



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 10, 2020

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 25, 2020 7:00 PM

III. PUBLIC HEARING

1. 1355 N King George Court

Special Use to permit a sunroom addition to be setback 35 feet from the rear lot line instead of the minimum required 40 feet pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance.

2. 2391 N. Hicks Road

Special Use to permit a restaurant and catering business pursuant to Section 11.03 (d)(27) 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
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ZONING BOARD OF APPEALS MINUTES • FEBRUARY 25, 2020

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	Present	
Kevin Cavanaugh	Commissioner	Present	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Absent	

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Feb 11, 2020 7:00 PM - **Accepted**

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

Minutes Acceptance: Minutes of Feb 25, 2020 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 435 W. Illinois Ave. - **Recommended to Approve**

Notice was published in the Daily Herald on February 10, 2020 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey
4. Plans
5. US Army Corps of Engineers letter dated
6. IDNR letter dated
7. Public Notice

Sworn in staff: Ms. Lyn Bremanis

Sworn in the petitioners: Mr. James Holder Palatine Park District and Mr. Tom Rychlik

Mr. Holder gave a brief history of the corner of the path explaining it gets covered with mud and silt and becomes a safety hazard from the rain. He stated over the years the silt has built up 6 inches around the path. Mr. Holder explained the intent was to take the path and move it away from the creek to decrease the amount of flooding. This will allow the residents better access and the park doesn't have to close down as it had in the past during the spring months. He explained the intent is to move out to be able to use more and become safer.

Mr. Rychlik gave a brief overview of the process of moving the path. He explained the project is located in the regulatory flood plain/floodway. He spoke to the calculations provided to the Village, MWRD, US Army Corps, and IDNR that outline how the fill and cut have balanced to achieve an increase in the floodplains storage within this section of Salt Creek. He spoke to the required conveyance for the flow of the floodway. Mr. Rychlik explained with none of the path going vertical the floodway is not affected. He explained the grading was to put the finished asphalt surface at the existing grade in the new location and excavate and slope the existing area down to drain freely into Salt Creek.

Ms. Bremanis gave a brief overview of the request explaining per Village code they are required to have 110% of compensatory storage and they are proposing 117%. She stated they have a letter from the US Army Corps of Engineers stating they have no objections as well as a permit that was issued from the Illinois Department of Natural Resources. Ms. Bremanis stated Community Services and Engineering reviewed and did not have any issues. She went through the slides to show existing conditions of the location of the path.

Mr. Rychlik stated the southeast corner was a baseball field and the old path followed along the backstop to be used during games. He stated the field is gone so pulling the path away they are avoiding the low areas the gets buried under water from rain from Salt Creek. He explained this will allow use in marginal rain events but during high peak times it will still be closed as with most of the path up to Illinois Ave.

Ms. Roth-Wurster asked about tire tracks in the proposed location pointing out it was still soggy. She asked why they are not moving it in further in less of the floodplain.

Mr. Rychlik explained almost the entire park is in the floodplain referring to the aerial.

Ms. Roth-Wurster asked if the path is at an adequate distance for safety during baseball games.

Mr. Holder answered yes explaining the location cuts through the old ball field.

Sworn in Mr. Tom Voitas 262 W Bryant Ave

Mr. Voitas stated he moved in 3 years ago and is familiar with the flooding. He stated he never sees anyone using the path. He stated he has pictures of flooding. Mr. Voitas expressed concern on the cost of the project. He stated FEMA has an obligation to monitor the floodplain and do a remapping every 5 years asking if that area has been remapped.

Ms. Wood stated the questions need to pertain to the matter before us explaining staff can direct any other concerns to the appropriate person to contact.

Mr. Voitas expressed concern with the compensatory storage and the possibility of the flow rate increasing toward his and his neighbor's property. He referred to the aerial slide to indicate where flooding is.

Ms. Wood clarified his property has a lot flooding.

Mr. Voitas answered yes explaining he is concerned this will exasperate it. He restated he is concerned the cost is not worth how much the path will be used.

Ms. Wood asked how often the flooding occurs.

Mr. Voitas stated every time there is about 2 inches of rain.

Mr. Voitas submitted pictures of flooding into record as objector's exhibit #1.

Mr. Voitas asked about details on the retention fencing.

Sworn in Ms. Michele Webster 252 W Bryant Ave

Ms. Webster agreed with Mr. Mr. Voitas about the flooding. She stated they have not had any water damage in the interior of their homes. She expressed concern that more water will cause damage to their homes. Ms. Webster asked for the village to promise that they will handle the cleanup if these changes cause more flooding and damage to the inside of their homes.

Mr. Cavanaugh asked if staff had any graphics of the floodplain east of the creek.

Ms. Bremanis answered no.

Ms. Wood asked about the timing of the flood pictures specifically if they were taken at one time.

Mr. Voitas stated he was unsure.

Sworn in Mr. Ralph Osier 8 Lancaster Ct Algonquin, IL

Mr. Osier stated he is a friend of Mr. Voitas. He stated he is an arborist, horticultural consultant and a soils nutrition expert. He stated his main concern for the community is the plan detail refers to the cut and fill as needed. He stated the fill is the concern. Mr. Osier spoke to the path being 10 inches above grade which makes a wall and the small trench isn't likely to speed up the drainage enough. He expressed concern with the maintenance of the path with the silt suggesting excavating next to the path to remove the excess silt. He stated there is no reason to spend the money when this will only add maybe another week of use. Mr. Osier stated they will have the same silt issue just farther up the hill which will cause a rise and then a flood. He stated it is nicely drawn but long term it will not solve anything.

Mr. Cavanaugh asked if the opposite side of Mr. Voitas' property across the creek is level.

Mr. Osier answered no it's lower.

Discussion on flooding of Mr. Voitas' property.

Mr. Osier indicated he has not witnessed the other side flooded. He spoke to the neighbors' concerns about a rise in taxes and if the expense is worth having the path for 2 extra weeks out of the year. He stated all this does is straightening the path and if this is done there would be a basin installed to aid in flooding.

Sworn in Mr. Martin Appel 222 W Bryant

Mr. Appel stated he has lived in the neighborhood for 45 years and sees the corner flood every year. He stated he has used the path many times but thinks it should be closed because not many use it. He expressed concern for safety indicating he has fallen because of the conditions. He stated it is a waste of money. Mr. Appel stated in the past the park district wanted to put a bridge which would have been nice for him to access from his property.

Ms. Wood explained the meeting was not to decide what the park district is allocated to do. She explained the zoning meeting is to discuss the application to build in the floodplain.

Mr. Appel stated he has seen the creek 30 inches above the path.

Sworn in Mr. Reid Ottesen 991 S Cedar Street

Mr. Ottesen pointed out the detention basin behind his property which is impacted by the creek. He stated he sees a lot of people using the path and believes it makes sense to get it out the area that silts over. He pointed out the park district will be providing 117% compensation that will be improving the flooding situation. Mr. Ottesen stated maybe they can increase the compensatory storage. He stated from a public use standpoint it is not having any adverse

impact, it's improving the ability to store flood water and will improve the use of the park. Mr. Ottesen stated he is supportive and thinks there may be an opportunity to improve the plans to get a little more compensatory storage out of it.

Sworn in Mr. Frank Skorski 145 W Bryant Ave

Mr. Skorski stated he is surprised to hear about this request. He stated Birchwood was given to the park district with a land swap knowing it is in the flood plain. He stated the Army Corp of Engineers is responsible for everything since they own the land 30ft from the center of the creek so the Village should speak to them if they have not done so already. Mr. Skorski stated he would like it dredged out to flow as a canal. He stated they should raise the path 2ft and install drainage to improve the speed of the water which will help the sediment. He suggested that they buy 100 willow trees that drink water. He stated you cannot walk along Vermont Street because it floods especially when the ground is frozen.

Discussion on where Vermont Street is.

Sworn in Ms. Sandra Hurtado 262 W Bryant

Ms. Hurtado agreed with the others concerns. She asked how this will solve the flooding issues. She expressed concern with the removal of trees.

Mr. Holder stated to his knowledge the path is used frequently based on the calls he receives from residents for cleanup requests. He explained he has a duty to maintain a safe trail system. He stated the current trail is failing so something needs to be done so instead of just repaving they decided to move it out so it wouldn't cover up as much. He explained they are trying to get the path out the area that is completely inundated in water. Mr. Holder explained the intent is not to get high enough to keep out of water because that is impossible. He explained the goal is to clear from the average rainfall. Mr. Holder explained since he knows it is a hazard he is required to fix. He explained the cost to remove the path is more than to relocate it. Mr. Holder explained the cut and fill is deceitful because they are not actually filling but rather bringing in a path and removing 17% more than bringing in.

Mr. Luszczak asked how much higher the new path will be.

Mr. Rychlik explained the elevations.

Mr. Cavanaugh clarified the path is only deteriorating in this corner.

Mr. Holder stated it is not as bad in other locations explaining this is the worse spot.

Mr. Rychlik stated the total project costs \$50,000. He stated the FEMA flood study that was referenced was the flood insurance study of 2008 for Salt Creek which is the most recent for this waterway. Mr. Rychlik explained the referenced zero rise certification is what was reviewed by the IDNR for comparison of the conveyance which was achieved in the permit issued which confirms their

calculations met their requirements. He explained the fill in the floodplain to create the path is approximately 11 yards more. He spoke to the grading and the pipe going under the path to allow water to flow after the rain has subsided. Mr. Rychlik explained the intent is to be able to use the path after a reasonable storm.

Mr. McGinn asked if this will help alleviate any of flooding problems. Mr. Rychlik explained it will result in a very small amount of change but will go in the right direction.

