints for Brandt's.

Mr. Vyverberg answered no.

Ms. Wood asked if there will be lights string on the patio.  
Mr. Waters stated it has not been discussed.

Ms. Wood asked what month it will open.  
Mr. Waters stated it will open when weather starts getting nice.

Ms. Wood asked if they plan on opening this year.  
Mr. Waters answered yes.

Ms. Wood asked if they will have outdoor heating.  
Mr. Vyverberg explained the patio is proposed for seasonal outdoor use running generally March 15-November 15 comparable to downtown outdoor seating. He stated heaters would require a permit and review from Fire Prevention.

Ms. Wood asked about the fence.  
Mr. Waters explained they are trying to update because it is not sufficient.

Discussion on current fence and height of proposed fence and what code allows.

Mr. Pirog asked whose responsibility is the fence.  
Mr. Vyverberg explained under the zoning review for the special use staff is requiring the fence.

Ms. Wood asked if the fence running east and south.  
Mr. Waters answered yes.

Mr. Pirog asked if there is any parking concern.

Mr. Vyverberg gave a brief overview. He spoke to the center and the distance between the two buildings. He spoke to a previous parking variation for Oak Alley which is no longer in operation. Mr. Vyverberg stated the proposed use will not impact the current parking situation. He stated the proposed patio area will be 55ft by 10ft with 24 seats. He referred to slide to show existing parking spaces explaining with the proposed patio would require changes including the parking spots to be angled and adding a one way drive aisle heading east. He stated this will cause them to lose 2 parking spaces but in staff analysis it was determined the dumpster can be relocated if needed.

Mr. Pirog asked where the exit is.  
Mr. Vyverberg explained a traffic signage plan will be required.

Mr. Pirog asked about barriers to prevent cars from being able to drive into patio.  
Mr. Vyverberg stated they will require bollards that will have to be inset into the ground.

Ms. Wood clarified staff has reviewed and there is enough room.

Mr. Vyverberg answered yes.

Ms. Wood asked if the food truck will be there at any time.

Mr. Waters answered no stating both trucks will stay at CCK.

Mr. Vyverberg spoke to the conditions of the Special Use transfer.

Ms. Wood asked about the hours.

Mr. Waters stated they are open Wednesday -Saturday 11-8pm and Sunday 11-7pm.

Ms. Wood asked if the patio hours would be same.

Mr. Waters answered yes.

Ms. Roth-Wurster asked if the outdoor would be serviced by a server.

Mr. Waters explained there will be a food runner delivering food.

Ms. Wood stated the business plan indicated pickup would be inside.

Mr. Waters explained all transactions are inside at the counter but food will be brought to you.

#### **Sworn in Mr. Brett Buccola 781 N Vern Ellen Ct**

Mr. Buccola asked about the fence stating it is important to the community referring to aerial to show concern of distance from units to restaurant. Mr. Buccola submitted pictures as exhibit. He expressed concern with current fence being see through. He expressed concern with the humming noise of the existing hood fans on the roof requesting a wall to damper the sound from the fans. He expressed concern with the electrical transformer and the security cameras that have the ability to look into their properties. Mr. Buccola asked how they will service the customers. He again expressed concern with noise and hours of operations stating they can hear the music from the fests during the summertime and thinks a solid 8ft fence would help. He stated he and his wife visits the location and enjoys the food.

Mr. Vyverberg stated staff was recently made aware of the concern of rooftop units and observed during his site visit. He stated the petitioner is willing to address, has had a contractor come out to inspect and is working toward getting into compliance. He stated staff is in agreement with fence concerns and will be corrected.

Ms. Wood asked if the fence will be required to be solid.

Mr. Vyverberg stated it will need to be solid and 8ft in height.

Ms. Wood asked if there is traffic flow behind building.

Mr. Vyverberg stated directional traffic signage will be required.

Ms. Wood asked about security cameras.

Mr. Vyverberg stated staff was not aware that was an issue and is not aware of the laws. He stated he will have to discuss with Village attorney and speak to

petitioner.

Mr. Pirog clarified these concerns are not part of this proposal.  
Mr. Vyverberg answered no and neither is condenser unit.

Mr. Vyverberg stated there will be no music on patio.

Mr. Cavanaugh asked if they are required to bring food out the front door.  
Mr. Vyverberg stated he is unsure if there is a preference or if floor plan allows alternate.

Mr. Waters stated they had someone check the hoods and everything looks fine.  
He stated the plan food delivery plan is to run out the front door. He stated he has measurements of spaces between the tables.

Mr. Pirog clarified there are no servers just delivering food.  
Mr. Waters stated that is correct explaining all transactions are inside at the register.

Ms. Wood asked if the service person suggested anything to buffer the noise.  
Mr. Waters stated they said nothing was wrong offering to submit the invoice.

Mr. Vyverberg stated staff understands the concern and thinks there is a way to work with petitioner.

Mr. Cavanaugh asked if the condenser could be fenced per code.  
Mr. Vyverberg stated he is unsure what is allowed and will have to be reviewed.

Discussion on grade change and how it effects the height of the fence.

**Sworn in Ms. Brooke Buccola 781 N Vern Allen Ct**

Ms. Buccola asked they can extend hours. She asked who cleans up the garbage from patio stating in the past garbage has gone through fence onto their properties.

Mr. Vyverberg explained they are operating within a Special Use that has set hours. They would need to get approval for a special use amendment for extended hours.

Mr. Waters stated all transactions are done at counter, staff collects all trays and will clean up all the garbage and cups left outside. He stated there will be fencing around garbage containers and will be picked up 4 times a week.

Mr. Pirog asked about lighting on patio.  
Mr. Waters stated it is unknown at this time.

Mr. Pirog asked if the lights are turned off after 8.  
Mr. Waters explained lights are off at closing except security lights and signage.

Ms. Wood asked Mr. Waters if there are problems should they be addressed to him.

Mr. Waters answered yes, or Greg and Kristina.

### **STAFF RECOMMENDATION:**

The proposed seasonal outdoor seating will not increase the required parking for the center, which is presently over-parked. The patio will be curbed and surrounded with bollard to prevent any conflicts with the adjacent parking lot. Staff has discussed with the Petitioner the required condition to replace the existing portions of the fence with a solid (up to a maximum height of 8 feet) fence in the southern and eastern portions of the property adjacent to the tenant space and seasonal patio. This should alleviate noise concerns for the use. Also, the restaurant closes at 8 PM; Wednesday through Saturday and 7 PM on Sunday.

While the initial Variation was elevation plan specific and limited to the previous restaurant, the proposed sign would be placed in the same location and mirror the previously approved square footage and height.

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

1. The Special Use and Variations shall substantially conform to the business plan, site plan and seasonal outdoor patio floor plan and the Pink's sign elevation, all submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The parking lot striping plan and traffic directional signage plan (including pavement marking, if required) shall be revised in a manner acceptable to the Village Engineer.
3. A fencing plan to replace portions of the existing fencing along the south and eastern portions of the fence, adjacent to the tenant space and seasonal outdoor seating area shall be submitted in a manner acceptable to the Director of Planning and Zoning.
4. The seasonal outdoor seating area shall be subject to a three-month and nine-month Staff review. If determined to be necessary by the Staff review, an additional Village Council review may be required. If additional Village Council review is required, the Village Council reserves the right to impose any additional conditions on the Special Use, at such time of the review. Nothing shall preclude the Village from any other enforcement and/or compliance actions afforded under the Code of Ordinances.

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

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

**DELIBERATIONS:**

Mr. Pirog stated it is a similar sign in a similar location as the current approved. He stated it meets the standards. He stated the outdoor seating is not as clean cut but meets the standards. Mr. Pirog stated a lot of thought was made into ensuring the public health safety and welfare is protected. He stated the complaints and concerns are not related to the actual requests. He stated the fence is being installed and will help with the noise and light so makes sense.

Ms. Wood stated in looking at the special use the value of the property has to be considered. She stated noise and light can the impact value. She stated there are ways to address concerns and staff will be looking into them. Ms. Wood stated the 8ft fence will go a long way and thinks this is a better situation than the food trucks. She stated the hours are reasonable. She stated the parking looks tight but staff has reviewed and is ok with it. Ms. Wood stated she is comfortable with approving with all the safeguards in place.

**Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on February 20, 2023.**

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

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

3. 850 E Northwest Highway - **Recommended to Approve**

Notice was published in the Daily Herald on January 30, 2023 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. Application for Special Use and Variation
2. Proof of Ownership
3. Project Narrative and Business Plan
4. Plat of Survey
5. Site Plan
6. Floor Plan
7. Elevation Plan
8. Site Photos submitted by Petitioner
9. Public Notice

**Sworn in petitioner: Mr. David Meek attorney of record 513 Central Ave Highland Park, IL**

Mr. Meek stated they are in the business of operating gas station convenience marts throughout the Chicagoland area. He stated they have owned this property for several years but has been vacant and not want to renovate what has previously been a gas station /auto repair facility. He explained they want to reuse the existing building and turn the garage bays into retail such as a cellular company and have a typical convenience store. Mr. Meek stated they want to upgrade its appearance and roof lines, install additional landscaping, and new tanks, repave site, provide tenant signage, reuse 20 ft. sign and reinvigorate the corner. He stated they are looking for the special use for the service station convenience mart and a variance for the existing building which is nonconforming. Mr. Meek explained the new parking layout requires a variance for the drive aisle. He stated they have addressed the standards in the packet in full detail.

Mr. Pirog asked if they will service mostly cars or semis.

**Sworn in Mr. Ahmed Saleh 799 N. York Street Elmhurst, IL  
Mr. Ahmed Moctar 10736 Long Ave Oak Lawn, IL**

Mr. Moctar stated there will be no parking for semis just a gas station with a grocery store.

Mr. Saleh stated there is no diesel so no trucks will be filing up.

Ms. Wood asked about the square feet.

Mr. Meek explained each retail is approx. 1000 sq.ft. and 250 sq.ft. of storage in the back.

Ms. Wood asked what percent is retail convenience.

Mr. Meek referred to floor plan slide explaining the convenience is indicated at retail C and retail A would be the cellular company retail.

Ms. Wood asked if it would be T-Mobile.

Mr. Meek stated they have no specific tenant but that kind of use goes with a gas station.

Ms. Wood asked staff if retail needs a special use would they have to come back for review.

Mr. Bradshaw answered, yes.

Mr. Meek pointed out the site plan includes a trash enclosure, code compliant parking and good layout for site circulation.

Ms. Wood asked how many parking spaces will there be.

Mr. Meek stated there are 9 plus 1 handicap.

Mr. Bradshaw gave a brief overview stating the petitioner is requesting a special use for a gas station convenience mart. He stated the location was previously occupied by a gas station that had a special use under the Willow Creek planned development but had lapsed due to being closed for more than 6 months, He spoke to the business plan indicating there will be 2 employees per shift with weekday hours being 12am-11pm and weekends 6am-10pm. Mr. Bradshaw stated Community Services, Engineering and Fire Prevention have all reviewed with no issues identified.

**STAFF RECOMMENDATION:**

The proposed gas station and mart will occupy a vacant tenant space that was previously a gas station and mart with the addition of a retail space. This Subject Tenant Space has historically operated as a gas station and mart, although it has been vacant for some time. There are also planned improvements to the site, in conjunction with the Special Use. The Variations render the existing setbacks as conforming to the B-2 district requirements, although Willow Creek was reviewed as a Special Use for a Planned Development and approved accordingly.

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

1. The Special Use and Variations shall substantially conform to the site plan dated 12/7/22, the floor and elevation plans dated 1/14/22 and business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
2. All signage must follow the Village Code requirements.

Ms. Roth-Wurster asked about signage.

Mr. Bradshaw stated no signage has been proposed, but will have to meet Village codes.

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

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

**DELIBERATIONS:**

Mr. Pirog stated it meets the standards. He stated he sees no issues and welcomes this property to be cleaned up since it has been an eyes sore for a while. He stated a gas station with retail will be nice to have in the area. Mr. Pirog pointed out the location is good because there is not a lot of residential around impact.

Ms. Wood agreed with Mr. Pirog the standards have been met. She stated it was a gas station for years and same use taking up the same space but upgraded.

**Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on March 6, 2023.**

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

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

**IV. COMMUNICATIONS**

**V. ADJOURNMENT**

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

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

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

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



VILLAGE OF PALATINE  
Zoning Board of Appeals

SCHEDULED 03/14/23 07:00 PM

**CASE STAFF STATEMENT (ID # 8197)**

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**640 W. Colfax Street**

This item will be continued to the March 28, 2023 ZBA Meeting to allow the Petitioner to complete the public notification requirements. A new notice will be completed for this Petition.

VILLAGE OF PALATINE  
Zoning Board of Appeals

SCHEDULED 03/14/23 07:00 PM

**CASE STAFF STATEMENT (ID # 8195)**

**294 N. MacArthur Drive**

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

**FROM:** Alex Bradshaw

**PETITIONER:** LaRayne Hamman

**CASE NUMBER:** VAR-000015-2023

**ADDRESS:** 294 N. MacArthur Drive

**PROPOSAL:**

Variation to permit a stoop in the required front yard to be 11' x 6', instead of the maximum permitted 9' x 5'.

<b>LOCATION:</b> 294 N. MacArthur Drive District 6 (Helms)	<b>CURRENT ZONING:</b> R-2 Single-Family Residential
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**SURROUNDING CONDITIONS:**

<b>North:</b>	R-2 Single-Family Residential
<b>South:</b>	R-2 Single-Family Residential
<b>East:</b>	R-2 Single-Family Residential
<b>West:</b>	R-2 Single-Family Residential

**BACKGROUND:**

The Petitioner is proposing to expand an existing front stoop, within the required front yard to be 11' x 6'. Per Code, stoops not exceeding 9' x 5' are permitted to encroach into the required front yard. Ultimately, a Variation is required to construct the proposed canopy covered stoop. Therefore, the Petitioner is requesting:

**Variation to permit a stoop in the required front yard to be 11' x 6', instead of the maximum permitted 9' x 5'.**

**SITE ANALYSIS:**

- The Subject Property is zoned R-2 Single Family and is within the Harold Reskin Addition to Palatine Subdivision.
- The Petitioner is proposing to expand an existing 7' x 4' front stoop. The proposed stoop would be 11' x 6', which will include extending the roof overhang to encroach

5' into the required 30' front yard setback.

- Per code, within residential districts a stoop is a permitted obstruction in the required front yard so long as the maximum size of a stoop does not exceed 9' in width and 5' in depth. The proposed stoop would be 6' in width and 11' in depth.
- Per the submitted application, the stoop expansion will allow for adequate space for visitors and deliveries. The Petitioner indicated that the current size of the stoop does not allow for the front door to be opened without pushing packages/visitors back off of the existing stoop.

**DEPARTMENTAL REVIEWS:**

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

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

**STAFF RECOMMENDATION:**

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

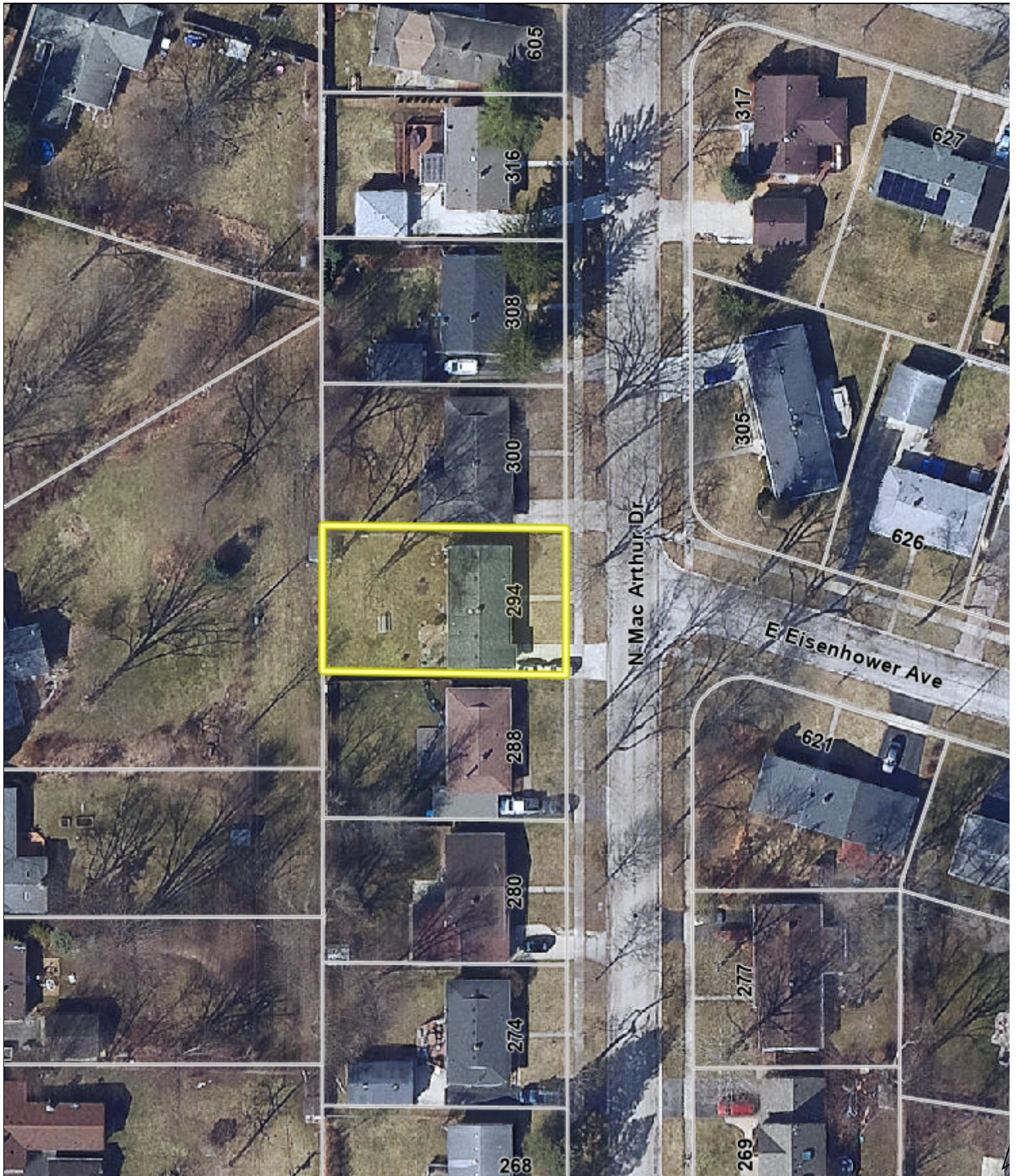
1. The Variation shall substantially conform to the Site Plan and Elevation Plan submitted by the Petitioner, LaRayne Hamman, except as such plans may be changed to conform to Village Codes and Ordinances.

**ATTACHMENTS:**

- Aerial Map

Case Staff Statement (ID # 8195)  
Meeting of March 14, 2023

- Variation Application
- Plat of Survey
- Site Plan
- Elevations
- Public Notice



Attachment: Aerial Map (294 N. MacArthur Drive - VAR Front Stoop Expansion)

0 50 100  
ft

Print Date: 3/8/2023

Notes

Cook County Aerial 2020

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



## VARIATION APPLICATION

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

Petitioner Name

LaRayne Hamman & Tim Hamman

Business Name (if applicable)

Subject Property Address

294 N. Mac Arthur Drive

Please provide a description of your proposed request:

New front stoop, flush with existing front door entrance, of 11' x 6' with roof, to replace existing front stoop.

### Petitioner Justification

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

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

The current size of the stoop, 7' x 4', is too small for a larger group of visitors of larger size, or older age, to conveniently enter the home. Having a roof covering will make entering the home easier, drier, better.

That the plight of the owner is due to unique circumstances:

Visitors and deliveries to our house block the door to open for entry. Amazon packages which are dropped inside the alcove of the front door, get pushed off the step, in order to retrieve them. The weight or fragility of the package sometimes comes into play. This could also pose a risk of the door being blocked during an emergency event. Children who come to trick or treat will step into the door alcove to ring the bell, but then need to back up, down a step, in order for the door to open. This could also pose a risk or safety hazard.

That the Variation, if granted, will not alter the essential character of the locality:

An added, open air front porch, will not negatively alter the essential character of my street or neighborhood.

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

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

145 E. Algonquin Road  
Arlington Heights, IL 60005  
Phone: 708-228-0668  
Fax: 708-228-0358



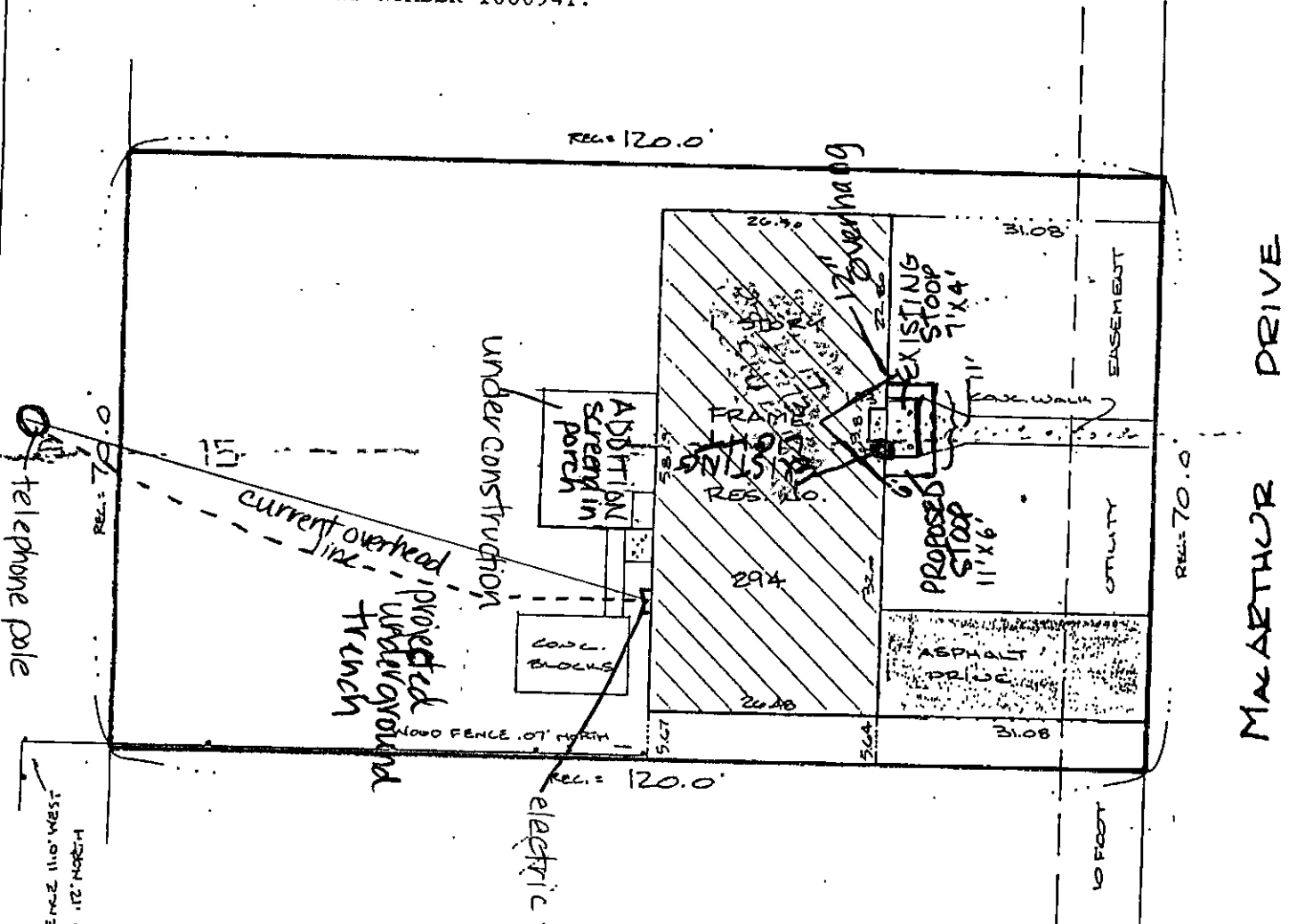
218 N. County Street  
Waukegan, IL 60085  
Phone: 708-336-2471  
Fax: 708-336-2111

9800 S. Roberts Road  
Palos Hills, IL 60465  
Phone: 708-430-4077  
Fax: 708-598-6580

# PLAT OF SURVEY

373 S. County Farm Road  
Wheaton, IL 60187  
Phone: 708-690-3733  
Fax: 708-690-6985

LOT FIFTEEN (15) IN BLOCK ONE (1) IN HAROLD RESKIN ADDITION TO PALATINE, IN THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 12, 1955 AS DOCUMENT NUMBER 1606941.



Attachment: Plat of Survey (294 N. MacArthur Drive - VAR Front Stoop Expansion)

MACARTHUR DRIVE

\*RE-INSPECTED 7/1/96  
AS NEW JOB NO. 106233  
ADDED WOOD FENCE.

