



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 8, 2022

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 8, 2022 7:00 PM

III. PUBLIC HEARING

1. 1028 W. Austin Lane

Variations to permit a residential driveway to be a total of 48 feet in width instead of the maximum permitted 30 feet, and to permit a residential driveway to be 35 feet in width within 5 feet of the lot line instead of the maximum permitted 25 feet.

2. 154 W. Northwest Highway

Special Use to permit a restaurant to operate with a local liquor license.

3. 44 W. Palatine Road

Special Use to permit a restaurant to operate with a local liquor license.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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ZONING BOARD OF APPEALS

MINUTES • FEBRUARY 8, 2022

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	Absent	
Jan Wood	Commissioner	Absent	
Jerry Luszczak	Commissioner	Present	
Theodore McGinn	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
John Pirog	Commissioner	Present	

Staff present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jan 11, 2022 7:00 PM - **Accepted**

Mr. Larson made a motion to approve the minutes of 1/11/22; seconded by Mr. Luszczak

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

Minutes Acceptance: Minutes of Feb 8, 2022 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 1142 E. Dundee Road - **Recommended to Approve**

Notice was published in the Daily Herald on January 24, 2022 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Business Plan
6. Floor Plan
7. Building and Signage Elevations
8. Landscape Plan
9. Public Notice

Sworn in staff: Ms. Lyn Bremanis

Sworn in the petitioner: Ms. Jennifer Thorstenson 5105 Tollview Dr Suite 197 Rolling Meadows, IL- Architect

Ms. Thorstenson explained they are proposing to develop a Popeye's restaurant with a drive thru which is crucial to the nature of the business. She pointed out it is consistent with the surrounding businesses and complimentary to surrounding commercial area. She stated they located the building to face Dundee Road with the drive thru and menu boards in the rear. Ms. Thorstenson stated they provided 12 cars stacking and 37 parking stalls. She stated they are proposing right in and right out on Dundee. She spoke to site circulation and bypass lanes provided for cars that are parked. Ms. Thorstenson pointed out they are pushing the building back on the site to provide for the proposed cross access to adjacent properties. She stated they have been working with the neighbor owners to accomplish the cross access. Ms. Thorstenson explained they are seeking the signage variance since pushing the building back limits visibility. She spoke to the difficulty of access from the other side of Dundee and how signage will help with directing traffic. - She pointed out the signage was not out of character with the area.

Mr. Pirog asked about sign locations.

Ms. Thorstenson explained because the building is pushed back significantly to accommodate the cross access they are proposing a sign on the front facing Dundee and one on each side as close to the front as possible to grab traffic. She referred to the slides.

Ms. Bremanis gave a brief overview stating the property is zoned B-2, previously a Wendy's with a drive thru and closed since 2014. She explained they are

proposing to demolish the current structure and build a new one with a double lane drive thru. She stated all setbacks and drive thru lanes meet code. She referred to slide to show existing curb cuts and proposed. She referred to slide to show median that has been added to Dundee Road and the easement included in the proposed. Ms. Bremanis stated a stop light is proposed to be installed by IDOT in the spring. She spoke to their business plan including hours of operation, number of employees and customer traffic being 170 walk in and 140 drive thru. She spoke to the parking requirement and how they are over parked by 11 spaces. Ms. Bremanis stated signage is calculated per the width of the site so they are over on square footage. She stated Community Services, Engineering, Environmental Health and Fire Prevention have all reviewed and have no concerns. She referred to the slides to show existing conditions and proposed landscape plans.

Mr. Cavanaugh asked about aerial with stars and asked what the stars indicate. Ms. Bremanis explained the stars show projects over the years that were required to add a cross access.

Mr. Cavanaugh asked how many variations for signage.

Ms. Bremanis stated she did not have specific numbers, pointing out several properties are zoned planned development so would be part of that rather than a variation.

STAFF RECOMMENDATION:

The proposed building redevelops a vacant commercial site, which was also previously a fast food restaurant. The building and drive-thru comply with the parking and stacking requirements and the B-2 bulk standards. Furthermore, drive-thru uses are common in the Dundee/Rand Corridor.

Another component of the request relief is a Variation to exceed the maximum permitted total signage square footage. At 57 feet, the proposed site plan more than doubles the minimum required front yard setback of 25 feet, along Dundee Road to accommodate the cross access easement. This would ultimately benefit the subject and surrounding properties, with the installed barrier median. In recognition of the increased front yard setback and additional distance from Dundee Road, Staff does not object to the sign variation. Also, the property is unique in that it is surrounded on all 3 sides of the building, with other commercial uses, in addition to Dundee Road. The proposed signage should not change the essential character of the area.