Ms. Wood asked about the pipe to divert water. Mr. Rychlik explained it is a convenience drain.

Mr. Rychlik explained they are adding 15 inches to the lowest area to establish a minimum elevation. He explained the tree removal is not part of this portion of the project. He stated the US Army Corp permit was received.

Ms. Wood asked if they can do more to alleviate flooding in the neighborhood. Mr. Holder stated he can speak to Village staff to increase compensatory storage.

Mr. Cavanaugh asked Mr. Rychlik if he is an engineer. Mr. Rychlik answered yes.

Mr. Cavanaugh asked Mr. Rychlik in his professional opinion if this request will not cause more flooding. Mr. Rychlik answered that is correct. He explained that they will increase the elevation of the existing path by 15 inches.

Ms. Wood asked if it will decrease the flooding. Mr. Rychlik stated they are meeting and exceeding the requirements of the ordinance but the balance will not drastically affect the flood stages of Salt Creek. Mr. Holder explained the 15-inch rise is the level that the ground is currently.

Mr. Osier stated the 6-inch pipe is not sufficient. He stated it should be minimum 12 inches or multiple 12 inches trenches.

Ms. Webster asked if they can possibly go with an alternate plan like making the path a bridge so water can go under to the rest of the park.

Mr. Voitas stated he has read studies on the increased changes on climate change and the amount of rain we have been receiving pointing out the FEMA study was from 2008. He asked if there is any guarantee from the engineers how long the path will last. Mr. Voitas spoke about bio swales that can aid in reducing floodwater by approx. 20%. He agreed with adding trees stating a single tree can gather 2,000 liters of water and can also prevent erosion. He stated the Army Corps of Engineer have shown to not be accurate on several projects. He expressed concern on the size of the compensatory channel to

move that amount of water.

Mr. Skorski suggested finding a way to keep the water in Birchwood Park until it can go down.

Mr. Rychlik explained the project cost increases to change the size of the pipes. He explained they are not looking for the field to drain at a higher rate. He stated the cost of adding a bridge will be much higher.

Mr. Larson clarified they are not hindering and are adding more storage to meet requirements.

Mr. Rychlik answered yes explaining the natural swale has been created and the pipe is going to allow the water to continue to flow.

Mr. Voitas stated there is no guarantee to make the path more usable. He stated they will still be cleaning the silt. He gave an overview of what the best-case scenario would be if they had an unlimited budget.

Mr. Larson pointed out this is not a question that relates to the proposed request.

Mr. Cavanaugh agreed with the concern but pointed out the park district has addressed explaining they are required to repair the hazards.

Mr. Dittrich stated that if nothing is done the yards will continue to flood. This will help mitigate the current flooding to the neighbors' yards.

STAFF RECOMMENDATION:

The Petitioner is requesting to relocate a section of an existing walking/bike path that is in the flood plain which requires a Special Use by code. The proposed path is located further away from Salt Creek and at a higher elevation and reduced in length. Also, the Subdivision Ordinance regulates permitted and special uses in the floodplain. Parks, hiking trails, and bike paths are permitted uses in the floodplain, as they represent a more passive use of the property and therefore are viewed with differently than structures and residential yards in the floodplain, which require special use review. Nevertheless, the partial fill in the floodplain, notwithstanding the path relocation to a higher elevation, triggers the special use review, although the path itself is permitted by Code. In addition, the Petitioner is providing compensatory storage above the minimum required at 117% and has received sign off from both the US Army Corps of Engineers acceptance and Department of Natural Resources permit.

Therefore, Staff recommends approval with the following conditions.

1. The Special Use shall substantially conform to the site plan prepared by Gewalt Hamilton Associates dated by 9/03/2020 except as such plans may be changed to conform to Village Codes and Ordinances.
2. The final engineering plans shall be revised in a manner acceptable to the Village Engineer.

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

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

DELIBERATIONS:

Mr. Larson stated the changes of the path will not cause things to get worse. He stated the conditions are not going to change anything. He stated he thinks the request meets the standards.

Mr. McGinn pointed out the engineer testified if anything this will help the flooding. He stated with our without the request there will be flooding.

Mr. Cavanaugh stated he has been on the fence but the point of the special use is to help with public health safety and welfare and Mr. Holder explained they are open to potential litigation if they do not repair hazard conditions. He stated they are liable for the safety of park.

Ms. Roth-Wurster pointed out staff's report stated parks, hiking trails and bike paths are permitted uses in flood plains. She stated the engineers have gone through both IDNR and the Army Corp of Engineers. Ms. Roth-Wurster stated the park district's goal is to protect the public health safety and welfare. She stated the removal of the path is not feasible but this should make it better.

Ms. Wood stated they are improving the bike path, which is great. She stated she uses the bike path frequently and stated a lot of time she can't use due to flooding. She stated home value and impact is very important but it seems that this request may not help but will not harm. Ms. Wood stated this request will help the public health safety and welfare of the residents for the path.

Mr. Cavanaugh recommended adding a suggestion to put willow trees in that corner to help slightly.

Ms. Wood agreed with Mr. Cavanaugh. She stated she would like the residents and the park district to communicate in the future to see what can be done.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on March 16, 2020.

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

2. 1570 E. Northwest Highway - Recommended to Approve

Notice was published in the Daily Herald on February 10, 2020 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use & Variation
2. Proof of Ownership
3. Project Narrative
4. Petitioner's response letter dated 1-29-20
5. Boundary & Topographic Survey
6. Site Plan
7. Final Engineering Plans
8. Architectural Plans
9. Floor Plan
10. 0-133-97 Special Use and Variation Ordinance for McDonalds
11. Public Notice

Sworn in Mr. Dan Olsen 2631 Ginger Woods Pkwy Aurora Civil Engineer/ Project Manager

Mr. Olsen gave a brief overview of the request including an amendment to the existing special use and additional variances for the drive-thru width and parking stall depths. He spoke of the existing conditions of the site referring to the plat of survey slide. He explained they are looking to remodel the building and redo the site. Mr. Olsen explained the proposal keeps the existing site layout with the driveways and the one-way circulation. He explained the main change to site is the double drive-thru. He explained since it is such a tight site they need to ask for relief in certain areas. He stated they are updating the site to be ADA compliant. Mr. Olsen explained as part of the project the parallel parking stalls next to drive thru will be removed to provide an escape lane for the proposed drive thru. He explained the stalls circled in red on the site plan slide will be designated as employee parking. Mr. Olsen stated the garbage coral will remain the same fully screened. He stated they are putting the side by side drive-thru in all the locations explaining the benefits. He stated the stacking benefits this site because it is so small. Mr. Olsen stated the updates drive-thru equipment is more efficient pointing out 75% of the vehicles that visit this site use the drive thru. He stated the stacking ability will increase by 3 vehicles from 10-13. Mr. Olsen stated they are adding pull thru parking stalls for orders that require more time to keep the drive thru moving. He pointed out they meet parking requirements. He explained the reason for the variance is due to the site tightness. Mr. Olsen spoke to the other updates on both exterior and interior referring to the elevation and floor plan slides.

Mr. Larson asked if there is any concern about the tightness of the turn.

Mr. Olsen answered no explaining a typical bypass lane is 12 ft. and they have

12.3 ft. He stated all standards have been met.

Mr. Larson asked about current distance between parking spots and turn.
Mr. Olsen stated he would guess they are around 10-11 ft.

Mr. Luszczyk clarified the existing width is 10 ft.
Mr. Olsen explained it is a close guess. He explained even though they are mirroring what is existing since they are adding a lane they need to request the variance.

Mr. Luszczyk asked what is in the island.
Mr. Olsen explained there was a landscaping plan that was submitted. He stated there is a raised 6-inch curb area with landscaping.

Mr. Luszczyk asked if the island could be smaller.
Mr. Olsen explained if it was smaller you won't get the minimum radius and the menu board gets too close to the curb and gets hit.

Mr. Larson asked if the trash coral is still accessible.
Mr. Olsen answered yes explaining the coral doors face west which mirrors the current conditions.

Ms. Wood clarified the traffic pattern stays the same and adding the pork chop.
Mr. Olsen answered yes.

Ms. Bremanis stated Mr. Olsen gave a detailed overview. She went through the slides of existing conditions. She stated Community Services, Engineering and Fire Prevention have reviewed and had no issues.

STAFF RECOMMENDATION:

The Petitioner is seeking approval to make changes to the existing McDonald's site plan approved in 1997 (#O-133-97) for the addition of a second drive-through lane. Currently, traffic flows in a one-way direction through the site, and the existing drive-through lane is substandard per the current Zoning Ordinance. At the time the initial site plan was approved, the Zoning Ordinance did not have drive-through requirements for stacking, widths, and escape lanes. The Zoning Ordinance was not amended until 2008. While the proposed second drive-through lane would not meet the required width, the existing drive-through lane would be widened to meet Code. The Petitioner has indicated the turning movements and vehicular circulation patterns throughout the site will ultimately remain the same, and the access points and circulation will not be affected. The Petitioner has also indicated that with a second drive-through lane will increase the number of stacking spaces, which will increase efficiency and effectiveness. In order to accommodate a second drive-through lane while maintaining a one-way flow around the site, the 3 parallel parking spaces on the east side of the property will be removed. Those parking spaces will be replaced with 2 perpendicular spaces directly south and adjacent to the existing garbage enclosure area. The proposed parking spaces will be 18 feet in length, whereas

19 feet is required per Code. The Zoning Ordinance also requires a 12-foot wide escape lane for all drive-through. If the parking spaces were lengthened to 19 feet, this would eliminate the Variation for the parking space, but most likely necessitate a Variation for a non-conforming escape lane width. The Petitioner has agreed to designate these 2 parking spaces as well as the other 2 parking spaces directly west and adjacent to the garbage enclosure as "Employee Parking Only" spaces in order to reduce potential traffic conflicts between vehicles backing in and out and those using the escape lane. Additionally, the Petitioner has indicated that a majority (75%) of business is drive-through.

