



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 12, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Feb 26, 2019 7:00 PM

III. PUBLIC HEARING

1. 762 E. Mill Valley Road

Variation to allow the setback for a fence abutting a public street to be within one (1) foot from the property line instead of five (5) feet as required in Section 6.03 (b) (4) (d) of the Palatine Zoning Ordinance.

2. 1417 N. Rand Road

Special Use to permit a restaurant pursuant to Section 11.02 (d)(19) of the Palatine Zoning Ordinance.

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 26, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff present: Ms. Katie Rivard

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Feb 12, 2019 7:00 PM - **Accepted**
Ms. Roth-Wurster made a motion to approve the minutes of February 12, 2019; seconded by Mr. Larson.

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

Minutes Acceptance: Minutes of Feb 26, 2019 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 345 N. Eric Drive - **Recommended to Approve**

Notice was published in the Daily Herald on February 11, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey
4. Business Plan
5. Floor Plan
6. Letter of Support
7. Public Notice

Sworn in staff: Ms. Katie Rivard

Sworn in petitioners: Mr. Todd Ball and Ms. Kasia Ball 412 W. Hamilton Drive, Palatine, IL

Mr. Ball stated they have been in business in Palatine for 1 ½ years and have had growth each year. He explained they are asking for extra space for their expanding child business to include PAFA football, Stingray softball, and a few soccer teams, which would not require more parking because kids are dropped off. Mr. Ball stated if they have 2 classes running at the same time which would be one adult and one child class. He explained the expansion is to allow more space for their existing clients.

Mr. Pirog clarified they do not expect more business.

Mr. Ball explained they currently use 65-70% of the parking so even with 20-30% more growth they will be within the parking perimeters. He stated it is private training.

Ms. Ball explained there is no open gym times and clients have to schedule classes by signing in on an app. She stated their busiest times are around 5:30/6:30pm and 5:15/6:15 am. Ms. Ball stated during the day they only do personal training so there are no more than 6 people at gym. She stated 80% of the classes are taught by her and her husband. She spoke to the sports teams' seasonal schedules.

Mr. Ball explained they have 5 trainers on staff that are contracted and even if everyone is training at the same time there would be no more than 6-10 cars in the lot. He stated unlike other gyms people can't come in whenever they want.

Ms. Rivard gave brief overview of the variation request to allow 44 parking spaces instead of the required 75 parking spaces. She stated the property is zoned M- Manufacturing and health clubs are permitted uses but must comply

with parking requirements. Ms. Rivard pointed out there was a discrepancy in the packet on square footage referring to the floor plan slide. She spoke to the hours and peak business times remaining the same. Ms. Rivard spoke to the other uses in the building including office, warehouse, and consignment business. She stated the space they are occupying was warehouse so the parking requirements were different. Ms. Rivard spoke to the parking variation that was approved for Paxem in 2017. She referred to the floor plan slide to show location. She spoke to parking referring to the slide of parking counts.

Mr. Cavanaugh asked if the space is vacant.

Ms. Rivard explained it is warehouse space.

Mr. Cavanaugh asked how long it has been since it was occupied.

Ms. Rivard stated the property owner is present and can speak to that.

Ms. Wood clarified the warehouse space is vacant.

Ms. Rivard answered correct.

Sworn in Mr. Aaron Del Mar - Owner of the subject property - 345 N. Eric Drive, Palatine, IL

Mr. Del Mar stated the space on floor plan marked as warehouse and office use are currently occupied by his office and staff. He spoke to his business hours being Monday thru Friday 9 am - 5 pm, which does not conflict with the fitness hours which are before 9 am and after 5 pm. He explained when he purchased the property he knew it was too big so looked for other businesses to maintain the property. He spoke to the mixed uses and how they are able to cohabitate without having a negative impact on each other or surrounding property owners.

Ms. Wood asked if the warehouse is currently being used as storage.

Mr. Del Mar answered yes.

Ms. Wood asked what kind of parking demand he has.

Mr. Del Mar explained he has 9 full-time employees and 3 company vans. He stated they do not have additional parking needs. He referred to the plat of survey slide to show the available parking locations surrounding the building. Mr. Del Mar stated they will have parking signs for spaces that are designated for Ball4Training. He spoke to the easement agreement between 347 & 345 N. Eric Drive.

Ms. Wood clarified the 16 spaces are for Ball4Training.

Mr. Del Mar answered yes.

Ms. Wood asked if the parking spots are by their door.

Mr. Del Mar answered yes and referred to the existing conditions slide to show the available parking. He stated they are more than welcome to use the other parking. He spoke to staff's parking counts pointing out when at their busiest the property has 15 spaces available. Mr. Del Mar stated his company is out for delivery most of the time so rarely have customers that come to office so parking

is not a concern.

Ms. Wood asked about the shared parking with Illinois Shotokan.

Mr. Del Mar spoke to the parking agreement that allows Illinois Shotokan to use his property for parking. He referred to the aerial slide to show parking. He stated they have been good neighbors and all utilize the same resources when doing repairs and maintain the outside of the properties.

Mr. Pirog asked about the parking calculations.

Ms. Rivard explained the calculations are based on the entire square footage of Ball4Training because parking wasn't calculated when they first moved in as they were a permitted use. She further explained the expansion triggered a Variation for the parking.

Discussion on what the parking calculations are based on.

Ms. Wood asked how much space they are adding.

Ms. Rivard explained there was a discrepancy in the packet. She stated the space they currently occupy was greater than indicated by the Petitioner.

Discussion on how much total square feet is currently occupied by Ball4Training and how much is proposed.

Mr. Ball explained the proposed space will have grass and pull down TRX machines.

Ms. Wood asked if they currently are using approximately 8,000 sq. ft.

Ms. Ball answered yes.

Ms. Wood asked about class times.

Ms. Ball explained their schedules are not changing they just need more space.

Mr. Ball spoke to their peak times.

Ms. Wood asked if there is any parking issues in the evening.

Mr. Ball answered no and pointed out the extra evening class is for kids so parents just drop off the kids at the door.

Ms. Wood asked if parents get out to pick up.

Mr. Ball answered no they pull up to the door. He stated they have cameras out to see them in case the parents don't come up.

Mr. Pirog referred to the slide of existing conditions asking if it is possible to add parking east side as requested in letter.

Mr. Ball stated his concern is that there will be more cars on that side with kids getting dropped off.

Ms. Ball pointed out it is one-way so they cannot enter that way.

Mr. Ball explained he is concerned with the traffic flow and restated they have had discussions with them.

Ms. Ball pointed out since their business entrance is off of Cornell Avenue no one really goes to the back.

Sworn in Mr. Todd Berlin 402 N. Jayden Drive, Palatine, IL

Mr. Berlin stated he is happy for their success and thinks they have been a great neighbor. He expressed concern with parking along Cornell Avenue pointing out the north side is pinched in with no curb, gutter or sidewalk. He stated during inclement weather or at night it is difficult for cars and pedestrians to get by. Mr. Berlin stated he is looking for someone to address the root cause with possible no parking signs or expansion with curb and gutters.

Ms. Wood asked if the parents park there for a short time waiting for their kids to come out.

Mr. Berlin stated with the morning classes they seem to park there the entire time but has not paid close enough attention to know the timing exactly.

Mr. Pirog asked if he addressed the street parking with the Village.

Mr. Berlin stated he wrote a letter to Village over a year ago about the potential for curb and gutter installation but the Village responded that they would not consider anything until 2021 because it is not in the Capital Plan. He stated when this request came up he approached Mr. Ball and he agreed that it makes more sense for this customers to use his lot instead of the street but since there are no "No Parking" signs there is nothing he can do to enforce that.

Mr. Pirog pointed out that would make the parking worse.

Mr. Berlin pointed out the parking count isn't exactly accurate because it doesn't count all the cars on the street.

Ms. Rivard pointed out the Zoning Board can't make any decisions regarding the curb and gutter. She stated she is not familiar with the exact location of "No Parking" signs on Cornell Avenue.

Mr. Berlin explained there are no parking signs on the north side of the street but parking is permitted on the south side.

Ms. Rivard stated if approved they will have to submit a traffic directional and parking management plan so this should address some of these concerns. She restated the curb and gutter is outside of the purview of the Zoning Board but will look into it as a separate matter.

Mr. Berlin stated it is important to have all the information to get the whole picture of the situation.

Mr. Cavanaugh clarified there is "No Parking" signs on the north side of Cornell Avenue but not on the south.

Mr. Berlin stated there are "No Parking" signs on the north side but parking is permitted on the south side.

Sworn in Ms. Maria Cetlaus 346 W. Cornell Avenue, Palatine, IL

Ms. Cetlaus stated she is a 32 year resident. She stated there is a lot of traffic due to the new construction in her area. Ms. Cetlaus stated her house is currently for sale and is having a hard time selling because there are so many cars on the

street. She stated parking for the post office is in front of her house. She stated she currently lives in Iowa City and commutes back and forth and was surprised how many cars were in front of her driveway on Friday.

Ms. Wood asked if she knew where the cars were from.

Ms. Cetlaus she stated there were games taking place at the health club, which used to be a warehouse use. She stated she has complained about drainage because all the water from the post office comes onto her property.

Ms. Wood explained that is not in the ZBA's purview but she should speak to the Village about it.

Ms. Cetlaus stated it is hard to sell her house because of the traffic.

Mr. Luszczyk asked if there are cars on both sides of Cornell Avenue.

Ms. Cetlaus answered on one side.

Mr. Luszczyk asked if cars on one side is a problem.

Ms. Cetlaus explained on her side there are signs for "No Parking". She restated there are cars parked all over there now.

Mr. Berlin clarified Ms. Cetlaus is referring to the business at 340 N. Eric Drive, which is the across street, and is known as "Athletes Academy".

Mr. Del Mar explained the property at 340 N. Eric Drive is Athletes Academy, which is an indoor sports facility. He pointed out Ball4Training doesn't have classes on Fridays. He spoke to the properties on West Cornell Avenue that originally were to be developed as a PUD but it has not been developed so the public improvements that would have been done have not been done. He spoke to the improvements the Village has done including new storm sewers and drainage that helped with the overall water that came down from the post office area. He stated it is his understanding that when those properties are developed the curb and gutters would be constructed. He pointed out the parking on Cornell Avenue is public parking just like other area throughout the Village. Mr. Del Mar referred to the aerial slide to explain traffic flow through his property.

Mr. Luszczyk asked if there is legal parking on Eric Drive.

Mr. Del Mar answered yes and spoke to other available parking. He stated they considered adding parking spaces along in front of the building referring to the aerial slide to show other properties that have similar parking spaces at the front of their property.

Mr. Ball stated they have been good neighbors pointing out the complaints aren't really related to their business. He stated he has told his clients to be respectful of the street and to use the lot. He stated hopefully this will be seen by the Village board and improvements can be made to address these issues.

Mr. Pirog pointed out the size of the building being so large and asked staff what it was originally intended for.

Ms. Rivard stated she cannot answer that but this area is zoned Manufacturing

so warehouse is a typical use.

Mr. Cavanaugh pointed out the majority of the manufacturing buildings were there before the residential.

STAFF RECOMMENDATION:

The Petitioners are requesting to expand their existing health club into an adjacent space currently used as warehouse space. Therefore, the change in use requires a Variation to the parking. The subject property is unique as it is a mix of office and warehouse space, a consignment business with limited hours, and the existing health club, with limited hours as well. Staff believes that based upon the current uses and hours of operation of the existing businesses, there should be sufficient parking to accommodate the health club expansion. Also, the parking counts indicate that the existing tenant mix and available parking operate and are effectively functional. Ball4Training is not a typical health club, as the classes and training provided are scheduled and planned, as opposed to being open and unmonitored. Nevertheless, the existing use is increasing by 5,600 sq. f. (10,717 sq. ft. total). Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the Zoning Board recommends approval, Staff recommends the following conditions:

1. The Variation shall substantially conform to the Ball4Training business plan floor plan submitted on 01/22/2019 except as such plans may be revised to conform to Village Codes and Ordinances.
2. Staff will conduct a six-month review of the parking and traffic management for the Subject Use. If deemed necessary, Staff may recommend to Village Council additional conditions of approval, including an off-site parking agreement, a parking lot expansion (subject to the Code requirements), or class schedule adjustments and limitations for the Subject business.
3. The traffic direction and parking management plan will be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning. The revisions may include additional striping and traffic/parking directional signage and striping.

Mr. Cavanaugh asked if possible to add a second condition to include a study for "No Parking" signs on the south side of the street.

Ms. Rivard explained Staff can further address with the Traffic Engineering committee. She stated the board can make the recommendation as part of the condition.

Discussion on parking plan.

Ms. Wood asked about the staff recommendation stating the request is for 5,600 additional sq. ft.

Ms. Rivard explained that was a discrepancy and clarified they are asking for an additional 2,734 sq. ft.

Mr. Cavanaugh clarified the total at 10,717 sq. ft. is accurate.

Ms. Rivard answered yes.