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

1. The Special Use and Variation shall substantially conform to the site plan dated 1/28/2022, landscape plan dated 1/31/2022 and elevations dated 10/29/2021 prepared by MRV Architects, and the business plan, except as such plans may

be changed to conform to Village Codes and Ordinances.

2. A Plat of Easement Dedication for the Subject Property shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Attorney and, shall, at a minimum, extend to the western and eastern lot lines.
3. The traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.

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

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

DELIBERATIONS:

Mr. Cavanaugh stated it is a good use for the space being a former fast food restaurant. He pointed out they are moving the footprint back to accommodate IDOT median and traffic flow.

Mr. McGinn stated there is ample evidence of uniqueness that supports the need for the sign variance. He stated it would not impact the character of the location so agrees with Mr. Cavanaugh.

Mr. McGinn summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on February 22, 2022.

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

IV. COMMUNICATIONS**V. ADJOURNMENT**

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 03/08/22 07:00 PM

CASE STAFF STATEMENT (ID # 7318)

1028 W. Austin Lane

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: John Ciesla / John Dzialo (Division 3 Corp - Contractor)

CASE NUMBER: 21-103

ADDRESS: 1028 W. Austin Lane

PROPOSAL:

Variations to permit a driveway extension to exceed the maximum allowable total driveway width and maximum driveway width at the lot line.

<u>LOCATION:</u> 1028 W. Austin Lane District 1 (Millar)	<u>CURRENT ZONING:</u> R-1A Single Family Residential
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SURROUNDING CONDITIONS:

<u>North:</u>	R-1A Single Family Residential
<u>South:</u>	R-1A Single Family Residential
<u>East:</u>	R-1A Single Family Residential
<u>West:</u>	R-1A Single Family Residential

BACKGROUND:

The Petitioner is proposing a driveway extension to construct a circular driveway, which exceeds maximum driveway width and maximum driveway width at the lot line. Therefore, the Petitioner is requesting:

Variations to permit a residential driveway to be a total of 48 feet in width instead of the maximum permitted 30 feet, and to permit a residential driveway to be 35 feet in width within 5 feet of the lot line instead of the maximum permitted 25 feet.

SITE ANALYSIS:

- The Subject Property is corner lot located in Whytecliff at Palatine Subdivision. The lot is zoned R-1A Single Family, and is approximately 15,000 square feet in size.

Case Staff Statement (ID # 7318)
Meeting of March 8, 2022

- The Petitioner is proposing to expand the existing driveway to create a circular drive, which results in an additional curb cut on W. Austin Lane.
- At the widest point, the proposed driveway would be 48 feet wide. Per Code, the maximum allowable total driveway width for a 2-car garage is 30 feet. Additionally, the combined width of the existing and proposed driveways, measured at the lot line, will be 35 feet. The Zoning Ordinance allows a maximum width of 25 feet, within 5 feet of the lot line.
- The Petitioner identified four (4) properties in the general neighborhood of the subject property that have **similar circular driveways** (1234 W. Illinois Ave, 1162 W. Illinois Ave, 1158 W. Bedford Dr. & 648 S Peebles Rd). Staff also identified two (2) properties near the subject property that also have circular driveways with widths exceeding the maximum allowed per Code (869 W. Ellis St & 855 W. Dorchester Rd). In each case, the driveways were constructed prior to 2005 and without any special approvals.
- The Petitioner runs a family owned business and confirmed that the driveway expansion will not be utilized for any home occupation staging or commercial vehicle parking. The Petitioner uses off-site parking for the commercial vehicle.
- Both the building coverage and lot coverage are within the allowable percentage per Code.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	Any/all tree trimming of the trees in the public R.O.W. shall be done by a licensed arborist and shall be subject to inspection by the Village arborist. Removal of parkway trees is not allowed without written approval from the Director of Public Works.
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 indicates the need for a circular driveway on the Subject Property will improve access and flow, when entering and leaving the residence. While Staff understands that there are other properties in the area with circular driveways, none went through a Variation process, as they were constructed prior to the adoption of the relevant Zoning Ordinance.

The Petitioner is aware of the commercial vehicle ordinance requirements and has secured off-site parking accommodations for the commercial vehicle. Per the application materials, the driveway extension would not be associated with home occupation staging or commercial parking.