With that being said, Staff does not believe site plan changes will adversely affect the Subject Property as the overall flow and circulation throughout the site is not changing. Therefore, Staff recommends approval of the Special Use Amendment and Variations, subject to the following conditions:

1. The Special Use and Variations shall substantially conform to the site plan prepared by Watermark Engineering dated by 1/29/2020 except as such plans may be changed to conform to Village Codes and Ordinances.
2. The two (2) parking spaces directly south and immediately adjacent and the two (2) parking spaces directly west and immediately adjacent to the garbage enclosure shall be designated as "Employee Parking Only" parking spaces.
3. A landscaping and parkway tree replacement plan shall be submitted in conjunction with the building permit submission for the proposed site improvements, in a manner acceptable to the Department of Planning and Zoning, with review by the Public Works Department.

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

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

DELIBERATIONS:

Mr. Cavanaugh stated he understands the need for this since it is an older McDonalds and needs improvements. He stated he thinks this will improve the appearance of that corridor of Palatine. He stated nothing in the special uses and variations is alarming. Mr. Cavanaugh stated the second drive-thru is pretty standard in the newly remodeled McDonalds and in this facility's case much needed due to 75% of their business being drive thru to help get the vehicles in and out of the property more efficiently.

Ms. Wood stated this property has been in business for longer than the codes have been in place. She stated it is expected to yield a reasonable return using a drive-thru.

Ms. Roth-Wurster agreed that the standards have been met. She stated they have thoughtfully gone through this with creating the employee parking spaces.

Ms. Wood stated she doesn't think the elimination of the parallel parking spaces will be a problem.

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 9, 2020.

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

IV. COMMUNICATIONS

The next meeting will be on Tuesday March 10th. There will be two items.

V. ADJOURNMENT

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 03/10/20 07:00 PM

CASE STAFF STATEMENT (ID # 5912)

1355 N King George Court

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Brad Sashko

CASE NUMBER: 20-06

ADDRESS: 1355 N. King George Court

PROPOSAL:

Special Use to permit a rear yard setback of 35 feet instead of the minimum required 40 feet, pursuant to Section 10.06 (c) (13) of the Palatine Zoning Ordinance

<u>LOCATION:</u> 1355 N. King George Ct. District 3 (Myslinski)	<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-2 Single Family Residential
<u>West:</u>	R-2 Single Family Residential

BACKGROUND:

The Petitioner constructed a sunroom that encroaches into the required 40-foot rear yard setback. Therefore, the Petitioner is requesting a:

Special Use to permit a sunroom addition to be set back 35 feet from the rear lot line, instead of the minimum required 40 feet.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family Residential.
- The proposed sunroom is 15.67 feet X 19 feet and the rear yard setback is 35 feet.
- The addition is a one-story structure and meets code for height at 15.25 feet.
- Both building and lot coverage meet code (approximately 15% and 24%).

- A letter indicating support for the requested relief was submitted by the property owner at 1367 King George Court, which is directly north of the subject property and shares the interior side yard.

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 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 applied for a building permit to replace the deck, with a sunroom in July 2019; however, the permit was never issued. As a follow-up to the initial building permit review, the Petitioner was sent a review letter advising that if the deck structure were to be converted to a sunroom, a rear yard setback reduction would be required. Ultimately, the Petitioner constructed the sunroom, without the required building permit.

While Staff does not believe the Special Use would alter the essential character of the neighborhood, the Petitioner constructed the sunroom in the absence of a building permit and required zoning relief. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the elevation plan and site plan submitted by the Petitioner, Brad Sashko, except as such plans may be changed to conform to Village Codes and Ordinances.

Case Staff Statement (ID # 5912)
Meeting of March 10, 2020

ATTACHMENTS:

- Aerial map - 1355 N. King George Court
- Application
- Plat-Site Plan
- Elevation
- Letter of Support
- Public Notice

1355 N King George Court

3.1.a



VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

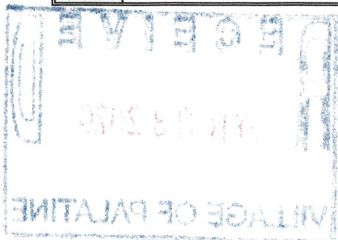
Department of Planning & Zoning
200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

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

date received

Background Information	PETITIONER(S) <i>BRAD SASHKO</i>		Business Name (if applicable)	
	Subject Property Address <i>1355 N. KING GEORGE CT. PALATINE, IL 60067</i>			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) ☐ Special Use ☐ Special Use Amendment ☒ Variation			
	Existing Zoning District <i>R-2 SF</i>	Existing Land Use <i>RESIDENTIAL</i>	Proposed Land Use <i>RESIDENTIAL</i>	
	Generally describe your request: <i>THE STRUCTURE THAT IS THE SUBJECT OF THIS REQUEST IS A SUNROOM. THE STRUCTURE (SUNROOM) WILL BE 3'-4' SHORT (36.5') OF THE 40' REQUIREMENT FROM THE REAR SET BACK. THE SUNROOM WAS INTENDED TO SIT ON THE NEWLY BUILT DECK THAT REPLACED A COLLAPSING DECK THAT WAS PRE-EXISTING TO OUR PURCHASE OF THE HOME IN JULY 2018. ADDITIONAL INFORMATION CAN BE FOUND IN THE ATTACHED PETITIONER JUSTIFICATION RESPONSE.</i>			

Attachment: Application (1355 N King George Court - SU Setback)





SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

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

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

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

Special Use: Petitioner's Justification

SASHKO: 1355 N King George Ct. Palatine, IL

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

- *The use is only deemed necessary to the owner of 1355 N King George Ct. Palatine, IL (SFR)*

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

- *The constructed deck and sunroom were built to replace a previously unsafe deck attached to the residence upon taking ownership in July 2018. The newly constructed sunroom/deck was built to the same dimensions as the previously standing deck. Conventional framing practices were used in an attempt to comply with 2015 IRC Building codes provided by the village, as well as the owner/builder's own research which is referenced in the building permit application. This structure was built for the sole purpose of seasonal use by the residents.*

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

- *As stated, the deck/sunroom was created to replace an unsafe eyesore that was previously standing prior to the purchase of the home. Nearby property values should not be affected by this replacement and the erection of the sunroom. The sunroom is intended to match the siding of the house which was to be performed by professional contractors. This is also true for the asphalt shingles on the roof of the sunroom.*

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

- Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- The structure is to be used seasonally, and solely by the residents. The structure is attached to the house and will not create any additional noise to the immediate properties adjacent to 1355 N King George Ct.*
- Impose undue health, sanitation or safety burdens on the village
- The deck and sunroom are for seasonal use, there is no plumbing or HVAC access to the structure/deck or the adjacent patio that was previously constructed prior to purchase of the home.*
- Create excessive demands on the Village of Palatine Police Department
- The seasonal use of this sunroom will have no effect on the Village of Palatine Public Safety organizations.*