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

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

DELIBERATIONS:

Mr. Larson spoke to the standards pointing out the uniqueness is they are using a manufacturing facility that was not designed for this but is a good use instead of being abandoned. He stated based on staff parking counts they are not an extra burden. He pointed out the discrepancy in the packet on how much space they are actually adding so the additional 2,800 sq. ft. will not add too much additional traffic and parking requirements.

Ms. Wood stated it is great that the neighbors, property owners and Staff came out to tell us what is going on. She spoke to Staff's conditions addressing the concerns and gives her assurance it will not negatively affect the other businesses or residents.

Ms. Roth-Wurster agreed with Ms. Wood and pointed out having Mr. Del Mar explain the hours of his business and how the hours coincide is helpful. She pointed out the nature of the business requires more space not to add more people but to do recreational activities.

Mr. Cavanaugh stated it is a great use for the space. He pointed out is a good sign when businesses grow and require more. He thanked the neighbors for coming out and recommended them to stay in contact with the gym owners and the Village so that any issues can be addressed in the 6-month review.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will go to Village Council on March 11, 2019.

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

IV. COMMUNICATIONS

Ms. Rivard stated that Ace Hardware received approval for the signage by Village Council and the Hertz proposal is scheduled for the Village Council meeting on March 4th.

V. ADJOURNMENT1. Motion to Adjourn - **Motion Carried by Voice Vote**

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

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

Minutes Acceptance: Minutes of Feb 26, 2019 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 03/12/19 07:00 PM

CASE STAFF STATEMENT (ID # 5139)

762 E. Mill Valley Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: John Kalmar, AICP

PETITIONER: Stephen Heinz

CASE NUMBER: 18-94

ADDRESS: 762 E. Mill Valley Road

PROPOSAL:

Variation to allow the setback for a fence abutting a public street to be within one (1) foot from the property line instead of five (5) feet as required in Section 6.03 (b) (4) (d) of the Palatine Zoning Ordinance.

<u>LOCATION:</u>	762 E. Mill Valley Road District 6 (Helms)	<u>CURRENT ZONING:</u>	R-2 - Single Family Residential
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SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single Family Residential
<u>South</u>	R-2 Single Family Residential
<u>East:</u>	R-1 Single Family Residential (PHS campus, parking lot & athletic fields)
<u>West:</u>	R-2 Single Family Residential

BACKGROUND:

The Petitioner is requesting a variation allow the installation of a six (6) foot high wood privacy fence within one (1) foot of the property line along North Rohlwing Road. Therefore, the Petitioner is requesting approval of the following:

- **Variation to allow the setback for a fence abutting a public street to be within one (1) foot from the property line instead of five (5) feet as required in Section 6.03 (b) (4) (d) of the Palatine Zoning Ordinance.**

SITE ANALYSIS:

- The Subject Property is zoned R-2 - Single Family Residential. It is located at the Northwest corner of East Mill Valley Road and North Rohlwing Road. It is directly west of the Palatine High School campus. There is large and fairly dense plant materials along the east property line and especially within the area where the applicant plans to place the proposed fence. It's possible that some of this vegetation will be lost prior to the installation.
- The Petitioner is proposing to install a six (6) foot high wood privacy fence within one (1) foot of the property line along North Rohlwing Road which will require a variation. The Petitioner has agreed to install landscaping between the property line and the fence, in conformance with the Code requirements. The required landscaping would be a component of the building permit review, if the request is approved.
- The property directly to the north (761 E. Juniper Drive) and abutting the Heinz property along North Rohlwing Road also has a white, PVC fence which is slightly setback from the property line. There is a hedge between this fence and sidewalk. The applicant is proposing to mirror the fence location to the north.
- The property located across the street and directly south of the subject property at 759 E. Mill Valley Road also has a fence along North Rohlwing Road. It appears to comply with the setback and landscaping requirements of the Zoning Ordinance.

DEPARTMENTAL REVIEWS:

Community Services	No issues identified.
Engineering	No issues identified.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

STANDARDS FOR 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 requesting approval to install a fence within one (1) foot of the property line. Landscaping will also be installed between the fence and property line. The fence height and location will generally match the fence directly to the north (761 E. Juniper Drive). Additionally, if the fence was required to meet the required five (5) foot setback requirement, removal of some of the existing vegetation which is fairly large and mature would be necessary. The proposed fence will be consistent with the adjacent properties and their fences and should not negatively impact the neighborhoods or adjacent properties. There is a pending text amendment to the Village Council (to be reviewed in March), which is proposed to reduce the required side yard abutting a street setback for fences from its current 5-foot requirement down to a minimum 3 feet for decorative fences, not more than 48 inches in height. Although the proposed fence would still be required to be set back 5 feet, it would also align with the neighboring fence to the north and is comparable to others in the area.

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

1. The Variation shall substantially conform to the site plan submitted by the Petitioner, Stephen Heinz, as shown on the Plat of Survey as prepared by MEI and dated 09/07/2017, except as said plan may be changed to conform to the Village Code of Ordinances.
2. The final landscaping/planting plan shall be submitted in a manner acceptable to the Director of Planning & Zoning prior to issuance of a building permit for the fence.
3. The landscaping shall be installed within 60 days of completion of the fence installation.
4. Once the plant material has been installed, the Petitioner shall maintain said plant materials so that they do not overhang or obstruct the adjacent sidewalk.

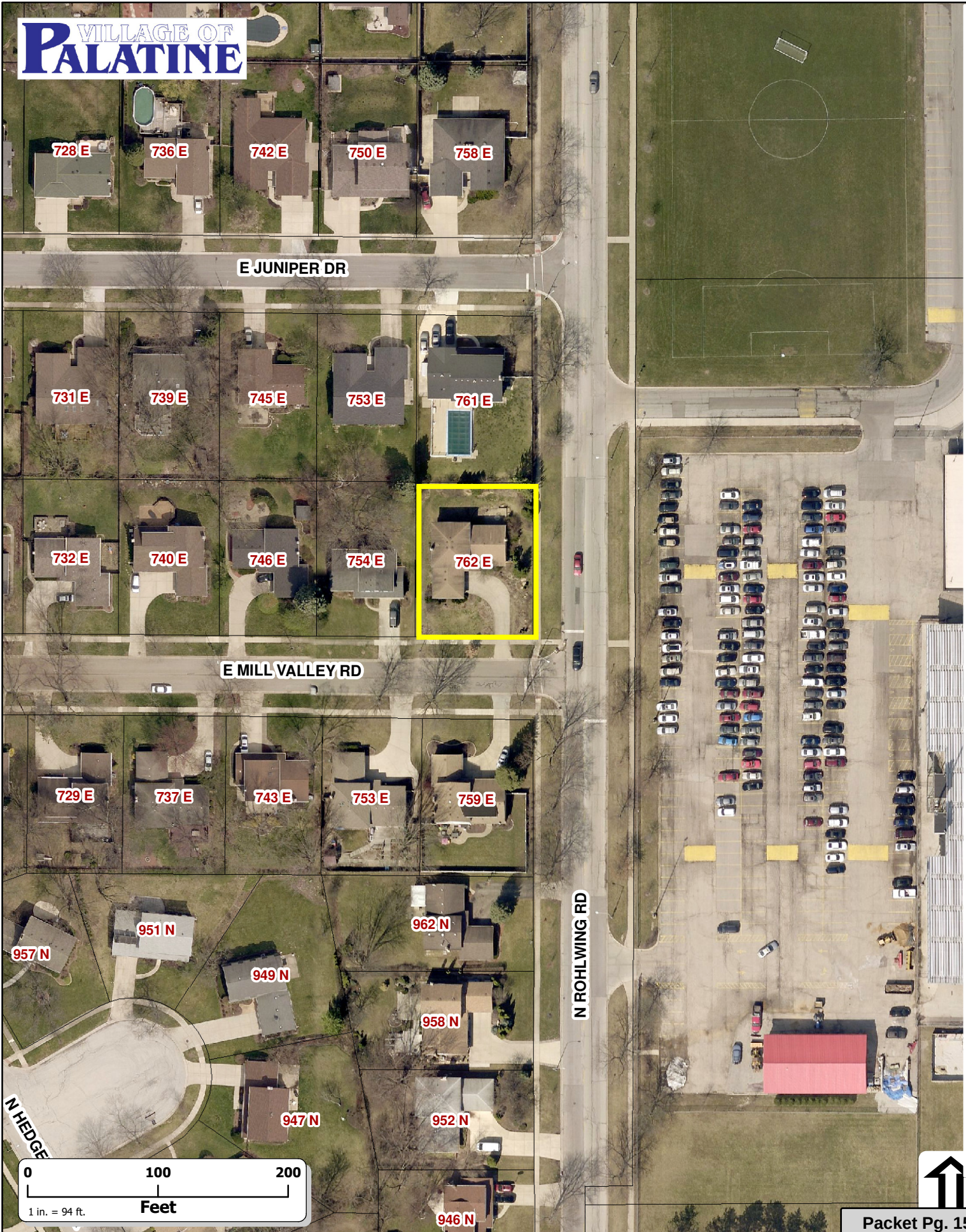
ATTACHMENTS:

- Aerial
- ZBA Application
- Plat of Survey/Site plan
- Fence Elevation
- Public Notice

762 East Mill Valley Road

3.1.a

VILLAGE OF
PALATINE



Attachment: Aerial (762 E. Mill Valley Road - VAR fence)

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 <i>Kukmar</i>	Zoning Case # <i>18-94</i>
	Filing Fee <i>\$ 290</i>	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S) Stephen Heinz		Business Name (if applicable)	
	Subject Property Address 762 E. Mill Valley Road Palatine, IL 60074			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address 762 E. Mill Valley Road		City/State/Zip Code Palatine, IL 60074	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) ☐ Special Use ☐ Special Use Amendment ☒ Variation			
	Existing Zoning District 02-11-402-015-0000	Existing Land Use Yes	Proposed Land Use	
	Generally describe your request:			
	Requesting a deviation in order to erect a 6 foot wood privacy fence on one foot of my property line on the north east corner of the side of my back yard. The fence will align with an existing fence of my adjoining neighbor to the north at 761 E. Juniper Drive.			

Attachment: ZBA Application (762 E. Mill Valley Road - VAR fence)



VARIATION

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)

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 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Special Use only, you do not need to answer these items.***

1. 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 property will not yield a reasonable return with this variance.
2. That the plight of the owner is due to unique circumstances
 - Unique circumstances for this variance include aligning with an existing fence to my neighbor to the north and retaining existing mature landscaping.
3. That the variation, if granted, will not alter the essential character of the locality
 - The variation will not alter the essential character of the locality.
4. In order to supplement the above standards, the Zoning Board of Appeals 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 to the public welfare or other properties in the neighborhood
 - f. The request will not impair the 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

Village of Palatine
Department of Planning & Zoning
March 7, 2019

Additional comments provided by the Petitioner, Steve Heinz
762 East Mill Valley Road
October 19, 2018

1. I wish to install my fence to align with my abutting neighbor to the north (761 E Juniper Dr.) which I feel will be more aesthetically pleasing. I am amending my requested variation for proposed fence to include landscaping between fence and property line.
2. The existing bushes will be trimmed back one (1) foot from the property line to allow the fence to be erected to align with my abutting neighbor to the north (761 E Juniper Dr.). New landscaping will be planted between fence and property line.
3. Most of the existing landscaping would need to be removed in order to erect a fence with a 5 foot setback from the property line. I wish to keep this landscaping as it is mature and quite pleasing.