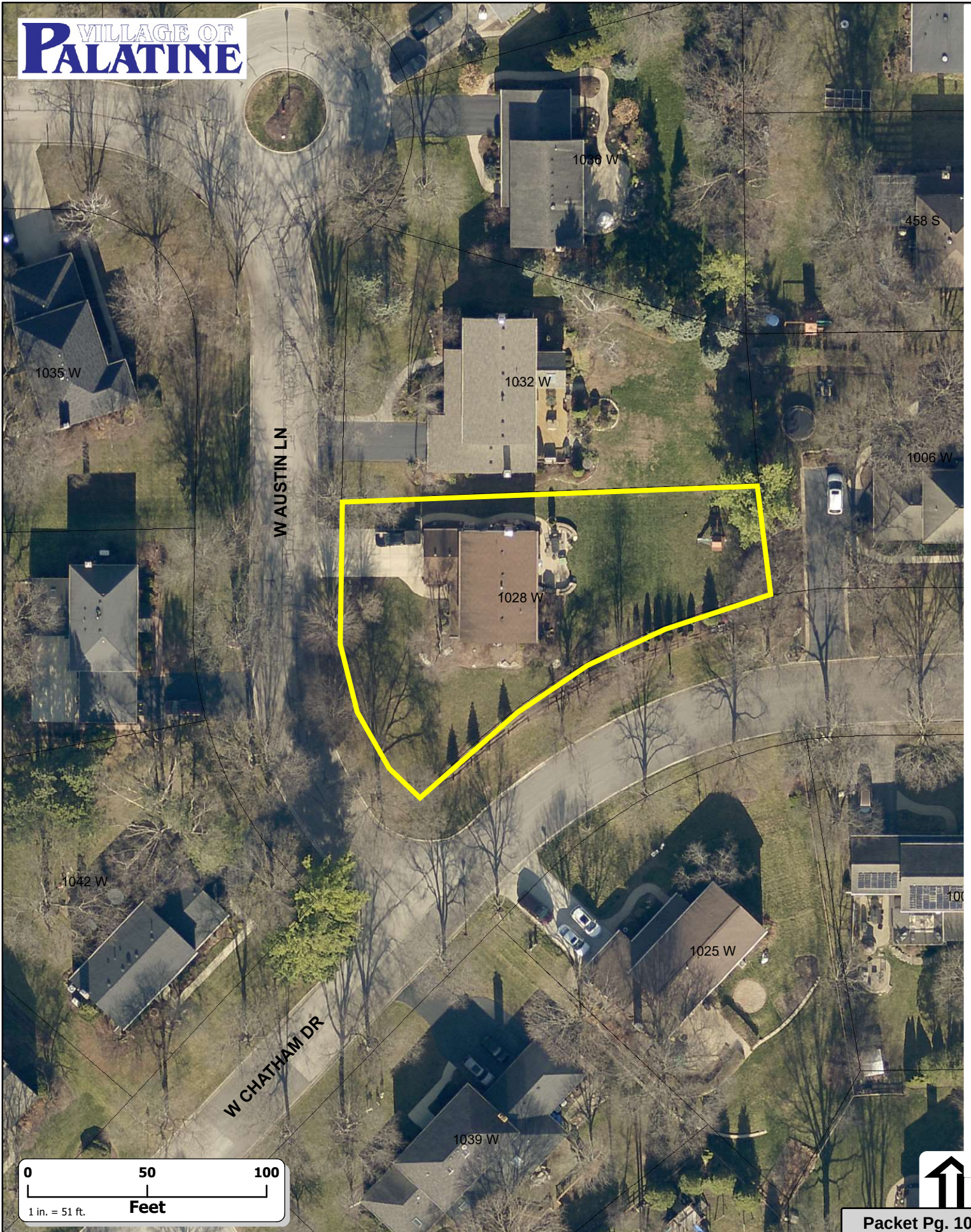
Therefore, Staff recommends approval of the requested Variations, subject to the following conditions:

1. The Variation shall substantially conform to the site plan submitted by the Petitioner, John Ciesla, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. Removal of parkway trees is not allowed, without written approval from the Director of Public Works. Any trimming of the trees in the public right-of-way shall be done by a licensed arborist and shall be subject to inspection by the Village Arborist.

ATTACHMENTS:

- Aerial Map
- Variation Application
- Site Plan
- Plat of Survey
- Photo of Proposed Driveway Expansion (12/16/2021)
- Public Notice

VILLAGE OF
PALATINE



Attachment: Aerial Map (1028 W. Austin Lane - VAR Driveway)



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) John Ciesla		Business Name (if applicable)	
	Subject Property Address 1028 ^W Austin Lane Palatine, IL		1028 W. Austin Lane	
	AUTHORIZED AGENT (if applicable) John Dzialo Division 3 Corp		Business Name (if applicable)	
	Address 2121 N. 15th Ave Melrose Park, IL 60160		City/State/Zip Code	
	Telephone 847-804-8801	Fax	Email jdzialo@division3corp.net	
	Relationship to Petitioner (contractor, architect, etc.) Contractor			
	TYPE OF APPLICATION (check one) ☐ Special Use ☐ Special Use Amendment ☒ Variation Widen Driveway			
	Existing Zoning District	Existing Land Use Front Yard	Proposed Land Use Partial new Driveway	
	Generally describe your request: We propose to add a semi-circular driveway that connects to our current concrete driveway to make full circular driveway. This would allow for easier access in and out of our propoerty as we noticed other homes in the area have done this as well. We are on a corner lot and have ample area to make this change			