d. Be of a nature otherwise prohibited by law or village ordinance

- *Not to the knowledge of the owner*

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



PLAT OF SURVEY

ARCHITECTURAL - INDUSTRIAL - LOTS - FARMS - SUBDIVISIONS - MORTGAGE - CONDOMINIUMS

BY

E. DEMBROWSKI & ASSOCIATES, INC.

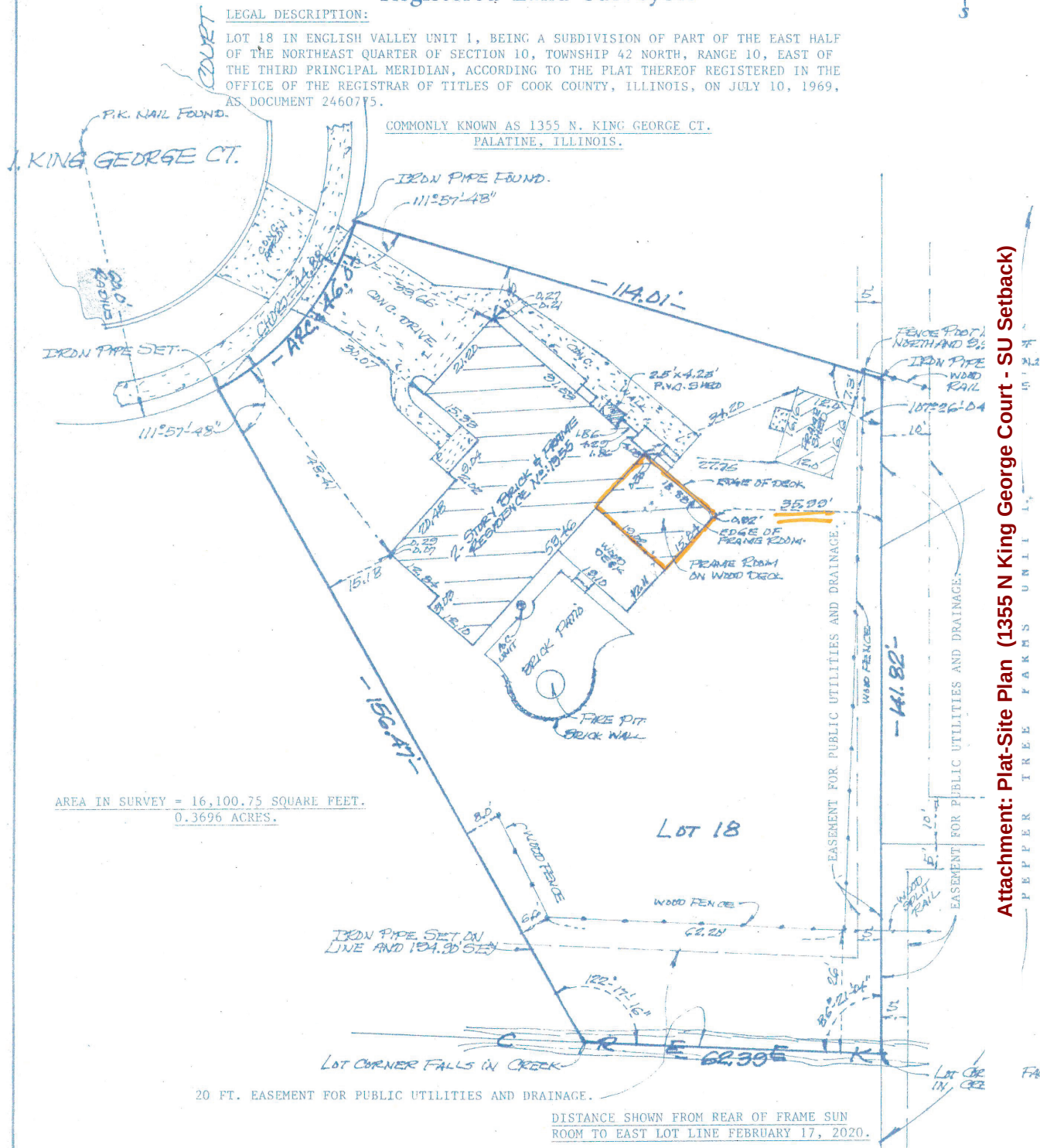
Registered Land Surveyors



LEGAL DESCRIPTION:

LOT 18 IN ENGLISH VALLEY UNIT 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 10, 1969, AS DOCUMENT 2460775.

COMMONLY KNOWN AS 1355 N. KING GEORGE CT.
PALATINE, ILLINOIS.



AREA IN SURVEY = 16,100.75 SQUARE FEET.
0.3696 ACRES.

LOT 18

20 FT. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE.

DISTANCE SHOWN FROM REAR OF FRAME SUN ROOM TO EAST LOT LINE FEBRUARY 17, 2020.

NOTE

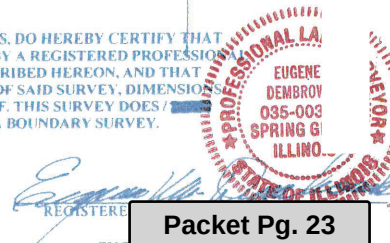
- * DIMENSIONS ARE NOT TO BE ASSUMED OR SCALED
- * COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY
- * THE LEGAL DESCRIPTION SHOWN HEREON WAS SUBMITTED TO THE SURVEYOR FOR USE IN PREPARATION OF THIS SURVEY AND MUST BE COMPARED TO THE DEED OR TITLE COMMITMENT

STATE OF ILLINOIS
COUNTY OF McHENRY

WE, E. DEMBROWSKI & ASSOCIATES, DO HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE UNDER ITS DIRECTION BY A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR OF THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS SURVEY DOES / ☒ CONFORM TO THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Order No. 202013
Scale: 1 inch = 20 feet
Date FEBRUARY 7, 2020.
ROAD CATCH

E. DEMBROWSKI & ASSOCIATES, INC.
1101 PADDOCK RD.
SPRING GROVE, ILL. 60081-9472
PHONE: 847-540-9371 / 815-675-0661



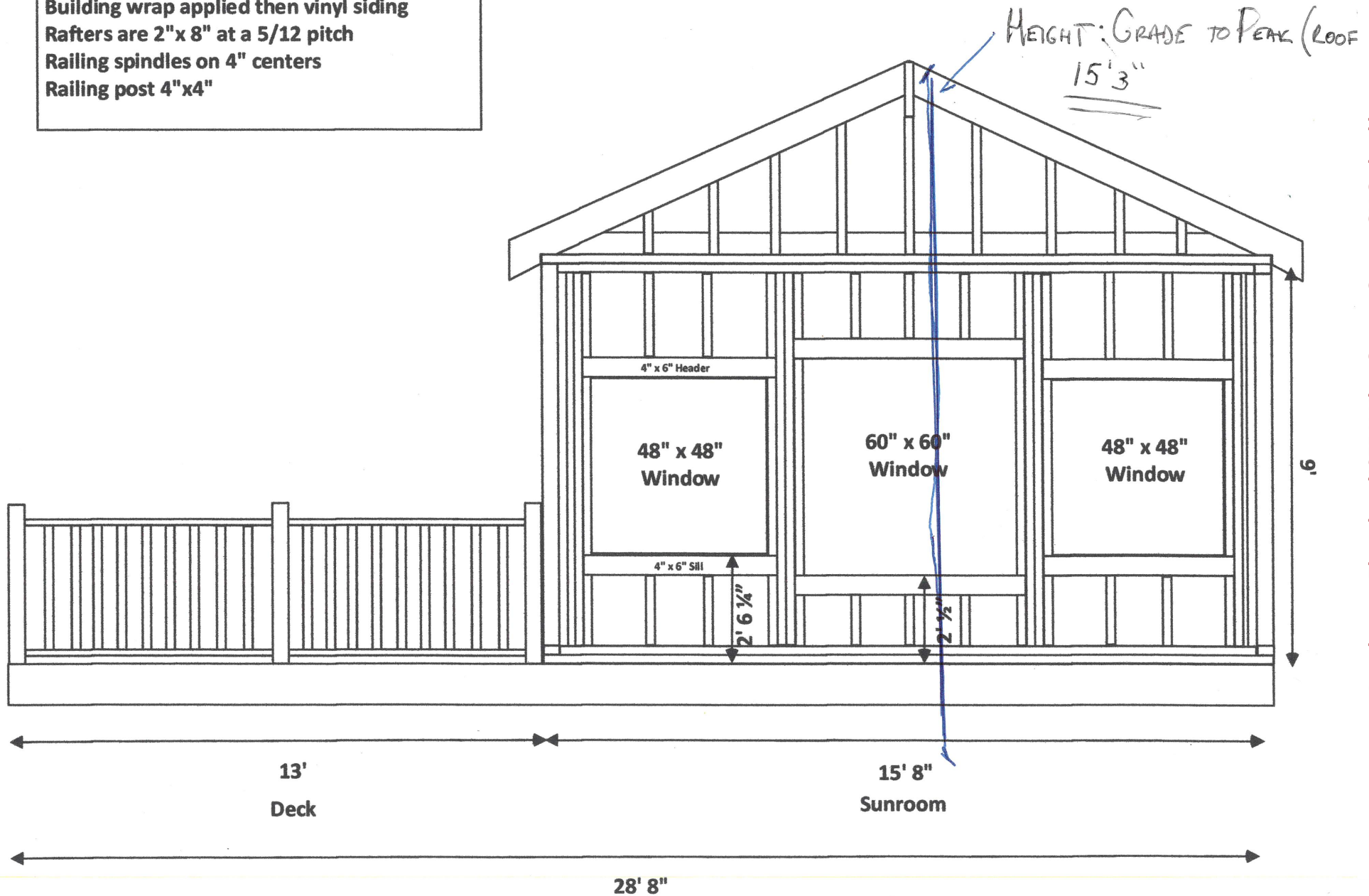


Notes:

Typical wood framing 16" oc
Walls covered in 1/2" OXB
Building wrap applied then vinyl siding
Rafters are 2"x 8" at a 5/12 pitch
Railing spindles on 4" centers
Railing post 4"x4"

East Elevation Plan 1355 King George Ct

3.1.d



Attachment: Elevation (1355 N King George Court - SU Setback)

Lyn Bremanis

From: Steve Clair [REDACTED]
Sent: Tuesday, February 25, 2020 2:38 PM
To: Lyn Bremanis
Subject: 1355 North King George Ct

Hi Lyn,

I received a notice of a public hearing regarding a special use permit for a sunroom my neighbor is building. My property, 1367 NKG Ct, is next to his, on the north side. Because of the location of the sunroom, and other structures, I am probably the only neighbor that can actually see the sunroom. I have no objection to allowing him to finish construction of the sunroom and want to know if I need to attend a meeting to vote my support, or if this written statement is adequate record of my agreement to allow the special permit. Please advise.

Thank you,



Steve Clair
[REDACTED]

Attachment: Letter of Support (1355 N King George Court - SU Setback)

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 10, 2020 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 sunroom addition to be set back 35 feet from the rear lot line, instead of the minimum required 40 feet pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance.

The property is commonly known as 1355 N. King George Court (02-10-203-016).

The Petitioner constructed a sunroom that encroaches approximately 5 feet into the minimum required rear yard setback of 40 feet.