S.I.P. - SET IRON ROD
 SE = SOUTHEAST
 SW = SOUTHWEST
 W = WEST
 CHAIN LINK FENCE
 WOOD FENCE
 METAL FENCE
 VINYL FENCE
 EASEMENT LINE
 SETBACK LINE
 INTERIOR LOT LINE

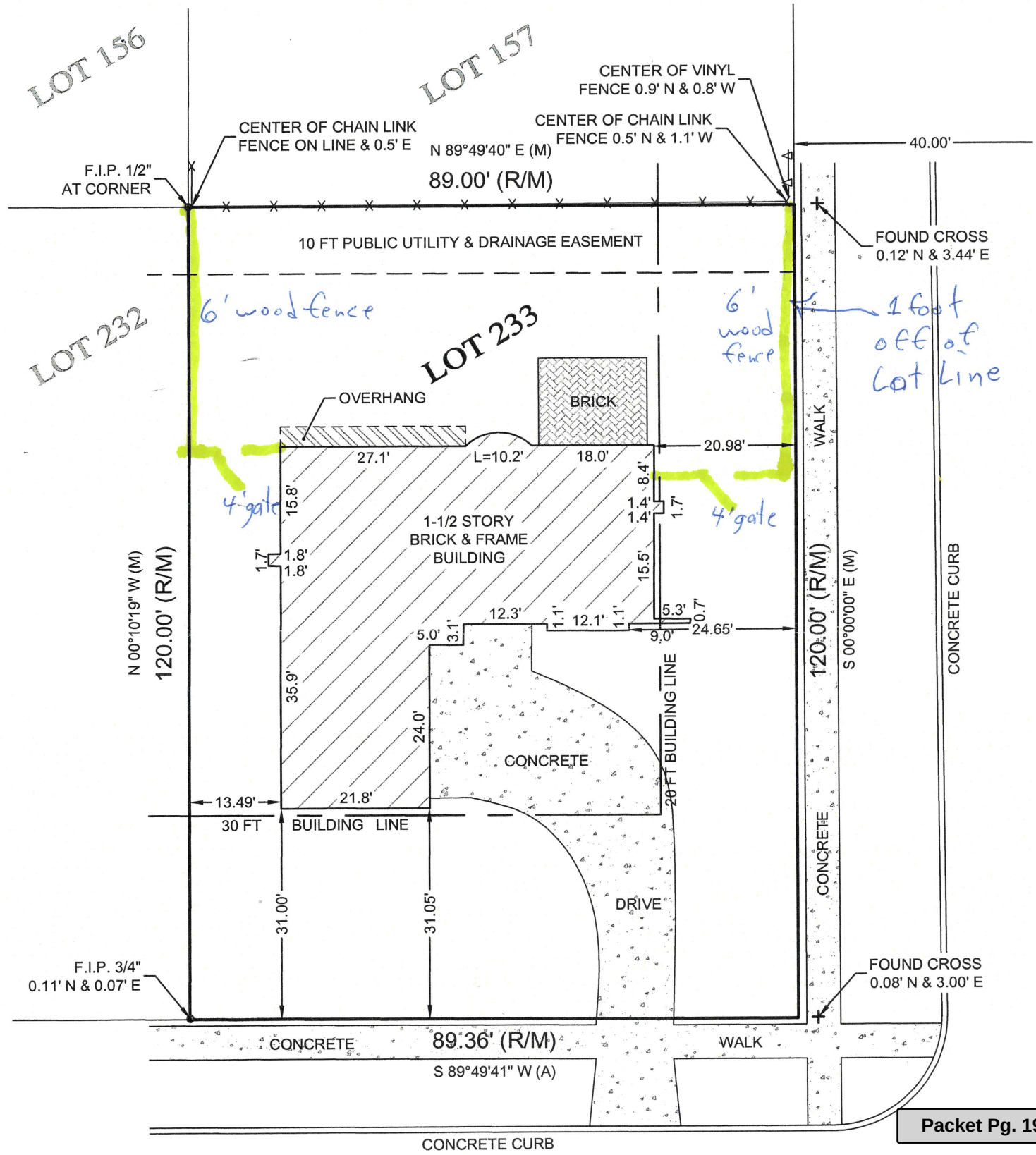
OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE
 THIRD PRINCIPAL MERIDIAN IN PALATINE TOWNSHIP, IN COOK
 COUNTY, ILLINOIS.

3.1.c

20' 10'

NORTH LINE
FOUND MONL
SUBDIVISI

AREA OF SURVEY:
 "CONTAINING 10,702 SQ. FT. OR 0.25 ACRES MORE OR LESS"



Attachment: Plat of Survey/Site plan (762 E. Mill Valley Road - VAR fence)

From: Steve Heinz [REDACTED]
Sent: Sunday, February 3, 2019 1:55 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>; John Kalmar <JKalmar@palatine.il.us>
Cc: Lyn Bremanis <LBremanis@palatine.il.us>; [REDACTED]
Subject: RE: Village of Palatine Review Letter

Hi Ben,

Thank you for your reply.

- 1) The 6' treated Wood Fence will follow elevation contours. I have selected Peerless Fence as the contractor. Here is a screen shot of the fence:



- 2) There will be grass and evergreen bushes between the fence and the sidewalk. These bushes will be of the upright variety such as the Yew species (or similar depending on availability) for climate zone 5.

Attachment: Fence Elevation (762 E. Mill Valley Road - VAR fence)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 12, 2019, at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to allow the setback for a fence abutting a public street to be within one (1) foot of the property line instead of five (5) feet as required in Section 6.03 (b) (4) (d) of the Palatine Zoning Ordinance.
 The property is commonly known as 762 East Mill Valley Road (PIN # 02-11-402-015).
 The petitioner is requesting to construct a six (6) foot privacy fence abutting Rohlfing Road that will be one (1) foot from the property line. Landscaping will be provided between the fence and lot line.
 The above petition has been filed by the property owner Stephen Heinz and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE#: 18-94
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Zoning Board of Appeals
 DATED: This 25th day of February, 2019.
 Published in Daily Herald
 February 25, 2019 (4519053)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 25-FEB-19 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4519053

Attachment: Public Notice (762 E. Mill Valley Road - VAR fence)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 03/12/19 07:00 PM

CASE STAFF STATEMENT (ID # 5136)

1417 N. Rand Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Denise Karanus, Sweet Basil Cafe

CASE NUMBER: 19-11

ADDRESS: 1417 N. Rand Road

PROPOSAL:
Special Use to permit a restaurant pursuant to Section 11.02 (d)(19) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 1417 N. Rand Road District 4 (Solberg)	<u>CURRENT ZONING:</u> Planned Development (Park Place Shopping Center)
---	--

SURROUNDING CONDITIONS:

<u>North:</u>	Planned Development (Park Place/Wal-Mart)
<u>South:</u>	B-2 General Business District
<u>East:</u>	Planned Development (Park Place/Wal-Mart)
<u>West:</u>	B-2 General Business District

BACKGROUND:

The Petitioner is requesting to open a new restaurant in the Park Place Shopping Plaza. Therefore the Petitioner is requesting:

- **Special Use to permit a restaurant**

SITE ANALYSIS:

- The Subject Property is zoned Planned Development, Park Place Shopping Center. The proposed restaurant is proposed to occupy the previous Jason's Deli tenant space.
- The Planned Development follows the uses in the B-1 and B-2 zoning districts.
- The Petitioner currently has two existing restaurants in Bloomington and Peoria; and, they have included pictures of existing spaces.

- The proposed hours of operation are 7 AM - 9 PM daily and will have 40 employees.
- The menu is varied and the Petitioner will not be offering liquor service. The Petitioner is proposing to maintain the basic floor plan from Jason's Deli.
- The proposed floor plan indicates 166 seats in the main dining area. However, the Petitioner has indicated that the seating count will be reduced to 145 seats. A separately accessed carryout area is located next to the dining area, which will remain but the chairs for waiting will be removed.
- The Petitioner indicates 145 seats, which requires 67 parking spaces per Code. The tenant space is approximately 4,800 square feet. With the addition of the restaurant, 747 spaces are required and 1,124 spaces are provided.
- The Petitioner stated they will follow the sign requirements outlined in the Planned Development.

DEPARTMENTAL REVIEWS:

Community Services	No issues identified.
Engineering	No issues identified.
Environmental Health	N/A
Fire Prevention	No issues identified.
Public Works	N/A
Police	N/A

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new restaurant in a vacant tenant space previously occupied by a restaurant. The proposed restaurant would reduce the number of seats from the previous restaurant. Park Place Shopping Center is substantially over parked; therefore, Staff does not have any parking concerns. The Petitioner currently owns two restaurants in Illinois and the proposed location will be their third restaurant. As the proposed use would be occupying a vacant tenant space previously occupied by another restaurant, it should not have a negative impact on the surrounding properties. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the petitioner on 02/08/2019, except as such plan may be changed to conform to Village Codes and Ordinances.

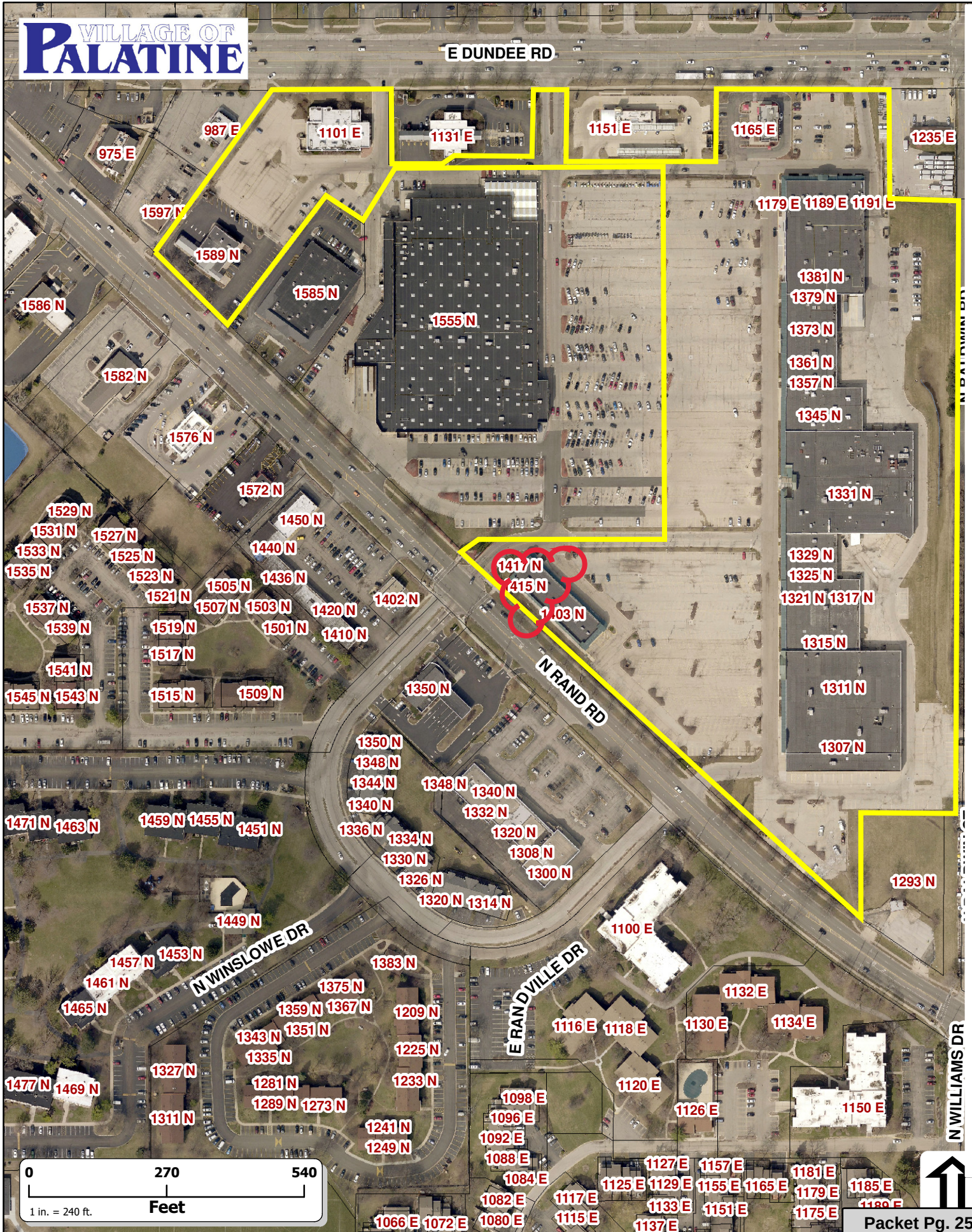
ATTACHMENTS:

- Aerial map
- Application
- Plat of Survey
- Floor Plan
- Business Plan
- Other Location Interiors
- Public Notice

1417 N. Rand Road

3.2.a

VILLAGE OF
PALATINE



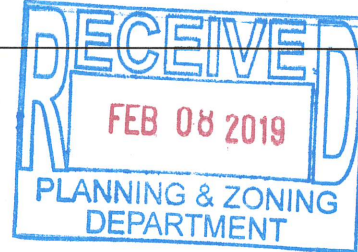
Attachment: Aerial map (1417 N. Rand Road - SU Restaurant)

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 # <u>19-11</u>
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



date received

Background Information	PETITIONER(S) <u>Denise Keronie</u>		Business Name (if applicable) <u>Sweet Basil Cafe</u>		
	Subject Property Address <u>1417 N. Rand Rd, Palatine, IL 60067</u>				
	AUTHORIZED AGENT (if applicable) <u>JAMES DUERR</u>		Business Name (if applicable) <u>JD</u>		
	Address <u>1200 Glendenning Rd</u>		City/State/Zip Code <u>Willmette IL 60091</u>		
	Telephone <u>847-533-6400</u>	Fax	Email		
	Relationship to Petitioner (contractor, architect, etc.)				
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation				
	Existing Zoning District		Existing Land Use		Proposed Land Use
	Generally describe your request: <u>To open full service restaurant serving breakfast, lunch & dinner dinner daily, in an already existing restaurant space.</u>				

Attachment: Application (1417 N. Rand Road - SU Restaurant)

Required Materials

- ☐ Filing Fee of \$ 898
- ☐ 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
Closed restaurant space will be revitalized with new restaurant for community and drive more business to center.
2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected
Have in excess of 25 years Restaurant experience. Well versed in area of restaurant safety and welfare.
3. The use will not cause substantial injury to nearby property values
By opening new business in center will draw more people to center and will increase property value in center.
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
This is a family oriented business and is very concerned with the area's public welfare.