ADDRESS: 294 MACARTHUR DR.  
PALATINE  
TOWNSHIP: PALATINE  
P.L.N.: 02-14-401-008

By: *D. Mann*



Key  
current line  
projected buried line

STATE OF ILLINOIS) S.S.  
COUNTY OF LAKE)

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the building(s) on property shown are within the property lines as monumented and that the adjoining improvements do not encroach unless shown. Dated SEPTEMBER 12, 1991

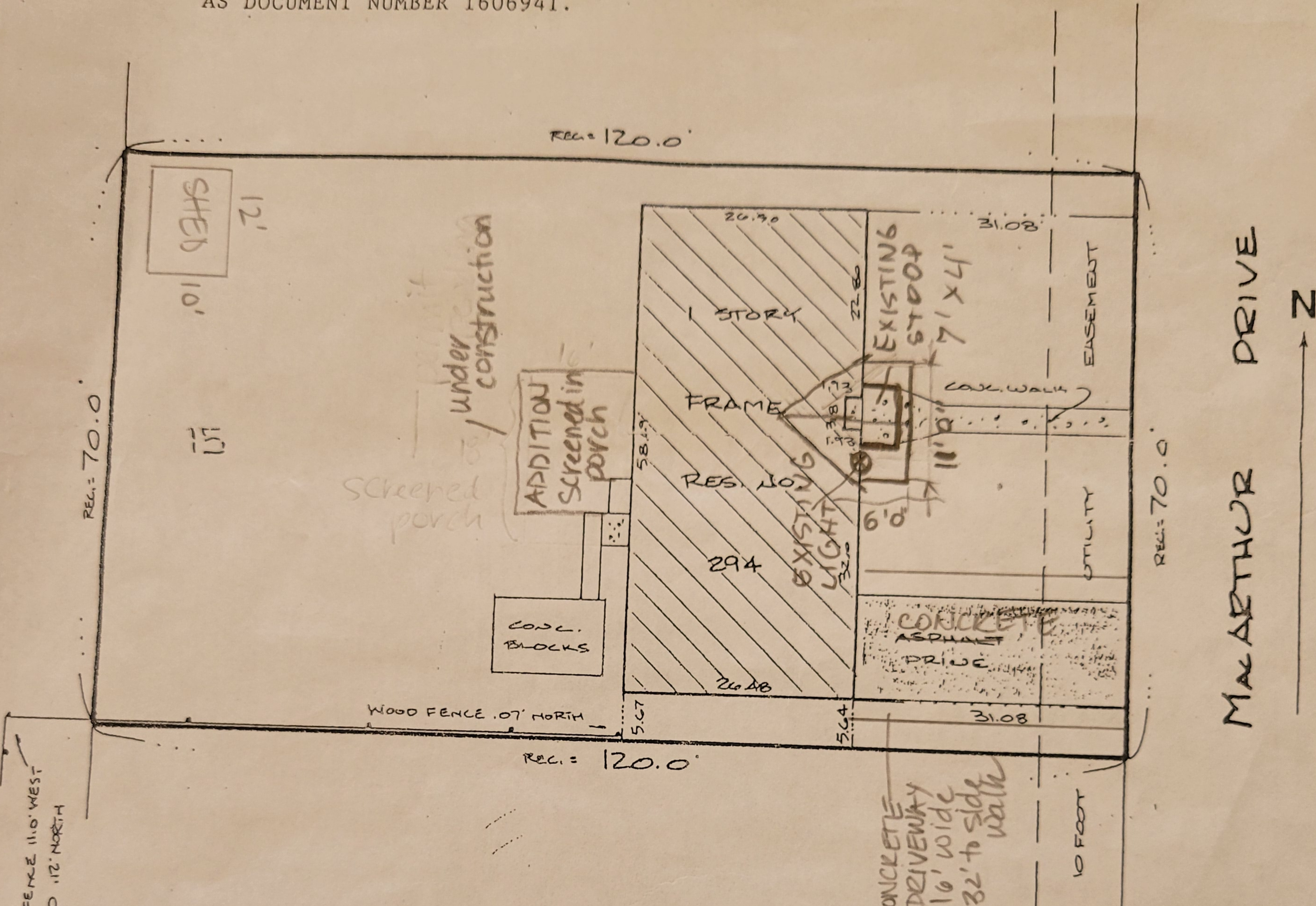
By: *D. Mann*  
MID AMERICA SURVEY COMPANY\*  
Registered Illinois Land Surveyor

All distances shown are in feet & decimal parts thereof.  
Scale: 1"=20'  
Job No. 91413/106233  
Ordered By: MAZZIO, P.S.A.

NOTE: Only those Building Lines or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered contains a proper description of the required Building Lines or Easements.  
No angles or distances are to be determined by scaling.

Compare your description and site markings with this plat and at once report any discrepancies which you may find.

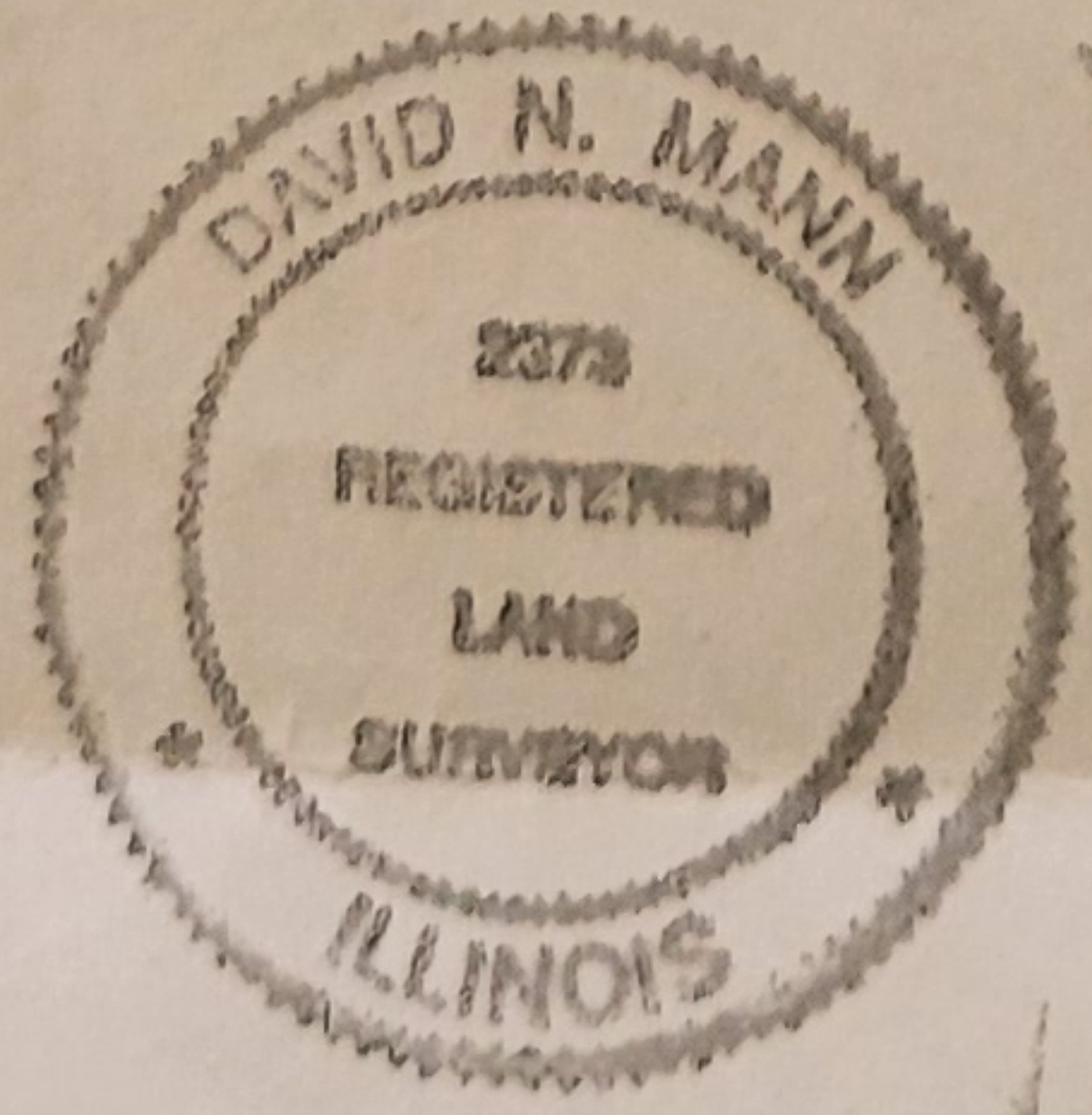
LOT FIFTEEN(15) IN BLOCK ONE (1) IN HAROLD RESKIN ADDITION TO PALATINE, IN THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 12, 1955 AS DOCUMENT NUMBER 1606941.



\*RE-INSPECTED 7/2/96  
AS NEW JOB NO. 106233  
ADDED WOOD FENCE.

ADDRESS: 294 MACARTHUR DR.  
PALATINE  
TOWNSHIP: PALATINE  
P.L.N.: 02-14-401-008

BY: David N. Mann



STATE OF ILLINOIS)  
COUNTY OF LAKE) S.S.

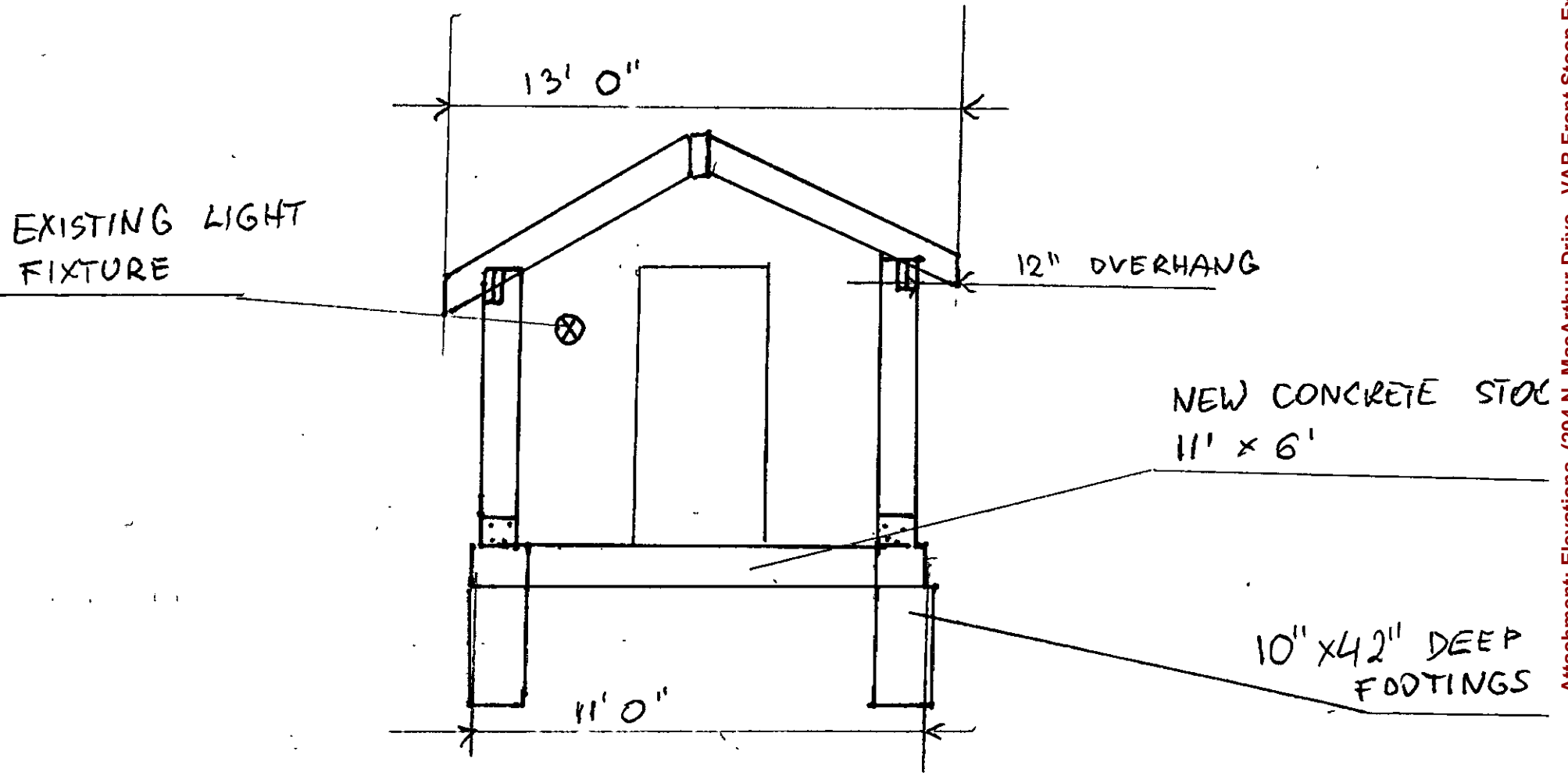
On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the building(s) on property shown are within the property lines as monumented and that the adjoining improvements do not encroach unless shown. Dated SEPTEMBER 12, 19 91

By David N. Mann  
Registered Illinois Land Surveyor

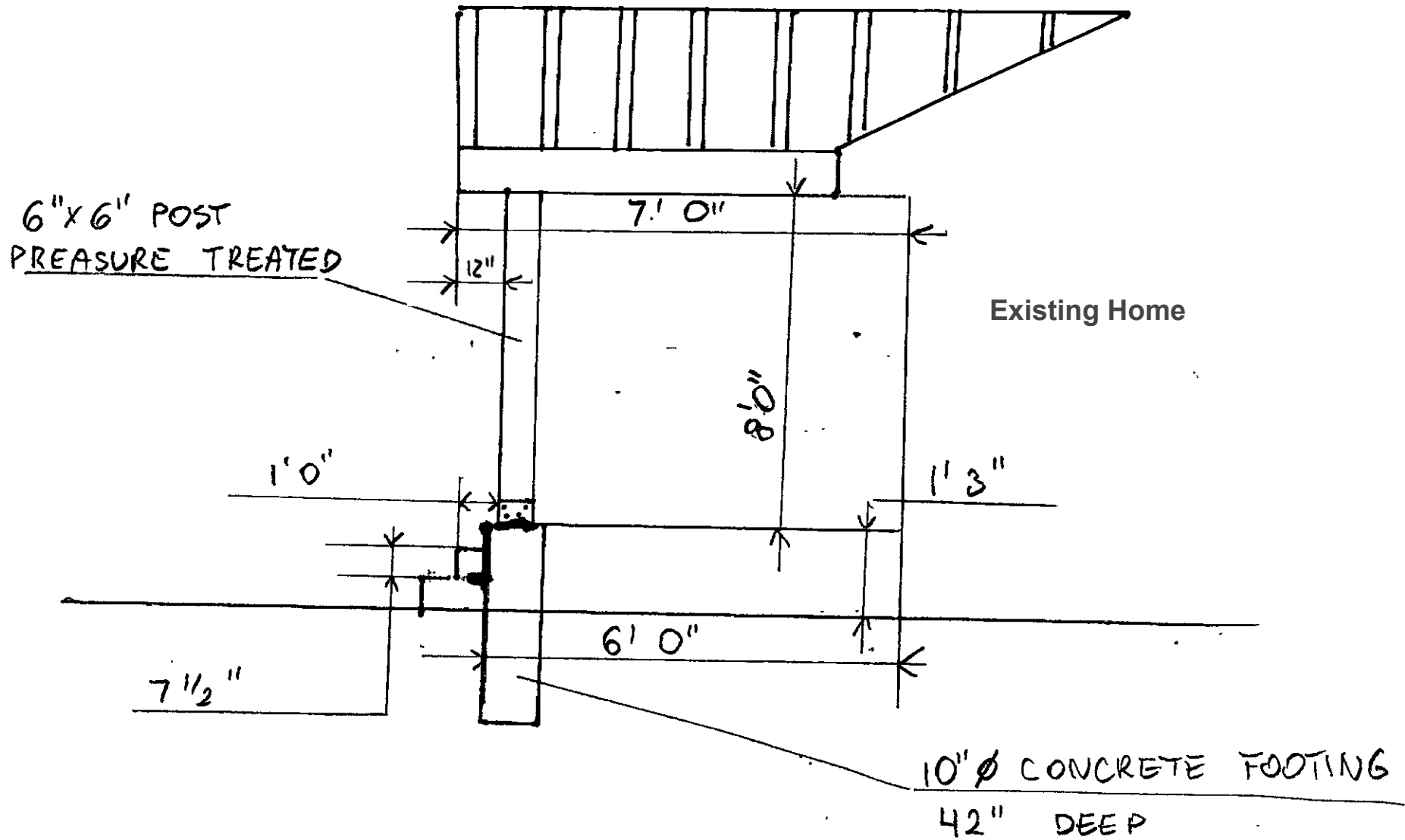
Distances shown are in feet & decimal parts of a foot. NOTE: Only those Building Lines or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered contains a proper description of the required Building Lines or Easements. Compare your description and site markings with this plat and at once report any discrepancies which you may find.

1"=20'  
91413 / 106233

# FRONT VIEW OF FRONT DOOR CONOPY



Attachment: Elevations (294 N. MacArthur Drive - VAR Front Stoop Expansion)



**PUBLIC NOTICE**  
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 14, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:  
**Variation to permit a stoop in the required front yard to be 11' x 6', instead of the maximum permitted 9' x 5'.** The property is commonly known as 294 N. MacArthur Drive.  
 The Petitioner is proposing to expand an existing front stoop, within the required front yard to be 11' x 6'. Per Code, stoops not exceeding 9' x 5' are permitted to encroach into the required front yard. Therefore, a Variation is required to construct the proposed canopy covered stoop.  
 The above petition has been filed by LaRayne Hamman and is available for examination in the office of the Village Clerk, 200 E. Wood Street.  
 FILE #: VAR-000015-2023  
 VILLAGE OF PALATINE  
 Jan Wood, Chair  
 Palatine Zoning Board of Appeals  
 DATED: This 27th day of February, 2023  
 Published in Daily Herald  
 February 27, 2023 (4595943)

**CERTIFICATE OF PUBLICATION**  
**Paddock Publications, Inc.**

**Northwest Suburbs**  
**Daily Herald**

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

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy, was published 02/27/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

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

Control # 4595943



Attachment: Public Notice (294 N. MacArthur Drive - VAR Front Stoop Expansion)

VILLAGE OF PALATINE  
Zoning Board of Appeals

SCHEDULED 03/14/23 07:00 PM

**CASE STAFF STATEMENT (ID # 8196)**

**720 E. Delgado Drive**

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

**FROM:** Alex Bradshaw

**PETITIONER:** Yvonne Herr

**CASE NUMBER:** VAR-000016-2023

**ADDRESS:** 720 E. Delgado Drive

**PROPOSAL:**

Variation to permit a fence to be set back 1 foot from a side property line abutting a street, instead of the minimum required 3 feet.

<b><u>LOCATION:</u></b> 720 E. Delgado Drive District 3 (Myslinski)	<b><u>CURRENT ZONING:</u></b> Planned Development
--	---

**SURROUNDING CONDITIONS:**

<b><u>North:</u></b>	P - Planned Development (Concord Mills Subdivision)
<b><u>South:</u></b>	P - Planned Development (Concord Mills Subdivision)
<b><u>East:</u></b>	P - Planned Development (Concord Mills Subdivision)
<b><u>West:</u></b>	P - Planned Development (Concord Mills Subdivision)

**BACKGROUND:**

The Petitioner is proposing to install a 4-foot tall wooden picket fence along the Subject Property's side property line abutting N. Springwood Drive. The proposed fence would be set back approximately 1'10" from said lot line, and would align with the adjacent neighbor's fence to the north.

**SITE ANALYSIS:**

- The Subject Property is within the Concord Mills Unit 3 subdivision and is zoned Planned Development. The lot size is approximately 10,270 square feet.
- The Petitioner is proposing to install a 4-foot tall wooden picket fence along the Subject Property's eastern side lot line abutting N. Springwood Drive. The proposed fence would be set back approximately 1'10" from said lot line, and would be in line with the adjacent neighbor's fence to the north.
- Per the submitted application, the Petitioner recently acquired a dog and also has

young grandchildren, who frequently stay with them. The fence is proposed to enclose their backyard for safety.

- The Petitioner also indicated in the submitted application that complying with the 3 foot setback would require cutting down three mature evergreen trees, which they would like to avoid.
- Based on my analysis of the area, it appears that there are at least three properties (see list below) in the immediate neighborhood that have been granted zoning relief for fences in side yards abutting a street encroaching in the required setback.
  - 1281 N. Springwood Drive - Administrative Special Use (O-161-98)
  - 1374 N. Home Court - Administrative Special Use (O-20-99)
  - 1367 N. Mill Court - Variation (O-80-15)
- Per the Zoning Ordinance, decorative fences 48” or less in height do **not** require landscaping between the fence and the property line abutting a street.

#### **DEPARTMENTAL REVIEWS:**

<b>Community Services</b>	Existing brick retaining wall, along eastern property line abutting Springwood Drive, is located within the Village right-of-way and needs to be relocated.
<b>Engineering</b>	Proposed fence is located within an easement. Please be aware that they Village of Palatine has certain rights to said easement.
<b>Environmental Health</b>	N/A
<b>Fire Prevention</b>	N/A
<b>Public Works</b>	N/A
<b>Police</b>	N/A

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

#### **STAFF RECOMMENDATION:**

The Petitioner is proposing to enclose their rear yard by constructing a 4-foot tall open-style fence along their eastern side property line abutting a public street. Although there are no discernible unique circumstances, there have been a few properties in the

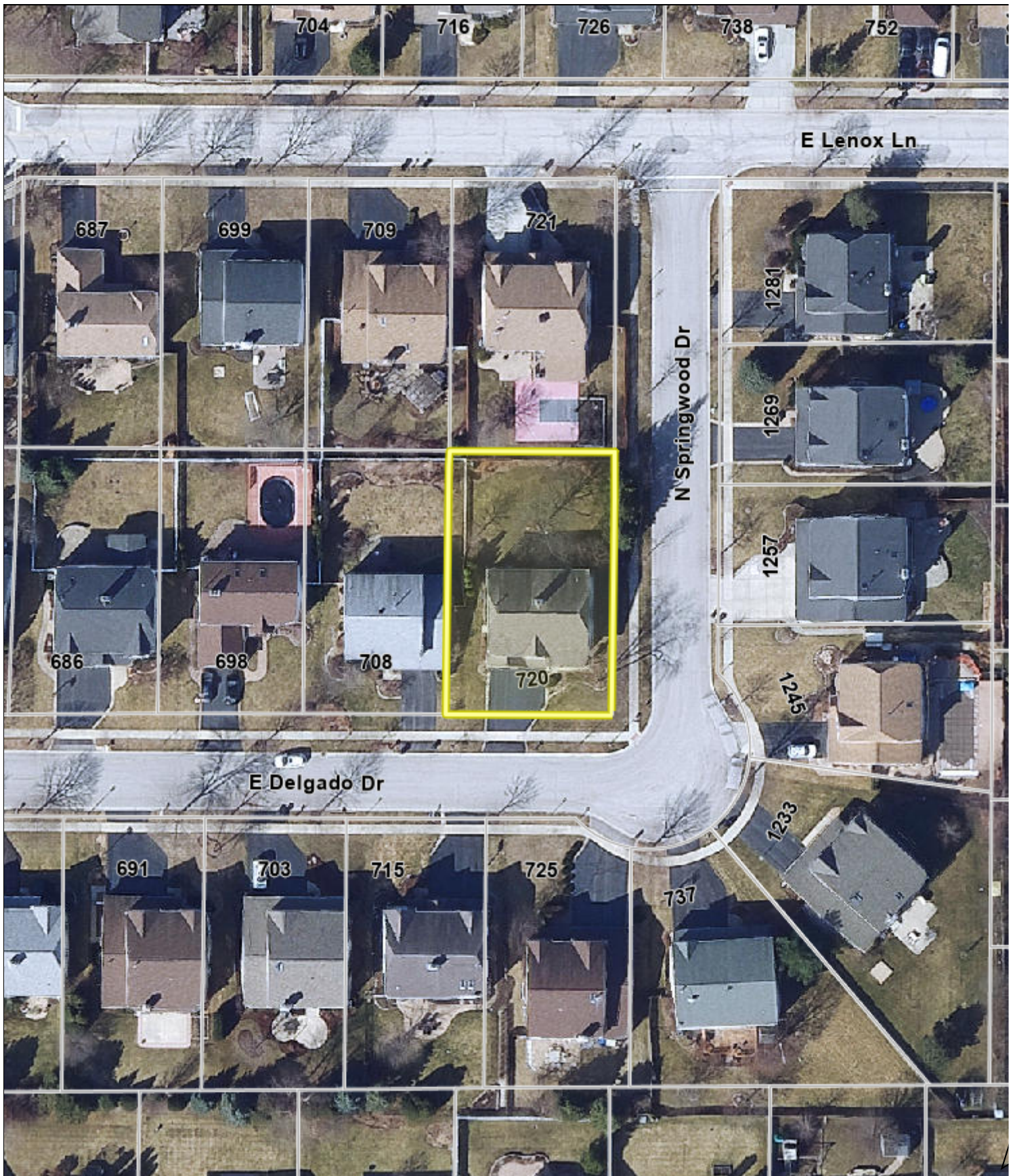
surrounding neighborhood that have been granted zoning relief for fences with comparable side yard setbacks. Additionally, the directly adjacent neighbor to the north has an existing side yard fence that will align with the Petitioners proposal.