The above petition has been filed by Brad Sashko and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 20-06

VILLAGE OF PALATINE

Jan Wood, Chair

Palatine Zoning Board

of Appeals

DATED: This 24th day of

February, 2020

Published in Daily Herald

February 24, 2020 (4541157)

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 02/24/2020 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 # 4541157

Attachment: Public Notice (1355 N King George Court - SU Setback)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 03/10/20 07:00 PM

CASE STAFF STATEMENT (ID # 5914)

2391 N. Hicks Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Kristina Gaardbo, Chicago Culinary Kitchen

CASE NUMBER: 20-07

ADDRESS: 2391 N. Hicks Road

PROPOSAL:

Special Use to permit a restaurant and catering business, pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 2391 N. Hicks Road District 3 (Mylinski)	<u>CURRENT ZONING:</u> Planned Development
---	---

SURROUNDING CONDITIONS:

<u>North:</u>	Outside of Village Boundaries - Long Grove - Menards Shopping Center
<u>South:</u>	Planned Development (Empty Lot)
<u>East:</u>	Planned Development (Residential)
<u>West:</u>	Planned Development (Auto Repair and Car Wash)

BACKGROUND:

The Petitioner is proposing to relocate an existing restaurant and catering business to 2391 N. Hick Road. Therefore, the Petitioner is requesting a:

Special Use to permit a restaurant and catering business.

SITE ANALYSIS:

- The Subject Property is zoned Planned Development and contains the Lake Cook Commons shopping center. The proposed restaurant will be located in the previous Community Food Mart and will expand into the vacant space to the south.

- The Planned Development Ordinance indicates that the commercial uses shall follow the B-2 uses lists and regulations. Thus, a Special Use is required.
- The Petitioner is currently located at 773 N. Quentin Road and is proposing to relocate all business operations to Lake Cook Commons.
- Chicago Culinary Kitchen's currently approved business plan includes a restaurant, catering, and private food education events. The new location will be inclusive of all of these, with the addition of a full bar.
- Per the requested liquor license and business plan, the restaurant hours of operation would be as follows:
 - Monday - Thursday 10 AM - 12 AM
 - Friday and Saturday 10 AM - 1 AM
 - Sunday 10 AM - 12 AM
- There will be 12 - 15 employees.
- The menu for both the restaurant and catering are included with the packet.
- The floor plan indicates 77 seats inside including bar seating. The floorplan also includes an outdoor seating area. The outdoor patio area indicates 20 seats. Due to their seasonal use, the parking calculations do not include outdoor seating.
- The shopping center currently has 130 parking spaces. With the addition of the outdoor patio space 5 spaces are being removed, leaving 125 spaces
- The tenant space is approximately 3,500 square feet requiring 35 parking spaces as the 1/100 ratio is the more restrictive requirement. With the addition of the restaurant, 119 spaces are required and 125 spaces will be provided.
- There are currently 5 commercial vehicles/trailers associated with the business. The Petitioner has indicated that 3 of these vehicles/trailers will be relocated to the new location and are shown on the site plan. The other 2 will be stored off site.
- The parking section of the Zoning Ordinance requires that all off-street commercial parking is effectively screened from residential properties with either a solid fence or wall or a densely planted hedge. Lake Cook Commons is directly adjacent to the Bourbon Square apartments and residentially zoned property. As part of the Special Use review process, the Petitioner has indicated that screening will be added to the east of the property that is residentially zoned.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	No Issues Identified
Environmental Health	No Issues Identified
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 relocate an existing restaurant and catering business to a vacant tenant space in Lake Cook Commons. The proposal includes the addition of an outdoor seating area and the relocation of three vehicles that are used to add atmosphere, two of which will be used for offsite catering events as well. Lake Cook Commons will have 125 parking spaces once the outdoor area is added. With the addition of the restaurant the site will still be over parked by 6 spaces, therefore Staff does not have any parking concerns.

As the proposed use would be occupying a vacant tenant space previously occupied by another restaurant/convenient mart, 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 business plan, including the commercial vehicle parking plan, submitted by the Petitioner on 2/15/20 and the floor plan and site plan prepared by the architect, J. DiMaria Architecture, LLC on 2/19/2020, except as such plans may be changed to conform to Village Codes and Ordinances. The business plan should be revised to include the intended use of the 4 parking spaces, directly north of the outdoor seating area, as employee parking for Chicago Culinary Kitchen. This would further limit the frequency of use and turnover for those spaces.
2. A final landscaping/fencing plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

3. None of the commercial vehicles/trailers will be utilized including for cooking or food storage, holding, or preparation, without the review and approval from the Village of Palatine.

ATTACHMENTS:

- Aerial map - 2391 N. Hicks Road
- Application
- Plat of Survey
- Site Plan
- Business Plan
- Menus
- Floor Plan
- Public Notice

2391 N Hicks Road

3.2.a

VILLAGE OF
PALATINE



Attachment: Aerial map - 2391 N. Hicks Road (2391 N. Hicks Road - SU Restaurant/Catering)



VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Kristina Gaardbo		SW2 LLC Chicago Culinary Kitchen Rockin Rodizio	
	Subject Property Address			
	2391-2393-2389 N. Hick Rd. Palatine, IL			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	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	
B2		Convenience Store	Restaurant	
Generally describe your request:				
To relocate a current Palatine restaurant to a new and larger location. To extend business hours to reflect a class D liquor license and to acquire a class D liquor license in lieu of the current class G and class P liquor licenses.				

Attachment: Application (2391 N. Hicks Road - SU Restaurant/Catering)



SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

It is a perfect location for a restaurant to open. 65k cars pass daily including anyone wanting to access the highway. The demand for CCK and growth of CCK requires us to relocate to a larger space.

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

All food storage and food preparation will be done according to code. All managers and staff will receive and maintain training and the required certifications.

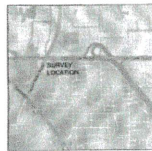
3. The use will not cause substantial injury to nearby property values

We will be filling a vacant space and be adding value to the property. And we will be drawing more business to Palatine due to the visibility and location of the future restaurant space.

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



GREMLEY & BIEDERMANN
A Division of
PLCS Corporation
LTD. NO. 00-000000
PROFESSIONAL LAND SURVEYORS
4500 North Elmwood Avenue, Chicago, IL 60630
Telephone: (312) 480-9100 Fax: (312) 590-6400 Email: RFP@PLCS-Survey.com
EXHIBIT

PARCEL 1
L31 1 IN THE PLAT OF RESUBDIVISION OF PARCEL ONE OF BOURBON SQUARE, A PLANNED UNIT
DEVELOPMENT OF 3343 PART OF THE NORTH 10 OF THE NORTHEAST 14 OF SECTION 2, TOWNSHIP 42
NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION
RECORDED AUGUST 19, 2002 AS EXCERPT 90893035, ALL IN COOK COUNTY, ILLINOIS

EXHIBIT

PARCEL 1
L31 1 IN THE PLAT OF RESUBDIVISION OF PARCEL ONE OF BOURBON SQUARE, A PLANNED UNIT
DEVELOPMENT OF 3343 PART OF THE NORTH 10 OF THE NORTHEAST 14 OF SECTION 2, TOWNSHIP 42
NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION
RECORDED AUGUST 19, 2002 AS EXCERPT 90893035, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY ACCESS EASEMENT AGREEMENT DATED MAY 30, 2002 AND RECORDED AUGUST 19, 2002 AS DOCUMENT 001608926, AND DEED DATED AUGUST 29, 2002 AND RECORDED SEPTEMBER 18, 2002 AS DOCUMENT 0021010520 FROM LOR BOURDON SQUARE VISTAS, INC. TO MUHAMMAD AMJAD AND SAGHA AMJAD, AND AS AMENDED BY AMENDMENT RECORDED SEPTEMBER 18, 2002 AS DOCUMENT 002101523, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOT 2 OF PARCEL ONE OF BOURBON SQUARE, A PLANNED UNIT DEVELOPMENT IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

[illegible]

CONTAINING 160,479 SQ. FT. OR 3.71 ACRES MORE OR LESS

WEST LAKE COOK ROAD
(RECORD 82 PUBLIC ROAD)

SURVEY NOTE:
THIS SURVEY'S

[illegible]

VICINITY MAP

LEGEND

These standard symbols will be found in the drawing.

-  Storm Drain
-  Storm Inlet
-  San Man
-  Water Fire Hydrant
-  Japanese Medeet
-  Utility Pole
-  Guy Anchor
-  Electric Water
-  Electric Light Pole
-  Electric Traffic Signal
-  Electric Light Pole with Iron
-  Electric Traffic Control Box
-  Electric Traffic Vault
-  Electric Mounted Wall Light
-  Gas Meter
-  Tree - Evergreen
-  Sign Post
-  Bumper Post

ISSUED BY: LANE DICKSON, L.L.C.	DATE: 05/06/2016	ISSUED BY: LANE DICKSON, L.L.C.
ISSUED TO: 2304 40 WEST BURNING LANE	DATE: 05/06/2016	ISSUED TO: 2304 40 WEST BURNING LANE
GEMLEY & BIEDERMAN P.L.L.C. - CAROLINA 1000 N. W. 10th Street 400 North Main Street, Suite 1000 Tampa, FL 33602-4000 Telephone: 813-885-4542 Fax: 813-281-3838 E-Mail: info@gbllc.com		
ISSUED BY: LANE DICKSON, L.L.C.	DATE: 05/06/2016	ISSUED BY: LANE DICKSON, L.L.C.
ISSUED TO: 2304 40 WEST BURNING LANE	DATE: 05/06/2016	ISSUED TO: 2304 40 WEST BURNING LANE
2017-23682-001		

SURVEY NOTES:
PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP VILLAGE OF PALATINE, IL INCH, MAP NO. 17031C00443, EFFECTIVE DATE AUGUST 19, 2006

STATE OF ALABAMA
COUNTY OF COOKE

WE, ORLANDY AND DEERBERGER INC. DO HEREBY CERTIFY I
PREPARED THIS EXHIBIT FOR THE USES AND PURPOSES AS
AMERICAN AERIAL SURVEY IN FEET AND DECIMAL, HAVING THE
FIELD MEASUREMENTS COMPLETED MARCH 2, 2017