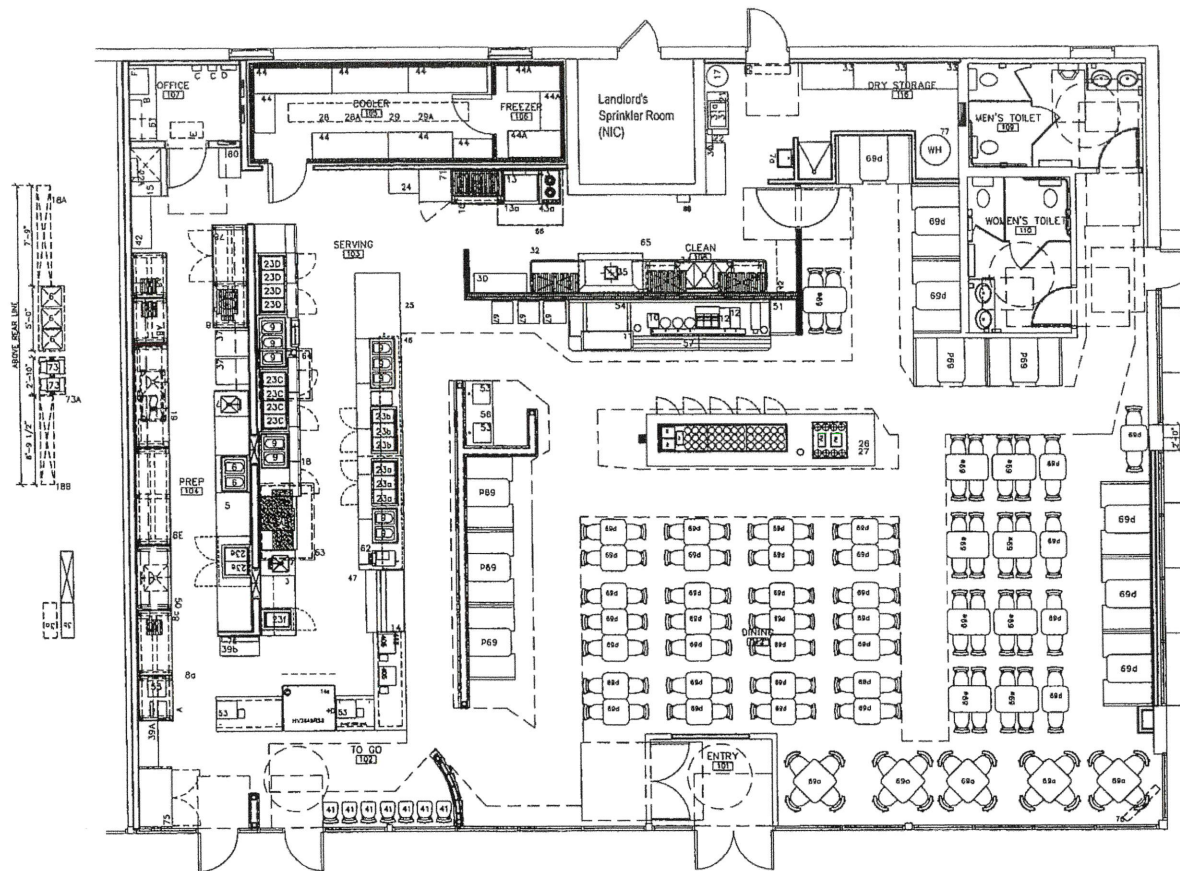
3.2.c

SCALE: 1" = 50'



Packet Pg. 28

Attachment: Plat of Survey (1417 N. Rand Road - SU Restaurant)



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

FURNITURE & EQUIPMENT NOTES

- THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE FOLLOWING:
1. PROVIDING AN EXTENDABLE/RETRACTABLE ROOM TYPE FURNITURE FOR THE WEEK OF UNLOADING THE KITCHEN EQUIPMENT. FURNITURE CAPACITY MUST BE EXCEED MINIMUM ALSO. PROVIDE A PALLET JACK FOR THE WEEK.
 2. PROVIDE THE CLEANING OF THE ENTIRE BUILDING, TOP TO BOTTOM, BY A PROFESSIONAL CLEANING COMPANY, FOLLOWING KITCHEN EQUIPMENT INSTALLATION.
 3. PROVIDE "TOY FREE" CLEANING OF THE ENTIRE DELI BY A PROFESSIONAL CLEANING COMPANY, FOLLOWING KITCHEN EQUIPMENT INSTALLATION.
 4. PROVIDE RECEIVING, ASSEMBLING AND INSTALLATION OF FURNITURE.
 5. PROVIDE 40 CU. YD. CONSTRUCTION DUMPSTER UNITS, AFTER INSTALLATION OF FURNITURE.
 6. PROVIDE INSTALLATION OF TABLE BASES, TABLE TOPS, CHAIRS AND BOOTHING.
 7. PROVIDE FOR REMOVAL AND REPLACEMENT OF STOREROOM AS REQUIRED FOR WORKING IN THE LARGER FOOD SERVICE EQUIPMENT. 40' WIDE OPENING WIDTH.

NON-KITCHEN EQUIPMENT:

- A. SEED SYSTEM PROVIDED BY OWNER.
- B. IF CHAIRS PROVIDED BY OWNER.
- C. THERMOSTAT, REFER TO MECHANICAL DRAWINGS.
- D. MUSIC SYSTEM PROVIDED BY OWNER.
- E. SECURITY SYSTEM PROVIDED BY OWNER.
- F. SHELVESS, REFER TO INTERIOR ELEVATIONS.

CONTACTS FOR COORDINATION:

DEL CONTRACT INSTALLER FOR JASON'S
 DEL EQUIPMENT COMPANY
 OFFICE: 214-411-1811 CELL:
 214-728-1811
 DEL PROVIDER EQUIP. SUPPLIER FOR JASON'S DELI
 DELI EQUIP. SUPPLY, LLC
 OFFICE: 214-818-3435 FAX: 214-818-3408

Seal



I hereby certify that these plans have been prepared under my supervision and that to the best of my knowledge and belief they conform to all applicable laws, regulations, and ordinances of the State of Florida, relating to structure and building.

Project

Jason's deli

1417 North Rand Rd.
Palatine, IL.

Project Number 07-6460
 Drawn By KJ
 Checked By WFL
 Date 02-19-08

Drawing
Equipment Plan

F1.0



Sweet Basil Café

**Business Plan For:
1417 N Rand Rd, Palatine, IL 60067**

1.0 Executive Summary

The Sweet Basil Cafe ("SBC") will be a family owned, moderately priced 165 seat full service breakfast, lunch and dinner concept. A dine-in or carry out option will be available along with a full catering service.

The unique selling points of the restaurant include our delicious home cooking that uses family recipes with fresh ingredients and large portions.

Sweet Basil Café will be open 7 days a week from 7am to 9pm. The restaurant should be perceived as a casual-theme, full service food establishment appealing to diners of all ages including business and residential customers. The average meal price for lunch and dinner is \$18.00. The average length of the dining experience is anticipated to be 45 minutes.

The SBC will be leasing a square foot space located at 1417 N Rand Rd, Palatine, IL. Although the building was previously utilized as a restaurant, a significant amount of work needs to be done to renovate and equip this site properly to accommodate the Sweet Basil Café concept.

The décor will be family friendly using soft earthy colors, booths on the perimeter and tables and chairs with a matching fabric pattern as the booths. We will install additional security systems as needed.

The first 6 months of operation will require an aggressive marketing campaign to bring customers to this location. We will use television, radio, internet and community involvement to bring customers to the Sweet Basil Café.

Sales projections conservatively assume 3000 customers per week resulting in weekly sales of \$54,000 or \$2,800,000 annually. This equates to around \$583 per square foot in sales annually which positions SBC as a desirable concept for ownership in a table service market where \$200 to \$325 per square foot is considered profitable and therefore a good investment.

1.1 Business Objectives

The primary objectives of the business plan for Restaurant are below:

- To be the best casual breakfast, Lunch Dinner restaurant in the Palatine area
- To provide quality meals at reasonable prices with exemplary service
- To achieve Prime Cost Ratios lower than 50%

1.2 Mission Statement

Our Mission is to provide a unique and relaxing dining experience. We will strive to achieve this goal by: 1) by providing menu items incorporating quality fresh ingredients at reasonable prices, 2) by providing a relaxed family friendly atmosphere that will ensure customer satisfaction

1.3 Guiding Principles

1. **Being Mindful of our Customers and our Staff**

Coinciding with our family values, we will treat both our customers and staff in a manner in which we ourselves would want to be treated (or better!)

2. **Gratitude**

“An attitude of gratitude” shown to our customers, employees and vendors – because without their input, service, labor and time, our business would not be here without them!

3. **Our Service**

Provide delicious food made with the finest and freshest ingredients with warm and friendly service creating an informal, comfortable environment which will make the customers satisfied and want to return again and again.

2.0 Company Description

The Sweet Basil Café will be located at 1417 N Rand Rd, Palatine, IL. The restaurant will have a varied menu serving homemade dishes with large portions.

The restaurant will be open 7 days a week with hours as follows:

Monday	7:00 am – 9:00 pm
Tuesday	7:00 am – 9:00 pm
Wednesday	7:00 am – 9:00 pm
Thursday	7:00 am – 9:00 pm
Friday	7:00 am – 9:00 pm
Saturday	7:00 am – 9:00 pm
Sunday	7:00 am – 9:00 pm

2.1 Management

Our Management team has over 50 years of combined experience.

Chef Dimitri began his restaurant career at the age of 15 working at his father's side at the Ambassador Banquets in Elmhurst, Illinois. He continued to work at the family business while attending Culinary School. He completed his Culinary Arts Degree and opened his first restaurant, Peaches in Des Plaines IL at the age of 21. He has owned and operated full service restaurants successfully in the Chicagoland area.

We are currently in the process of purchasing the Streator property. We owned and operated (2) Wild Berries locations in Central Illinois until both locations were sold to corporate restaurant chains.

Currently we own and operate Sweet Basil Café in Streator. The Streator location is a 145 seat, full service operation open 7am to 9pm daily.

Denise will act as the General Manager of both the Streator and Palatine locations. Denise holds a BA from DePaul University and has in excess of 25 years, experience in Marketing. In her capacity as General Manager she will

oversee the day to day operation of both restaurants to ensure all quality standards and financial goals are met.

Kitchen Manager/Chef Gilberto has worked alongside Dimitri and Denise for the last 10 years. Gilberto Started as a line cook and has trained under Dimitri's guidance. He will be responsible for the line cooks and all phases of food preparation.

Front End Manager April has held various supervisory positions for the last 10 years. She currently manages the Streator location and will help open and develop the staff for the Palatine location. She has implemented a training program for the frontend staff and maintains expected customer service standards for day to day operation.

2.4 Location and Facilities

The 4,700 square foot free standing building is located on 1417 N Rand Rd, Palatine, Illinois.

The Palatine area, has a population of over 69,000, according to the 2016 DataUSA Report. The residential population in the immediate area is comprised of a mixture of single family and multi-family housing. The median house hold income is \$75,066.

3.1 Operations and Production

SBC will be open 7 days a week for Breakfast, lunch and dinner requiring multiple shifts. The Manager will write the schedules. The schedules will be written in a manner that will allow the ability to increase or decrease hourly labor according to sales volume to maintain a consistent labor cost control.

Proper labeling and rotation techniques, accompanied by ample storage facilities will ensure that high quality prepared product will be sufficiently available to meet the demands during peak business hours. Replenishment and ongoing preparation will continue during off peak business hours. Chef Dimitri will be responsible for all kitchen functions, including all food preparation, maintenance of quality standards, sanitation, cleanliness, methods of cooking, plate presentation, ordering, receiving and maintaining sufficient inventory to meet production demands. Ordering schedules will be staggered with perishable products being ordered multiple times per week to preserve freshness. Standard grocery and supply orders will be ordered often, according to a predetermined schedule and storage capacity. We will rely on checklists to verify that each work shift has been properly prepared for and to insure the operational standards are followed before, during and after work shifts.

The restaurant layout, including the dining room, kitchen and serving line, will be designed for efficiency and flexibility to accommodate the fluctuation in customer traffic and peak meal periods.

Upon arrival, guests will be greeted immediately by either the manager or a hostess and asked for the seating preference. Drink orders will be taken. Once the customer's order is taken, the order will automatically be printed to a requisition printer located in the grill area. The lead cook will use the printed ticket to keep track of orders and place the meal under the heating lamps until the order is complete. The kitchen preparation line designed to be operated by a minimum staff of 2 cook and a maximum of 5 cooks. This design allows line staffing to be adjusted to the business volume. Shift changes for all staff will involve cleanup, restocking and preparation. The closing shift will involve designated closing duties that will leave the restaurant clean and fully prepared for the next day.

3.2 Competitive Comparison

The US restaurant industry includes about 480,000 restaurants with combined annual revenue of about \$400 billion. Major companies include Brinker International which owns Chili's Grill & Bar, Maggiano's & Ruby Tuesdays; McDonald's; YUM! Brands (KFC, Pizza Hut, Taco Bell); and Darden Restaurants (Olive Garden, Red Lobster). The industry is highly fragmented: the 50 largest companies hold just 20 percent of the market.