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

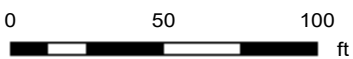
1. The Variation shall substantially conform to the Site Plan and Elevation submitted by the Petitioner, Yvonne Herr, except as such plans may be changed to conform to the Village Codes and Ordinances.
2. The existing brick retaining wall, located along the eastern side property line abutting Springwood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

**ATTACHMENTS:**

- Aerial Map
- Variation Application
- Plat of Survey
- Site Plan
- Fence Elevation
- Existing Conditions
- Public Notice



Attachment: Aerial Map (720 E. Delgado Drive - VAR Fence)



Print Date: 3/8/2023

Notes

Cook County Aerial 2020

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



## VARIATION APPLICATION

### Department of Planning & Zoning

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

Petitioner Name

Yvonne Herr

Business Name (if applicable)

Subject Property Address

720 E. Delgado Drive

Please provide a description of your proposed request:

Install a 4-foot picket fence in line with the north side neighbor's privacy fence that is 1'10" from the property line (fence is 2'3" from the sidewalk). On the west side of the house install fence to connect to the west side neighbor's existing fence. The new fence would match the west side neighbor's picket fence (see photo).

### Petitioner Justification

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

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

Complying with the 5 foot setback regulation would require cutting down three mature evergreens, which currently add substantial value to the property.

That the plight of the owner is due to unique circumstances:

We recently added a dog to the family and also have three young grandchildren who frequently stay with us. A fence is needed to enclose our backyard for safety.

That the Variation, if granted, will not alter the essential character of the locality:

Our neighbor behind us has a privacy fence that is 2'3" from the sidewalk and several other neighbors with backyards next to sidewalks have fences with less than 5 foot setbacks. Our proposed 4-foot picket fence would be in keeping with the character of the neighborhood and would also blend nicely with surrounding landscaping.

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

Attachment: Variation Application (720 E. Delgado Drive - VAR Fence)

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



# PLAT OF SURVEY

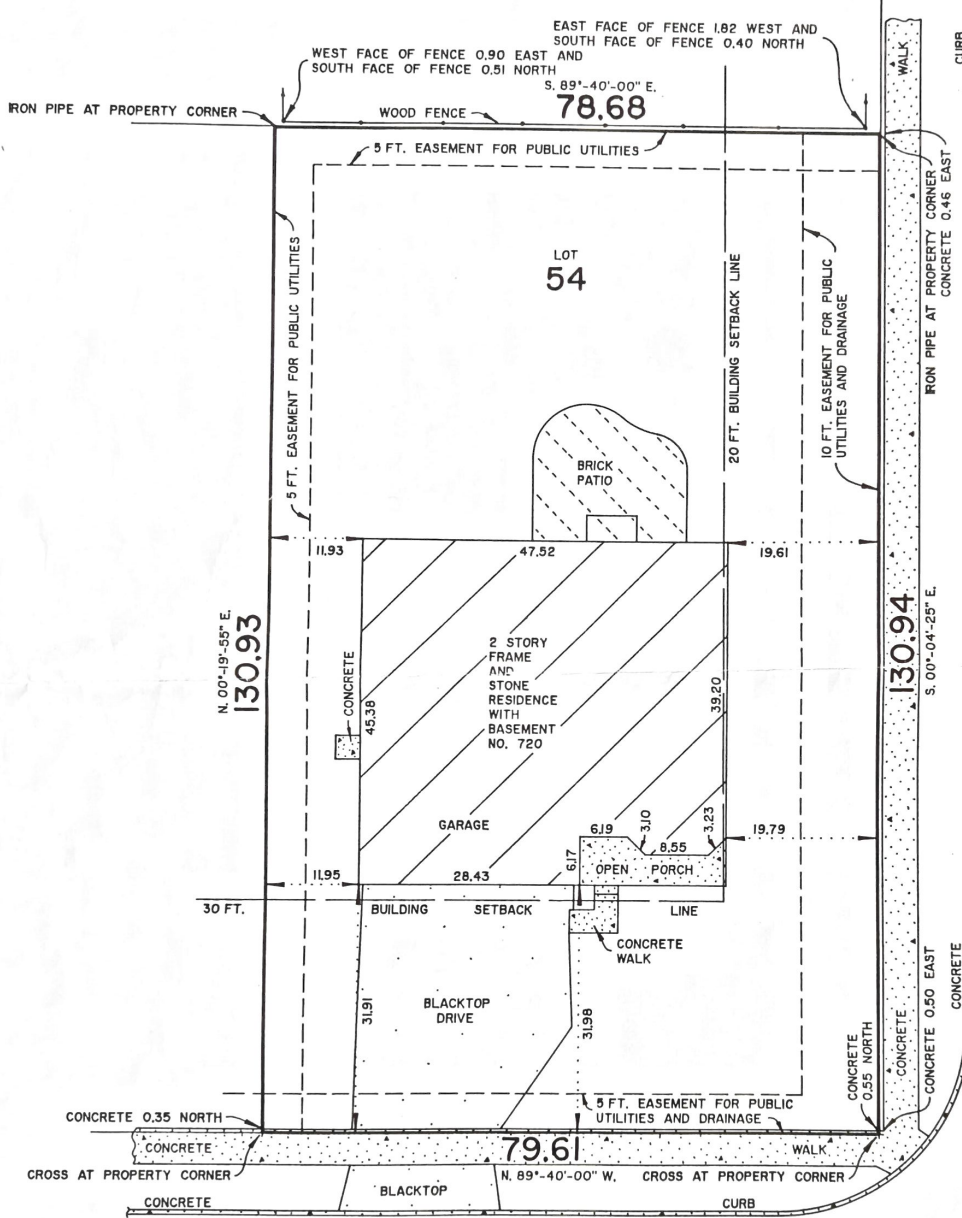
BY

**JOHN M. HENRIKSEN**

2007 E. IVY LANE MOUNT PROSPECT, ILLINOIS 60056 - 1823  
847 - 824 - 0595

OF

LOT 54 IN CONCORD MILLS UNIT 3, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1995 AS DOCUMENT NUMBER 95620664, IN COOK COUNTY, ILLINOIS.



DRIVE

N. SPRINGWOOD

E. DELGADO

DRIVE

ORDER NUMBER: 030380

SCALE: 1 INCH = 15 FEET

ORDERED BY: RICK J. ERICKSON, LTD.

- BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.
- PLEASE CHECK LEGAL DESCRIPTION WITH DEED.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.
- DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

FRACTIONAL INCH EQUIVALENTS OF HUNDREDTHS OF A FOOT

0.01 = 1/8"	0.25 = 3"
0.02 = 1/4"	0.33 = 4"
0.03 = 3/8"	0.37 = 4-1/2"
0.04 = 1/2"	0.38 = 4-1/2"
0.05 = 5/8"	0.42 = 5"
0.06 = 3/4"	0.50 = 6"
0.07 = 7/8"	0.58 = 7"
0.08 = 1"	0.62 = 7-1/2"
0.09 = 1-1/8"	0.63 = 7-1/2"
0.10 = 1-1/4"	0.67 = 8"
0.11 = 1-3/8"	0.75 = 9"
0.12 = 1-1/2"	0.83 = 10"
0.13 = 1-5/8"	0.87 = 10-1/2"
0.14 = 1-3/4"	0.88 = 10-1/2"
0.15 = 1-7/8"	0.92 = 11"
0.16 = 1-7/8"	1.00 = 12"
0.17 = 2"	

STATE OF ILLINOIS)  
COUNTY OF COOK) S.S.

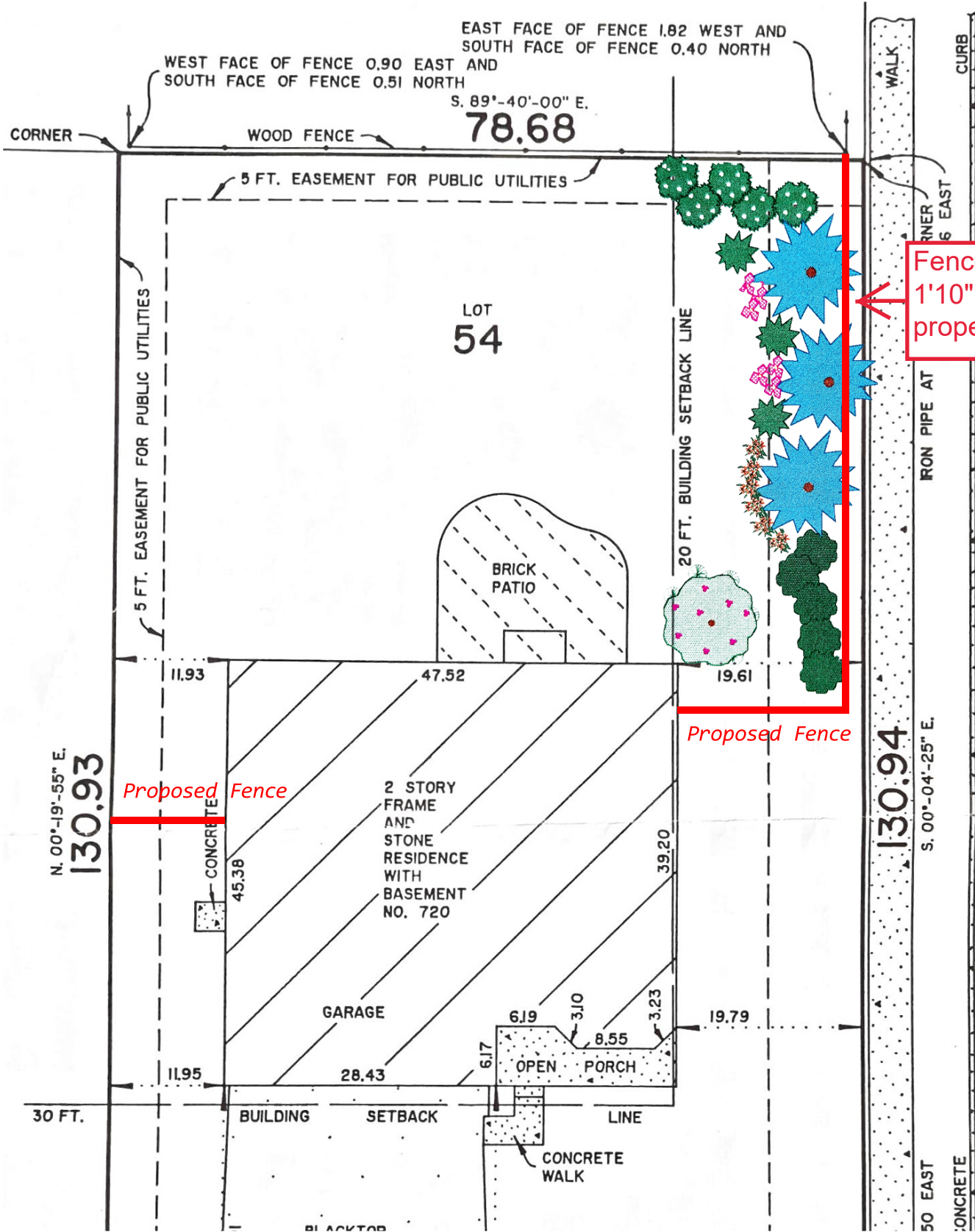
I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

MOUNT PROSPECT, ILLINOIS JULY 14, 2003



*John M. Henriksen*  
ILLINOIS PROFESSIONAL LAND SURVEYOR

Attachment: Plat of Survey (720 E. Delgado Drive - VAR Fence)



Fence set back 1'10" from side property line

Attachment: Site Plan (720 E. Delgado Drive - VAR Fence



Attachment: Fence Elevation (720 E. Delgado Drive - VAR Fence)



Attachment: Existing Conditions (720 E. Delgado Drive - VAR Fence)

**PUBLIC NOTICE**  
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 14, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:  
**Variation to permit a fence to be set back 1 foot from a side property line abutting a street, instead of the minimum required 3 feet.**  
 The property is commonly known as 720 E. Delgado Drive.  
 The Petitioner is proposing to install a 4-foot tall wooden picket fence along the Subject Property's side property line abutting N. Springwood Drive. The proposed fence would be set back approximately 1'10" from said lot line, and would align with the adjacent neighbor's fence to the north.  
 The above petition has been filed by Yvonne Herr and is available for examination in the office of the Village Clerk, 200 E. Wood Street.  
 FILE #: VAR-00016-2023  
 VILLAGE OF PALATINE  
 Jan Wood, Chair  
 Palatine Zoning Board of Appeals  
 DATED: This 27th day of February, 2023  
 Published in Daily Herald February 27, 2023 (4595946)

**CERTIFICATE OF PUBLICATION**  
**Paddock Publications, Inc.**

**Northwest Suburbs**  
**Daily Herald**

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

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy, was published 02/27/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

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

Control # 4595946



Attachment: Public Notice (720 E. Delgado Drive - VAR Fence)

VILLAGE OF PALATINE  
Zoning Board of Appeals

SCHEDULED 03/14/23 07:00 PM

**CASE STAFF STATEMENT (ID # 8193)**

**108 S Walnut Street**

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

**FROM:** Ben Vyverberg/Lyn Bremanis

**PETITIONER:** Pawel Bialy

**CASE NUMBER:** 21-22

**ADDRESS:** 108 S. Walnut Street

**PROPOSAL:**

Special Use to permit an accessory structure to exceed the maximum height allowed of one (1) story, not to exceed 15 feet at midpoint or the highest point of the principal structure;

Variation to permit lot coverage to be 49%, instead of the maximum permitted 45%.

<b>LOCATION:</b> 108 S. Walnut St District 2 (Lamerand)	<b>CURRENT ZONING:</b> R-2 Single Family Residential
--	--

<b>North:</b>	R-2 Single Family Residential
<b>South:</b>	R-2 Single Family Residential
<b>East:</b>	R-2 Single Family Residential
<b>West:</b>	R-2 Single Family Residential

**BACKGROUND:**

The Petitioner is proposing to replace an existing detached two-car garage, with a larger garage, which exceeds the height requirements. In addition the lot coverage exceeds the maximum permitted. Therefore, the Petitioners are requesting:

**Special Use to permit an accessory structure to exceed the maximum height allowed of one (1) story, not to exceed 15 feet at midpoint or the highest point of the principal structure;**

**Variation to permit lot coverage to be 49%, instead of the maximum permitted 45%.**

**SITE ANALYSIS:**

- The Subject Property is zoned R-2, Single Family Residential.
- The Petitioner is requesting to remove an existing detached garage and replace it with new garage with the same footprint (approximately 593 square feet), however the mid-point height is approximately 20.8 feet. Per code, accessory structures may not exceed 15 feet to the roof mid-point.
- In addition, the proposed garage has a maximum height of 23.5 feet. Per code, accessory structures may not exceed the highest point of the principal structure. Per the submitted plans, the principal structure is approximately 18.6 feet to the highest point; therefore, a Special Use is required.
- The Petitioners have indicated the upper level of the garage will be for single-family residential storage only. Per the application, the single-story home does not have a basement and additional storage areas are needed.
- In its current configuration, the lot exceeds the maximum allowable lot coverage at 49%. A paving permit was approved in 2016. The proposed new garage would not add any additional impervious surface. At some point, a paver patio was added to the rear of the home. Per code the maximum lot coverage is 45%; therefore a variation is required. The building coverage meets code at approximately 16%.
- The Petitioner has identified and Staff reviewed and processed three similar structures on the same block, with the following dimensions identified in the table. All exceeded the maximum height and other also received lot coverage relief. The table below is a comparison of the detached structures:

Address	Height	Square Footage	Taller than Principal Structure	Ordinance
<b>108 S Walnut St (Proposed)</b>	<b>23.5' Peak 20'10" Midpoint</b>	<b>593 sq. ft.</b>	<b>Yes</b>	
113 S Walnut St (Existing)	21' Peak, 15' Midpoint	780 sq. ft.	Yes	O-83-20
127 S Walnut St (Existing)	18' 8" Peak	663 sq. ft.	No	O-33-73
132 S Walnut St (Existing)	26' Peak, 18' Midpoint	825 sq. ft.	Yes	O-87-08

- The main difference between the proposed garage and the previously approved

garages is the architectural design of a gable vs hip roof. The hip roof design creates more bulk and, as such has the appearance of a 2<sup>nd</sup> principal structure.

- While the maximum roof height is lower than some of the other approved accessory structures in the area, there is a full second story for the proposed garage. Staff believes that this creates the additional massing.

### **DEPARTMENTAL REVIEWS:**

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

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

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

### **STAFF RECOMMENDATION:**

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

approved, and by virtue of the full second story is dissimilar to the previously approved garages and out of character for the neighborhood.

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

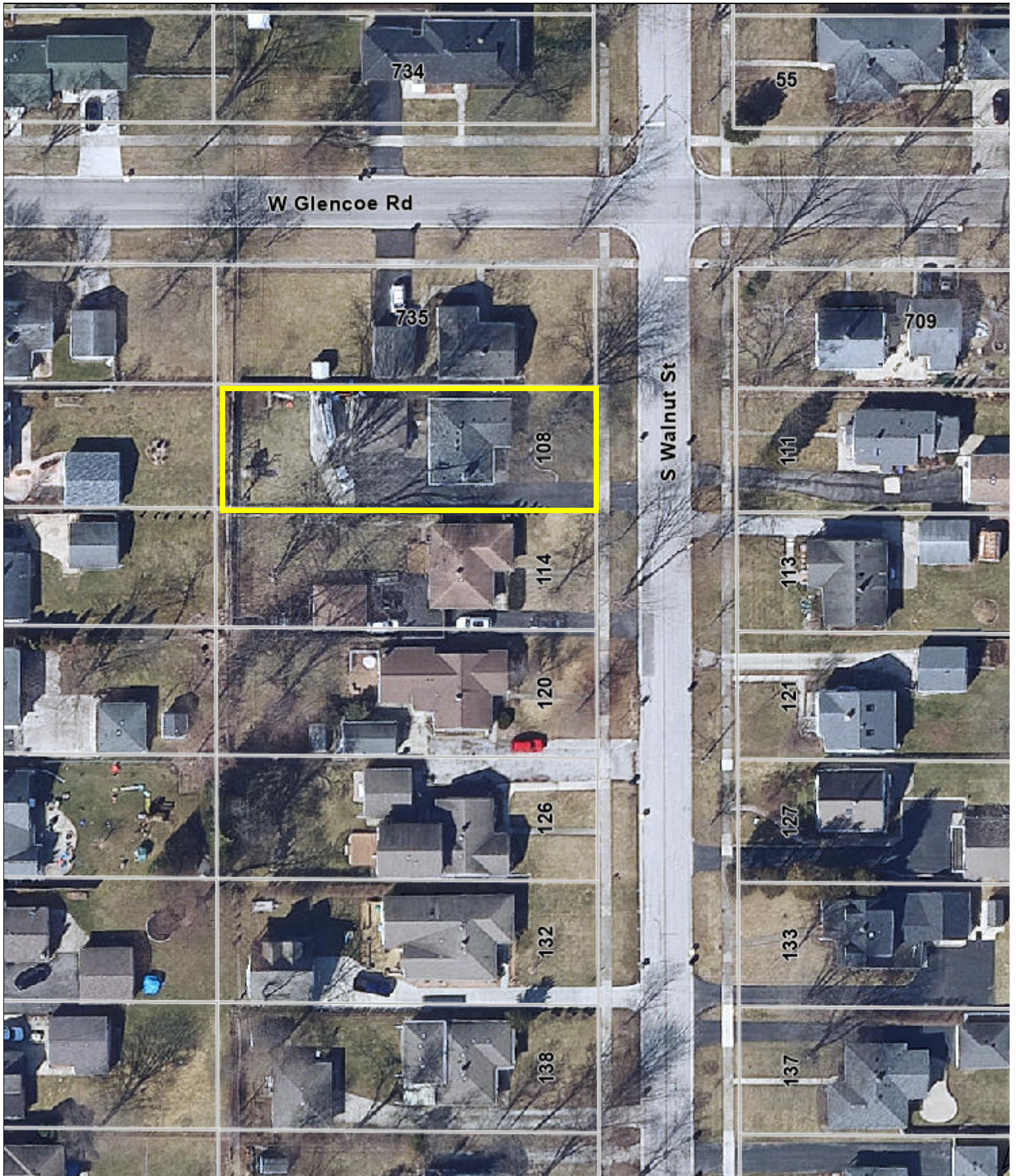
Therefore, Staff recommends action at the discretion for the Variation for lot coverage and denial for the Special Use for the proposed garage height.

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

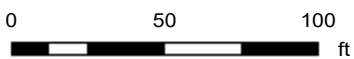
1. The Special Use and Variation shall substantially conform to the site plan and elevations submitted by the Petitioner except as such plans may be changed to conform to Village Codes and Ordinances. This should include any necessary permit application and materials for the paver patio.
2. The existing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

**ATTACHMENTS:**

- Aerial Map
- Application
- Plat of Survey
- Site Plan
- Elevations and Floor Plans
- Petitioner submitted surrounding property sign-offs
- Public Notice



Attachment: Aerial Map (108 S Walnut Street - SU accessory structure - VAR - lot coverage)



Print Date: 3/6/2023

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.

# VILLAGE OF PALATINE

## SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	<b>PETITIONER(S)</b> PAWEŁ BIAŁY		<b>Business Name (if applicable)</b>	
	Subject Property Address 108 S. WALNUT ST PALATINE IL 60067			
	<b>AUTHORIZED AGENT (if applicable)</b>		<b>Business Name (if applicable)</b>	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	<b>TYPE OF APPLICATION (check one)</b>			
	<input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input type="checkbox"/> Variation			
	Existing Zoning District R2	Existing Land Use SF. Residential	Proposed Land Use same	
	Generally describe your request:  I would like to rebuild the garage. The new one will stand in exactly the same place as the old one, but will be higher than the existing one, with the storage space above. The new structure will NOT have a negative impact on the neighborhood or my neighbors surroundings. We don't have a basement or the attic so the storage space in our house is very limited especially since we have a baby.			

Attachment: Application (108 S Walnut Street - SU accessory structure - VAR - lot coverage)



### SPECIAL USE

#### Required Materials

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

#### Additional Materials (as required by the Village)

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

#### Petitioner Justification

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

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

---



---

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

*It's in the same exactly locations as the old garage.*

---

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

*It won't have negative impact to my neighbors surrounding so it won't have any impact on anybody's property value.*

---

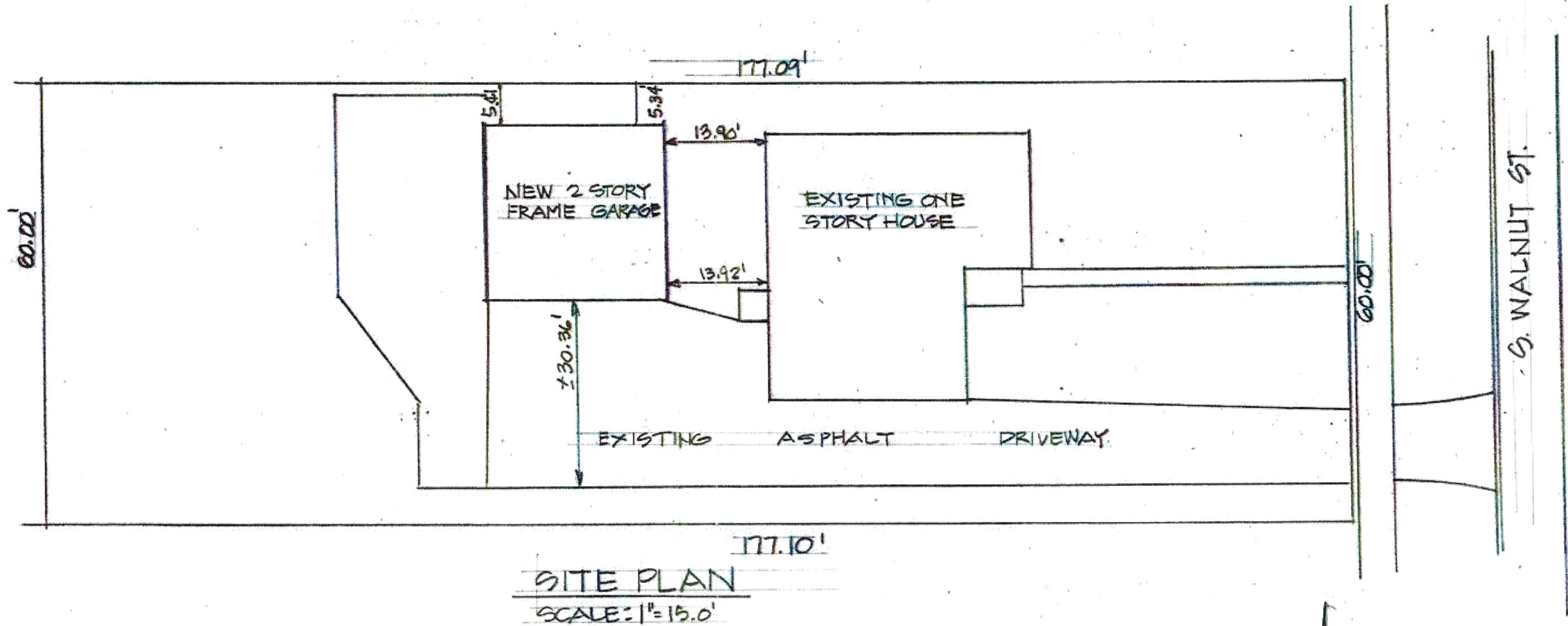
4. With respect to live entertainment uses, the use shall not:

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

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

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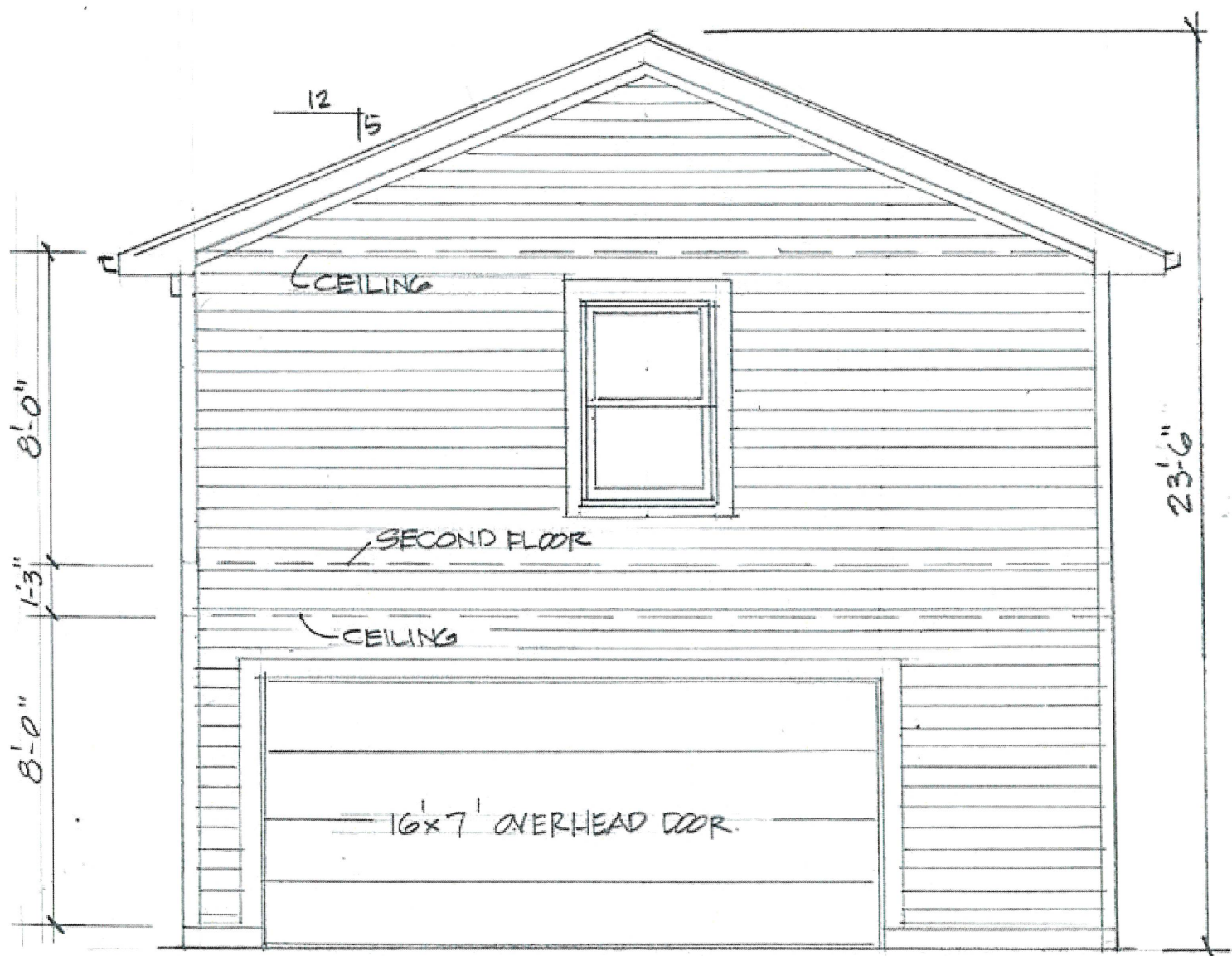




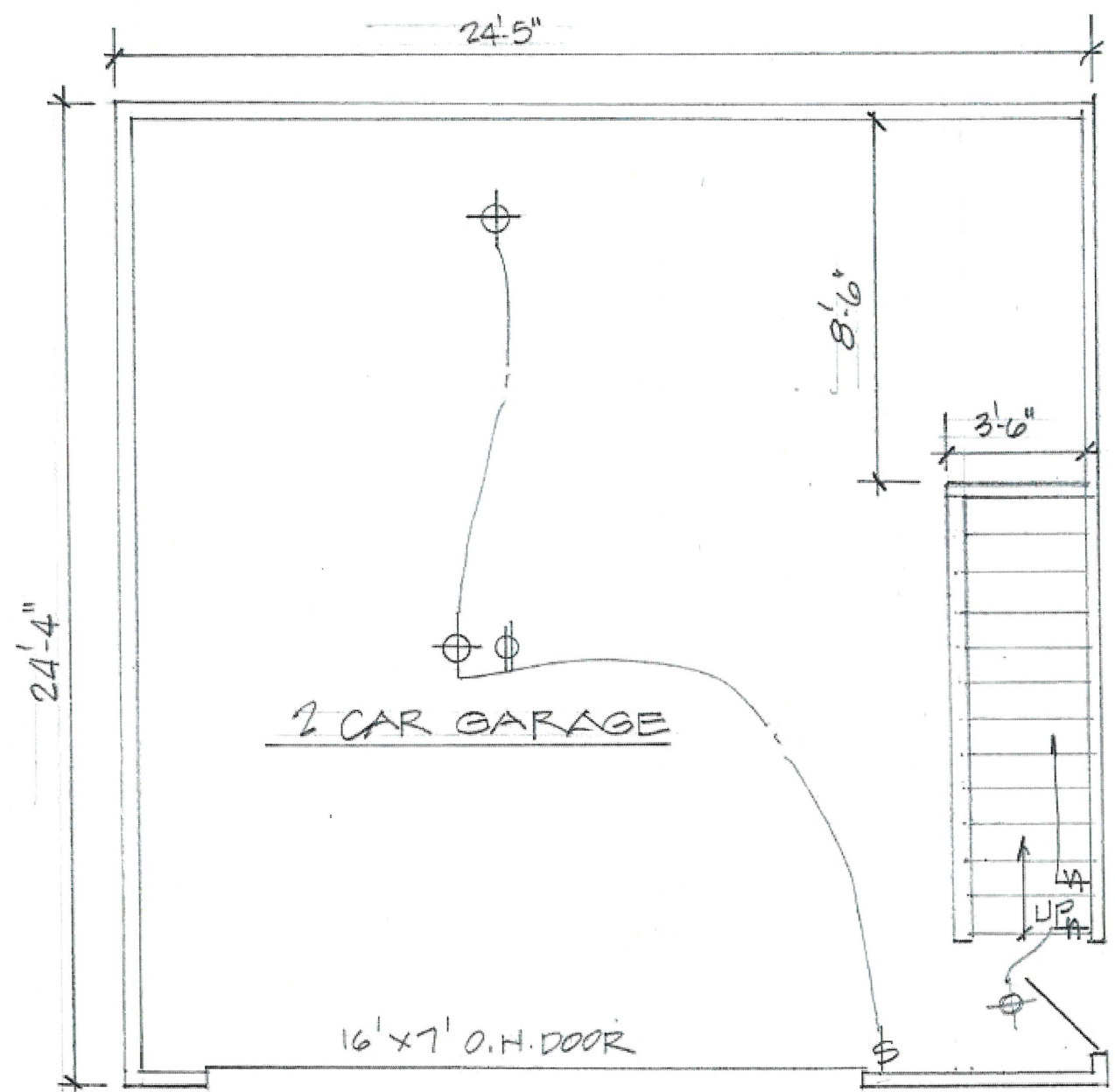
SITE PLAN  
SCALE: 1" = 15.0'

NEW GARAGE DESIGN for 108 S. WALNUT ST., PALATINE IL

NORTH  
SEPT. 29, 2021  
SHEET 1



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

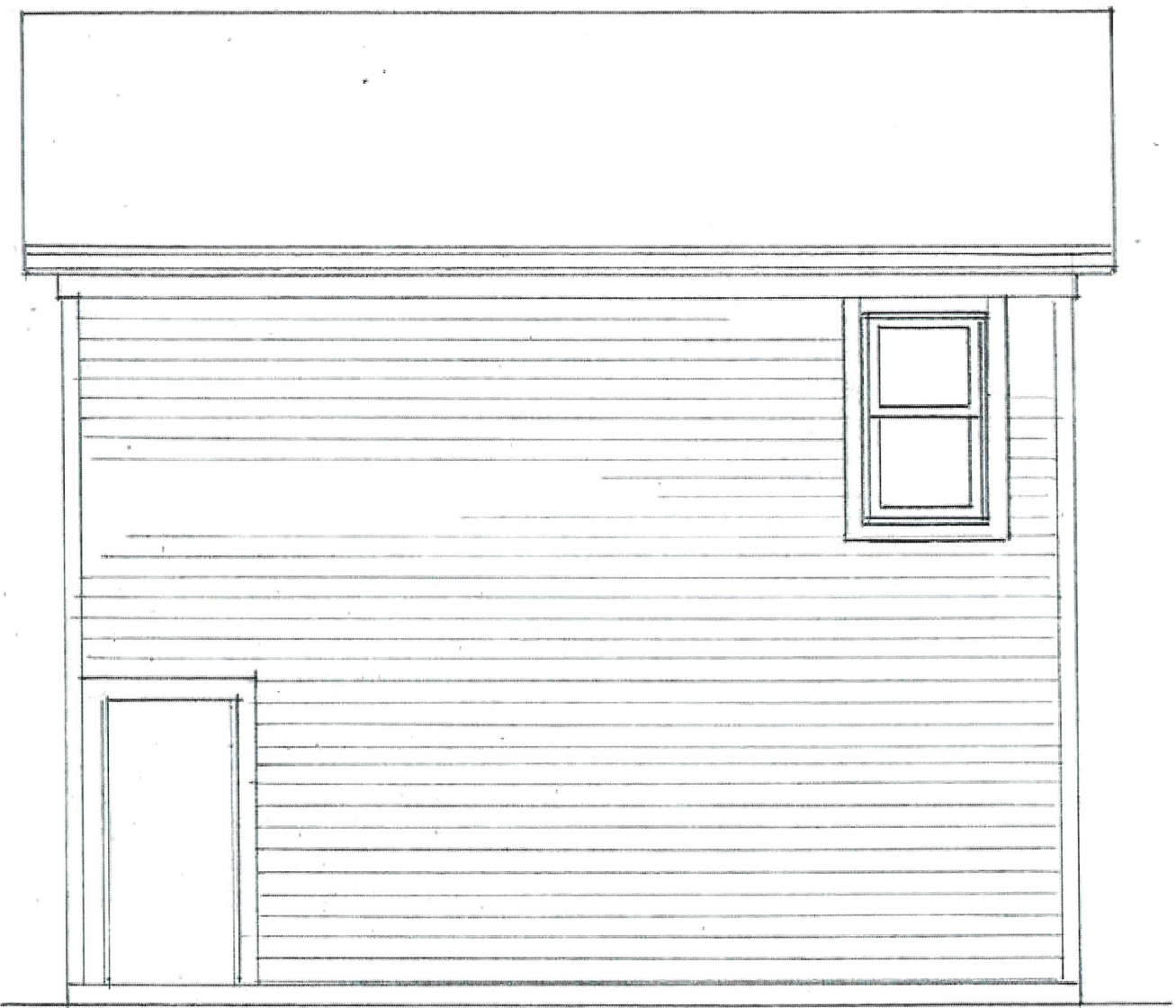


FLOOR PLAN  
SCALE: 1/4" = 1'-0"



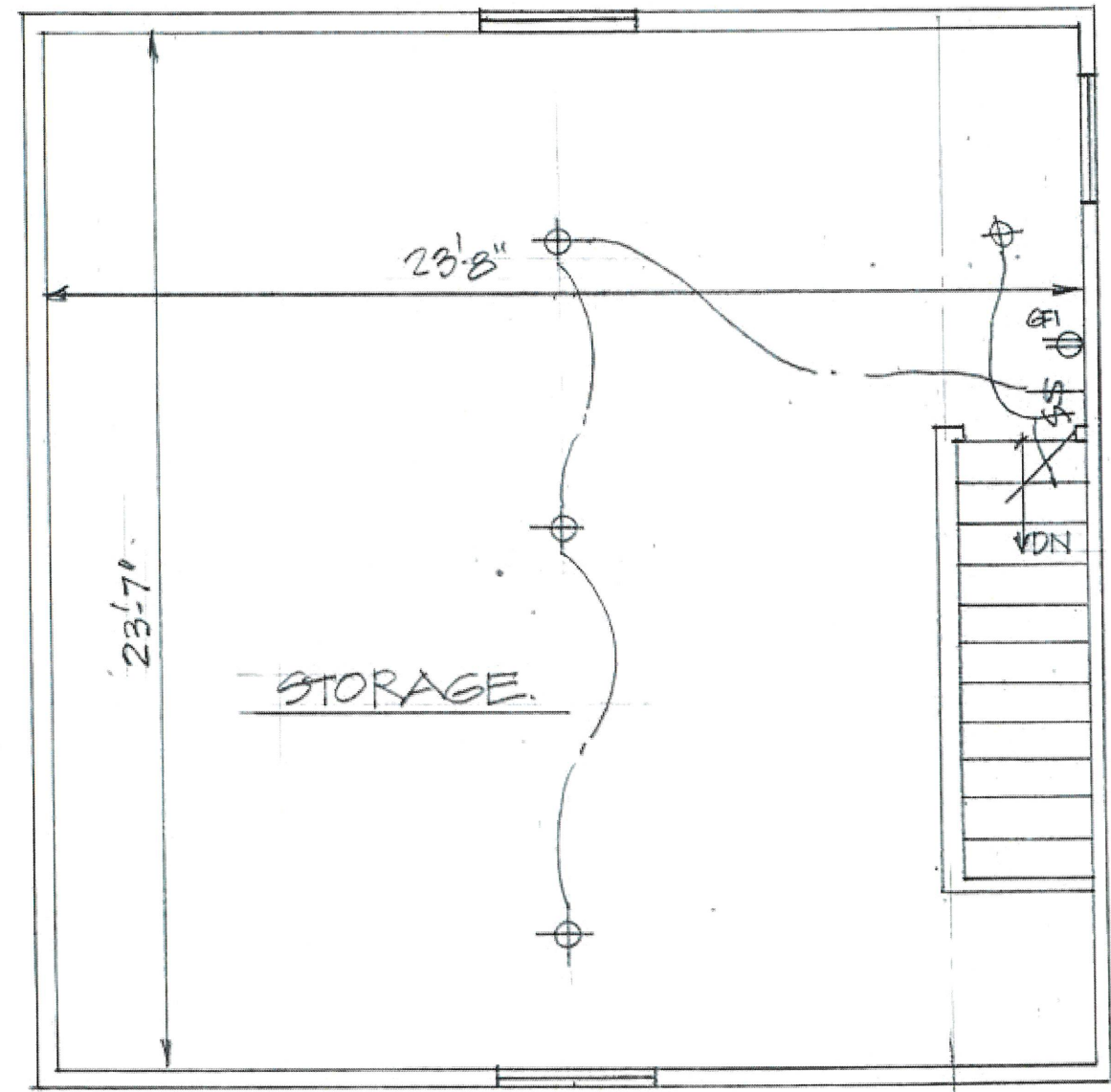
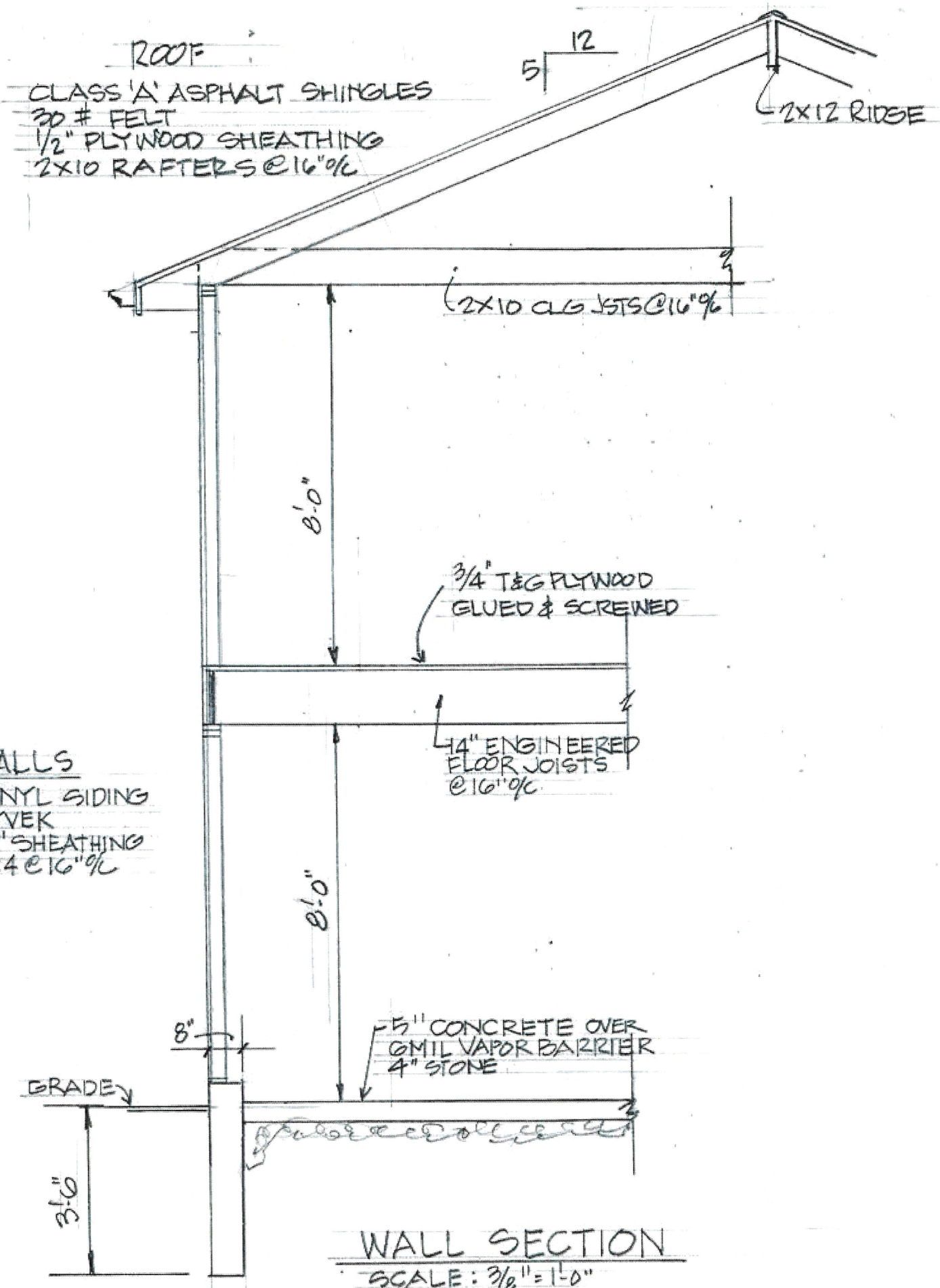
REAR ELEVATION

SCALE 1/4" = 1'-0"



RIGHT-SIDE ELEVATION - LEFT SIMILAR

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



**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

SHEET 3

108 S WALUNT ST. - NEW GARAGE - SEPT. 29, 2021

Attachment: Elevations and Floor Plans (108 S Walnut Street - SU accessory structure - VAR - lot coverage)

Dear Village of Board Members

My name is Powel Bialy and I reside at 107 S WALNUT  
In Palatine. We are aware the Bialy family plans on building a garage at 23.5feet high. We feel  
this will have no negative effect on our property value or any other negative on the  
neighborhood.

Sincerely



Attachment: Petitioner submitted surrounding property sign-offs (108 S Walnut Street - SU accessory structure - VAR - lot coverage)

Dear Village of Board Members

My name is Maureen Paulino and I reside at 735 W Glencoe Rd.  
In Palatine. We are aware the Bialy family plans on building a garage at 23.5feet high. We feel  
this will have no negative effect on our property value or any other negative on the  
neighborhood.

Sincerely



Dear Village of Board Members

My name is Pat Noonan and I reside at 113 S Walnut  
In Palatine. We are aware the Bialy family plans on building a garage at 23.5 feet high. We feel  
this will have no negative effect on our property value or any other negative on the  
neighborhood.

Sincerely



Dear Village of Board Members

My name is Austin Gil and I reside at 121 S Walnut st  
In Palatine. We are aware the Bialy family plans on building a garage at 23.5feet high. We feel  
this will have no negative effect on our property value or any other negative on the  
neighborhood.

Sincerely



Dear Village of Board Members

My name is Kelly Hamontree and I reside at 132 S. Walnut St. Palatine, IL  
In Palatine. We are aware the Bialy family plans on building a garage at 23.5feet high. We feel 6006  
this will have no negative effect on our property value or any other negative on the  
neighborhood.

Sincerely

*Kelly Hamontree*

30''

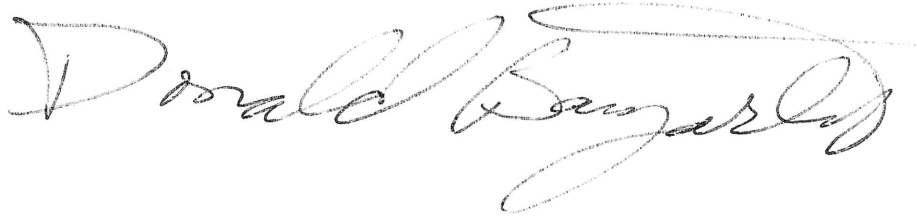
Attachment: Petitioner submitted surrounding property sign-offs (108 S Walnut Street - SU accessory structure - VAR - lot coverage)

Dear Village of Board Members

3/9/23

My name is Donald Baumgartner and I reside at 120 So. Walnut St  
In Palatine. We are aware the Bialy family plans on building a garage at 23.5feet high. We feel  
this will have no negative effect on our property value or any other negative on the  
neighborhood.

Sincerely



Attachment: Petitioner submitted surrounding property sign-offs (108 S Walnut Street - SU accessory structure - VAR - lot coverage)

Dear Village of Board Members

My name is SHEILA Klotz and I reside at 50 S. WALNUT ST.  
In Palatine. We are aware the Bialy family plans on building a garage at 23.5feet high. We feel  
this will have no negative effect on our property value or any other negative on the  
neighborhood.


Sincerely



Dear Village of Board Members

My name is Vincent Cecchin and I reside at 109 S Quentin Rd.  
In Palatine. We are aware the Bialy family plans on building a garage at 23.5feet high. We feel  
this will have no negative effect on our property value or any other negative on the  
neighborhood.

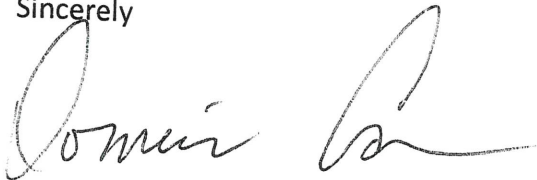
Sincerely



Dear Village of Board Members

My name is Dominic Canino and I reside at 55 S. Quentin 12N  
In Palatine. We are aware the Bialy family plans on building a garage at 23.5feet high. We feel  
this will have no negative effect on our property value or any other negative on the  
neighborhood.

Sincerely



Dear Village of Board Members

My name is Samantha Hunt and I reside at 709 W Glencoe rd Palatine  
In Palatine. We are aware the Bialy family plans on building a garage at 23.5feet high. We feel  
this will have no negative effect on our property value or any other negative on the  
neighborhood.

Sincerely



Dear Village of Board Members

My name is Emilia Mosko and I reside at 111 S. WALNUT ST  
In Palatine. We are aware the Bialy family plans on building a garage at 23.5 feet high. We feel  
this will have no negative effect on our property value or any other negative on the  
neighborhood.

Sincerely



Attachment: Petitioner submitted surrounding property sign-offs (108 S Walnut Street - SU accessory structure - VAR - lot coverage)

Dear Village of Board Members

My name is Austin Gil and I reside at 121 S Walnut st  
In Palatine. We are aware the Bialy family plans on building a garage at 23.5feet high. We feel  
this will have no negative effect on our property value or any other negative on the  
neighborhood.

Sincerely



Dear Village of Board Members

My name is Jenore Bassano and I reside at 127 Walnut  
In Palatine. We are aware the Bialy family plans on building a garage at 23.5feet high. We feel  
this will have no negative effect on our property value or any other negative on the  
neighborhood.

Sincerely

*Jenore Bassano*

Dear Village of Board Members

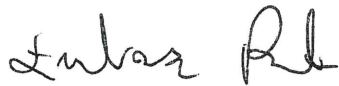
My name is Steven Read and I reside at 133 S Walnut  
In Palatine. We are aware the Bialy family plans on building a garage at 23.5feet high. We feel  
this will have no negative effect on our property value or any other negative on the  
neighborhood.

Sincerely

*Steven Read*

Dear Village of Board Members

My name is LUKASZ RAK and I reside at 114. S. WALNUT ST  
In Palatine. We are aware the Bialy family plans on building a garage at 23.5feet high. We feel  
this will have no negative effect on our property value or any other negative on the  
neighborhood.



Sincerely

**PUBLIC NOTICE**  
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 14, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

- **Special Use to permit an accessory structure to exceed the maximum height allowed of one (1) story, not to exceed 15 feet of midpoint or the highest point of the principal structure;**
- **Variation to permit lot coverage to be 49%, instead of the maximum permitted 45%.**

The property is commonly known as 108 S. Walnut Street and is zoned R-2 single-family residential. The Petitioner is proposing to replace the existing detached garage, with a new 24-foot tall garage, with additional single-family residential storage, as the existing home does not have a basement. The lot coverage variation would recognize an existing circumstance and is not proposed to be increased.