SIGNED ON March 12, 2017
[Signature]
PROFESSIONAL LAND SURVEYOR #12602
My license expires November 30, 2019

DEMO. PERMIT	01/22/20
SITE PLANNING	01/23/20
SITE PLANNING CLARIF.	
REVISIONS	

ARCHITECT:
J.DiMaria Architecture, |
824 W. Superior St. #2C
Chicago IL. 60642
773 817 3735
jdimariarchitecture@gmail.com

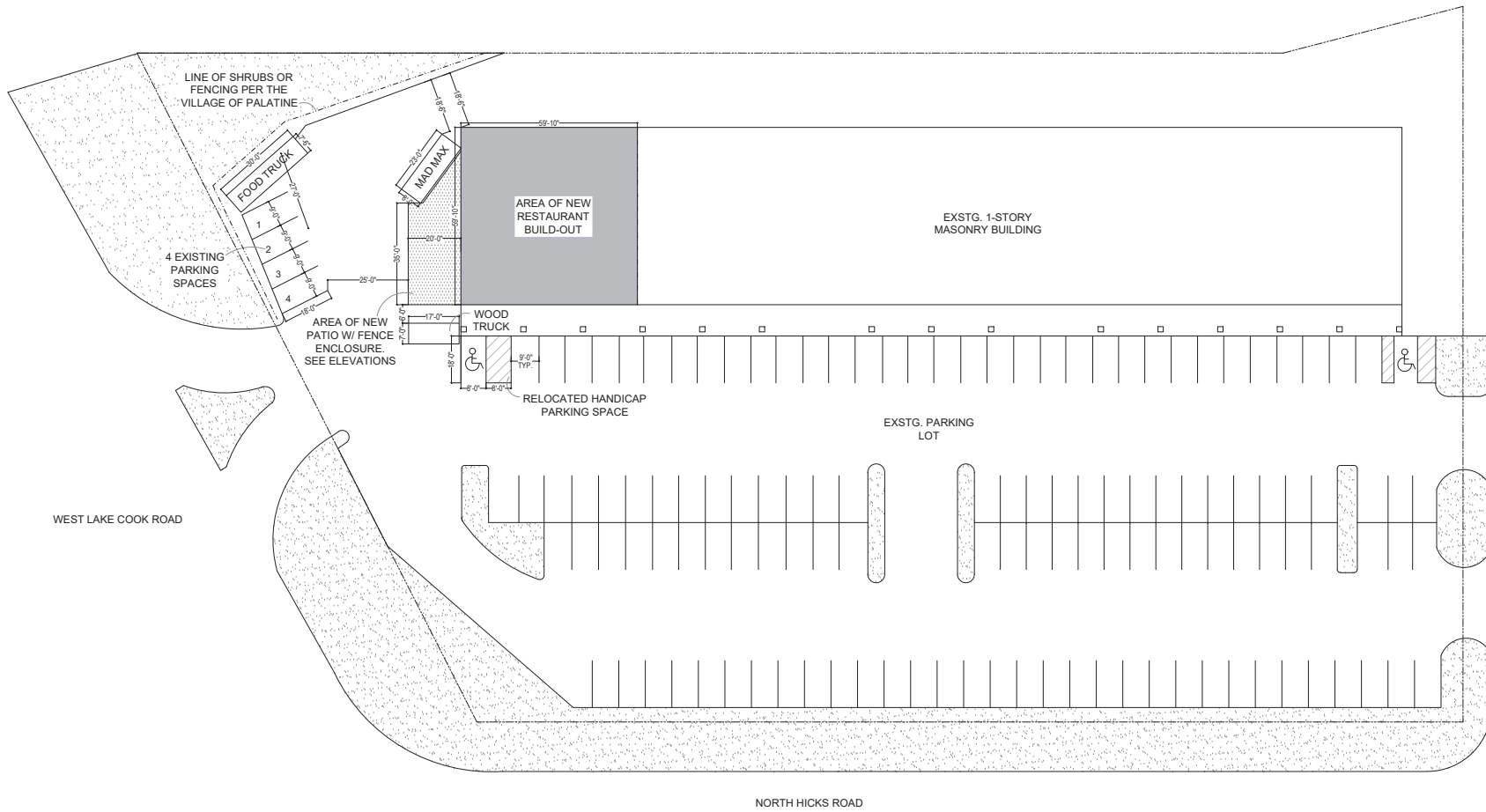
CCK RESTAURANT
NORTH HICKS ROAD
#2389, #2391, #239
PALATINE, IL. 60074

PROPOSED SITE PLAN



S1.

Attachment: Site Plan (2391 N. Hicks Road - SU Restaurant/Catering)



1 PROPOSED SITE PLAN
SCALE: NTS

CHICAGO CULINARY KITCHEN

SPECIAL USE FOR RELOCATION

Requesting special use to operate as a restaurant/caterer/event space in an existing B2 zoning district.

We will be seeking a Class D Liquor license and relinquishing both our Class P and Class G licenses.

Restaurant hours of operation to reflect Class D license:

Monday – Thursday 10:00am – 12:00am

Friday – Saturday 10:00am – 1:00am

Sunday 10:00am – 12:00am

Menu will be current Chicago Culinary Kitchen menu and the addition of, but not limited to: burgers, steaks, fries, milk shakes. Full service bar. (see attached menus)

Patio for outdoor seating to be developed opposite the outside wall 18' x 45'.

The food truck and two truck props will be parked on the premises: some vehicles may not be fully operable but are used for catering and atmosphere. (See site plan)

Food Truck 7.5' x 30'

Mad Max 8' x 23'

Wood Truck 7' x 17'

Signage:

1. Front face of restaurant – to code
2. Shopping Center Tower – to code
3. Outside wall facing Lake Cook Rd. – to code

SW2 LLC CHICAGO CULINARY KITCHEN BUSINESS PLAN

Prepared by:

Kristina Gaardbo and Greg Gaardbo

773 N Quentin Rd
Palatine, Illinois 60067
847-305-0055
kristina@shockwavesapparel.com

WWW.CHICAGOCULINARYKITCHEN.COM

Attachment: Business Plan (2391 N. Hicks Road - SU Restaurant/Catering)

I. EXECUTIVE SUMMARY

Chicago Culinary Kitchen was established as a Limited Liability Company at 773 N Quentin Rd, Palatine, Illinois 60067 with the expectation of rapid expansion in the food, education, entertainment industry in 2016.

Business Description

SW2 LLC was incorporated in 2014 in Illinois by Kristina and Greg Gaardbo. There are two dba's that operate under both the same LLC and the same location of 773 N. Quentin Rd., Palatine, IL 60067. Rockin Rodizio, founded February 2014, is a Brazilian style catering company that they use said location as a commissary for their prep work and storage prior to cooking offsite using their churrasco trailer. Chicago Culinary Kitchen, founded October 2016, originally operated at said location as an event space for private and public parties and classes. The classes include demonstration on and discussion on the preparation of and smoking of Texas BBQ, as well as education on the pairing of wine, craft beer or bourbon. As of March 2017, Chicago Culinary Kitchen opened as a restaurant operating only on Saturdays and Sundays from 11am until sell out (approximately 2pm), selling their Texas BBQ, as well as various specials from a wide variety of cuisines: burgers, Tex Mex, Asian BBQ, and American comfort foods. With the opening as a restaurant, they also began catering seven days a week, offering pick up, delivery, or offsite staffed services. Aside from the churrasco trailer, Chicago Culinary Kitchen also utilizes an Ole Hickory smoker trailer, a food truck and Mad Max (their vintage truck turned grill and reverse smoker trailer) for offsite catering, events, and festivals.

Management Team

Chicago Culinary Kitchen has an experienced management team who have together propelled its growth and success.

Owner and Personal Chef – Kristina Gaardbo, 7+ years as personal chef, Certified Cicerone (as of May 2019) and 9 years of experience as business manager at Shockwaves Promotional Apparel, RN, Long-time Palatine Resident.

Personal Chef - Greg Gaardbo, 7+ years as personal chef and 29+ years of experience as business owner of Shockwaves Promotional Apparel, Combat Marine Corp/Veteran.

Business Mission

Through delicious BBQ and specialty items, continue to produce a unique and alternative cuisine option to the current culinary offerings of Palatine in a fun and relaxed atmosphere with friendly and efficient service.

And provide fun and educational experiences and events for customers in a socially stimulating environment while enhancing customers' knowledge of BBQ, as well as educate customers' palates through paired classes of craft beer, fine wine, and spirit pairings and the culture behind the "tastes" presented.

New Service

Chicago Culinary Kitchen is seeking to relocate to Lake Cook Commons (2391-2393-2389 N. Hicks Rd, Palatine, IL 60074).

Increased seating: This relocation will allow Chicago Culinary Kitchen to expand in size to accommodate more customers with more square footage inside for seating, including a full service bar, and also outside seating with the development of a patio attached to the end unit.

Increased hours: With this expansion in size, they will also be expanding their hours of restaurant operation as follows: Monday through Thursday 10am – 12am and Friday/Saturday 10am – 1am and Sunday 10am – 12am (hours of Class D liquor license).

Change in Liquor Licensing: The new space will continue to serve as a both restaurant and class/event space, and they will apply for a class D liquor license in lieu of the Class P and Class G that currently held.

Increased offsite events & catering: Offsite catering will continue with the utilization of the Ole Hickory Smoker Trailer for offsite smoking, the Churrasco Trailer for Brazilian Style BBQ ‘dinner and a show’, and the Food Truck that is a full mobile kitchen. The increased square footage will allow for more kitchen space and storage to increase event and catering abilities. There will be ample space for storage, refrigeration, and prep to manage the restaurant, offsite catering events and onsite private parties and classes.