Some Local competitors within a five mile radius are as follows.

- Denny's, 975 E Dundee Rd. - This is a full service, Breakfast, Lunch & Dinner restaurant. Open 24 hours daily.
- Briana's, 154 W Northwest Hwy. – Is a full service, Breakfast & Lunch restaurant. The hours are 6am to 3 daily.
- Billy's Café, 440W Northwest Hwy. – Is a full service, Breakfast & Lunch. Open daily 6am to 4pm
- Palatine Inn, 95 W Northwest Hwy. – A full service Breakfast, Lunch & Dinner restaurant. The hours are 6am to 10pm daily
- Baker's Square, 270 E Northwest Hwy. – A full service restaurant, serving Lunch and Dinner. Open daily 7am to 11pm.
- Bread & Butter Café, 147 N Northwest Hwy. – Full Service Breakfast & Lunch Restaurant open 5:30am to 2:30pm daily.

3.3 Vendors

Because of our years of experience and operating restaurants in Central Illinois we have established business accounts with all necessary vendors.

3.4 Management Controls

Order Guide: The restaurant will use an online order guide to track order history and maintain designated levels of product in inventory.

Weekly Inventory: Management will conduct a weekly inventory to determine valuation for use in the preparation of weekly profit and loss reports.

Daily Inventory Tracking: Daily inventory will be taken on specific items. Movement will be compared to sales data to ensure designated products have been properly accounted for.

3.5 Administrative Systems

Daily Cash Control. Sales and receipts recorded by the POS system will be compared to actual cash and credit card deposits on a daily basis. Acceptable over/short amounts will be limited to \$5.00 per day. Discrepancies greater than \$5.00 will prompt management to conduct an immediate audit to account for the difference. Monthly totals will be compared to actual P&L statements for accuracy. Cash, debit card and credit card receipts will be deposited in the business operating account.

Weekly Prime Cost Report. Management will prepare a weekly report that shows the gross profit margin after cost of goods sold and labor cost has been deducted from the sales revenue. The prime cost for this type of restaurant is expected to range from 50% to 55%. Proper control of the prime cost is the single most effective measure of management's ability to operate the restaurant.

Purchasing Records/Payables. Reports detailing cash expenditures, payments by check, and accounts payable transactions will be readily available.

Payroll Processing. Payroll checks will be issued bi-weekly. Reports from the time & attendance system, will be run weekly and any necessary adjustments will be made prior to transfer to the payroll system. Payroll will be processed by a payroll processing service.

4.0 Market Analysis

4.1 Analysis

This analysis is based on the Standard Industry Code ("SIC") 5812: Eating and Drinking Places Establishments primarily engaged in the retail sale of prepared food and drinks for on premise or immediate consumption. It is also based on the North American Industry Classification System ("NAICS") 722110 - Full-Service Restaurants.

This industry comprises establishments primarily engaged in providing food services to patrons who order and are served while seated (i.e., waiter/waitress services) and pay after eating. These establishments may provide food services to patrons in combination with selling alcoholic

beverages, providing carry out services, or presenting live nontheatrical entertainment.

Demographics, consumer tastes, and personal income drive demand. The profitability of individual companies can vary: while QSRs rely on efficient operations and high volume sales, FSRs rely on high-margin items and effective marketing. Large companies have advantages in purchasing, finance, and marketing. Small companies can offer superior food or service. The industry is labor-intensive. (First Research)

Wages form a significant proportion of operating costs. The existence of a statutory minimum wage in most states increases the need for players to keep other costs as lean as possible, which in turn increases the importance of suppliers. A slight complication is that in some states, foodservice employers are able to treat tips received by their staff as contributing to their wages; in such states, this policy reduces the impact of the minimum wage from the employers' perspective. (Data Monitor)

5.0 Marketing Strategy and Implementation

5.1 Strengths

- Exceptional staff with the can do attitude. Combined 50 years in the restaurant industry
- Current Sweet Basil Café – Streator
- Key staff members have been part of our team for over 10 years.
- Established a customer market and approved vendors
- Due to our small size, we believe we can provide exceptional quality by hand selecting our market specials when compared to our larger corporate competitors
- The same concept holds true in our staffing requirements, by hand selecting our employees we will strive to offer unsurpassed service when compared to our larger competitors

5.2 Strategy Pyramid

Strategy:	Be the Palatine area's premier Breakfast, Lunch and Dinner Restaurant in Customer Satisfaction.
Tactics:	First create awareness; Multi Media Advertising and prominent Signage on the road to bring Customers' to us. Once inside, we will immediately acknowledge the customer with the warmest and most sincere greeting and begin the service process which will ensure repeat customers.
Programs:	Provide employee training on customer service and retention; offer ongoing training programs for employees keeping them current on industry trends and food safety. Keep track of employee's progress SBC performance reviews and offer employees incentives attracting and retailing customers.

Employ Mystery Shoppers. Employ the use of surveys both at the table and online.

5.3 Unique Selling Proposition (USP)

SBC will be able to offer fresh homemade meals for a reasonable price in a comfortable setting. The average meal price is expected to be \$15 to \$18, which is in line with industry standards below \$25.00 (First Research). Because of our current expertise with vendors we can negotiate better credit terms. We will also be able to keep our menu reasonably priced by offering menu items that take advantage of seasonal produce further reducing price. Finally we will keep our prices in check by meticulous monitoring of our controllable expenses.

5.4 Competitive Edge

SBC's competitive edge is in its people. We truly believe that your business is not only as good as your products (meals) but the quality of your staff as well. Initially, we intend to put our family members and long-time employees in key positions. Our goal is to hire team members that are truly hand selected and have the same values we do. And unlike our big chain competitors, because of our lean size, we can turn on a dime when economically pushed and make changes quickly allowing us to be proactive. (Whereas our corporate competitors must adhere more closely to their company policies thus impeding their reaction time)

5.5 Marketing Strategy and Positioning

We realize the success of SBC will have to be achieved by doing more than serving great food, and providing friendly service. We will utilize a marketing plan to build customer traffic. At SBC we will continually strive to win more customers by being proactive rather than reactive in our marketing efforts and stay current with popular industry trends.

We will achieve these goals by using the following:

- Database: We will begin our campaign by marketing to our existing
- Loyalty Program/Birthday Program. SBC will offer a birthday/loyalty club providing a complimentary sandwich or wrap to the for the birthday person. A recent report from the National Restaurant Association explained how this simple technique can increase revenues as much as 15% due to repeat business.
- Our restaurant team will also be active in the local community and we plan to take an active role by participating, sponsoring, and donating to local churches, sports clubs or teams in the market area.
- We will also strive to develop rapport with local business as a quick, comfortable lunch choice. In the future, we plan on establishing a marketing campaign to call on the local business in the market area, deliver menu's, discount coupons and samples, to

help encourage them to consider our restaurant as the restaurant of choice for their next business luncheon

5.6 Positioning Statement

SBC will be the premier family dining restaurant in Palatine. We will offer reasonably priced meals, in a warm, relaxed and comfortable setting. We have a wide selection on our menu. We also have menu options for lighter fare as well as a children's menu. We are open 7 days a week serving breakfast, lunch and dinner.

5.7 Pricing Strategy

At SBC, cost accounting is important, since the profitability of individual dishes can vary significantly and will initially determine the cost of the menu items. We will take advantage of our excellent credit terms with our suppliers and will also update our menu to take advantage of seasonality for example in local produce items. We will also closely monitor the Prime Cost Report which focuses on the controllable expenses of Cost of Goods Sold and Labor

5.8 Promotion and Advertising Strategy

- **Word of Mouth** – We will develop a Facebook page and Google account to help drive word of mouth business.
- **Direct Mail** - Bulk mailing either directly to potential customers or by including a postcard in a value-pack-type mailing. USPS is offering a very reasonably priced bulk mailing to selected zip codes.
- **Event Marketing** -We plan on joining our local chamber of commerce and utilizing their networking services for our grand opening
- **TV/Cable Stations** – Local TV advertising

5.9 Website

- We will stay current with industry trends and develop a webpage and continue to use our Facebook page. Our menu, map, and hours of operation will be easily accessed. In the future we may consider fax or email orders as well a phone application.

5.10 Marketing Programs

- We will seek the use of a local mailing service program to assist us in the implementation of the campaign
- Ongoing- we will meticulously keep our database current
- Loyalty and Birthday Club members will be notified of upcoming special menu items and to alert them of our catering service.

6.0 Sales Strategy

Customer service is of the utmost importance. Customer surveys estimate that only 1 in 20 customers that have a problem in a restaurant will tell management about it. It will be our goal to provide a wonderful dining

experience combined with superior customer service. Training programs will include teaching materials to train our employees about service attitudes, customer perception and how to handle guest complaints. Management will conduct periodic staff meetings intended to review policy, increase guest satisfaction and to keep a general line of communication between staff and management. All guest complaints will be acknowledged by the staff and referred to management. Programs will be in place for all types of guest complaints. Customer feedback will be accomplished by customer surveys or the use of mystery shoppers.



201 E 12th Street, Streator, IL 61364

(815)673-1171

Breakfast - Lunch - Dinner
Custom Catering

Eggs

Served with Hash Browns and choice of toast or pancakes

Egg whites *additional \$1.00*

Two Eggs, *any style* \$5.95

-With-

Bacon or Sausage \$7.95

Turkey Sausage \$8.95

Ham off the Bone or Canadian Bacon \$7.95

Corned Beef Hash \$8.95

Chicken Breast \$8.95

Gyros Meat \$9.95

Homemade Biscuit & Gravy

Half Biscuits with Gravy \$3.95

Full Biscuits with Gravy \$6.95

With 2 Eggs & Hash Browns \$8.95

Steak & Eggs

Served with Hash Browns and choice of toast or pancakes

Jumbo Country Fried Steak & 2 Eggs \$10.95

Topped with Sausage Gravy

Rib Eye Steak & 2 Eggs \$15.95

Chopped Steak & 2 Eggs \$11.95

Benedicts

Served with choice of Hash Browns

Classic Eggs Benedict \$8.95

2 Poached Eggs and Canadian Bacon on an English Muffin,
topped with Hollandaise Sauce

Country Benedict \$8.95

2 Poached Eggs and Sausage Patties on a Buttermilk Biscuit,
topped with Country Sausage Gravy

Irish Benedict \$8.95

2 Poached Eggs and Corned Beef Hash on an English Muffin,
topped with Hollandaise Sauce

Florentine Benedict \$8.95

2 Poached Eggs, Spinach and Tomato on an English Muffin,
topped with Hollandaise Sauce

Veggie Benedict \$8.95

2 Poached Eggs, Spinach, Mushrooms, Tomato & Peppers on
an English Muffin, *topped with Hollandaise Sauce*

Sweet Basil Benedict \$9.45

2 Poached Eggs, Turkey, Bacon and Tomato, *topped with
Hollandaise Sauce*

Grits

Grits with Shrimp & Andouille Sausage \$8.95

Grits and Cheese with Shrimp, Andouille Sausage & Green
Onions *topped with Hot Sauce*

Classic Grits \$4.25

Grits with Cheese and Butter

Skillets

Hash Browns topped with our fresh ingredients and 2 eggs
any style with a choice of toast or pancakes

Irish Skillet \$9.45;u

Corned Beef Hash, Onions and Swiss Cheese

Gypsy Steak Skillet \$11.95

Chopped Skirt Steak, Onions, Bell Peppers, Mushrooms, and a
blend of Monterey Jack and Cheddar Cheese

Hobo Skillet \$8.25

Onions and a blend of Monterey Jack and Cheddar Cheese

Mexican Skillet \$9.45

Chorizo Sausage, Onions, Bell Peppers, and a blend of
Monterey Jack and Cheddar Cheese with Salsa on the side

Gyros & Cheese Skillet \$8.95

Gyros, Onion, Tomatoes, and Feta Cheese

Mediterranean Skillet \$8.95

Spinach, Bacon, Tomato and Feta Cheese

Meat Lover's Skillet \$9.45

Bacon, Ham, Sausage with a blend of Monterey Jack and
Cheddar Cheese

Home Style Oatmeal

Classic Oatmeal \$4.25

Served with Milk, Brown Sugar and Raisins

Cinnamon Apple Oatmeal \$5.25

Topped with Cinnamon Apples & Pecans

Baked Oatmeal \$5.95

Baked with Brown Sugar topped Bananas and Strawberries

Sweet Basil Fusion Oatmeal \$5.95

Topped with Crunchy Granola, Blackberry & Raspberry

Waffles

Belgian Waffle \$7.25

With Homemade glazed Fruit or Pecans \$8.25

Sweet Basil Favorite Waffle \$8.95

Topped with Strawberries, Bananas and Pecans

Nutella Waffle \$9.95

Topped with Nutella, Strawberries, Bananas and Pecans

Chicken and Waffle \$9.95

*Waffle with Chicken Tenders dipped in Maple Syrup
topped with Cinnamon Butter*

Pumpkin Waffle \$8.95

*Served with Cinnamon Butter and Whip Cream topped
with Cinnamon Sugar*

Omelets

Made with 4 large eggs, served with Hash Browns
Choice of toast or pancakes
Egg whites or Egg Beaters *additional \$2.00*