The above petition has been filed by Pawel Bialy and is available for examination in the office of the Village Clerk, 200 E. Wood Street.  
 FILE #:21-22  
 VILLAGE OF PALATINE  
 Jan Wood, Chair  
 Palatine Zoning Board of Appeals  
 DATED: This 27th day of February, 2023  
 Published in Daily Herald  
 February 27, 2023 (4595941)

**CERTIFICATE OF PUBLICATION**  
**Paddock Publications, Inc.**

**Northwest Suburbs**  
**Daily Herald**

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

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy, was published 02/27/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

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

Control # 4595941



Attachment: Public Notice (108 S Walnut Street - SU accessory structure - VAR - lot coverage)

VILLAGE OF PALATINE  
Zoning Board of Appeals

SCHEDULED 03/14/23 07:00 PM

**CASE STAFF STATEMENT (ID # 8194)**

**365 W. Northwest Highway**

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

**FROM:** Alex Bradshaw

**PETITIONER:** Manny Rafidia, Hot Pockets Sports Bar

**CASE NUMBER:** SU-000014-2023

**ADDRESS:** 365 W. Northwest Highway

**PROPOSAL:**

Special Use Amendment to permit a floor plan alternation, changes to hours of operation, and to permit live entertainment.

<b>LOCATION:</b> 365 W. Northwest Highway District 6 (Helms)	<b>CURRENT ZONING:</b> B-2 General Business
---	---

**SURROUNDING CONDITIONS:**

<b>North:</b>	P - Planned Development (Residential - Lexington Oaks Townhomes)
<b>South:</b>	M - Manufacturing / U - Utility/Municipal (Vacant Grassland)
<b>East:</b>	B-2 General Business District (Steven's Pointe)
<b>West:</b>	P - Planned Development (Residential - Hidden Prairie Townhomes)

**BACKGROUND:**

The Petitioner is proposing to amend their previously granted Special Use for Hot Pockets Sports Bar (#O-71-21). The amendment would permit live entertainment and would also permit alterations to the floor plan and changes to the hours of operation for the existing restaurant. Therefore, the Petitioner is requesting approval of the following:

**Special Use Amendment to permit a floor plan alteration, changes to hours of operation, and to permit live entertainment.**

**SITE ANALYSIS:**

- Per the submitted revised business plan, live entertainment will occur every Wednesday night from 7 PM - 10 PM. Performances will include bands ranging from solo acts up to four-member bands.
- In addition to the Wednesday night live performances, Hot Pockets proposes to host DJs on Friday and Saturday nights to further develop their "Weekend Pool Play".

- The proposed new hours of operation are as follows:
  - Monday - Thursday: 3 PM - 12 AM
  - Friday: 3 PM - 2 AM
  - Saturday: 11 AM - 2 AM
  - Sunday: 11 AM - 10 PM
- Per the submitted application and annotated floor plan, the only change to the existing floor plan will be removing a table and introducing a Band/DJ area to the left of the bar. The Band/DJ area will be roped off to keep the walkway to the rear exit clear at all times.
- In regard to parking, there was a parking variation granted in 2021 (O-71-21), which reduced the required number of parking spaces to 158, instead of the minimum required 220 spaces. As there are no plans to expand the restaurant square footage or seating, the parking variation will remain valid.

**DEPARTMENTAL REVIEWS:**

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

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

**STAFF RECOMMENDATION:**

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

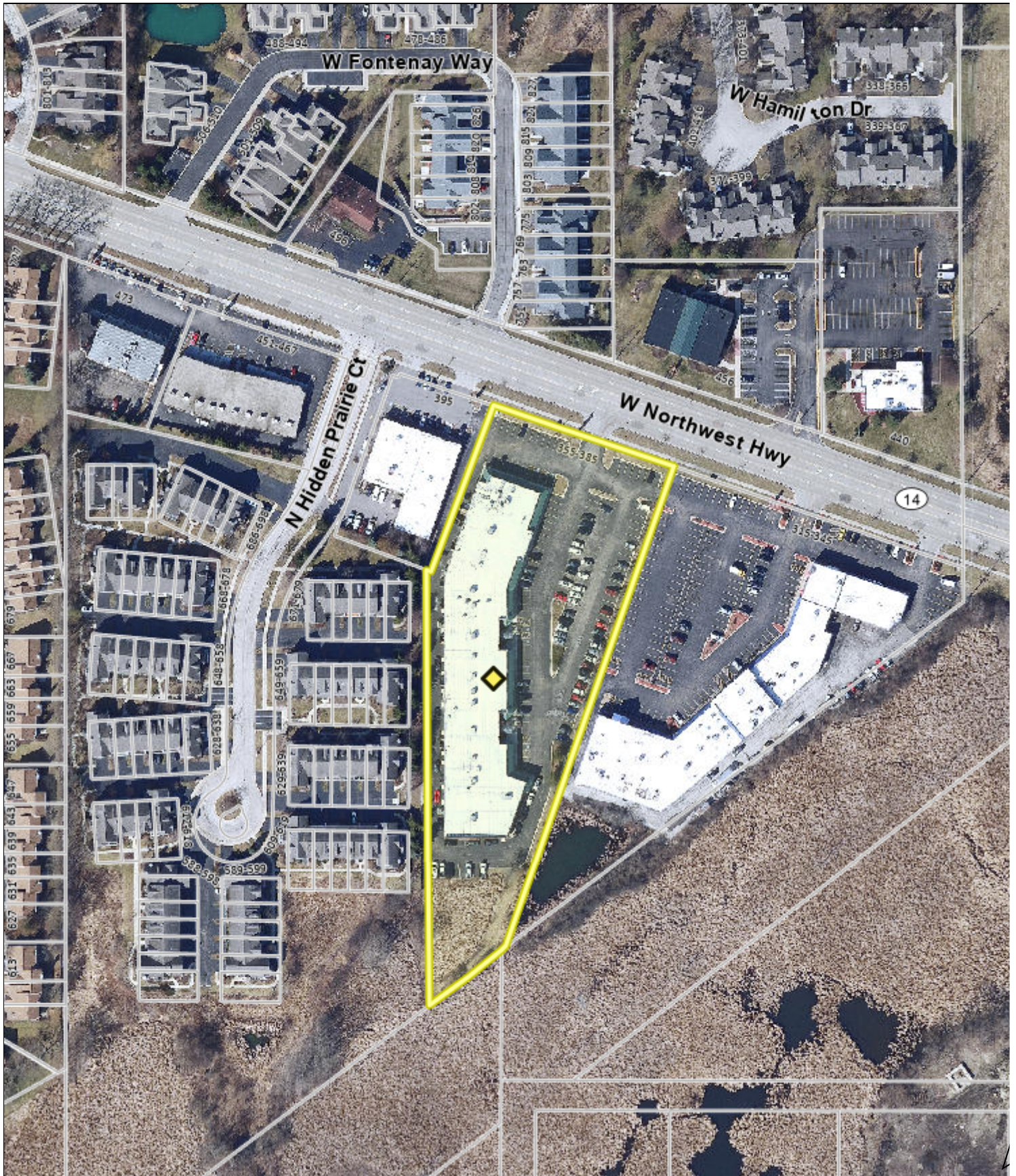
1. The Special Use shall substantially conform to the Floor Plan submitted by the

Petitioner, Manny Rafidia, except as such plans may be changed to conform to the Village's Codes and Ordinances.

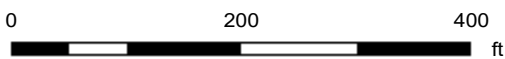
2. Staff shall conduct a Live Entertainment Special Use review not more than 3 months after the live entertainment occupancy is implemented, to determine if noise control measures are necessary, at the discretion of the Village Council. Staff reserves the right to recommend additional conditions to the Live Entertainment Special Use for Village Council review.

**ATTACHMENTS:**

- Aerial Map
- Special Use Amendment Application
- Business Plan
- Floor Plan
- Public Notice



Attachment: Aerial Map (365 W. Northwest Highway - SU Amend (Live Entertainment))



Print Date: 2/9/2023

Notes

Cook County Aerial 2020

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



SPECIAL USE APPLICATION

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

Petitioner Name

Manny Rafidia

Business Name (if applicable)

Hot Pockets Sports Bar

Subject Property Address

365 W. Northwest Highway

Please provide a description of your proposed request:

Hot Pockets Sports Bar, located at 365 W Northwest Hwy, Palatine, IL, would like to amend its operating hours to cater to its customer base and continue promoting a local community spot for all its neighbors.

The proposed new hours as follows:

- Monday – 3pm -12am
Tuesday – 3pm – 12am
Wednesday – 3pm- 12am
Thursday – 3pm -12am
Friday – 3pm -2am
Saturday – 11am – 2am
Sunday – 11am -10pm

Hot Pockets Sports Bar has received feedback from its customers requesting a night of live music for parents to enjoy. Hot Pockets Sports Bar proposes hosting Live Music Wednesdays which will occur once a week, every Wednesday from 7pm-10pm. Live Music Wednesdays will host local bands performing classic rock, country, and other acoustics. Bands will vary from solo acts to four-member bands. Hot Pockets will occasionally host a Community Music Night where instruments will be provided and local bands from the community will be encouraged to come play for a chance to win a slot in one of our Live Music Wednesdays.

In accordance with listening to our customers, Hot Pockets Sports Bar proposes hosting DJs Friday and Saturday night to further develop our Weekend Pool Play. Similar to a Cosmic Bowl night a local bowling alley, our Weekend Pool Play offers our community an opportunity to come out and enjoy live music mixes and a safe environment to enjoy the weekend. No additional amplification is proposed for the live entertainment events.

Hot Pockets Sports Bar does not propose significant changes to its current floor plan or seating. Hot Pockets has an 8ft x 6ft space in the southwest corner of the space, which is currently occupied by one 36”x 36” table. This table would be moved over during live music nights and would not add or reduce from our current seating plan.

There will be no cover charge for any of the above mentioned events.

Attachment: Special Use Amendment Application (365 W. Northwest Highway - SU Amend (Live Entertainment))

**Petitioner Justification**

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

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

Customers have requested entertainment in the form of live music and DJ's at Hot Pockets Sports Bar. This special use would allow us the opportunity to provide further entertainment in the form of live music and DJ's at the request of our patrons.

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

There are no public health, safety, or welfare concerns with the proposed amendments.

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

The use will be at specific hours on Wednesday, Fridays, and Saturdays. No property values will be impacted by the proposed amendments.

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

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

a. Will meet the following aesthetic criteria:

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

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

N/A

The proposed new hours as follows:

Hot Pockets Sports Bar  
Business Plan Addendum

3.5.c

- Monday – 3pm -12am
- Tuesday – 3pm – 12am
- Wednesday – 3pm- 12am
- Thursday – 3pm -12am
- Friday – 3pm -2am
- Saturday – 11am – 2am
- Sunday – 11am -10pm

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There will be no cover charge for any of the above mentioned events.

NO.	QTY	DESCRIPTION	MANUFACTURER/MODEL NO.
1	1	54" 2-DR REFRIGERATOR	TRUE #1-49
2-A	1	54" 2-DR FREEZER	TRUE #1-49F-HC
2-B	1	25" 1-DR FREEZER	AVANTCO #178A12FHC
3	1	48" BACK BAR REFRIGERATOR	AVANTCO #178UBB48GHC
4	1	48" WALL MOUNT DRAFT TOWER	SAMPLE SPEC
5	1	50" CHILLER	AVANTCO #178GF50HC
6	1	95" BOTTLE COOLER	AVANTCO #178HBB95HC
7	1	12" UNDERBAR HAND SINK	ADVANCED TABCO #SC-12-TS-S
8	1	DISHWASHER	NOBLE DG-E
9	1	60" UNDERBAR 3 COMPART	
10	1	UNDERBAR ICE BIN	
11	1	72" COCKTAIL STATION	
12	2	15" DEEP FRYER	
13	1	48" REFRIGERATED BASE	
14	1	48" FLAT GRILL	
15	1	31" 2 WELL STEAM TBL	
16	1	47" REFRIGERATED PREP TBL	
17	1	79" 3 COMPARTMENT SINK	
18	1	36" SINK	
20	1	60" NSF SHELVE	
21	1	50" REACH IN BOTTLE COOLER	AVANTCO #HBB-50-HC
22	1	2 BURNER COUNTERTOP RANGE	COOKING PERFORMANCE #HP212

8' x 6' space to be roped off to keep walkway to exit door clear.

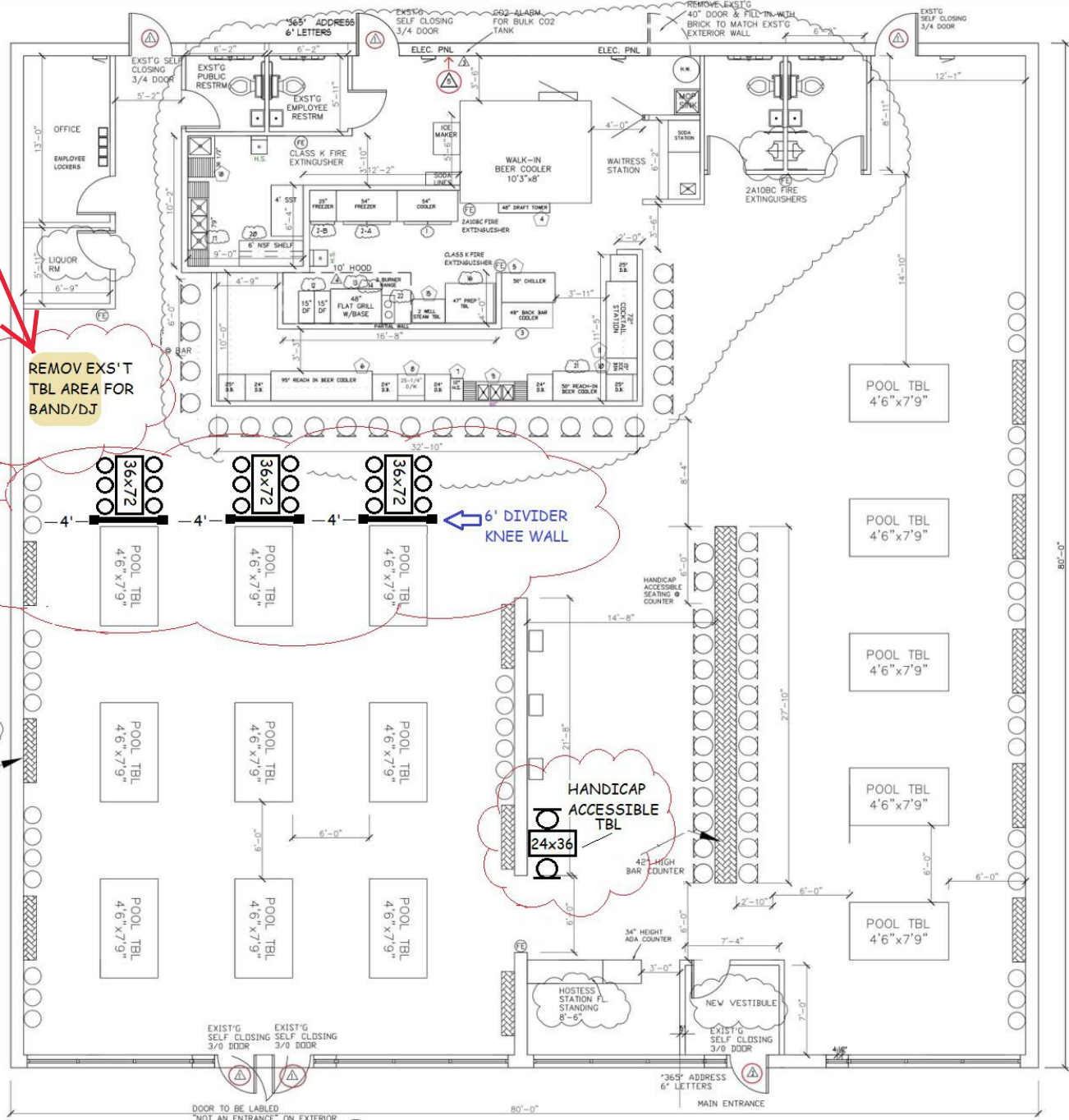
Request inspections at:  
<https://Citizen.palmetto.il.us>  
 or phone: (847) 359 9042  
 Permit #, inspection item # and address required  
 Min. 24 hr. prior notice

**PERMIT COPY**

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PRINT OUT A COPY OF THE APPROVED PERMIT SET AND MAKE IT AVAILABLE AT THE JOB SITE AT ALL TIMES. NO CHANGES ARE PERMITTED WITHOUT WRITTEN APPROVAL.

APPROVED DATE: 12/16/2021  
 APPROVED BY: DP/ass  
**FULL PERMIT**

- 1 EXIST DOOR CLOSER: UNIVERSAL HARDWARE MODEL UH4061/2. EXIT DOORS SHALL BE OPERABLE WITH PANIC BAR EXIT DEVICE HARDWARE, WITH NO LOCKSET, SUCH AS OR THE LIKE OF FALCON 25-M SERIES, EXIT ONLY HARDWARE. DOOR AND HARDWARE SHALL COMPLY WITH THE STATE OF ILLINOIS ACCESSIBILITY STANDARDS.
- 2 EXIST DOOR CLOSER: UNIVERSAL HARDWARE MODEL UH4061/2. ENTRANCE DOOR SHALL BE OPERABLE WITH DUAL PANIC BAR DEVICE HARDWARE, WITH LOCKSET, SUCH AS OR THE LIKE OF FALCON 25-M SERIES HARDWARE. DOOR AND HARDWARE SHALL COMPLY WITH THE STATE OF ILLINOIS ACCESSIBILITY STANDARDS.
- 3 LOCATION OF CO2 ALARM FOR BULK CO2 TANK.
- 4 HOOD AND DUCT SUPPRESSION SYSTEM SHOP DRAWINGS TO BE SUBMITTED BY ADVANCED FIRE EQUIPMENT. WILL COMPLY WITH: EXHAUST FAN(S) SHALL BE ACTIVATED WHEN ANY APPLIANCE UNDER THE HOOD IS TURNED ON; APPLIANCE CONNECTORS SHALL COMPLY WITH ANSI A21.69; DUCTS SERVING TYPE I HOODS SHALL BE CONSTRUCTED OF PROPER MATERIALS; MAKE UP AIR SHALL SHUT DOWN ON ALARM ACTIVATION; UPBLAST FANS SHALL BE HINGED WITH FLEXIBLE WEATHER PROOF ELECTRICAL CABLE.
- 5 LOCATION OF BULK CO2 TANK



DOOR TO BE LABELED "NOT AN ENTRANCE" ON EXTERIOR AND "EMERGENCY EXIT ONLY" ON INTERIOR

**PROPOSED FIXTURE PLAN**

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



**PUBLIC NOTICE**  
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 14, 2023 at 7 P.M. in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:  
**Special Use Amendment to permit a floor plan alteration, changes to hours of operation, and to permit live entertainment.**  
 The property is commonly known as 365 W. Northwest Highway.  
 The Petitioner is proposing to amend their previously granted Special Use for Hot Pockets Sports Bar (O-71-21). The amendment would permit live entertainment, and would permit altering the floor plan of the existing restaurant and changing the hours of operation to remain open until 12 AM on weekdays and until 2 AM on Fridays and Saturdays.  
 The above petition has been filed by Manny Rafidia, Hot Pockets Sports Bar, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.  
 FILE #: VAR-000014-2023  
 VILLAGE OF PALATINE  
 Jan Wood, Chair  
 Palatine Zoning Board of Appeals  
 DATED: This 27th day of February, 2023  
 Published in Daily Herald February 27, 2023 (4595944)

**CERTIFICATE OF PUBLICATION**  
**Paddock Publications, Inc.**

**Northwest Suburbs**  
**Daily Herald**

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy, was published 02/27/2023 in said Northwest Suburbs DAILY HERALD. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

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

Control # 4595944



Attachment: Public Notice (365 W. Northwest Highway - SU Amend (Live Entertainment))

VILLAGE OF PALATINE  
Zoning Board of Appeals

SCHEDULED 03/14/23 07:00 PM

**CASE STAFF STATEMENT (ID # 8185)**

**218- 220 N Northwest Highway**

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

**FROM:** Lyn Bremanis

**PETITIONER:** Bryan Rosenblum, GW 220 NNWH LLC

**CASE NUMBER:** SU-000005-2023

**ADDRESS:** 218 - 220 N. Northwest Highway

**PROPOSAL:**  
Special Use to permit an automobile service center (oil change use).

Variation to permit a side yard abutting a street to be 5 feet instead of the minimum required 10 feet.

<b>LOCATION:</b> 218-220 N. Northwest Hwy District 6 (Helms)	<b>CURRENT ZONING:</b> B-2 General Business District
---	---

**SURROUNDING CONDITIONS:**

<b>North:</b>	B-2 General Business District
<b>South:</b>	B-2 General Business and R-3 Multi-Family District
<b>East:</b>	B-2 General Business District
<b>West:</b>	R-2 Single Family Residential

**BACKGROUND:**

The Petitioner is proposing to demolish the existing building, formally Mother Cluckers Restaurant and build a new quick service oil change use (Strickland Oil Brothers), which encroaches into the side yard abutting a street, along N. Hicks Place. Therefore, the Petitioner is requesting:

**Special Use to permit an automobile service center (oil change use).**

**Variation to permit a side yard abutting a street to be 5 feet, instead of the minimum required 10 feet.**

**SITE ANALYSIS:**

- The property is zoned B-2 General Business District and contains former Mother Cluckers restaurant. The existing building is approximately 3,200 square feet. The proposal includes the demolition of the building and construction of new building.
- The site plan indicates a new 1,750 square foot building. The building meets the setback requirements, with the exception of the south side of the building with a setback of 5 feet, instead of the required 10 feet. A variation is required. The existing building currently encroaches approximately 9 feet, providing only a 1-foot setback. With the unique shape of the property and frontages on three streets, including Northwest Highway, the proposed encroachment is understandable and is both an improvement to the existing conditions and unique to the angular nature of the site. It is unlikely that a new commercial building could reasonably be developed on the property, without some form of zoning relief.
- The business plan indicates that the services provided will be oil changes and other preventative maintenance. There will 3-4 employees on site at any given time and 2-8 cars are anticipated to be serviced on site, at any time. The hours of operation to be:
  - Monday - Friday 8 AM - 7 PM
  - Saturday 8 AM - 5 PM
  - Sunday 10 AM - 5 PM
- Additionally, per the business plan the building is well insulated and the majority of the work is done in a below grade pit to further reduce the noise concerns.
- The lot consists of eight smaller parcels totally 17,786 square feet or .408 acres. The Petitioners are consolidating the lots as part of this process.
- The site plan shows a new 1,750 square foot building. The building meets the setback requirements, with the exception of the south side of the building and the proposed setback of 5 feet, instead of the minimum required 10 feet. Per Code, roof-top screening of any mechanical equipment is required on all four sides of the building.
- The site plan provides 9 parking spaces for employees and customers. Per code, 6 spaces are required. The parking lot encroaches into the 5-foot setback requirement for yards adjacent to a street.

**DEPARTMENTAL REVIEWS:**

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

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

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

**STAFF RECOMMENDATION:**

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

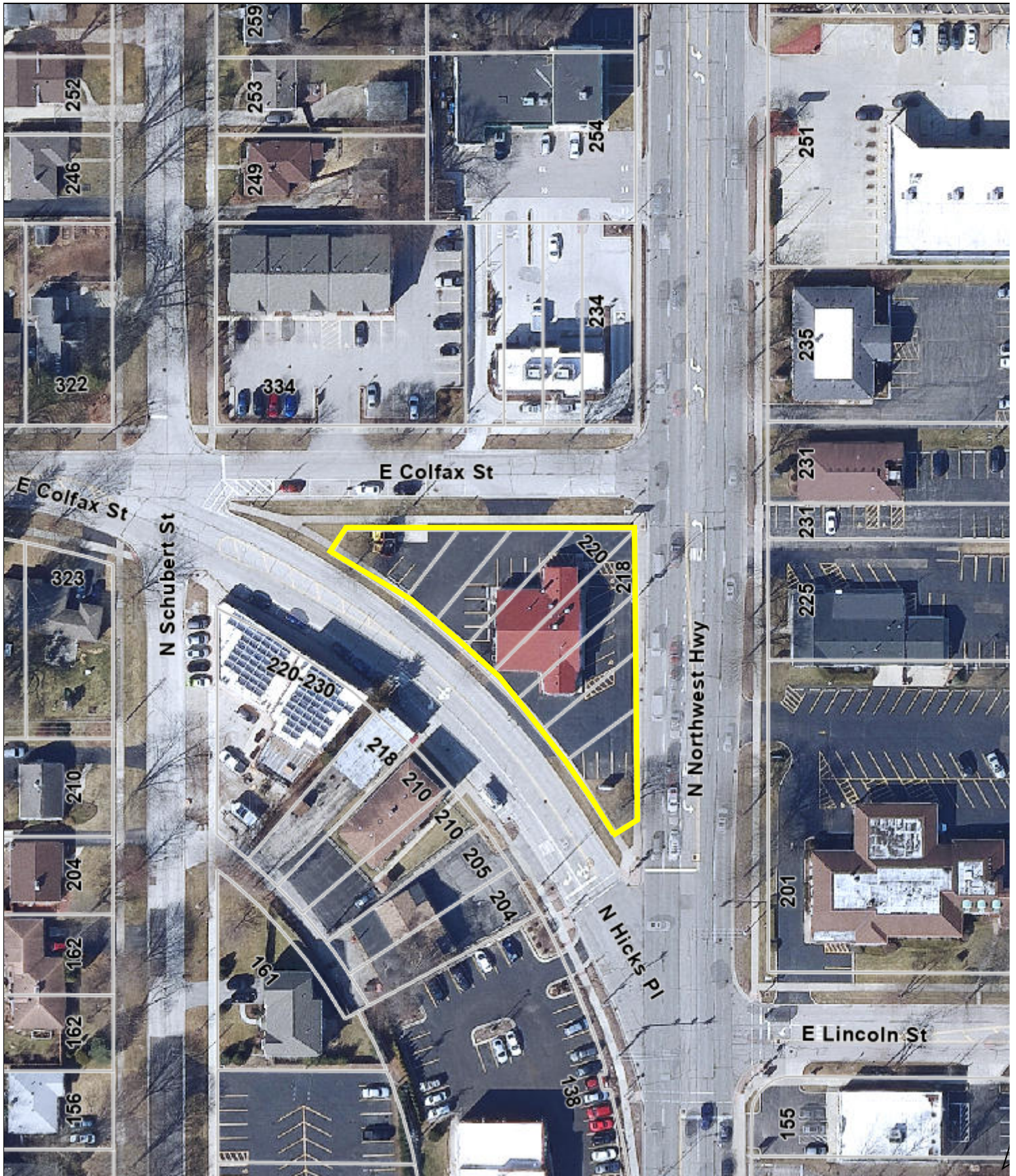
The site meets the other bulk zoning requirements, with the exception of the side yard setback. The current building provides an approximately a 1-foot side yard abutting a street setback lot line along N. Hicks Place. The proposed building will be setback 5 feet increases the existing setback by 4 feet.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

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

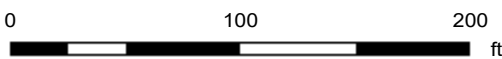
1. The Special Use and Variation shall substantially conform to the site plan prepared by Mark T. DiGanci, architect dated 2/23/2023, elevations plans prepared by Oak Line Studio, Architecture and Design dated 2/08/2023 and the business plan, except as such plans may be changed to conform to Village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

**ATTACHMENTS:**

- Aerial Map
- Special Use and Variation Application
- Plat of Survey
- Site Plan
- Elevations
- Floor Plan
- Signage Plans
- Public Notice



Attachment: Aerial Map (218 - 220 N Northwest Highway - SU oil change use (auto repair, per Code))



Print Date: 3/6/2023

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.