Attachment: Variation Application (1028 W. Austin Lane - VAR Driveway)



VARIATION

Required Materials

- ☐ Filing Fee of \$ 240.00
- ☐ 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

No

2. That the plight of the owner is due to unique circumstances

Property owner sees ease of use as to entering and leaving residence

3. That the variation, if granted, will not alter the essential character of the locality

No

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

None of the above



Affidavit of No New Improvements

AFFIDAVIT OF NO NEW IMPROVEMENTS

I am the owner of record, of the property with the legal description as stated on the attached plat of survey. I hereby affirm that the survey attached hereto is the survey for said property, and that the attached survey accurately depicts the current conditions with all existing improvements to the property as of the date of this affidavit.

Affiant further states that survey is correct and complete representation of all improvements now located on the premises described in the above referenced title commitment, except for: _____

I fully understand that in the event the attached survey does not accurately depict all existing improvements made to the property as of today's date, the Village of Palatine may elect to reject this plan and the permit for which I am applying shall not be approved (or work in progress pursuant to the permit will be stopped) until an accurate survey has been received and approved by the Village of Palatine.

PROPERTY OWNERS SIGNATURE REQUIRED

CERTIFIED BY:

Property Owner Signature: John Cusla Date: 12.8.21

Property Owner Print Name: John Cusla

Property Address: 1028 W. Austin Ln. Palatine, IL

PIN #: 02-21-412-002-0000

Name of Surveyor: Keith E. Delaney

Date of Survey: 10/22/2014

Survey Order No.: 23419863

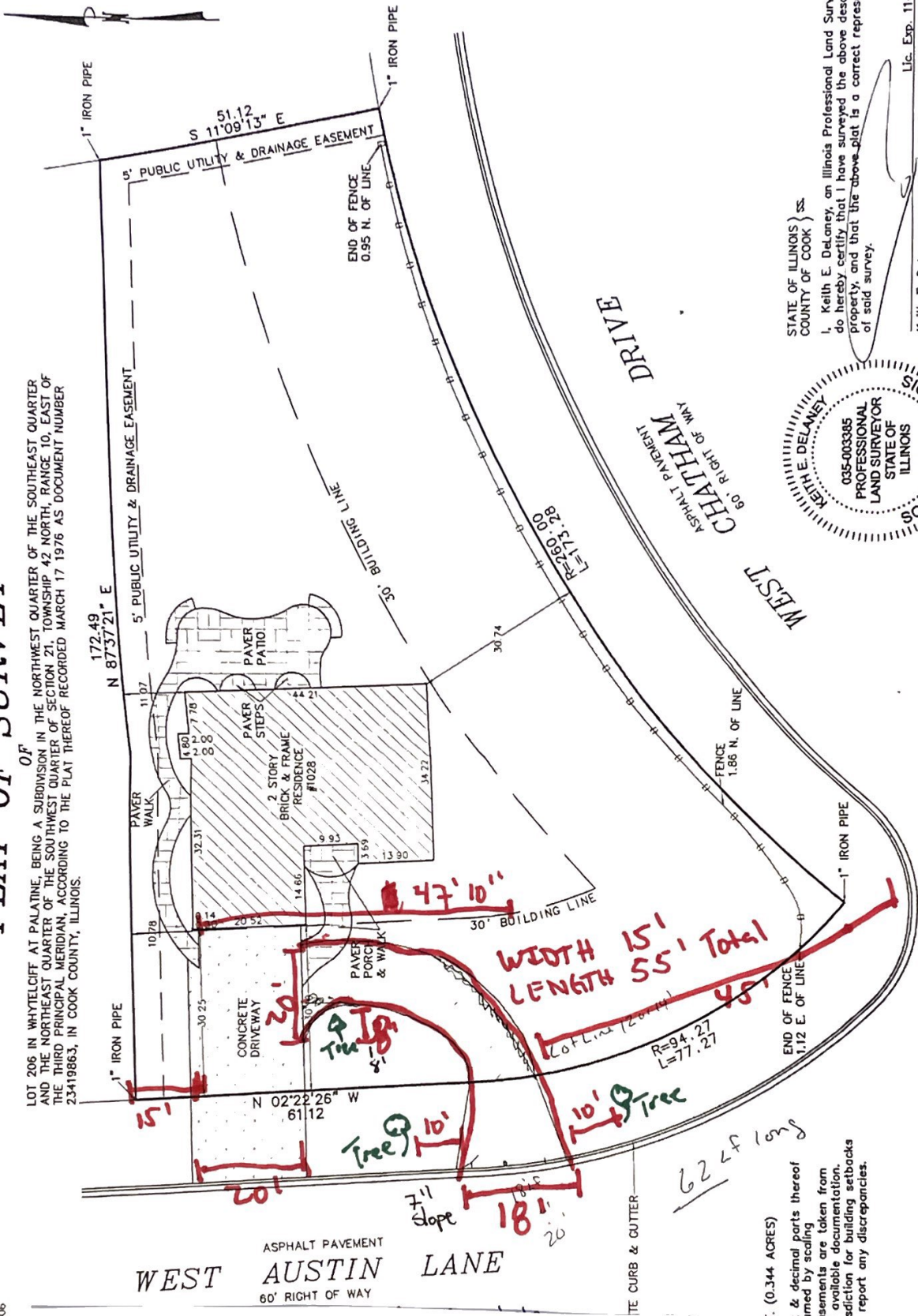
T.K.D. Land Surveyors, Inc.
P.O. BOX 1463, Arlington Heights, IL 60005
Phone: (847) 997-9232