Cheese Omelet \$7.75

A blend of Monterey Jack and Cheddar Cheeses
Each additional ingredient \$.75

Denver Omelet \$8.95

Ham, Bell Peppers and Onions with a blend of Jack and Cheddar Cheeses

Garden Omelet \$8.95

Tomatoes, Mushrooms, Spinach, Onion and Bell Peppers with a blend of Jack and Cheddar Cheeses

Butcher's Omelet \$9.75

Bacon, Ham and Sausage with a blend of Jack and Cheddar Cheeses

Florentine Omelet \$8.95

Spinach, Mushrooms, Tomatoes and Ham, topped with Hollandaise Sauce

Ham & Cheese Omelet \$8.45

Minced Ham with a blend of Jack and Cheddar Cheeses

European Omelet \$8.95

Spinach, Mushrooms, Tomatoes and Feta Cheese

Avocado & Bacon Omelet \$9.55

Avocado, Bacon, Tomatoes and a blend of Jack and Cheddar Cheeses, topped with Avocado & Sour Cream, side of Salsa

Hawaii Five-0 Omelet \$9.25

Pineapple, Bacon, ham and Jack and Cheddar Cheeses

Gyros & Feta Omelet \$9.25

Gyros and Feta Cheese served with a side of Gyro Sauce

Spanish Omelet \$9.50

Chorizo, Salsa, Bell Peppers, Onion and a blend of Jack and Cheddar Cheeses, served with a side of Salsa

Chicken & Veggie Omelet \$9.25

Chopped Chicken Breast, Broccoli, Onion and a blend of Jack and Cheddar Cheeses

Skinny Senorita Omelet \$9.95

Egg Whites Omelet with Ham, Pico de Gallo, garlic and cheese

Tuscan Omelet \$9.95

Chicken, Bacon, Spinach, Tomato and Mozzarella Cheese

Jambalaya Omelet \$9.95

Andouille Sausage, Chicken, Onions, Peppers, a blend of Jack and Cheddar Cheese with our Spicy Jambalaya Sauce

Prime Rib Omelet \$9.95

Prime Rib, Mushrooms, Tomato, Bacon and Mozzarella Cheese, Served with Horseradish Sauce

Scramblers

Served with Hash Browns and choice of toast or pancakes

Italian Egg White Scrambler \$9.25

Four Scrambled Egg Whites with Spinach, Tomato & Onions
Topped with Oregano & Mozzarella Cheese

Chorizo Scrambler \$8.95

Four Scrambled Eggs with Chorizo Sausage, Black Olives, Tomatoes and Jalapeno Pepper

Gyros Scrambler \$8.95

Four Scrambled Eggs with Gyros, Spinach, Tomato, Onions and Feta Cheese

Country Scrambler \$9.95

Four Scrambled Eggs with Bacon, Sausage, Ham, Onions and Peppers with Sausage Gravy

Pancakes

Four (4) fluffy pancakes, plain or with a choice of homemade glazed fruit – Strawberry, Blueberry, Apple Nut, Raspberry, Blackberry or Fresh Bananas

Buttermilk Pancakes \$6.95

With Fruit Glaze \$7.95

Blueberry Pancakes 7.95

With whole Blueberries inside and Topped with our Homemade Blueberry Glaze

Pecan Pancakes \$8.25

With Pecans and dusted with Powdered Sugar

Cranberry Nut Pancakes \$8.75

With Cranberries and Pecans

Chocolate Chip Pancakes \$7.75

Multi Grain Pancakes \$8.25

Topped with Granola & Honey

Chocolate Lover's Pancake \$7.75

Silver Dollar (12) Pancakes \$6.75

Pancake Sandwich \$7.95

Two Slices of Ham off the bone, between Two large pancakes, topped with Two Eggs any Style

Swedish Pancakes \$8.75

3 Large Thin Swedish Pancakes, served with Lingonberries and our Lingonberry Butter

Pumpkin Pancakes 7.95

Served with Cinnamon Butter and sprinkled with Cinnamon Sugar

Crepes

Three Plain Crepes \$7.45

With Fresh Fruit or Glaze \$8.45

Choice of homemade glazed fruit- Strawberry, Blueberry, Apple Nut, Raspberry, Blackberry or Fresh Bananas or strawberries

Sweet Basil Favorite Crepes \$8.95

With Fresh Strawberries, Bananas and Pecans

Sweet Basil Best Crepes \$8.75

With glazed Raspberries, Bananas and Pecans

Savory Crepes \$9.25

Filled with Spinach, Mushrooms and Artichokes, topped with Hollandaise Sauce

Nutella Crepes \$9.25

Filled with heavenly Nutella Cream Cheese and Topped with Fresh Bananas and Cocoa Powder

French Toast

Plain or with a choice of homemade glazed fruit- Strawberry, Blueberry, Apple Nut, Raspberry, Blackberry or Fresh Bananas

Traditional French Toast \$6.95

3 Slices of Thick French Toast

With homemade glazed fruit \$7.95

Homemade Banana Bread French Toast \$9.25

Topped with Bananas and Pecans, dusted with Powdered Sugar served with Cinnamon Butter

Cinnamon Roll French Toast \$8.95

Topped with Frosting and Cinnamon Butter

Stuffed French Toast

Blackberry Stuffed French Toast \$8.95

French Toast filled with our Blackberry Cream Cheese and topped with Blackberry Glaze

Strawberry Stuffed French Toast \$8.95

French Toast filled with our Strawberry Cream Cheese and topped with Fresh Strawberries

California Stuffed French Toast \$8.95

Honey Oat Bran Bread, filled with our Homemade Amaretto Cream Cheese and topped with Granola, Bananas and Strawberries

Nutella French Toast \$8.95

Creamy Nutella between Thick Toast dipped in batter and deep fried golden brown, topped with Bananas and Sprinkled with Cocoa Powder

Breakfast Combos

Healthy Start \$8.95

2 multigrain Pancakes, 2 Egg Whites, 2 Turkey Sausage

Sampler \$5.75

One Cinnamon Raisin French Toast, one egg any style, one bacon and one sausage

Pancake Combo \$8.95

3 Pancakes, 2 Eggs, choice of Bacon or Sausage

Swedish Combo \$8.95

Two Swedish Pancakes, Canadian Bacon, and 2 Eggs any style

Banana Bread French Toast Combo \$8.95

2 Banana Bread French Toast, 2 Eggs any style and choice of Bacon or Sausage

Cinnamon Roll French Toast Combo \$9.95

3 Slices Cinnamon Roll French Toast, 2 Eggs any style and choice of Bacon or Sausage

French Toast Combo \$7.95

2 Slices of French Toast, 2 Eggs any style with choice of Bacon or Sausage

Waffle Combo \$9.95

Belgian Waffle, 2 eggs any style with choice of Bacon or Sausage

Country Combo \$8.95

Half Order Biscuit & Gravy, 2 Eggs any style, Hash Browns and Choice of Bacon or Sausage

Giant Breakfast Burrito 8.95

4 Scrambled Eggs, Andouille Sausage, Green Peppers, Onions, Cajun Seasoning and Cheddar & Jack Cheese, Served on Hash Browns all topped with hot sauce, sour cream and green onions

Sides

Giant Homemade Cinnamon Roll \$5.25

Drizzled with Icing and Pecans

Slice of Homemade Banana Bread \$2.95

Served with Cinnamon Butter

Bagel with Cream Cheese \$2.95

Bagel (Plain) \$1.95

One Egg \$1.45

Toast \$1.95

Sausage Gravy \$2.95

Hash Browns \$2.50

Corned Beef Hash \$4.25

Canadian Bacon \$3.75

Bacon (3) \$3.45

Sausage Links (3) \$3.45

Sausage Patties (2) \$3.45

Ham Off The Bone \$3.75

Turkey Sausage (3) \$4.45

Appetizers

- Fried Pickles \$6.95
- Mozzarella Sticks \$6.95
- Onion Rings \$6.95
- Chicken Tenders (4) \$7.95
- Spicy Buffalo Tenders (4) \$8.95
- Bread Sticks (6) \$5.95
- Saganaki \$8.95
- NEW** Jack Sticks \$6.95
- New** Broccoli Cheese Bites \$6.95

Southwest Egg Rolls \$8.95
Smoked Chicken, black beans, corn, jalapeno jack cheese and red bell peppers wrapped in a crispy flour tortilla, served with Chipotle Ranch dressing

Rueben Egg Rolls \$8.95
Corned Beef, Sour Kraut & Swiss Cheese wrapped in a Crispy Egg Roll, Served with Thousand Island Dressing

Buffalo Chicken Egg Rolls \$8.95
Buffalo Chicken and Cheese wrapped in a Crispy Egg Roll, Served with Ranch Dressing

Gyros Egg Rolls \$8.95
Gyros, Spinach and Feta Cheese wrapped in a Crispy Egg Roll, Served with Gyros Sauce

Philly Egg Rolls \$8.95
Philly beef, onions, green peppers, mozzarella Cheese wrapped in a Crispy Egg Roll, Served with Ranch

Steak Quesadilla \$9.95
Served with Pico de Gallo and Guacamole

Explosion Platter \$11.95
Onion Rings (6), Mozzarella Sticks (3), Fried Pickles, Chicken Tenders (3) and Choice of Egg Rolls (2)

NEW BBQ Pork Nacho Platter \$8.95
Tortilla Chips covered with BBQ Pulled Pork, Jalapenos, Corn, Black Beans, Sour Cream, Guacamole and Cheese Sauce

Flat Bread Pizza

Spinach Florentine Flat Bread \$8.95
Spinach, Artichoke Hearts and a Bruschetta mix of Diced Tomatoes, Garlic, Fresh Basil with a hint of Crushed Red Pepper, Oregano and Mozzarella Cheese

BBQ Chicken Flat Bread \$8.95
Flat Bread topped with Tender Pulled Chicken Breast in a Chipotle Barbeque Sauce with Monterey Jack & Cheddar Cheese, Cilantro, Red Peppers and Red Onion

Philly Flat Bread \$8.95
Flat Bread topped with Roast Beef, Onions & Green Peppers with Mozzarella Cheese

Pesto Chicken Flat Bread \$8.95
Flat Bread topped with Pesto, Chicken, Red Peppers, Spinach, Sun Dried Tomatoes and Mozzarella Cheese

Sausage or Pepperoni Flat Bread \$8.95

Mediterranean Flat Bread Pizza \$8.95
Flat Bread brushed with Olive Oil, topped with Spinach, Artichokes, Red Onion, Kalamata Olives & Feta Cheese

Cheese Flat Bread Pizza \$7.75

Monster Flat Bread Pizza \$9.95
Sausage, Pepperoni, Bacon, Canadian Bacon, Mushrooms, Onion, Green Pepper, Green & Black Olives

Mexican Flat Bread Pizza \$8.95
Chorizo, Onions, Jalapenos, Tomato, Cheddar & Mozzarella

Salads

Dressings – Ranch, Thousand Island, French, Caesar, Honey Mustard, Creamy Garlic, Raspberry Vinaigrette, Chipotle Ranch and Homemade Greek Extra Salad Dressing \$.50

Side Salad \$3.95
Tossed Greens with choice of dressing

Large Caesar Salad \$7.95
Lettuce, Croutons and Parmesan Cheese tossed with Caesar Dressing

With Grilled Chicken Breast \$9.95

Steak Salad \$13.99
Steak, Bacon, Tomatoes, Green Peppers, Blue Cheese and Onion Served on a Bed of Greens with Balsamic Vinaigrette

Greek Salad \$9.95
Tossed Salad with Tomato, Cucumber, Black Olives, Bell Peppers, Onions, Feta Cheese and Greek Dressing

Pecan Chicken Dijon Salad \$10.95
Tossed Salad crowned with Grilled Chicken Breast, Sugar Pecans, Bacon, Avocado, Tomatoes, Monterey Jack and Cheddar Cheese with Honey Mustard Dressing

Garbage Salad \$10.95
Tossed Salad with Grilled Chicken Breast, Monterey Jack and Cheddar Cheese, Tomatoes, Onions, Bacon, Black Olives and Hard Boiled Egg with choice of dressing

Crispy Chicken Salad \$10.95
Tossed Salad with Crispy Chicken Breast, Mandarin Orange Sections, Tomato, Black Olives, Sugared Pecans, Monterey Jack and Cheddar Cheese, choice of dressing

Cobb Salad \$10.95
Chopped Greens with Bacon, Avocado, Turkey, Tomato, Hard Boiled Eggs, Monterey Jack and Cheddar Cheese with choice of dressing

Fajita Salad \$10.95
Fajita Steak or Chicken with sautéed Onion and Bell Peppers, Monterey Jack & Cheddar Cheese, topped with Sour Cream, Pico de Gallo and Guacamole