**SPECIAL USE APPLICATION**

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

Petitioner Name

**Bryan Rosenblum**

Business Name (if applicable)

**GW 220 NNWH LLC**

Subject Property Address

220 N. Northwest Highway

Please provide a description of your proposed request:

GW 220 NNWH LLC is proposing a new development on the corner of Colfax Street, Hicks Place and Northwest Highway in Palatine, Illinois. The site would include a 1,750sf free standing oil change and service center located on the former Mother Cluckers restaurant pad.

**Petitioner Justification**

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

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

The proposed development of free standing quick service oil change will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

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

The proposed development will advance the health, safety, and welfare of the public by providing a newly constructed building and underground infrastructure. The new development will remove the existing building, asphalt, and underground piping on site in order to install new code compliant piping that will in turn clean up any environmental contamination that may be present on site or within the old underground infrastructure.

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

This development will not diminish or impair neighboring uses or property values. In fact, by cleaning up the site and introducing a new use into the Village, neighboring properties will see a benefit.

Attachment: Special Use and Variation Application (218 - 220 N Northwest Highway - SU oil change use (auto repair, per Code))

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

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

a. Will meet the following aesthetic criteria:

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

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

The proposed project has been designed in order to maximize buffering from neighboring properties. Through the installation of these required buffers such as wood fencing, neighboring properties will in turn have more dense screening than what was previously on site.



VARIATION APPLICATION

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

Petitioner Name

GW 220 NNWH LLC

Business Name (if applicable)

Subject Property Address

220 N. Northwest Highway, Palatine

Please provide a description of your proposed request:

We are requesting a variation to the required 10ft building setback to a new setback of 5ft.

Petitioner Justification

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

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

In the event the Applicant is required to comply with the exact provisions of the zoning code, the property and proposed site plan would not be able to be constructed in the manner intended by our proposed tenant. The required setback distance requirements would ultimately impede a reasonable use and return of the property, which therefore also impedes a reasonable use and return of our proposed tenant.

That the plight of the owner is due to unique circumstances:

The property has the unique physical condition of being located in between 3 significantly busy thoroughfares. This traffic flow is necessary to generate the required demand from a tenant perspective to be viable. The building setbacks would ultimately cause undue hardship based on the unique physical setting of his property.

That the Variation, if granted, will not alter the essential character of the locality:

The reduction of the setback requirements will still allow for adequate light and air to neighboring properties. In addition, the granting of this variance will not result in substantially increased traffic congestion, increased flooding or fire hazards, increased demand on public utilities and facilities and more importantly will not endanger the public health and safety of the area.

Attachment: Special Use and Variation Application (218 - 220 N Northwest Highway - SU oil change use (auto repair, per Code))

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

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

# UNITED SURVEY SERVICE, LLC CONSTRUCTION AND LAND SURVEYORS 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305 TEL.: (847) 299-1010 FAX: (847) 299-5887 E-MAIL: USURVEY@USANDCS.COM

## ALTA / NSPS LAND TITLE SURVEY OF

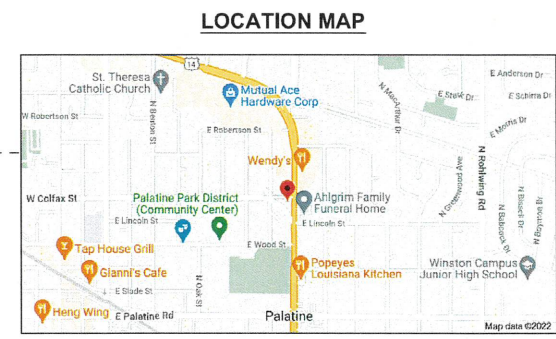
LOTS 1 TO 8, BOTH INCLUSIVE, IN BLOCK 9 ALL IN JOHNSON AND WEBER'S PALATINE RIDGE IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1926 AS DOCUMENT NUMBER 9257784, ALL IN COOK COUNTY, ILLINOIS.

KNOWN AS: 218 - 220 N. NORTHWEST HIGHWAY, PALATINE, ILLINOIS 60067

PERMANENT INDEX NUMBERS:  
02 - 14 - 320 - 001 - 0000 (LOT 1)  
02 - 14 - 320 - 002 - 0000 (LOT 2)  
02 - 14 - 320 - 003 - 0000 (LOT 3)  
02 - 14 - 320 - 004 - 0000 (LOT 4)  
02 - 14 - 320 - 005 - 0000 (LOT 5)  
02 - 14 - 320 - 006 - 0000 (LOT 6)  
02 - 14 - 320 - 007 - 0000 (LOT 7)  
02 - 14 - 320 - 008 - 0000 (LOT 8)

TYPE OF SPACE	TOTAL EXISTING
REGULAR	16
HANDICAP	2
TOTAL	18

AREA = 17,786 SQ. FT. OR 0.408 ACRE.



NOTE:  
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

CHICAGO TITLE INSURANCE COMPANY	
COMMITMENT NO.:	CCH12205131LD
EFFECTIVE DATE:	JULY 29, 2022
ITEMS CORRESPONDING TO SCHEDULE B	
ITEMS 1 - Z 24	NOT SURVEY RELATED.
ITEM O 25	BUILDING LINE AND BUILDING RESTRICTIONS AS TO COST OF BUILDING ON PLAT OF SUBDIVISION RECORDED APRIL 29, 1926 AS DOCUMENT NO. 9257784. ALL LOTS IN BLOCK 9 RESERVED FOR BUSINESS PURPOSES. (PLOTTED ON THE DRAWING)
ITEMS P 26 - Q 27	NOT SURVEY RELATED.
ITEM R 28	ENCROACHMENT OF THE 1 STORY STUCCO BUILDING OVER THE 10 FOOT SIDE BUILDING LINE BY 8.81 FEET AS SHOWN ON THE PLAT OF SURVEY PREPARED BY UNITED SURVEY SERVICE, INC. DATED MARCH 8, 2016 AS 2016-23067 AND UPDATED ON OCTOBER 10, 2022 JOB NUMBER 2016-23067 (PLOTTED ON THE DRAWING)
ITEMS S 29 - V 32	NOT SURVEY RELATED.

NOTES:  
-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS KNOWN AS E. COLFAX STREET, N. NORTHWEST HIGHWAY AND N. HICKS PLACE.  
-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT.  
-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.  
-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.  
-ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.  
-ITEM # 8 FROM TABLE A  
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.  
-ITEM # 9 FROM TABLE A  
THERE ARE 18 STRIPED PARKING SPACES ON THE PROPERTY.  
-ITEM # 10 FROM TABLE A  
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).  
-ITEM # 11 FROM TABLE A  
ALL VISIBLE UTILITIES ARE PLOTTED.  
-ITEM # 16 FROM TABLE A  
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.  
-ITEM # 17 FROM TABLE A  
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.  
-ITEM # 18 FROM TABLE A  
NO OFFSITE BENEFICIAL EASEMENTS WERE REFLECTED IN TITLE.  
-ITEM # 19 FROM TABLE A  
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM, CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

VILLAGE OF PALATINE  
200 E. WOOD STREET  
PALATINE, IL 60067  
PHONE: 847-358-7500

ZONING REQUIREMENTS:  
B-2 = GENERAL BUSINESS DISTRICT

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, ROY G. LAWNICZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

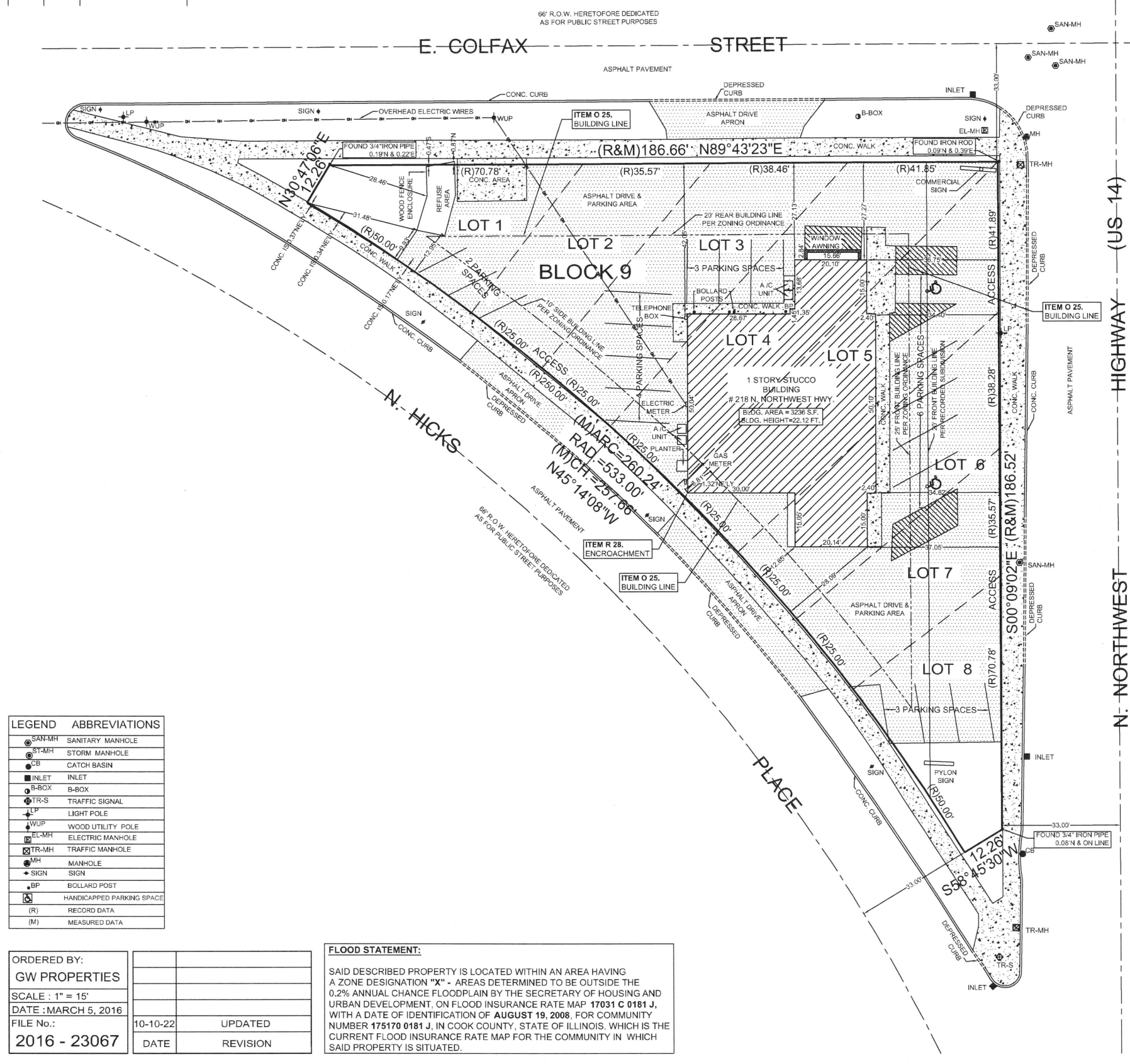
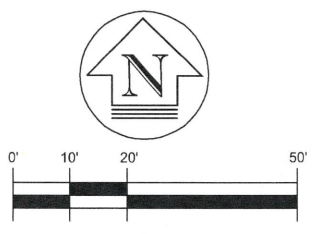
- GW 220 NNWH LLC  
- CHICAGO TITLE INSURANCE COMPANY

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 10, 2022.  
DATE OF PLAT: OCTOBER 13, 2022.

BY: *Roy G. Lawniczak*  
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
LICENSE EXPIRES: NOVEMBER 30, 2022  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2023



LEGEND	ABBREVIATIONS
○ SAN-MH	SANITARY MANHOLE
⊙ ST-MH	STORM MANHOLE
● CB	CATCH BASIN
■ INLET	INLET
⊙ B-BOX	B-BOX
⊙ TR-S	TRAFFIC SIGNAL
⊙ LP	LIGHT POLE
⊙ WUP	WOOD UTILITY POLE
⊙ EL-MH	ELECTRIC MANHOLE
⊙ TR-MH	TRAFFIC MANHOLE
⊙ MH	MANHOLE
⊙ SIGN	SIGN
⊙ BP	BOLLARD POST
⊙	HANDICAPPED PARKING SPACE
(R)	RECORD DATA
(M)	MEASURED DATA

ORDERED BY: GW PROPERTIES	
SCALE: 1" = 15'	
DATE: MARCH 5, 2016	
FILE No.:	10-10-22
2016 - 23067	DATE
	REVISION

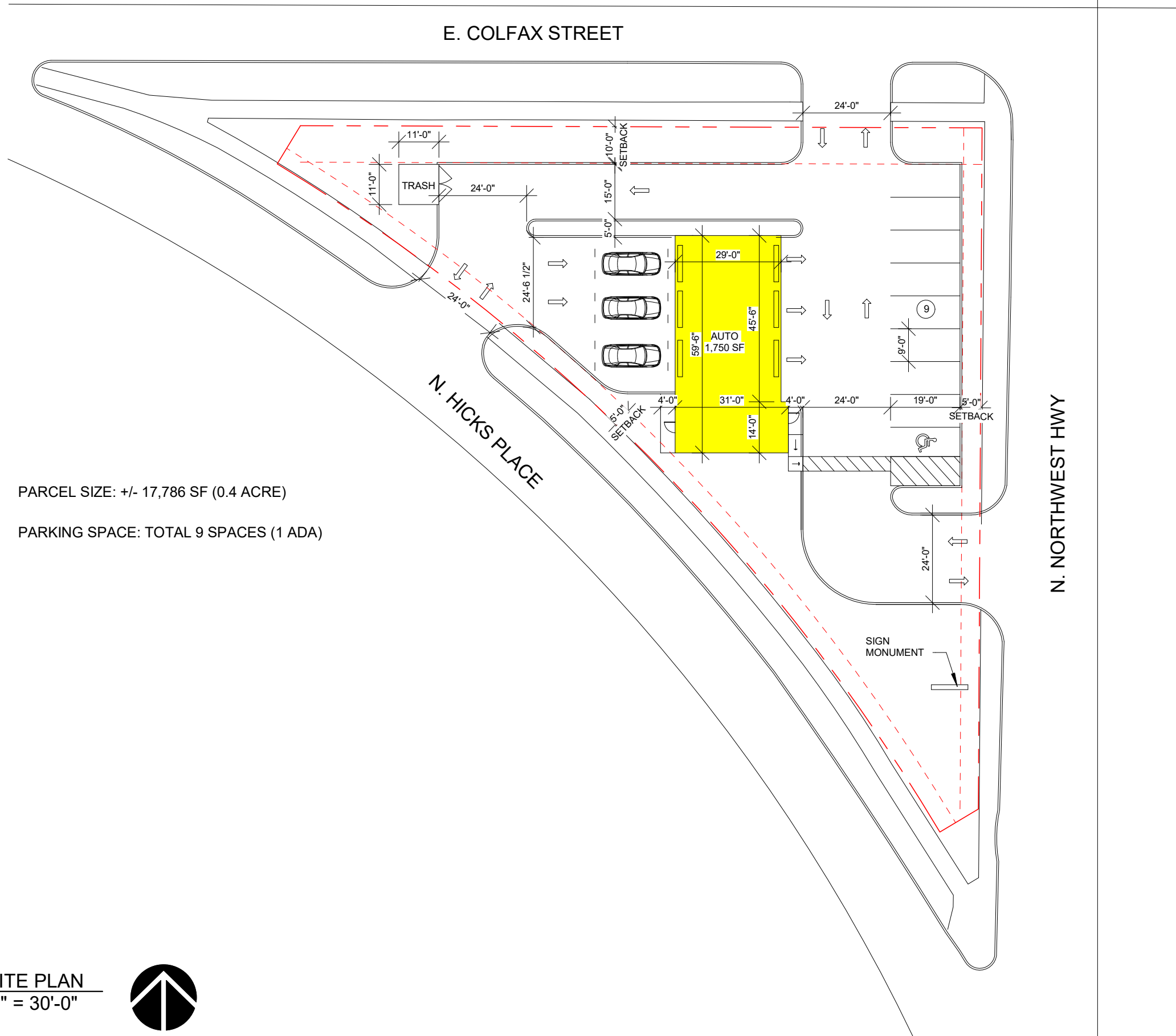
**FLOOD STATEMENT:**  
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031 C 0181 J, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 175170 0181 J, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

Attachment: Plat of Survey (218 - 220 N Northwest Highway - SU oil change use (auto repair, per Code))

1 SITE PLAN  
ST2 1" = 30'-0"



PARCEL SIZE: +/- 17,786 SF (0.4 ACRE)  
PARKING SPACE: TOTAL 9 SPACES (1 ADA)



**GW PROPERTIES**  
SITE STUDY  
220 N. NORTHWEST HWY  
PALATINE, IL. 60067

DATE 02.23.2023  
MARK T. DIGANCI  
REG. ARCHITECT  
A.S.

**ST2**  
Packet Pg. 88

**DESIGN STUDIO 24, LLC.**  
ARCHITECTS - DESIGNERS - PLANNERS  
2211 N. Elston Ave. Suite 304, Chicago, Illinois 60614 Fax: 847.885.7751 Tel.: 847.885.8500

Attachment: Site Plan (218 - 220 N Northwest Highway - SU oil change use (auto repair, per Code))

3.6.d

EXTERIOR MATERIALS SCHEDULE AND IMAGES



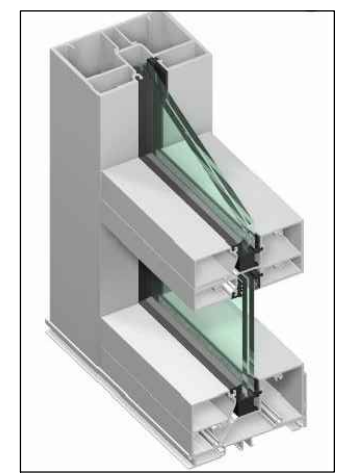
BLUE COLOR



CORRUGATED METAL ROOFING



QUIK BRIK-AUTUMN BLEND



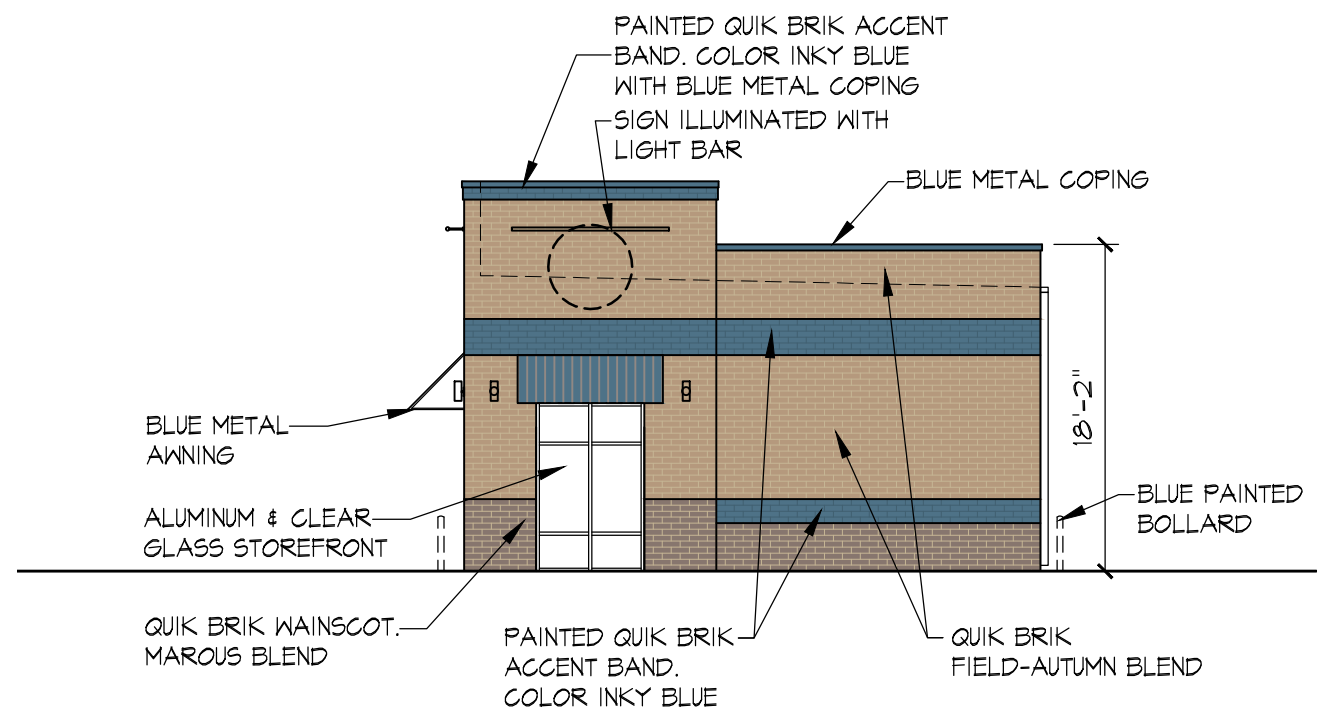
CLEAR ANODIZED ALUMINUM



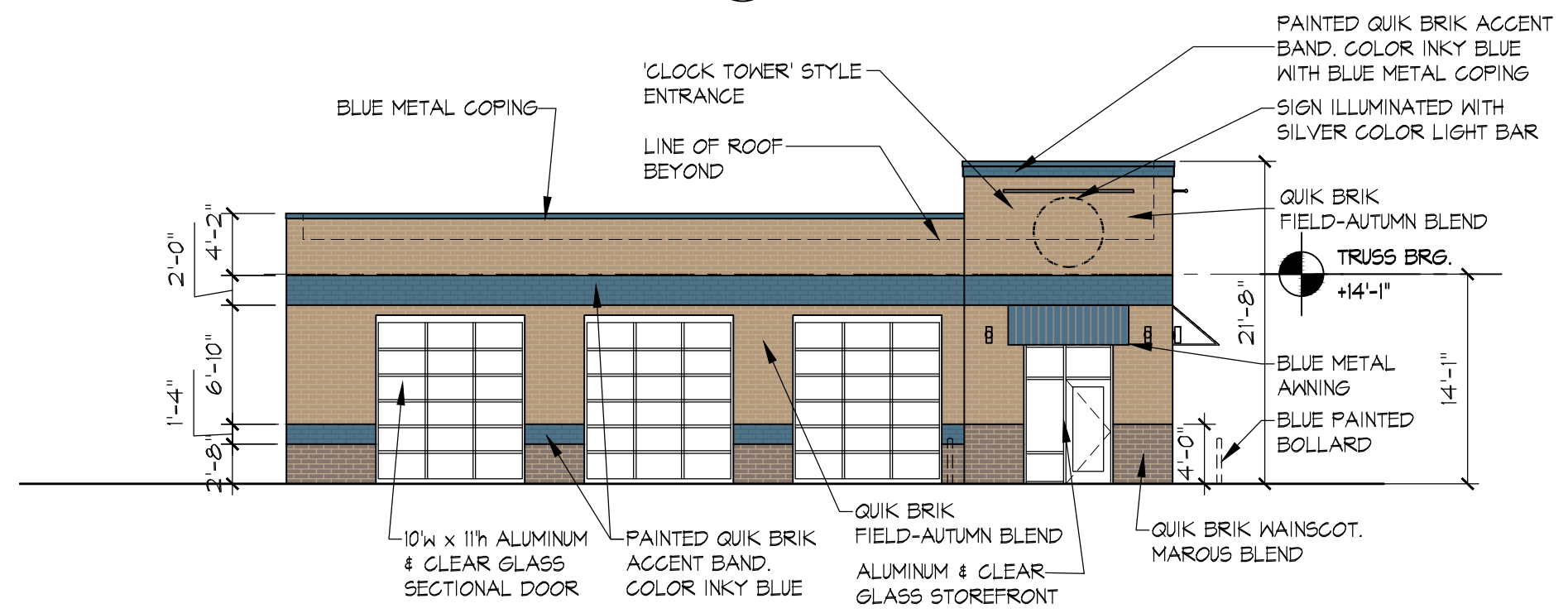
QUIK BRIK-MAROUS BLEND



SECTIONAL DOOR



2 RIGHT SIDE ELEVATION  
SCALE: 3/32" = 1'-0"



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

**oaklinestudio**  
architecture + design

421 PENMAN STREET, SUITE 200  
CHARLOTTE, NC 28203  
704.373.1900 OAKLINESTUDIO.COM

STRICKLAND BROTHERS 10  
MINUTE OIL CHANGE  
COLOR ELEVATIONS  
PROTO 2.0  
PALATINE, IL



DATE: 2-8-23  
PROJECT #: 22-152  
DRAWN BY: VVW  
CADD FILE NAME:

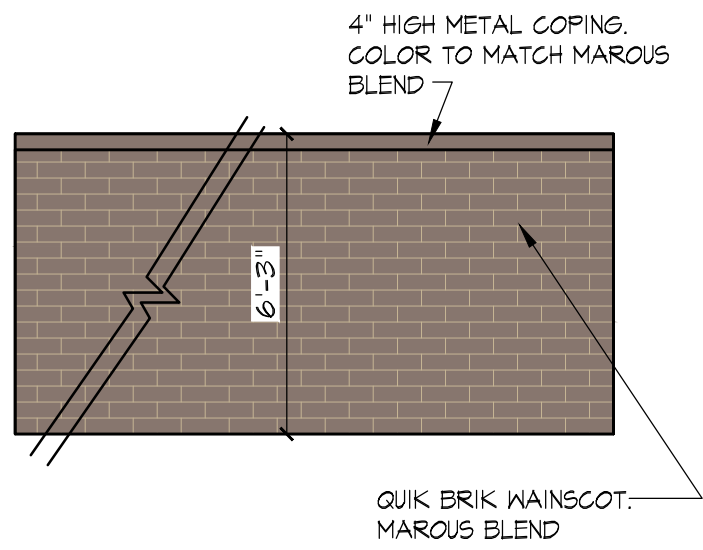
THIS DRAWING AND THE DESIGN SHOWN ARE THE PROPERTY OF OAKLINE STUDIO, LLP. THE REPRODUCTION, OR USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED. ANY INFRINGEMENT IS SUBJECT TO LEGAL ACTION.