PLAT OF SURVEY

OF LOT 206 IN WHYTELOFF AT PALATINE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17 1976 AS DOCUMENT NUMBER 23419863, IN COOK COUNTY, ILLINOIS.

New driveway will be a half-circle as drawn on plat in red connecting to the existing driveway. The apron will flare out 1' on each side. The trees are all 8' or more from the work being done and will not be disturbed. They will also have plywood around them for protection as well. Where the new driveway meets the existing driveway will be a 20' span. The width of the new driveway will be 15'.

Corner lot with much space



LEGEND
SPUT RAIL FENCE

MEASURED LOT AREA = 15,001 SQ. FT. (0.344 ACRES)

- All dimensions shown are given in feet & decimal parts thereof
- No angles or distances are to be assumed by scaling
- Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

Scale: 1"=20'
Job # 14-448
Address: 1028 W. Austin Ln.
Palatine, IL 60067
P.I.N. 02-21-412-002-0000
Ordered by: Sandra R. Simon

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

I, Keith E. Delaney, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Keith E. Delaney Illinois P.L.S. #035-003385
Dated: October 22, 2014
Field work completed: October 22, 2014

Professional Design Firm Lic. No. 184.005204
This professional service conforms to the current Illinois minimum standards for a boundary survey.

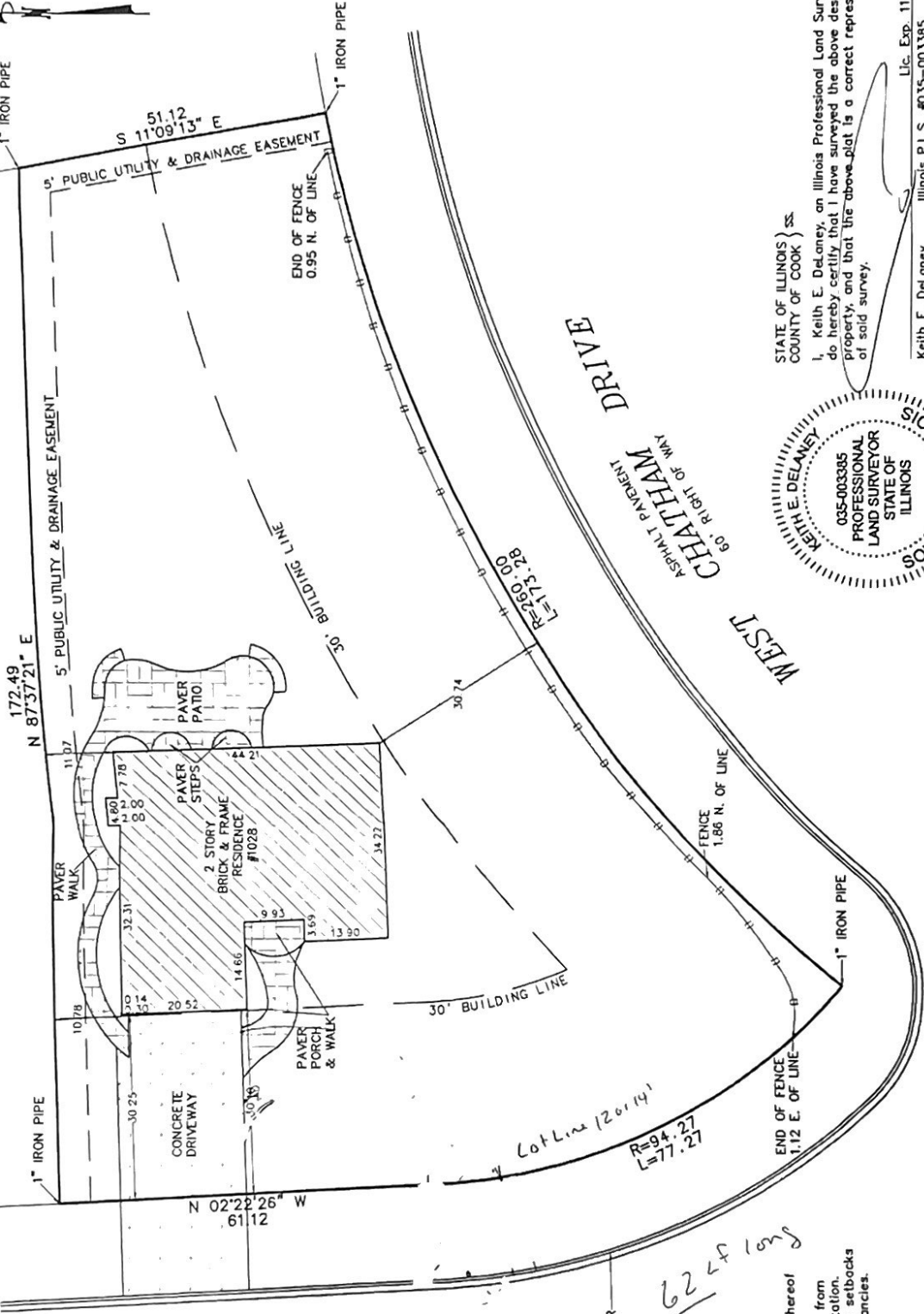


THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

T.K.D. Land Surveyors, Inc.
P.O. BOX 1463, Arlington Heights, IL 60006
Phone: (847) 957-9292
tkdlandsurveyors@aol.net

PLAT OF SURVEY

LOT 206 IN WHYTELOFF AT PALATINE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17 1976 AS DOCUMENT NUMBER 23419863, IN COOK COUNTY, ILLINOIS.



WEST AUSTIN LANE
60' RIGHT OF WAY
ASPHALT PAVEMENT

CONCRETE CURB & GUTTER

LEGEND

— SPLIT RAIL FENCE

MEASURED LOT AREA = 15,001 SQ. FT. (0.344 ACRES)

- All dimensions shown are given in feet & decimal parts thereof
- No angles or distances are to be assumed by scaling
- Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

Scale: 1"=20'
Job # 14-448
Address: 1028 W. Austin Ln.
Palatine, IL 60067
P.L.N. 02-21-412-002-0000
Ordered by: Sandra R. Simao

STATE OF ILLINOIS)
COUNTY OF COOK) ss.
I, Keith E. Delaney, an Illinois Professional Land Surveyor
do hereby certify that I have surveyed the above described