Sweet Basil Salad \$10.95
Tossed Salad with Grilled Chicken, Avocados, Sugared Pecans, Strawberries & Cranberries with Raspberry Vinaigrette

Soup & Salad

Soup & Salad \$6.95

A fresh, crisp Dinner Salad and a Bowl of Soup,
served with a warm Breadstick

Soup & Half Sandwich \$6.95

One Half - Sliced Turkey, Ham, Roast Beef, Chicken Breast,
Tuna Salad, Chicken Salad or BLT Sandwich,
served with a Bowl of Soup

Soup & Half Caesar Salad \$6.95

Half order of our Caesar Salad and Bowl of Soup
Add Grilled Chicken \$1.00

Horse Shoe's

Served with a cup of Soup

Buffalo Horse Shoe \$8.95

Buffalo Chicken on Texas topped with Fries & Cheese Sauce

Hamburger Horse Shoe \$8.95

Hamburger, on Texas Toast topped with Fries & Cheese Sauce

Roast Beef Horse Shoe \$8.95

Roast Beef, on Texas Toast topped with Fries & Cheese Sauce

Homemade Burgers

Burgers start with a Fresh Hand Pressed Beef Patty, grilled to
order. Served with Soup and a choice of Fries or Tri-colored
Pasta Salad

Burger \$8.45

Cheese Burger \$8.95

Add Bacon \$1.00

Double Cheese Burger \$10.95

It Might Be A Breakfast Burger \$9.95

Burger, Fried Egg, Ham and American Cheese

Buffalo Blue Burger \$9.95

Burger, Topped with Buffalo Sauce, Blue Cheese and Fries

Hawaiian Burger \$8.95

Burger, Pineapple, Avocado, Mozzarella Cheese, Lettuce
and Red Onion

Sun Dried Tomato and Jalapeno Burger \$9.95

Burger, topped with Sun Dried Tomato, Jalapenos, Fresh
Spinach, Mozzarella Cheese and Pesto Mayonnaise

Patty Melt \$8.95

Burger with American Cheese and Grilled Onions on Rye

Mushroom & Swiss Burger \$8.95

Western Burger \$8.95

With American Cheese, Onion Rings and BBQ Sauce

Philly Burger \$8.95

Grilled Onions, Peppers, Mushrooms and Mozzarella

Sweet Basil Burger \$9.95

Avocado, Bacon, & Mushrooms, topped with a blend of
Monterey Jack and Cheddar Cheese

NEW Bourbon Burger \$8.95

Burger smothered in grilled Mushrooms, Onions,
Mozzarella Cheese and Bourbon Sauce

Wraps

Southwestern Wrap \$9.45

Grilled Chicken Breast, Bacon, Lettuce, Tomato, Avocado,
Monterey Jack and Cheddar Cheese, served with Salsa

Honey Tender Wrap \$9.45

Chicken Tenders, Lettuce, Tomato, Monterey Jack and
Cheddar Cheese with Honey Mustard Dressing

Buffalo Wrap \$9.45

Spicy Buffalo Chicken Tenders, Lettuce, Tomato,
Monterey Jack and Cheddar Cheese, served with Ranch
Dressing on the side

Chicken Caesar Wrap \$9.45

Turkey Bacon Ranch Wrap \$9.45

Sliced Turkey, Bacon, Tomato, Lettuce, Monterey Jack and
Cheddar Cheese

Veggie Wrap \$9.45

Onion, Cucumber, Tomato, Black Olives, Romaine Lettuce,
Peppers & Feta Cheese with Greek Dressing

Santé Fe Chicken Wrap \$9.45

Our Famous Chicken Salad, Monterey Jack & Cheddar
Cheese, Sour Cream, Pico de Gallo and Guacamole

Chicken Cranberry Wrap \$9.45

Chicken Breast, Apples, Pecans, Lettuce and Cranberry
Mayonnaise

Panini's

Served with Soup and a choice of Fries or Tri-colored Pasta

Pesto Chicken Panini \$9.75

Chicken Breast, Tomato, Mozzarella Cheese and Pesto Mayo

Tuna Panini \$9.75

Albacore Tuna Salad with American Cheese

Turkey Panini \$9.75

Sliced Turkey Breast with Lettuce, Tomato, mayonnaise and
American Cheese

Tuna Italiano Panini \$9.75

Albacore Tuna Salad with Mozzarella Cheese & Tomato on
Parmesan & Oregano grilled Panini

Roast Beef Panini \$9.75

Italian Roast Beef with Mozzarella Cheese & Pesto Mayo

California Panini \$9.75

Sliced Turkey, Bacon, Avocado, Tomato, Mozzarella Cheese
and Pesto Mayonnaise

Grilled Chicken & Artichoke Panini \$9.75

Chicken with Artichokes, Roasted Red Peppers & Pesto Mayo

Meatloaf Panini \$9.75

Our Homemade Meatloaf, Mozzarella Cheese and Grilled
Onions with Marinara on the side

Garlic Crusted Chicken Panini 9.75

Garlic Crusted Chicken Breast, Mozzarella Cheese and Pesto
Mayonnaise with Garlic Dressing on the side

Sandwiches

Served with Soup and a choice of Fries or Tri-colored Pasta

Grilled Chicken Salad with Bacon \$8.50

Served on Multi-grain Bread with Tomato & melted Cheese

Tuna Salad or Chicken Salad \$8.25

Served on Multi-grain Bread with Lettuce & Tomato

Tuna Salad or Chicken Salad Melt \$8.50

On Multi-grain Bread with Lettuce, Tomato & Melted Cheese

Grilled Chicken Breast \$8.50

Served on Ciabatta Bread with Lettuce & Tomato

Malibu Chicken Breast \$9.25

Grilled Chicken Breast with Ham, Bacon, Lettuce, Tomato & Melted Swiss Cheese on a Ciabatta Bun

Buffalo Chicken \$9.25

Breaded Chicken Breast smothered with our homemade Spicy Buffalo Sauce, with Lettuce, Tomato & Melted Cheese

Chicken Breast Melt \$9.25

Grilled Chicken Breast with Bacon, American Cheese & Tomato on Multi-grain Bread

Grilled Cheese & Bacon \$8.25

Served on Multi-grain bread with Bacon & Tomato

Grilled Cheese & Ham \$8.25

Ham off the bone with cheese on Thick Texas Toast

Ultimate Grilled Cheese \$8.95

American, Swiss Mozzarella, Monterey Jack and Cheddar Cheese Served on Parmesan Crusted Wheat Bread

BLT Sandwich \$7.95

BLT Club \$8.95

Turkey Club \$8.95

French Dip \$9.25

Slices of tender Roast Beef on French Bread, served with Au Jus for dipping, Add Cheese \$7.75

Prime Rib Sandwich \$9.75

Sliced Prime Rib with Mozzarella Cheese on Marble Rye with a side of Horseradish Sauce

Philly Chicken or Philly Beef \$9.95

Onion, Bell Peppers, Mushrooms and Mozzarella Cheese

Rueben \$9.25

Corned Beef on Rye with Sauerkraut, Swiss Cheese and Thousand Island Dressing on the side

Cold Corned Beef on Marble Rye \$8.95

BBQ Pork Sandwich \$8.99

BBQ Pulled Pork, topped with Chipotle Coleslaw and Homemade Onion Rings

Hand Breaded Pork Tenderloin Sandwich \$8.95

Pork Tenderloin with Lettuce & Tomato on a Ciabatta Bun

Gyros Sandwich \$8.95

Gyros with Onion, Tomato & Gyros Sauce served on warm Pita

Dinner Entrees

All entrees served with Soup or Salad

Full Dinner includes Soup, Salad and choice of Ice Cream or Rice Pudding, add \$2.00

Poultry

Fried Chicken Dinner \$11.95

4 pieces of Fried Chicken with choice of Potato and Vegetable – Please allow 30 minutes for preparation

*All White or Dark Meat additional \$2.00

Chicken Tenders \$9.95

Four Crispy Golden Chicken Tenders, with choice of Potato and Vegetable

Roast Chicken Dinner \$11.95

One Half Roast Chicken with Dressing, Mashed Potatoes, Gravy and Vegetable

BBQ Chicken Dinner \$11.95

One Half BBQ Chicken and glazed with Sweet Baby Ray's BBQ Sauce, served with Vegetables and choice of Potato

Roast Turkey Dinner \$10.95

Oven Roast Turkey Breast with all the trimmings! Mashed Potato, Dressing, Cranberry Sauce and Vegetable

Beef

Sweet Basil Famous Chopped Steak \$10.95

One Half Pound of Juicy Ground Chuck cooked to your order, with sautéed Onions & Bell Peppers on a sizzling skillet, and a choice of potato

Sweet Basil Meatloaf Sundae \$10.95

Our Homemade Meatloaf piled high with Mashed Potatoes Gravy, topped with Grilled Onions and Vegetables

Open faced Hot Meatloaf or Roast Beef \$10.95

Choice of Meatloaf or Roast Beef served open faced, topped with Gravy and choice of Potato

Rib Eye Steak \$16.95

Juicy Choice Rib Eye Steak cooked to your order, Served with Vegetable and choice of Potato

With 4 Breaded Shrimp \$19.95

NEW Bourbon Steak \$18.95

Choice Ribeye Smothered In Grilled Onions and Mushrooms with a Bourbon Sauce Glaze, Served with Vegetable and choice of Potato

Chicken or Steak Fajitas \$12.95

Served with warm Tortillas, Sour Cream, Monterey Jack Cheese, Lettuce, Tomato and Pico de Gallo

Country Fried Steak \$11.95

Jumbo Breaded Steak with Homemade Country Gravy, Mashed Potatoes and Vegetables

Pork

Full Slab BBQ Ribs \$16.95

The Best Ribs around baked with spices, then broiled to perfection and glazed with Sweet Baby Ray's BBQ Sauce, served with vegetables and choice of Potato

1/2 Slab BBQ Ribs \$11.95

1/2 BBQ Ribs and Shrimp \$16.95

Glazed with Sweet Baby Ray's BBQ Sauce, served with (4) Shrimp, vegetables and choice of Potato

1/2 BBQ Ribs and 1/4 BBQ Chicken \$15.95

Glazed with Sweet Baby Ray's BBQ Sauce, served with vegetables and choice of Potato

Giant Hand Breaded Pork Tenderloin \$10.95

Breaded Pork Tenderloin topped with Brown Gravy, Served Vegetables and choice of Potato

Seafood

All Seafood served with Soup or Salad

Full Dinner includes Soup, Salad and choice of Ice Cream or Rice Pudding, add \$2.00

Broiled Salmon (8 Oz) \$15.95

Delicate Salmon Filet broiled to perfection, served with vegetables and choice of Potato

Lemon Buttered Tilapia \$12.95

Tilapia Filet in Lemon Butter Sauce with Vegetables and choice of Potato

Potato Crusted Tilapia \$12.95

Tilapia Filet with a Golden Hash Brown Potato Crust served on Spinach & Onions sautéed in White Wine

Parmesan Crusted Tilapia \$12.95

Tilapia Filet with a seasoned Parmesan Crust, Served with vegetables and choice of Potato

Beer Battered Cod \$13.95

Cod Filet Beer Battered & deep fried, served with vegetables and choice of Potato

Jumbo Fried Shrimp \$14.95

Jumbo Shrimp Deep Fried and served with Cocktail Sauce, Vegetables and choice of Potato

Greek Inspired

Saganaki Appetizer \$8.95

Greek Cheese fried Golden Brown, flamed at your table

Greek Chicken Dinner \$11.95

One Half Greek Style Chicken with Roast Potatoes and Small Greek Salad

Gyros Plate \$11.95

Savory Gyros with Roast Potatoes and Small Greek Salad

Greek Combination Plate \$15.99

Savory Gyros, 3 Dolmades topped with egg lemon sauce and a Pork kabob, Roast Potatoes & Small Greek Salad

Dolmades \$13.99

Tender Grape Leaves stuffed with Ground Beef, Rice and Fresh herbs topped with Egg Lemon (Avgolemono) Sauce Served with Greek Roast Potatoes and Small Greek Salad

Pasta

Served with Breadstick and choice of Soup or Salad

Blackened Chicken & Shrimp Jambalaya Pasta \$14.95

Chicken, Shrimp, Andouille Sausage, Onions & Bell Peppers in a Spicy Tomato Sauce over Penne Pasta

Chicken Penne Pesto \$12.95

Penne Pasta tossed with Pesto Cream Sauce and Marinated Chicken

Chicken Tetrazzini \$12.95

Grilled Chicken Breast, Roasted Red Peppers, Onions, Dices Ham & Peas with Penne Pasta in a Creamy Alfredo Parmesan Cheese Sauce