Sheet

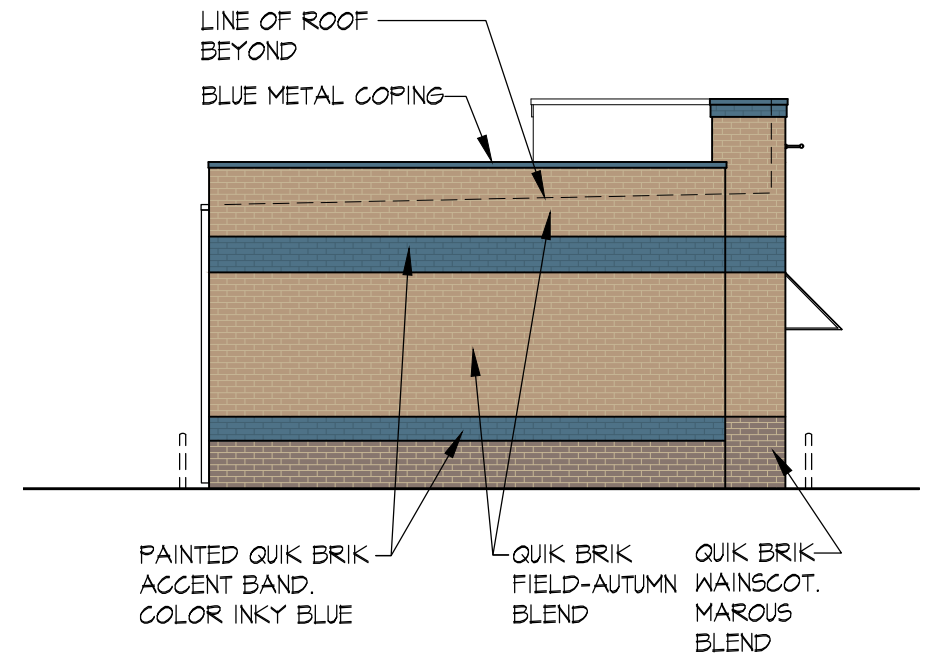
1

Attachment: Elevations (218 - 220 N Northwest Highway - SU oil change use (auto repair, per Code))

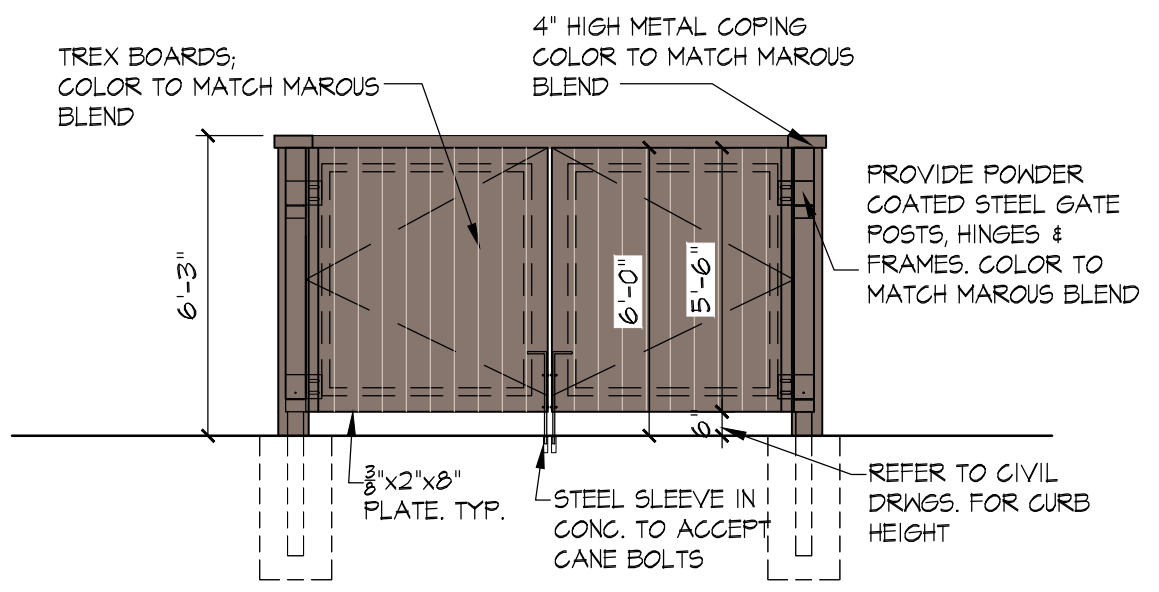
EXTERIOR MATERIALS SCHEDULE AND IMAGES ON PAGE 1



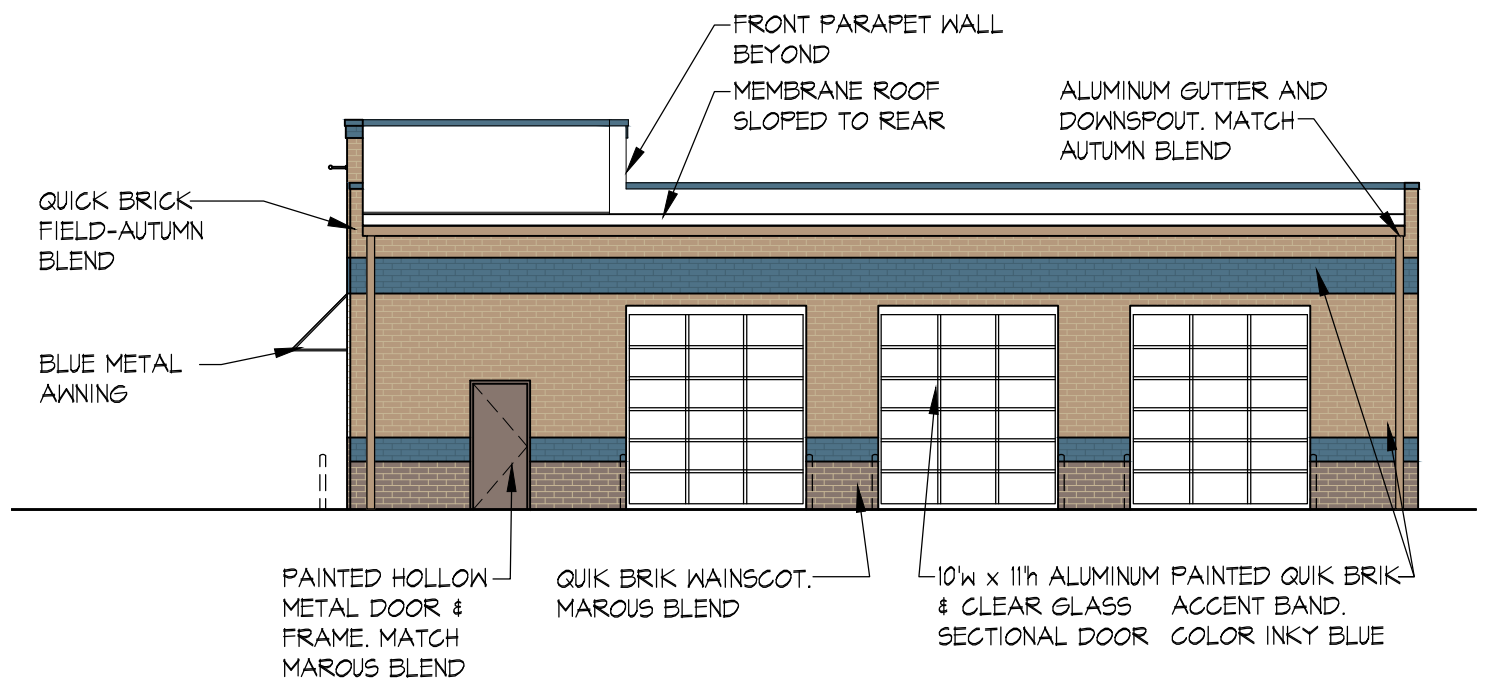
4 DUMPSTER ELEVATION-SIDE  
SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION  
SCALE: 3/32" = 1'-0"



3 DUMPSTER ELEVATION-FRONT  
SCALE: 1/4" = 1'-0"



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

**oakline**studio  
architecture + design

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704.373.1900 OAKLINESTUDIO.COM

STRICKLAND BROTHERS 10  
MINUTE OIL CHANGE  
COLOR ELEVATIONS  
PROTO 2.0  
PALATINE, IL



DATE: 2-8-23  
PROJECT #: 22-152  
DRAWN BY: VVV  
CADD FILE NAME:

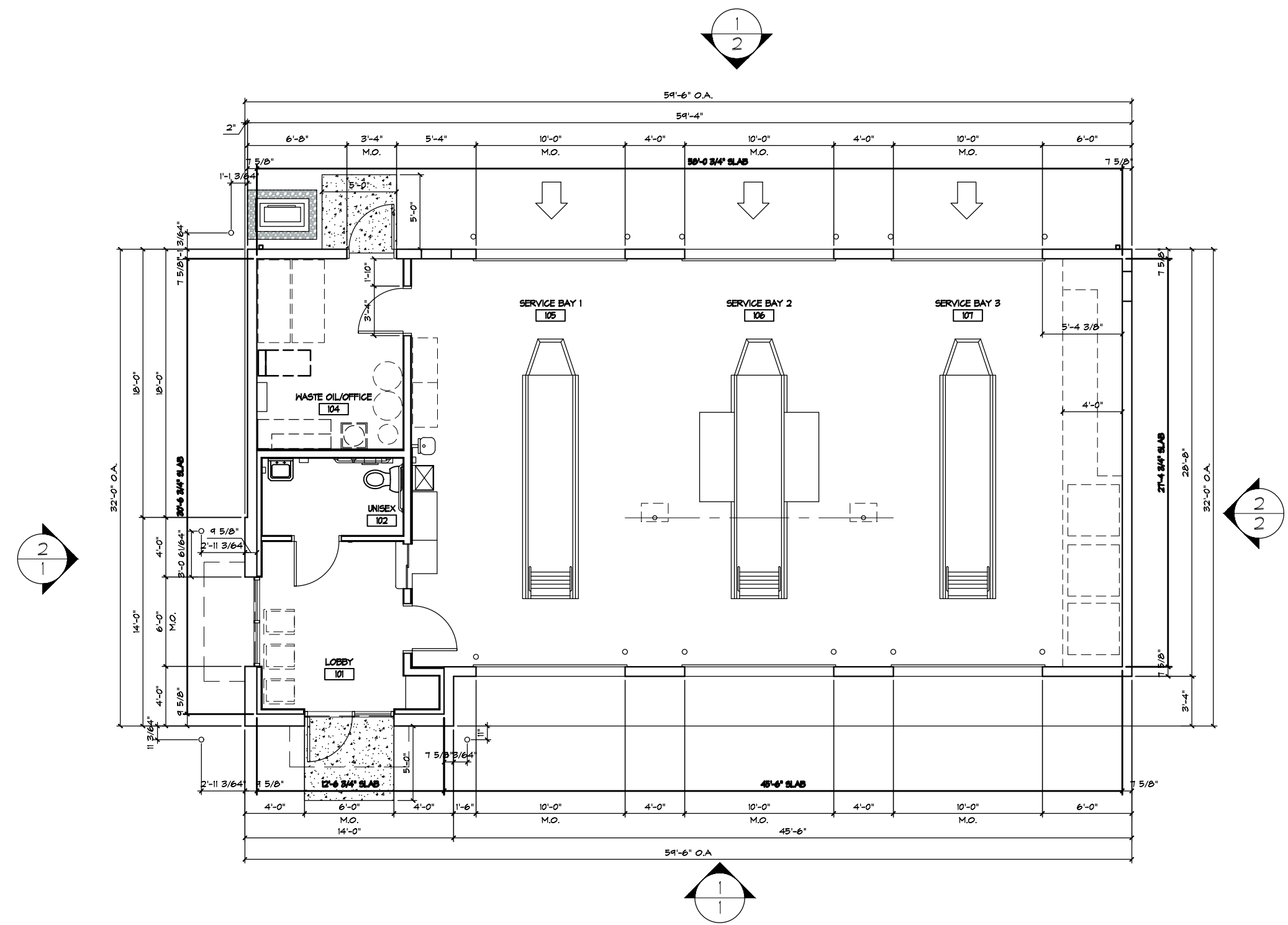
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Sheet  
2

Attachment: Elevations (218 - 220 N Northwest Highway - SU oil change use (auto repair, per Code))



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

STRICKLAND BROTHERS 10  
MINUTE OIL CHANGE  
COLOR ELEVATIONS  
DES PLAINES, IL



DATE: 10-31-22  
PROJECT #:  
DRAWN BY: VW  
CADD FILE NAME:

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Sheet  
3

Attachment: Floor Plan (218 - 220 N Northwest Highway - SU oil change use (auto repair, per Code))



1 SITE AERIAL - CLOSE UP  
ST1 1" = 40'-0"



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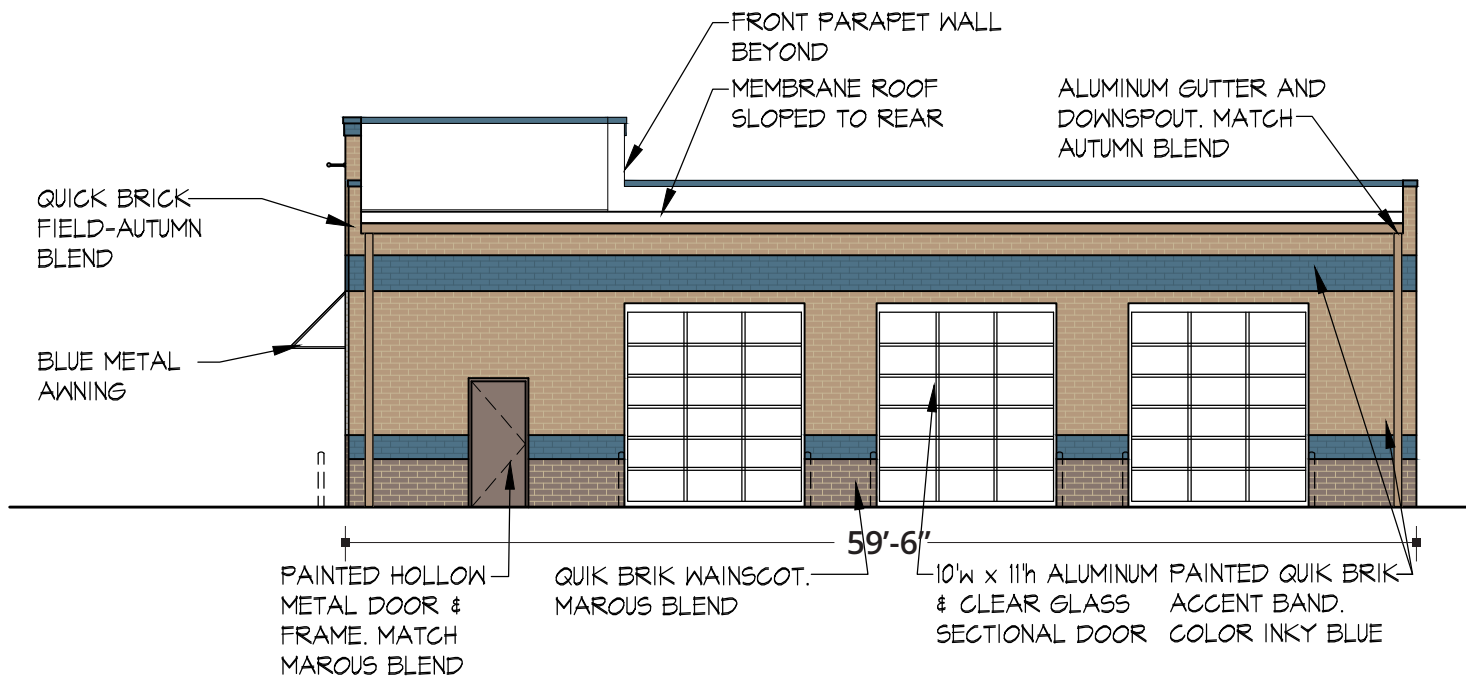
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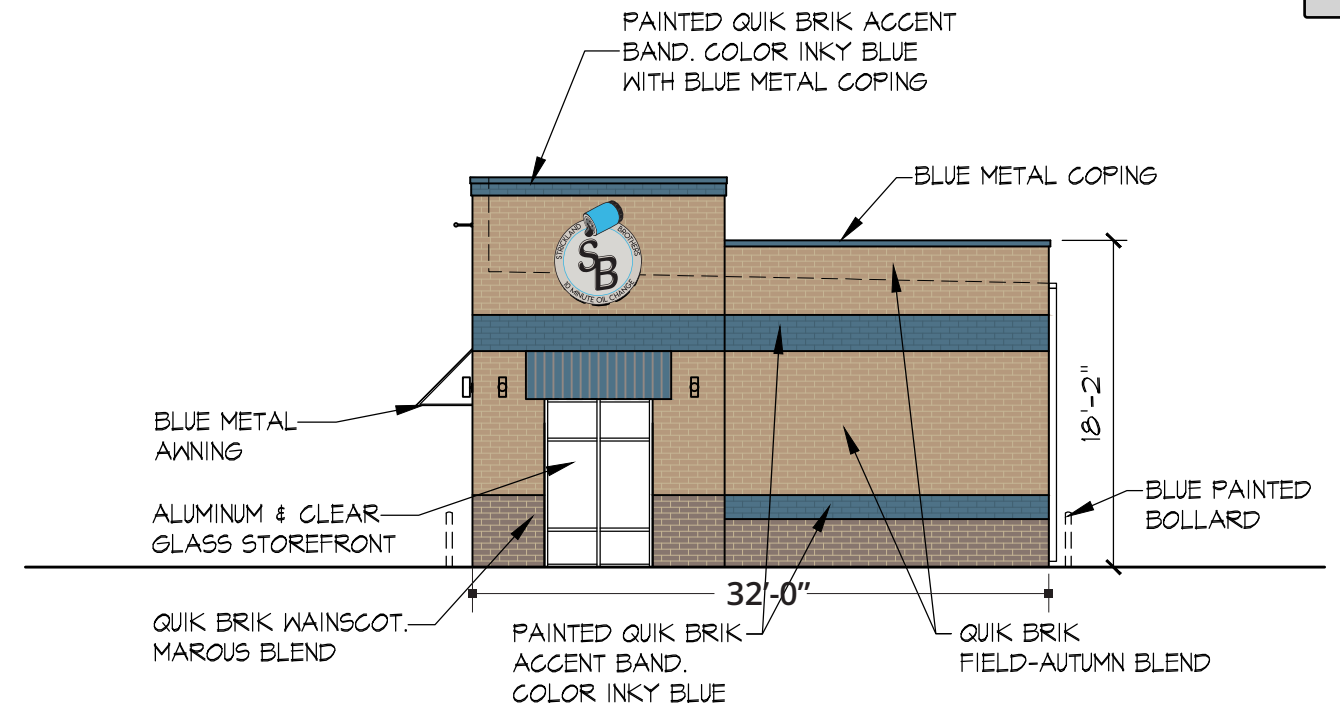
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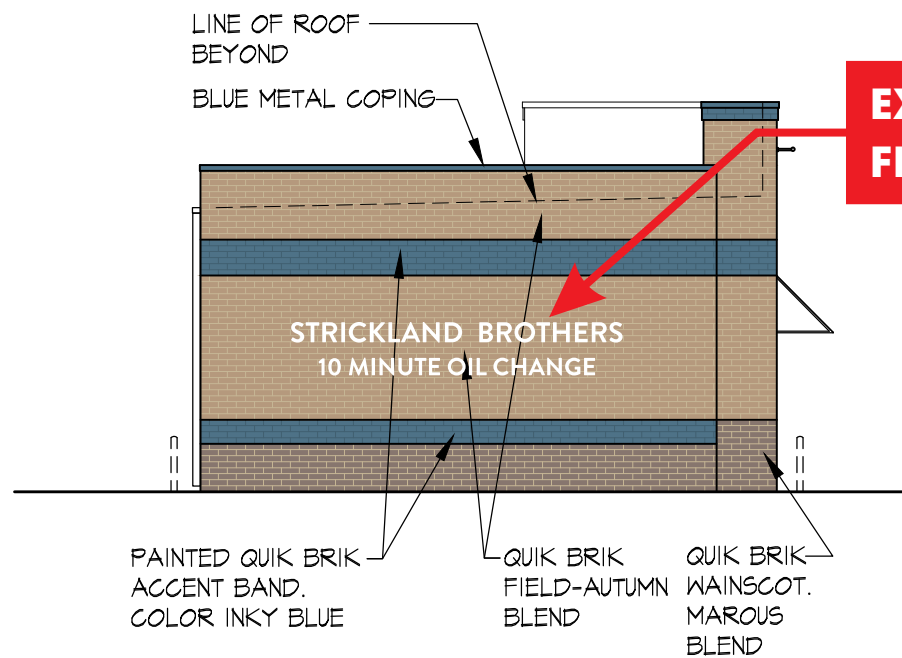
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LOCATION	220 N NORTHWEST HWY, PALATINE, IL, 60067
SALES REP	DAVID ESTEP
PROJECT MGR.	JESSICA REYNOLDS
DRAWN BY	GREG ESSERT
DATE	2-23-2023
FILE NAME:	106021_STRICKLAND BROTHERS_PALATINE II