property, and that the above plat is a correct representation
of said survey.



Keith E. Delaney
Illinois P.L.S. #035-003385
Dated: October 22, 2014
Field work completed: October 22, 2014
Professional Design Firm Lic. No. 184-005204
This professional service conforms to the current
Illinois minimum standards for a boundary survey.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

3.1.e

Attachment: Photo of



Packet Pg. 16

PUBLIC NOTICE
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 8, 2022 at 7 P.M., in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit existing restaurant to operate with a local liquor license.

The property is commonly known as 154 W. Northwest Highway (02-15-201-013-0000).

The Petitioner is proposing to include alcohol service at an existing restaurant, Annie's Restaurant & Pancake House.

The above petition has been filed by Annie Basa, Annie's Restaurant & Pancake House, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 22-03

VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 21st day of February, 2022
Published in Daily Herald
February 21, 2022 (4578225)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

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 in general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 02/21/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Danula Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4578225

Attachment: Public Notice (1028 W. Austin Lane - VAR Driveway)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 03/08/22 07:00 PM

CASE STAFF STATEMENT (ID # 7405)

154 W. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Annie Basa, Annie's Restaurant & Pancake House

CASE NUMBER: 22-03

ADDRESS: 154 W. Northwest Highway

PROPOSAL: Special Use to permit a restaurant to operate with a local liquor license.

<u>LOCATION:</u> 154 W. Northwest Highway District 6 (Helms)	<u>CURRENT ZONING:</u> B-2 General Business District
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SURROUNDING CONDITIONS:

North:	Planned Development
South	B-2 General Business
East:	B-2 General Business
West:	Planned Development

BACKGROUND:

The Petitioner is requesting to include alcohol service at their existing restaurant at 154 W. Northwest Highway. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant to operate with a local liquor license.