Chicken Parmesan \$12.95

Served with Linguini, topped with Marinara Sauce and Melted Mozzarella Cheese

Garlic Crusted Chicken Alfredo Pasta \$14.95

Garlic Crusted Chicken with Onion and Mushrooms in Homemade Alfredo Sauce

V

Fettuccini Alfredo \$10.95

Fettuccini with Broccoli & Mushrooms and our Special Alfredo Sauce

Add Grilled Chicken \$12.95

Add Grilled Shrimp \$14.95

Orleans Penne Pasta \$13.95

Chicken, Bacon, Tomatoes, Black Olives and Fresh Basil in a Cajun Cream Sauce

Prime Rib Pasta \$13.95

Tender Prime Rib, Bacon, Spinach, Mushrooms and Sundried Tomatoes with Penne Pasta in a Alfredo Sauce Drizzle with Cajun Horseradish Sauce

Chicken Bruschetta Pasta \$12.95

Sautéed Chicken Breast tossed with Spinach, Tomato, Garlic, Onion and fresh Basil in a Creamy Parmesan Roasted Garlic Sauce

Seafood Carbonara \$14.95

Penne Pasta tossed with 4 shrimp. Bacon, 7 calamari in a lobster cream sauce

Spaghetti & Meat Sauce \$11.95

Spaghetti with Homemade Meat Sauce

NEW!! Sweet Basil Cherry Tomato Pasta \$11.95

Penne Pasta tossed with Italian Sausage, Cherry Tomatoes, Onions, Fresh Basil in a Creamy Marinara Sauce

Sides

Fries \$1.95

Vegetables of the Day \$2.75

Tri-Colored Pasta Salad \$2.95

Bowl of Soup \$2.95

Quart of Soup \$6.95

Kids Menu

12 & Under – Dining In Only
Served with Small Drink
(Juice, Milk, Soft Drink or Hot Cocoa)

KIDS BREAKFAST

2 Eggs any style, Hash Browns & Toast \$3.95
With Bacon or Sausage \$4.45

French Toast Fingers \$3.95
With Bacon or Sausage \$4.95

Silver Dollar Pancakes \$3.95
With Bacon or Sausage \$4.45

Mickey Mouse Pancakes \$4.55
With Bacon or Sausage \$4.95

Chocolate Chip Pancakes \$4.55
With Bacon or Sausage \$4.95

KIDS LUNCH & DINNER

Macaroni & Cheese with Fries \$4.95

Burger & Fries \$4.95

Cheese Burger & Fries \$5.45

Chicken Tenders & Fries \$5.45

Grilled Cheese Sandwich & Fries \$4.95

Mini Corn Dogs & Fries \$4.95

Spaghetti with Marinara Sauce \$4.95

Spaghetti with Meat Sauce \$5.95

KIDS SHAKES & SMOOTHIES

Kids Smoothies \$2.00
Strawberry, Strawberry Banana, Raspberry & Mango

Kids Milk Shakes \$2.00
Chocolate, Strawberry or Vanilla

Desserts

Ice Cream \$2.99
Scoop of Chocolate, Vanilla or Strawberry

Sundaes \$4.99
Ice Cream Topped with choice of Chocolate Sauce, Carmel Sauce, Strawberry, Blueberry, Raspberry or Apple Nut Glaze and topped with Whip Cream and a Cherry on Top

Old Fashioned Banana Split \$5.95

Brownie Sundae \$5.95
Big, Moist Brownie Topped with Vanilla Ice Cream, Chocolate Sauce and Whipped Cream

Giant Brownie \$2.95

Homemade Cheesecake
Plain Cheesecake \$4.95

With Choice of Glaze \$5.95
Strawberry, blackberry, raspberry, blueberry or Cinnamon Apple

Flavored Cheesecake \$5.95
Oreo, Reese's Peanut, chocolate Chip, or Key Lime

Banana Bread Foster \$5.95
Deep Fried Banana Bread Topped with Vanilla Ice Cream, Carmel Sauce, Pecans & Whipped Cream

Rice Pudding \$2.99
Homemade Rice Pudding with Whipped Cream sprinkled with Cinnamon Sugar

Beverages

Juice - Large \$2.95
Juice - Small \$1.95
Orange, Apple or Tomato

Milk - Large \$2.95
Milk - Small \$1.95

Chocolate Milk - Large \$2.95
Chocolate Milk - Small \$1.95

Soft Drinks (free refills) \$2.40
NEW - Cherry Pepsi
Pepsi, Diet Pepsi, Sierra Mist, Dr. Pepper, Mountain Dew,, Mug's Root beer, Lemonade

Fresh Brewed Ice Tea \$2.40
Fresh Brewed Sweet Tea \$2.40

Hot Tea \$1.95

Gourmet Blend Coffee \$2.25
Regular or De Café

Coffee Specialties

Chai Tea Latte \$3.50

Monin Chai Tea, Steamed Milk & Light Froth

Espresso \$2.75

Double Espresso \$3.50

Cappuccino \$3.50

Espresso, Steamed Milk & Heavy Froth

Café Latte \$3.50

Espresso, Steamed Milk & Heavy Froth

Café Mocha \$4.00

Espresso, Chocolate Syrup and Steamed Milk with Whip Cream

Café Americano \$2.75

Espresso with Hot Water

Café Au lait \$2.50

Coffee with Steamed Milk

White Chocolate Mocha \$4.00

Espresso, Monin White Chocolate Syrup, Steamed Milk and Whipped Cream

Iced Coffee Specialties

Iced Mocha \$4.00

Espresso, Monin Chocolate Syrup and Milk Over Ice

Iced Latte \$3.50

Espresso and Milk Over Ice

Crème Brule Shock \$4.00

Espresso, Milk, Vanilla and Carmel Syrup Over Ice

Hot Cocoa

Loaded Hot Cocoa \$2.95

Milk, Chocolate, Marsh Mellow and Whipped Cream

Frozen Hot Cocoa \$3.95

Chocolate, Milk and Ice Cream blended with Ice, topped with Whipped Cream

Smoothies 3.95

Wild Berry Fusion – Wild Berry Puree and Ice

Raspberry – Raspberry Puree and Ice

Mango – Mango Puree and Ice

Strawberry – Strawberry Puree and Ice

Strawberry Orange – Strawberry Puree, Orange Juice and Ice

Strawberry Banana – Strawberry Puree, Banana Puree and Ice

Chocolate Covered Strawberry – Chocolate Syrup, Strawberry Puree and Ice

Raspberry Splash – Raspberry Puree, Banana Puree and Orange Juice

Pink Sunrise – Strawberry Puree, Banana Puree and Orange Juice

Very Berry – Raspberry, Strawberry and Wild Berry Puree

Rocky Mountain – Mt. Dew, Strawberry Puree, Raspberry Puree and Orange Juice

Orange Dream – Vanilla Ice Cream, Orange Juice and Sierra Mist

Chocolate Banana – Chocolate Ice Cream, Banana Puree, Milk and Ice

Old Fashion Shakes \$3.95

Strawberry

Chocolate

Vanilla

Cookies and Cream – Chocolate and Vanilla Ice Cream with Oreo Cookie Pieces

Brownie Madness- Chocolate Ice Cream with Brownie Pieces

Carmel Pecan – Vanilla Ice Cream, Vanilla and Carmel Syrup and Sugared Pecans

PMS (Perfectly Made Shake) – Chocolate Ice Cream, Peanut Butter and Carmel Syrup

Daily Dinner Specials

FREE Ice Cream or Rice Pudding for Dessert

Sunday

Roast Chicken \$10.95

From our family to your family, ½ Roast Chicken with Dressing, Mashed Potatoes, Gravy and Vegetables

Monday

Country Fried Steak \$10.95

A Southern Tradition, Jumbo breaded Steak with Homemade Country Gravy, Mashed Potatoes and Vegetables

Tuesday

Greek Chicken \$10.95

A piece of Mediterranean Heaven – right out of Yia Yia's served with Greek

roasted potatoes and a small Greek salad, Yasou!

Wednesday

Meatloaf Sundae \$9.95

This down home comfort food is sure to bring you back to your childhood. Our homemade meatloaf is piled high with mashed potatoes and grilled onions, topped with gravy and then surrounded by vegetables.

Thursday

Blackened Chicken & Shrimp Jambalaya Pasta \$11.95

Try a taste of New Orleans with our Jambalaya!

Chicken Breast, Shrimp and Spicy Andouille Sausage With Onions, Bell Peppers & Penne Pasta covered with a Spicy Tomato Sauce

Friday

Fish Fry \$10.95

Choice of Beer Battered Cod or Beer Battered Walleye deep fried with vegetable and choice of potato

Prime Rib Dinner \$16.95

A Full 12oz King Cut Prime Rib, Served with Vegetables and choice of Potato

Saturday

Huge Slab of BBQ Ribs \$15.95

The best finger-lickin' Ribs around! Baked with spices, then broiled to perfection and glazed with Sweet Baby Ray's BBQ sauce. Served with Vegetables and Choice of Potato

Prime Rib Dinner \$16.95

A Full 12oz King Cut Prime Rib, Served with Vegetables and choice of Potato

Let Us Cater Your Next Event!

Welcome to Sweet Basil Cafe Catering

If you need great food at great prices for your next event, you came to the right place! Sweet Basil Cafe is family owned and operated. Our food is prepared with only the finest and freshest ingredients. Our staff is happy to provide you with outstanding service that will make your special event a truly memorable one.

TRADITIONAL FAIRE•BOXED LUNCHES

HOR D'OEUVRES•PRIVATE PARTIES

CORPORATE EVENTS•PARTIES TO GO

MONDAY

KIDS EAT FREE

Introducing a sweet dinner deal: FREE!

MONDAYS 4PM – 8PM

FREE KIDS MEAL WITH AN ADULT MEAL
NOT GOOD WITH ANY OTHER OFFERS

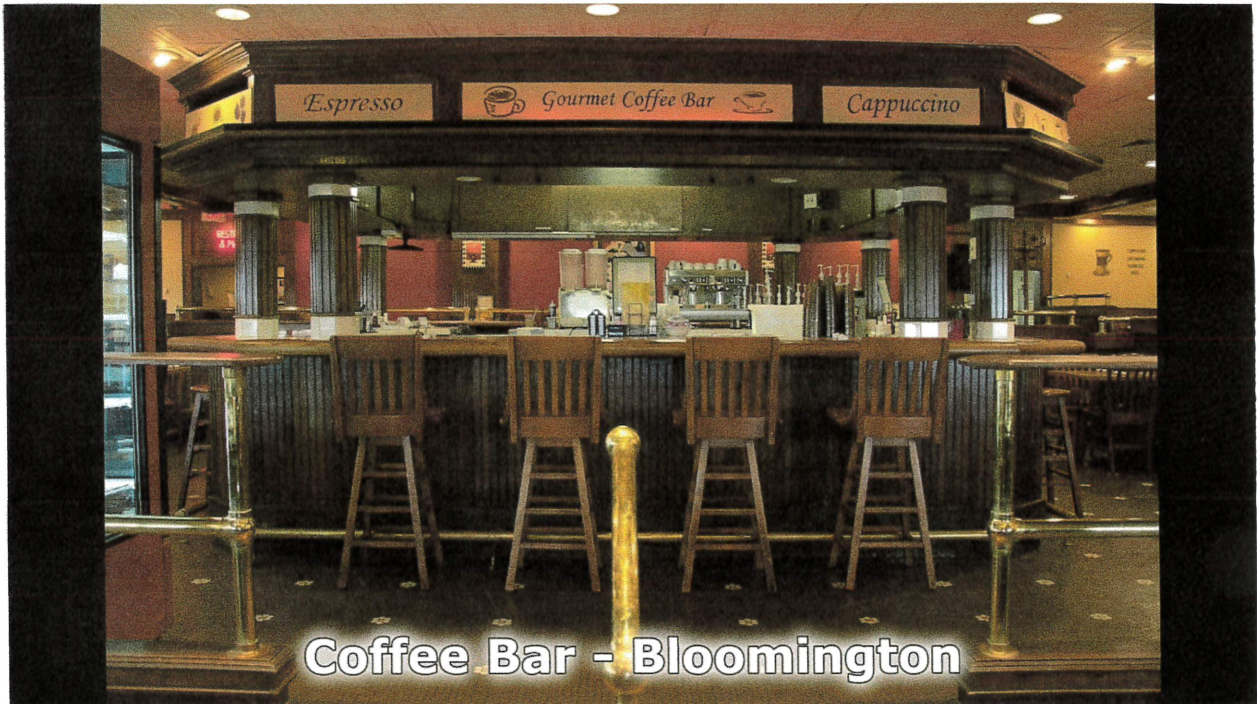
Not good with any other offers

Attachment: Business Plan (1417 N. Rand Road - SU Restaurant)

"Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase risk of foodborne illness."



Dining Room - Bloomington



Coffee Bar - Bloomington



Dining Room - Peoria



Coffee Bar - Peoria

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 12, 2019 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a restaurant pursuant to Section 11.02 (d)(19) of the Palatine Zoning Ordinance.
 The property is commonly known as 1417 N. Rand Road (02-12-101-040-0000).
 The Petitioner is proposing to open a restaurant.
 The above petition has been filed by Denise Karanus (Sweet Basil Cafe) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 19-11
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 25th day of February, 2019
 Published in Daily Herald
 February 25, 2019 (4519054)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 25-FEB-19 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4519054

Attachment: Public Notice (1417 N. Rand Road - SU Restaurant)