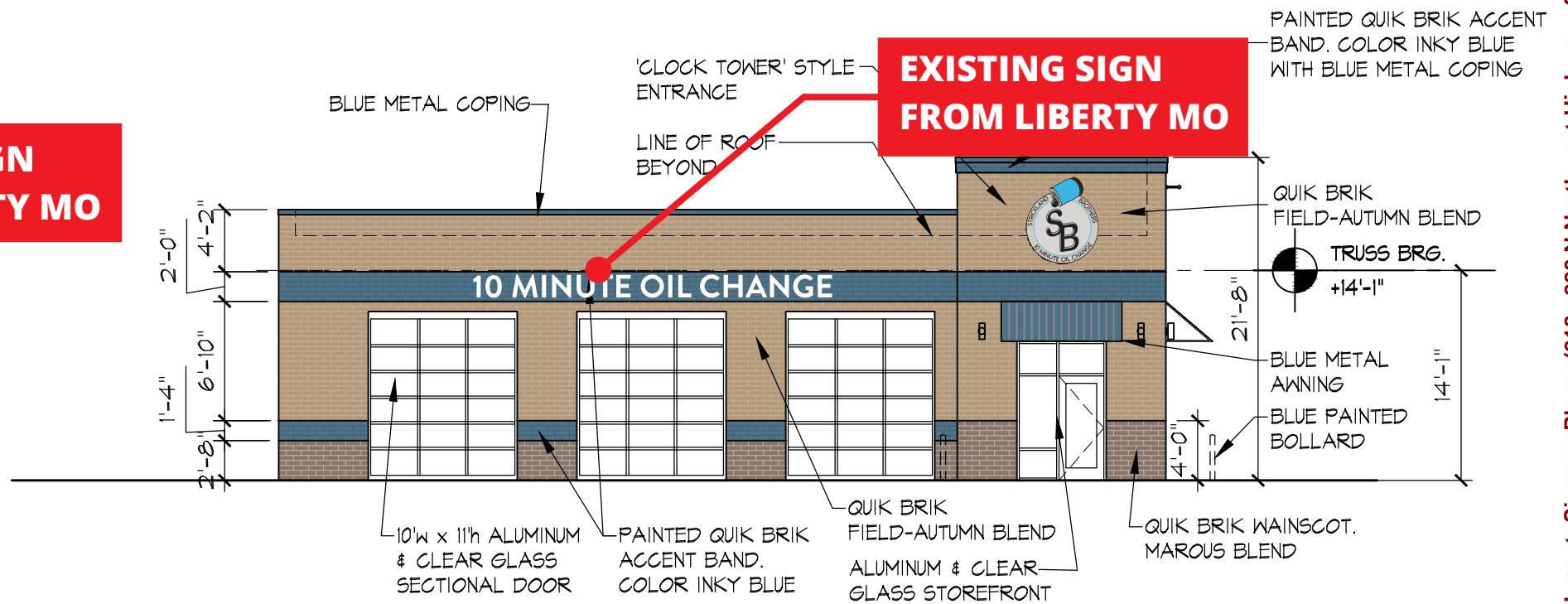
1 REAR ELEVATION  
SCALE: 3/32" = 1'-0"



2 RIGHT SIDE ELEVATION  
SCALE: 3/32" = 1'-0"



2 LEFT SIDE ELEVATION  
SCALE: 3/32" = 1'-0"



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

Attachment: Signage Plans (218 - 220 N Northwest Highway - SU oil change use (auto repair, per Code))



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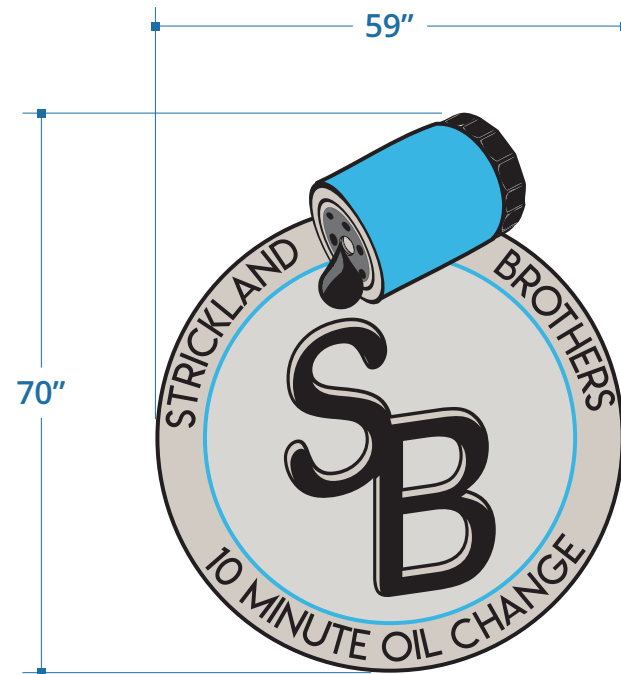
PAGE 2

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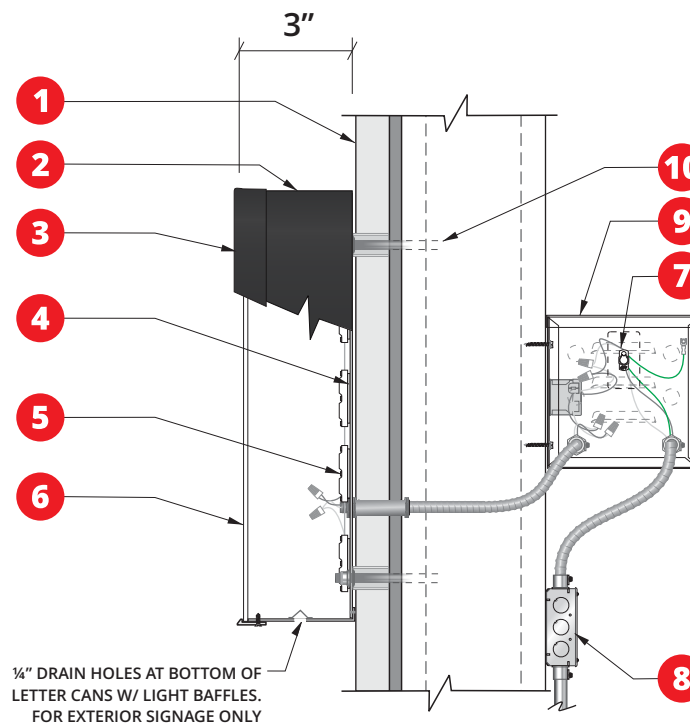
CUSTOMER	STRICKLAND BROTHERS - PALATINE, IL #137
LOCATION	220 N NORTHWEST HWY, PALATINE, IL, 60067
SALES REP	DAVID ESTEP
PROJECT MGR.	JESSICA REYNOLDS
DRAWN BY	GREG ESSERT
DATE	2-23-2023
FILE NAME:	106021_STRICKLAND BROTHERS_PALATINE II



**FRONT:** 29 SQUARE FEET • **QUANTITY 2**  
 1/2" SCALE

**SPECIFICATIONS: CHANNEL LETTERS**

- 1 EXISTING FACADE
- 2 .040" ALUMINUM LETTER RETURNS PAINTED BLACK
- 3 1" TRIMCAP BONDED TO FACE, #8 PAN HEAD SCREWS TO RETURNS - PAINTED BLACK  
NOTE: 2" TRIMCAPS FOR LETTERS 54" AND LARGER
- 4 .125" ACM BACKS (PRE-FINISHED WHITE) FASTENED TO RETURNS.  
SEAL W/ VOC COMPLIANT 360 WHITE LATEX CAULK TO PREVENT MOISTURE PENETRATION.
- 5 WHITE LED MODULES
- 6 3/16" WHITE ACRYLIC FACES WITH TRANSLUCENT VINYL PRINT
- 7 DISCONNECT SWITCH UL OUTDOOR RATED TOGGLE TYPE W/ NEOPRENE BOOT PER NEC 600-6
- 8 PRIMARY ELECTRICAL FEED IN 1/2" FLEX UL CONDUIT / CUSTOMER SUPPLIED UL JUNCTION BOX
- 9 POWER SUPPLIES WITHIN UL ENCLOSURE (REMOVABLE LID), 1/4" X 1" MIN SCREWS



**SECTION VIEW:**  
NTS

**COLORS USED**

Digitally Printed Vinyl		Paint	
	PMS 298c (Logo)		PMS COOL GRAY 10c (Logo)
	PMS 427c (Logo)		BLACK 100% (Logo)
	PMS 420c (Logo)		PMS 420c (Face & Returns)

**GENERAL NOTES:**

- THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE.
- GROUNDED AND BONDED PER NEC 600.7/NEC 250
  - EXISTING BRANCH CIRCUIT IN COMPLIANCE WITH NEC 600.5, NOT TO EXCEED 20 AMPS
  - SIGN IS TO BE UL LISTED PER NEC 600.3
  - UL DISCONNECT SWITCH PER NEC 600.6- REQUIRED PER SIGN COMPONENT BEFORE LEAVING MANUFACTURER. FOR MULTIPLE SIGNS, A DISCONNECT IS PERMITTED BUT NOT REQUIRED FOR EACH SECTION
  - THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION

	TYPE	DIA.	SHEAR LBS.	EMBED	SPACING	FOR USE WITH
10	THREADED ROD WITH SILICONE ADHESIVE	1/4"	900	4"-6"	16" *MINIMUM OF 2 FASTENERS PER UNIT	CONCRETE, BRICK, CONCRETE BLOCK, OR EIFS



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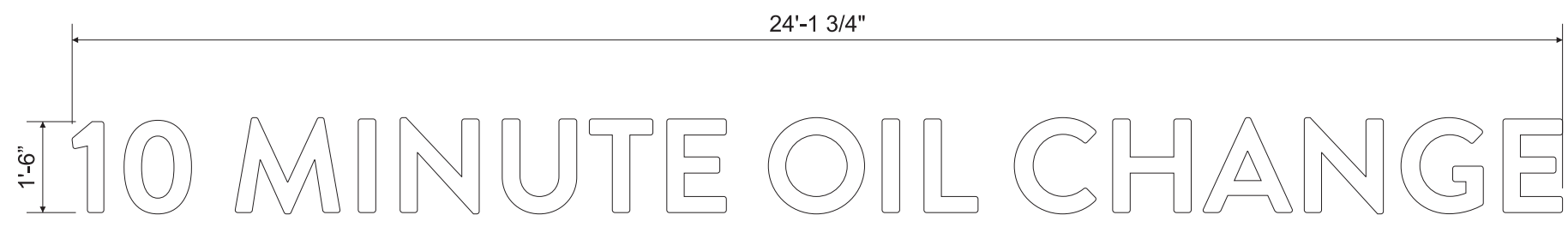
PAGE 3

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DATE

CUSTOMER	STRICKLAND BROTHERS - PALATINE, IL #137
LOCATION	220 N NORTHWEST HWY, PALATINE, IL, 60067
SALES REP	DAVID ESTEP
PROJECT MGR.	JESSICA REYNOLDS
DRAWN BY	GREG ESSERT
DATE	2-23-2023
FILE NAME:	106021_STRICKLAND BROTHERS_PALATINE II

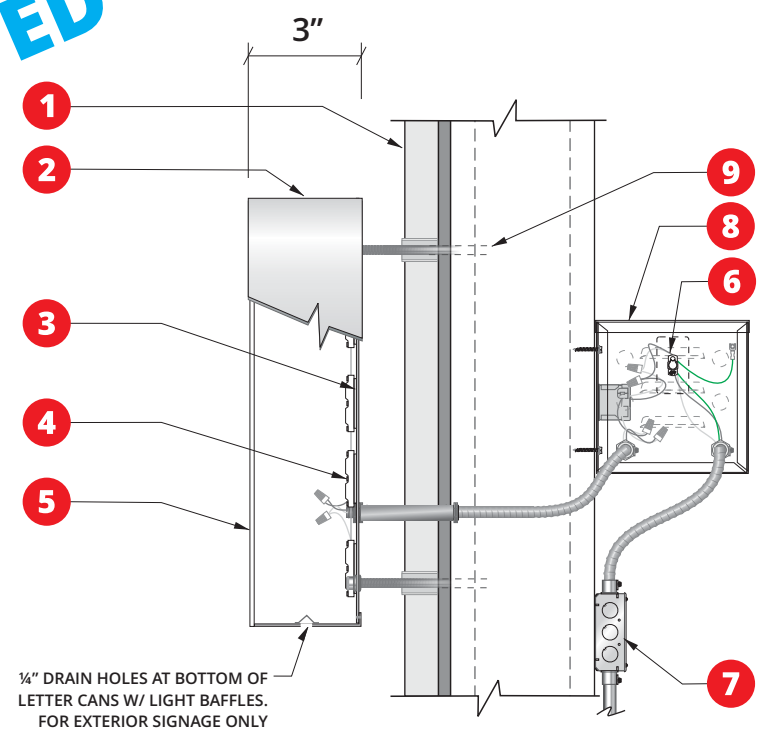


**FRONT:** 36 SQUARE FEET • **QUANTITY 1 FROM NEW SET AND ONE SET THAT HAD ALREADY BEEN FABRICATED FOR ANOTHER LOCATION**  
**3/8\"** SCALE

**SPECIFICATIONS: BACKLIT CHANNEL LETTERS**

- 1 EXISTING FACADE
- 2 .063" ALUMINUM LETTER RETURNS PAINTED WHITE
- 3 .1875" CLEAR LEXAN BACKS
- 4 WHITE LED MODULES
- 5 .125" ALUMINUM FACE PAINTED WHITE
- 6 DISCONNECT SWITCH UL OUTDOOR RATED TOGGLE TYPE W/ NEOPRENE BOOT PER NEC 600-6
- 7 PRIMARY ELECTRICAL FEED IN 1/2" FLEX UL CONDUIT / CUSTOMER SUPPLIED UL JUNCTION BOX
- 8 POWER SUPPLIES WITHIN UL ENCLOSURE (REMOVABLE LID), 1/4" X 1" MIN SCREWS

	TYPE	DIA.	SHEAR LBS.	EMBED	SPACING	FOR USE WITH
9	THREADED ROD WITH SILICONE ADHESIVE	1/4"	900	4"-6"	16" *MINIMUM OF 2 FASTENERS PER UNIT	CONCRETE, BRICK, CONCRETE BLOCK, OR EIFS



**SECTION VIEW:**  
NTS

**COLORS USED**

WHITE

**SPACERS**

**SHERWIN WILLIAMS**  
SW 9149  
Inky Blue

**GENERAL NOTES:**

- THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE.
- GROUNDED AND BONDED PER NEC 600.7/NEC 250
  - EXISTING BRANCH CIRCUIT IN COMPLIANCE WITH NEC 600.5, NOT TO EXCEED 20 AMPS
  - SIGN IS TO BE UL LISTED PER NEC 600.3
  - UL DISCONNECT SWITCH PER NEC 600.6- REQUIRED PER SIGN COMPONENT BEFORE LEAVING MANUFACTURER. FOR MULTIPLE SIGNS, A DISCONNECT IS PERMITTED BUT NOT REQUIRED FOR EACH SECTION
  - THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) PER NEC



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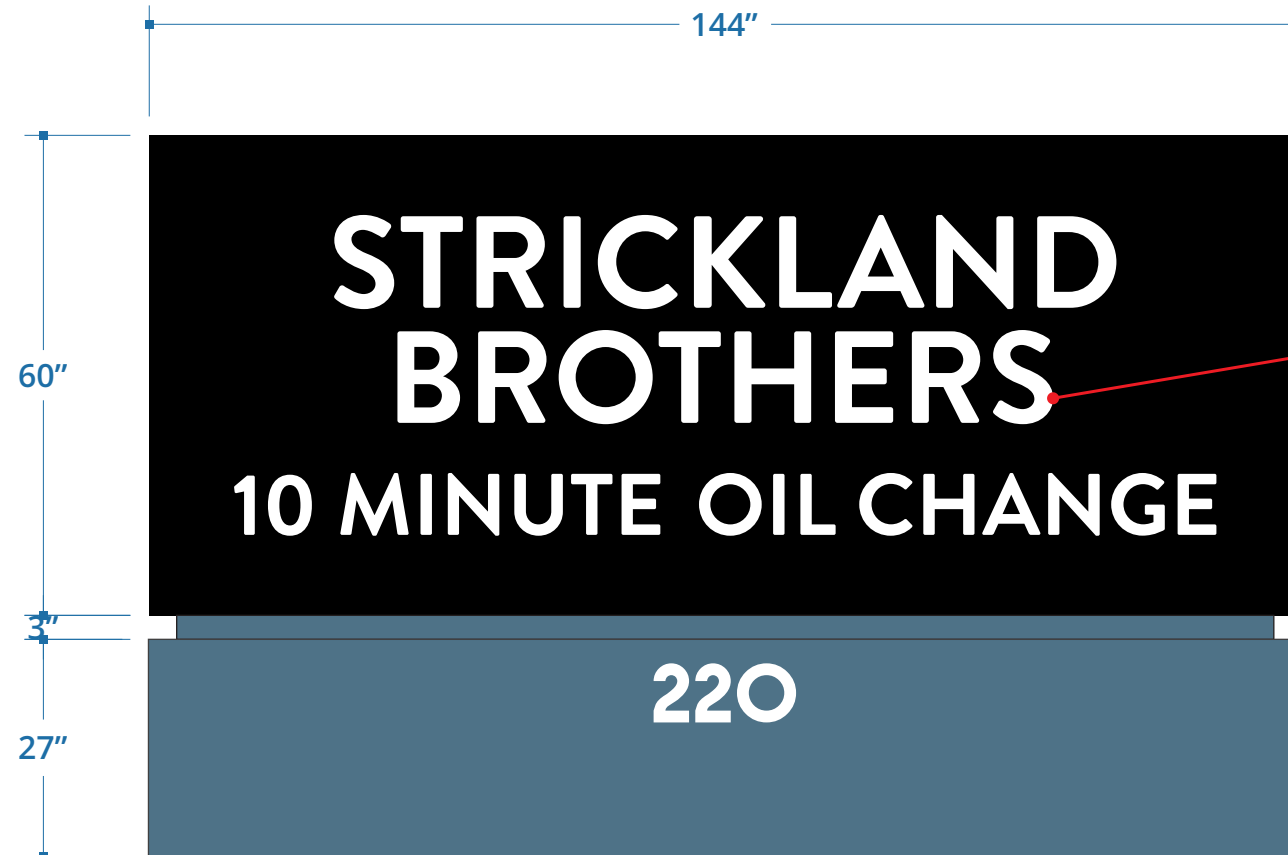
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CUSTOMER	STRICKLAND BROTHERS - PALATINE, IL #137
LOCATION	220 N NORTHWEST HWY, PALATINE, IL, 60067
SALES REP	DAVID ESTEP
PROJECT MGR.	JESSICA REYNOLDS
DRAWN BY	GREG ESSERT
DATE	2-23-2023
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Attachment: Signage Plans (218 - 220 N Northwest Highway - SU oil change use (auto repair, per Code))

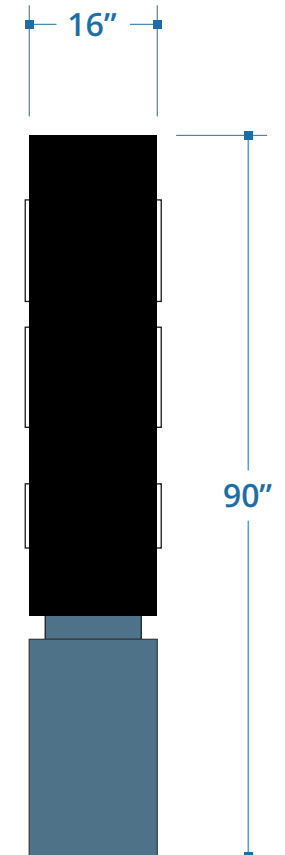


FABRICATED ALUMINUM CABINET  
 PAINTED BLACK  
 INTERNALLY ILLUMINATED WITH WHITE LED

GRAPHICS ROUTED WITH ACRYLIC PUSH THRU

ALUMINUM REVEAL & BASE  
 WHITE VINYL ADDRESS NUMERALS

**SHERWIN  
 WILLIAMS**  
 SW 9149  
*Inky Blue*



**FRONT:** 60 SQUARE FEET • **QUANTITY 1**  
 1/2" SCALE

**SIDE:**  
 1/2" SCALE

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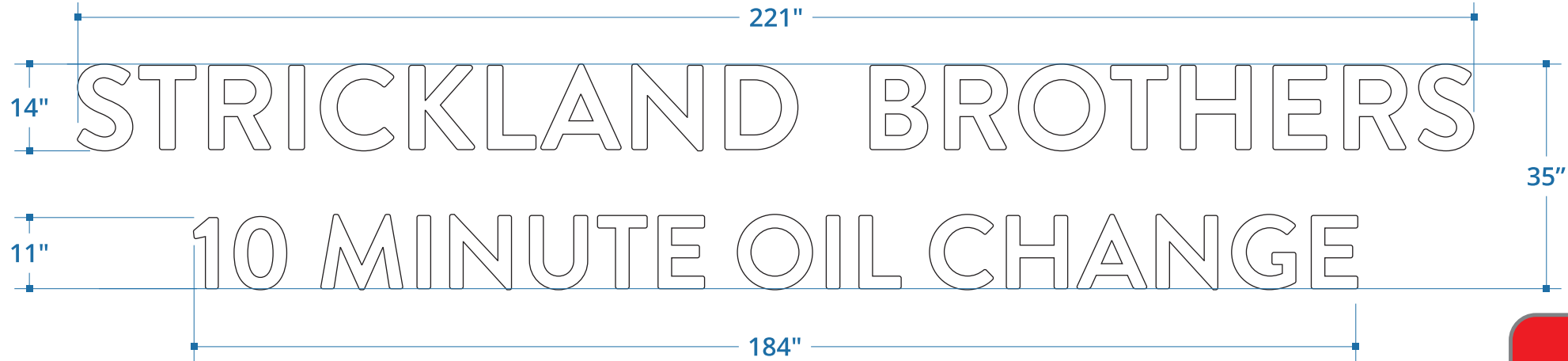
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**PAGE  
 5**

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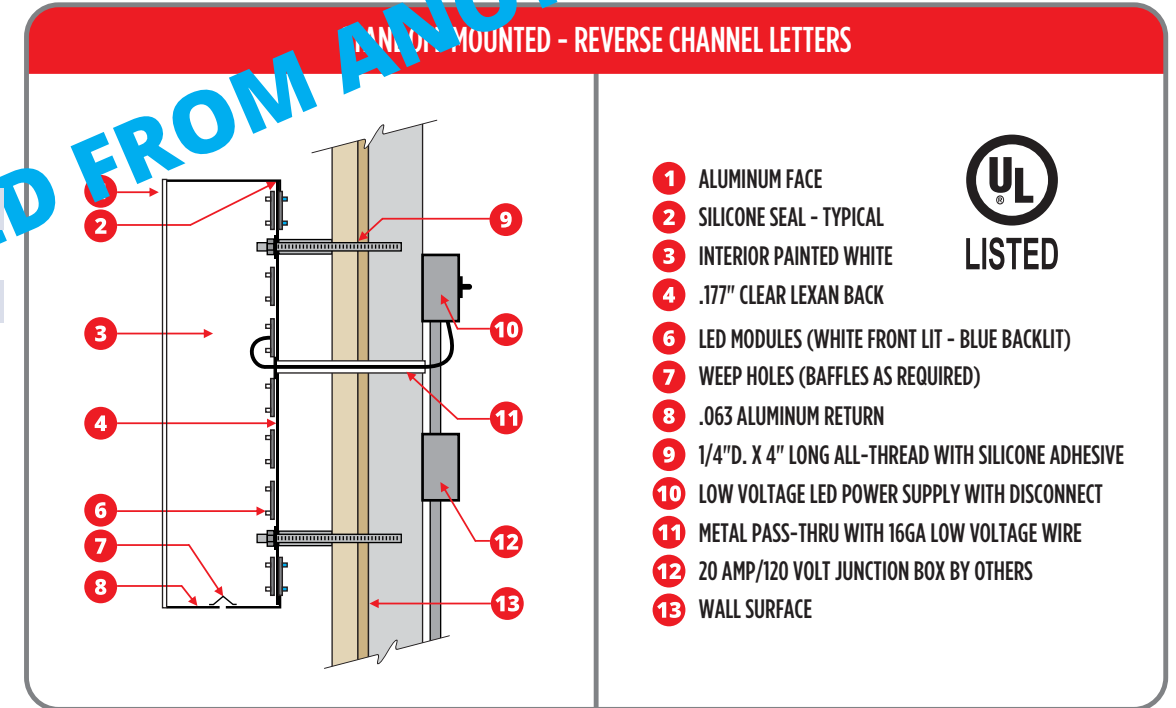


**BACK LIT REVERSE CHANNEL LETTERS**  
 (1) ONE REQUIRED

**SIGN DETAILS**

**REVERSE CHANNEL CONSTRUCTION**

- .1250 ALUMINUM FACES
- .090 ALUMINUM RETURNS
- PAINTED WHITE
- WHITE LED FOR FULL ILLUMINATION
- INSTALL WITH 2" PROJECTION FROM FASCIA
- .177" CLEAR LEXAN BACKS
- INTERIOR OF CHANNELS PAINTED WHITE.



SIGN HAS ALREADY BEEN FABRICATED - PLEASE DO NOT USE FROM ANOTHER LOCATION



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LOCATION	220 N NORTHWEST HWY, PALATINE, IL, 60067
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PROJECT MGR.	JESSICA REYNOLDS
DRAWN BY	GREG ESSERT
DATE	2-23-2023
FILE NAME:	106021_STRICKLAND BROTHERS_PALATINE II

**PUBLIC NOTICE**

A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 14, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

**Special Use to permit an automobile service center. Variation to permit a side yard abutting a street to be 5 feet instead of the required 10 feet.**

The property is commonly known as 218 - 220 N. Northwest Highway.

The Petitioner is proposing to demolish the existing building on site and construct a new automotive repair building, Strickland Brothers 10 Minute Oil Change.

The above petition has been filed by Bryan Rosenblum, GW 220 NNWH LLC and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000005-2023  
VILLAGE OF PALATINE  
Jan Wood, Chair  
Palatine Zoning Board of Appeals  
DATED: This 27th day of February, 2023  
Published in Daily Herald February 27, 2023 (4595941)

**CERTIFICATE OF PUBLICATION**

**Paddock Publications, Inc.**

**Northwest Suburbs  
Daily Herald**

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

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy, was published February 27, 2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed a statewide public notice website as required by 5 ILCS 5/2.1.

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

Control # 4595942



Attachment: Public Notice (218 - 220 N Northwest Highway - SU oil change use (auto repair, per Code))