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business District and is located in the Eurofresh Plaza, at the northeast corner of Smith Street and Northwest Highway. Although the restaurant is open and operational, a Special Use is required, as the restaurant would like to expand their operations to include liquor service. Per Code, restaurants with a local liquor license require Special Use review.
- The business plan indicates that the hours of operation are Tuesday - Sunday 7

Case Staff Statement (ID # 7405)
Meeting of March 8, 2022

AM - 11 PM. In comparison to the previous business plan, the restaurant is closing 30 minutes earlier.

- Breakfast and Lunch is served from 7 AM - 3 PM. Dinner will be served from 3 PM - 11 PM. Food orders will not be accepted after 9 PM.
- The Petitioner has stated that they are still in the initial stages of serving dinner, thus dinner is only being served Thursday - Sunday.
- The Petitioner stated that there will be 18 total employees, with varying assignments and shifts.
- There are no proposed changes to the restaurant's interior floorplan. Additionally, the parking requirement would not change with the addition of a liquor license, as the number of seats is not increasing.
- The business plan identifies stated that the menu would include "Full Service Liquor". The requested liquor license classification is for a "Class D - Restaurant". This will be evaluated by the Liquor Commission.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	N/A
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, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is proposing to introduce a local liquor license at the existing Annie's Restaurant & Pancake House in Eurofresh Plaza. As the floorplan and seating count are not increasing, the parking requirement remains the same. Ultimately, Staff did not identify any concerns with the proposal. Therefore, Staff recommends approval of the Special Use to permit the restaurant to operate with a local liquor license, subject to the following condition:

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

ATTACHMENTS:

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

VILLAGE OF
PALATINE



Attachment: Aerial Map (154 W. Northwest Highway - SU Liquor at Restaurant)

AMENDMENT TO THE BUSINESS PLAN OF ANNIE'S RESTAURANT AND PANCAKE HOUSE - January 15, 2022

Our target hours of operations are from 7:00 am to 11:00pm, six days of a week from Tuesday to Sunday.

7:00 am to 3:00 pm - serving breakfast and lunch

3:00 pm to 11:00 pm serving dinner

Since we are just in the initial stage of serving dinner, our days of operations for the dinner will only be Thursdays, Fridays, Saturdays and Sundays.

There will be 18 employees in total, with different assignments and shifts.

Once our liquor license Class D is approved, we will serve liquor upon request by the guests. We will stop accepting food orders after 9:00 pm.

We will strive our very best to excel in our restaurant business to provide excellent food and quality service to our clientele, not only to our local people here in our community but also to the nearby villages and cities. It will give the Village of Palatine and the State of Illinois more revenues and PROGRESS to everyone.

SUBMITTED BY: ANNIE'S RESTAURANT AND PANCAKE HOUSE, January 15, 2022

Annie & Ben
Jan 15, 2022

Annie's Restaurant and Pancake House Business Plan is as follows:

Our target hours of operation will be from 7:00 am to 11:30 pm, six days a week, from Tuesday to Sunday. There will be 13 employees total, 4 waiters, 3 cooks, 2 dishwashers, 2 operation managers, 2 floor managers.

Since we are in the beginning process of our operation, we will just concentrate on the first shift for now. Once we are done with the menu for the dinner, we will soon open the restaurant for dining. Annie's Restaurant and Pancake House will serve breakfast from 7:00 am to 3:00 pm . Dinner will start from 4:00 pm to 11:30 pm .

Deliveries of food supplies, produce and other necessary items in the operation will be once on Tuesdays and once on Fridays approximately between 8:00 am to 3:00 pm.

Our location of Annie's Restaurant and Pancake House at 154 West Northwest Highway at Palatine , has been a consistent restaurant place for so many years. It is strategically located at the Eurofresh Shopping Mall where other relevant businesses are situated. All the sanitary precautions will be strictly followed, including wearing of face masks of our serving crew. WE will be compliant with regards to the existing policies and guidelines of the Village of Palatine, licenses , fire prevention and other permits.

Our prices are relatively low compared to other nearby restaurants . We are being patronized mostly by our senior customers where they find the place very relaxing , good environment, conducive to meetings. We offer a very impressive array of good, palatable, healthy foods .We also cater to the younger generation, introducing a new list of menu, offering free wi-fi . WE will maintain the good quality of the food we serve and the quality of first-class service we provide. Our servicing crew are all polite, providing utmost respect to our clientele , attentive to the orders and requests of the customers.

We will strive our very best to excel in our restaurant business to provide excellent food to our clientele, that not only our local people will patronize but also the nearby villages and cities . It will give the Village of Palatine and the state of Illinois more revenues. We will also employ local people to give employment to our constituents and this will for sure sum up to PROGRESS to everyone.