Increased private events and classes: They will also utilize the private room to continue and expand on both BBQ paired classes and private events. With the need to increase staff and create an additional management team there will be more opportunity to increase the number of classes and private parties hosted at Chicago Culinary Kitchen.

II. BUSINESS SUMMARY

Business History

The founding company, SW2 LLC, was formed on 02/12/2014 as Limited Liability Company under Illinois state laws and headed by Kristina Gaardbo and Greg Gaardbo.

Kristina and Greg Gaardbo are both personal chefs and Kristina is a Certified Cicerone. SW2 LLC started out in 2014 with a churrasco style catering company, dba Rockin Rodizio, utilizing 773 N. Quentin Rd. as a commissary to store product and do their prep work for offsite catering events. Over the course of two years they expanded Rockin Rodizio in both equipment and events, catering both private and corporate events, festivals, and weddings.

In 2016, Kristina and Greg Gaardbo created a second dba, Chicago Culinary Kitchen, which debuted in October teaching BBQ classes. The classes are done as a progressive dinner with demonstration on how to prepare meats for smoking as well as open discussion on the process. The menu includes cornbread, multiple courses of meat (sausage, chicken, ribs, pulled pork, brisket, etc) and all three of the signature sides (esquites, pit beans, f’n mac & cheese) finishing with bread pudding. Depending on the class, the menu is paired with one of the following: craft beer, wine, or bourbon. As with the food menu, the drink menu is accompanied with the history, culture, science and flavors to be noted and explained so that the attendees enjoy a fun, tasty and educational experience. Classes include 36 attendees a few times a month in the evenings and last approximately 3 hours.

As of March 2017, and simply because of popular demand from loyal class customers, Chicago Culinary Kitchen opened its doors as a restaurant. The restaurant hours are limited to weekends only; Saturday and Sunday 11am – sell out (approximately 2pm) and features a small standard BBQ menu as well as rotating specials of various cuisines. It is counter service only with communal seating and a rock n’ roll atmosphere.

In June 2017, Kristina and Greg were featured on National TV on **The Cooking Channel’s** *Man, Fire, Food* as Rockin Rodizio. And then in November 2017, they were featured again on **The Cooking Channel** but this time as Chicago Culinary Kitchen on *Big, Bad, BBQ Brawl*. In 2018, Kristina, Greg and their restaurant Chicago Culinary Kitchen was featured both on **WGN’s** *Chicago’s Best* for their BBQ classes and on **WTTW’s** *Check Please!* as a must try restaurant in the Chicagoland area. And also in 2018, Chicago Culinary Kitchen was voted #1 BBQ in Illinois by Money Magazine. They have seen exponential growth each year and have become a landmark for BBQ lovers maintaining loyal repeat customers as well as new customers who have just discovered them. Young and Old, near and far, people come from all walks of life to experience both the atmosphere and food that make up Chicago Culinary Kitchen.

Accomplishments:

People's Choice 2012 with Rockin Rodizio – Windy City Smoke

WGN News – lunch program (2016)

WGN radio – Pretty Late with Patti Vazquez (2016)

Fox News – lunch program (2016)

Hungry Hound – ABC 7 (May 2017)

Man Fire Food – Cooking Channel (June 2017)

Big Bad BBQ Brawl – Cooking Channel (November 2017)

Palatine Chamber of Commerce – Distinguished Business of the Year (December 2017)

Palatine Fire Department - Philanthropy Award (December 2017)

Chicago's Best – WGN (February 2018)

Best BBQ in Illinois – Money Magazine (September 2018) <http://time.com/money/5331071/best-barbecue-us-every-state/>

Hungry Hound – ABC 7 (August 31, 2018)

Check Please! – WTTW (November 2018)

Certified Cicerone – Kristina (May 2019)

**multiple publications in area news as well as additional appearances on news and radio stations (2019)*

Business Plan for Expansion

Our plan for expansion will require the relocation of Chicago Culinary Kitchen to a 3600 sq ft unit located at Lake Cook Commons (2391-2393-2389 N. Hicks Rd, Palatine, IL 60074). This location is advantageous for visibility from the passing traffic on Lake Cook Rd. It will also allow us to increase our kitchen space, storage space, customer seating, add a full service bar and create a patio for outdoor seating. We also plan to expand our hours of operation: Monday through Thursday 10am – 12am and Friday/Saturday 10am – 1am and Sunday 10am – 12am.

Currently we hold both a Class P and a Class G liquor license but will instead apply for and obtain a Class D license so that we may serve beer, wine, and spirits during restaurant hours.

Both the expansion in space and hours will create need for more employees – expected to have 12-15 employees. All employees will be trained and certified as needed in safe food handling and BASSET.

As part of our décor and catering business we will have three trucks/props in the parking lot. (see site plan) The other two trailers (smoker & churrasco) will not be stored onsite but will at time be brought to the restaurant to load up for offsite events.

Business Goals and Objectives

To continue to substantially increase our customers and sales through the restaurant, catering, and events. Keep food cost under 35% revenue. Keep employee labor cost between 24-29% revenue. Maintain friendly and efficient employees. Always serve excellent food by starting with quality ingredients. Maintain exceptional service in a unique and intriguing atmosphere. Market creatively and successfully to the entire Chicago land area and its suburbs.

III. MARKETING SUMMARY

Target Markets

Over the last three years, we have found our target market to be “everyone.” The range in ages and diversity of both ethnicities and cultures is amazing – everyone loves BBQ. BBQ is also one of the few cuisines people travel for, as we have learned through getting to know our customers. We will continue

to market to everyone using social media, signage, delicious food and word of mouth.

Pricing Strategy

Chicago Culinary Kitchen has completed a thorough analysis of its competitors' pricing. We will keep in mind our competition's pricing and the costs of customer acquisition. With the expansion of hours of operation, we do intend to create some changes to our menu, including some combos for both dine in/carry out and catering.

Promotional Strategy

We plan to market through online services, social media: Facebook & Instagram, public publications and our own website.

Situation Analysis

Strengths

Kristina and Greg Gaardbo have proven their culinary and business abilities in making a small start-up catering company a successful event space and restaurant. Chicago Culinary Kitchen has a strong following of both old and new customers who have been asking for expansion in both available seating and hours of operation, and as they have done before, they are focusing the growth of the restaurant to fulfill the demand as seen fit.

Weaknesses

Kristina and Greg Gaardbo will need to evolve their current practices and procedures for Chicago Culinary Kitchen into a fully operating restaurant. (But they are thrilled to do so!)

Opportunities

Increasing in both space and hours will allow both a further reach to wanting customers as well as an increase in revenue.

V. FINANCIAL PLAN

No outside funding will be necessary. Any and all monies needed will be personally provided for by both Terry Yormark, the landlord, and Kristina and Greg Gaardbo, the tenants.

Mad Max
Grill & Reverse Smoker
*used for offsite catering
and landmark prop
for restaurant.

Wood Truck
*Used as landmark prop for
restaurant and wood storage





↑
Food Truck
*Used for offsite
catering

Chicago Culinary Kitchen Restaurant Menu

Smoked:

Brisket
Pulled Pork
Pastrami
Ribs
Sausage
Chicken

Fried:

Chicken
Fries

Sides:

Esquites
Pit Beans
F'n Mac & Cheese
Cornbread
Coleslaw
Bread Pudding

Other:

Burgers
Varying specials: tacos, quesadillas, Asian BBQ, American comfort food, specialty desserts

Beverages:

Craft Beer
Bourbon
Crafted Cocktails
Wine
Craft Sodas
Milkshakes – boozy and virgin



CATERING MENU

INFO@CHICAGOCULINARYKITCHEN.COM / 773 N. QUENTIN ROAD PALATINE, IL 60067

SMOKED MEATS - MARKET PRICE

★ ★ WE DO NOT SAUCE ANYTHING ★ ★

BRISKET (WHOLE) - 10 LBS

\$190.00

PRIME ANGUS BEEF - (FEEDS UP TO 20)

PULLED PORK

5 LBS - (FEEDS UP TO 10)

\$85.00

10 LBS - (FEEDS UP TO 20)

\$160.00

PULLED BEEF

5 LBS - (FEEDS UP TO 10)

\$95.00

10 LBS - (FEEDS UP TO 20)

\$180.00

RIBS

ST. LOUIS RIBS - (FULL SLAB)

\$24.95

BACK ALLEY STICKY RIBS - (FULL SLAB)

\$26.95

BEEF RIBS - (SETS OF 2 FULL SLABS)

\$56.95

PASTRAMI BEEF RIBS - (FULL SLAB)

\$26.95

BEEF SHORT RIBS - (SETS OF 3)

\$75.00

HONEY HAM - 16 LBS

\$112.00

PASTRAMI - 10 LBS

\$195.00

PRIME RIB BONE-IN - 16 LBS

\$320.00

PORCHETTA - 12 LBS

\$200.00

MIKESKA SAUSAGE

5 FOR \$25.00

WHOLE HOG/PIG ROAST - MARKET PRICE

LEG OF LAMB

MARKET PRICE

TURKEY BREAST-WHOLE - 7 LBS

\$85.00

AMISH CHICKEN-WHOLE

\$16.00 EACH

BROASTED CHICKEN

MARKET PRICE

CALL FOR OPTIONS AVAILABLE

LAMP CHOPS

MARKET PRICE

SETS OF 14 / MINIMUM OF 2 SETS

WHOLE FISH

MARKET PRICE

CALL FOR OPTIONS AVAILABLE

DRY AGED STEAKS - CALL FOR OPTION

ALL ORDERS INCLUDE WHITE BREAD AND **McCLURE'S** SPICY PICKLE

PLEASE PLACE YOUR ORDER 3 DAYS PRIOR TO PICKUP DATE. ALL ORDERS MUST BE PAID IN FULL 2 DAYS PRIOR TO PICKUP DATE

★ WEEKDAY CATERING ORDER (MONDAY - FRIDAY) MUST BE A MINIMUM OF \$250 ★

★ TO PLACE ORDER PLEASE EMAIL: INFO@CHICAGOCULINARYKITCHEN.COM ★



CATERING MENU

INFO@CHICAGOCULINARYKITCHEN.COM / 773 N. QUENTIN ROAD PALATINE, IL 60067

SIDES

F'N MAC & CHEESE

PIT BEANS

ESQUITES - MEXICAN STREET CORN

TEXAS CAVIAR

GREEN BEANS

BREAD PUDDING

WITH FIREBALL CARAMEL SAUCE

GIANT BAKED POTATO - (MINIMUM 5)

WITH BUTTER, SALT & PEPPER

1/2 PAN
APPROX. 14 CUPS

\$45.00

\$45.00

\$45.00

\$45.00

\$25.00

\$45.00

FULL PAN
APPROX. 28 CUPS

\$75.00

\$75.00

\$75.00

\$75.00

\$45.00

\$75.00

\$5.00 PER

BREAD

HAWAIIAN DINNER ROLLS

FULL SIZE BUNS

CORN BREAD - 1/2 PAN

\$6.50 PER DOZEN

\$6.00 PER DOZEN

\$40.00

OTHER

BBQ SAUCE - 18 OZ BOTTLE

PLATE, UTENSILS & NAPKIN

CHAFING DISH SET UP

-PANS, STANDS STERNOS, SERVING SPOON OR TONGS

\$12.00

\$1.50 PER SET

\$12.00 PER SET

ONSITE CATERING

STAFFING - MINIMUM 4 HOURS

EVENT CAPTAIN \$75 PER HOUR

WAIT-STAFF \$40 PER HOUR

EVENT CAPTAIN ARE REQUIRED FOR ALL EVENTS

DEPOSIT

A \$350 NON-REFUNDABLE DEPOSIT IS DUE WITH THE SIGNING OF THE CONTRACT AND SECURES YOUR DATE. CASH, PERSONAL CHECK OR CREDIT CARDS ARE ALL ACCEPTED FORMS OF PAYMENT.

* GRATUITY - SERVICE CHARGE AND A DELIVERY FEE WILL APPLY*

FINAL PAYMENT & GUEST COUNT

2 WEEKS PRIOR TO THE EVENT A FINAL GUEST COUNT AND FINALIZED DETAILS AND LOGISTICS PERTAINING TO YOUR EVENT WILL BE DUE. FINAL PAYMENT IS DUE ONE WEEK PRIOR TO THE EVENT AND IS NON-REFUNDABLE.

QUESTIONS???

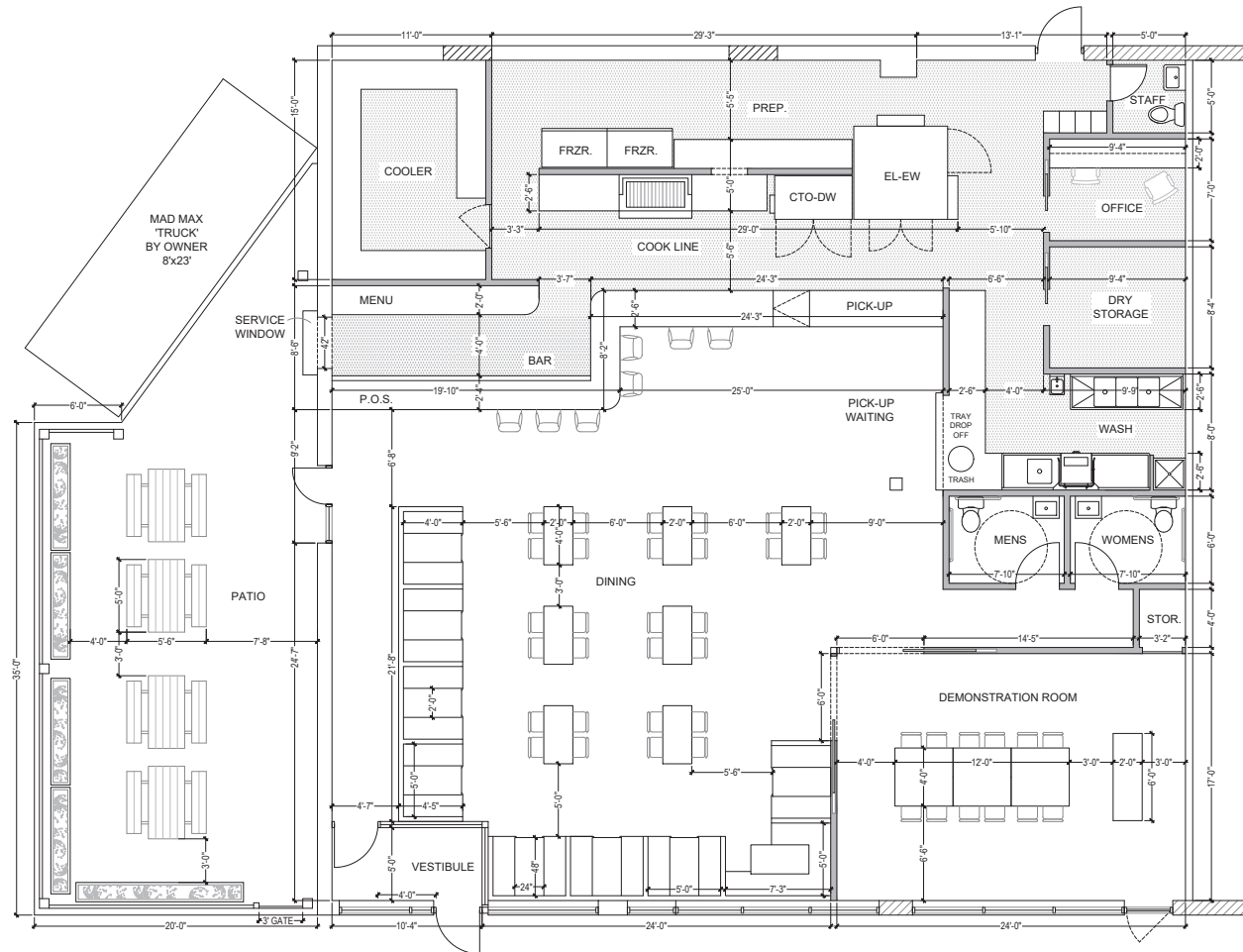
EMAIL: INFO@CHICAGOCULINARYKITCHEN.COM

CALL: 847.987.0369

PLEASE PLACE YOUR ORDER 3 DAYS PRIOR TO PICKUP DATE. ALL ORDERS MUST BE PAID IN FULL 2 DAYS PRIOR TO PICKUP DATE.

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OCCUPANCY MATRIX		
OCCUPANCY TYPE: ASSEMBLY GROUP A-2		
CONSTRUCTION TYPE: 3-B		
GROSS SQUARE FOOTAGE: 3,400 SF		
BAR	6 FIXED SEATS	7 PERSONS
DINING	24 FIXED SEATS	24 PERSONS
DINING-BOOTH	52 LINEAR FEET/1.5	39 PERSONS
WAITING	100 S.F. @ 15 S.F. PER PERSON	7 PERSONS
KITCHEN	350 S.F. @ 100 S.F. PER PERSON	4 PERSONS
OFFICE	65 S.F. @ 100 S.F. PER PERSON	1 PERSONS
DEMO. ROOM	12 FIXED SEATS	12 PERSONS
CALCULATED FLOOR CAPACITY		90 PERSONS
MAX. OCCUPANCY- INTERIOR		90
MAX. OCCUPANCY- PATIO		20

INDICATES NEW FRAME PARTITION WALLS:
NOM. 4" METAL STUDS @16" O.C. w/ 1 LAYER
5/8" TYPE 'X' DRYWALL AT EACH SIDE

INDICATES INFILL MASONRY CONSTRUCTION
TO MATCH EXISTING w/ 2X FURRING STRIPS &
1 LAYER 5/8" TYPE 'X' DRYWALL AT EACH SIDE

1 PROPOSED FLR. PLAN
SCALE: 1/4"=1'

3.2.g

DEMO. PERMIT 01/22/20
SITE PLANNING 01/23/20
SITE PLANNING CLARIF
REVISIONS

ARCHITECT:
J.DIMARIA Architecture,
824 W. Superior St. #2C
Chicago IL 60642
773.817.3735
jdimariaarchitecture@gmail

CKK RESTAURANT
NORTH HICKS ROAD
#2389, #2391, #239
PALATINE, IL 60074

PROPOSED FLOOR PL



A1.

Attachment: Floor Plan (2391 N. Hicks Road - SU Restaurant/Catering)

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 10, 2020 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 and catering business, pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance.

The property is commonly known as 2391 N. Hicks Road (02-02-201-158).

The Petitioner is proposing to relocate an existing restaurant/catering business and add an outdoor patio area for the restaurant.

The above petition has been filed by Kristina Gaardbo, Chicago Culinary Kitchen and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 20-07

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Zoning Board of Appeals

Attachment: Public Notice (2391 N. Hicks Road - SU Restaurant/Catering)