SUBMITTED BY: Annie's Restaurant and Pancake House



Annie C. San
Jan. 15, 2022

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)	
	ANNIE C. BASA		ANNIE'S RESTAURANT & PANCAKE HOUSE	
	Subject Property Address			
	154 W NORTHWEST HIGHWAY, PALATINE, IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	NA			
	Address		City/State/Zip Code	
	NA-			
	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
Generally describe your request:				
APPLYING FOR LIQUOR LICENSE _____ _____ _____ _____ _____ _____ _____				

Attachment: Special Use Application (154 W. Northwest Highway - SU Liquor at Restaurant)



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

WE WILL SERVE LIQUOR ONLY WITH FOOD. WE WILL NOT SERVE LIQUOR TO MINORS, 21 yrs old or younger

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

IT WILL NOT DEFINITELY CAUSE ANY HARM OR DAMAGE 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

PLEASE SEE ATTACHED PAPER-

Annie's Restaurant and Pancake House

Petitioner Justification Page 4

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

Our location has been a restaurant business for so many years, serving Palatine's families and friends and even neighboring cities and villages. It is within the Eurofresh Shopping Center at the far end of the center. Many businesses are within the area: the Eurofresh supermarket, a beauty salon, a nail salon, a fitness center, a beverage (liquor store), Chase Bank, CVS pharmacy. We are the only restaurant closest to these businesses.

All the sanitary precautions have been observed. Our staff wear face masks, wash hands constantly, or sanitize their hands through the alcohol sanitizer that kills 99.99% of germs. Our restaurant is also cleaned and sanitized daily. We see to it that the quality of the food we serve is maintained. We treat our guests with utmost respect. We will operate our restaurant as per public health guidelines, safety and welfare of everybody will be protected.

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

Definitely, we will not serve liquor to minors nor serve alcohol without food. Customers of the above mentioned businesses come to Annie's Restaurant for brunch or dinner. It is an added attraction to the center that after they visit other businesses in the area, they have somewhere to go for very delicious and palatable meals. We have even some customers that are coming from Skokie, Des Plaines, Aurora, Chicago, Hoffman Estates, Barrington, etc. bringing additional revenues to the village and the state.

**VILLAGE OF
PALATINE**

Affidavit of No New Improvements

AFFIDAVIT OF NO NEW IMPROVEMENTS

I am the owner of record, of the property with the legal description as stated on the attached plat of survey. I hereby affirm that the survey attached hereto is the survey for said property, and that the attached survey accurately depicts the current conditions with all existing improvements to the property as of the date of this affidavit, TO THE BEST OF MY KNOWLEDGE.

Affiant further states that survey is correct and complete representation of all improvements now located on the premises described in the above referenced title commitment, except for: _____

I fully understand that in the event the attached survey does not accurately depict all existing improvements made to the property as of today's date, the Village of Palatine may elect to reject this plan and the permit for which I am applying shall not be approved (or work in progress pursuant to the permit will be stopped) until an accurate survey has been received and approved by the Village of Palatine.

PROPERTY OWNERS SIGNATURE REQUIRED

CERTIFIED BY:

Property Owner Signature: [Signature] Date: 1-25-22

Property Owner Print Name: AS AGENT FOR OWNER
EUROFRESH PLAZA, LLC
TONY LOMBARDO, AGENT

Property Address: 130-156 W. Northwest Hwy, Palatine, IL
02-15-201-012-0000
PIN #: 02-15-201-013-0000 02-15-201-014-0000

Name of Surveyor: JOHN MISTURAK

Date of Survey: JUNE 3, 2016

Survey Order No.: 160261 (2)

Attachment: Special Use Application (154 W. Northwest Highway - SU Liquor at Restaurant)



PUBLIC NOTICE
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 8, 2022 at 7 P.M., in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit existing restaurant to operate with a local liquor license.

The property is commonly known as 154 W. Northwest Highway (02-15-201-013-0000).

The Petitioner is proposing to include alcohol service at an existing restaurant, Annie's Restaurant & Pancake House.

The above petition has been filed by Annie Basa, Annie's Restaurant & Pancake House, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 22-03

VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 21st day of February, 2022
Published in Daily Herald
February 21, 2022 (4578225)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

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 in general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 02/21/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Danula Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4578225

Attachment: Public Notice (154 W. Northwest Highway - SU Liquor at Restaurant)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 03/08/22 07:00 PM

CASE STAFF STATEMENT (ID # 7411)

44 W. Palatine Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Giovanni Labbate, Tievoli

CASE NUMBER: 22-05

ADDRESS: 44 W. Palatine Road

PROPOSAL:

Special Use to permit a restaurant to operate with a local liquor license.

<u>LOCATION:</u> 44 W. Palatine Road District 6 (Helms)	<u>CURRENT ZONING:</u> B-3 Central Business District
---	--

SURROUNDING CONDITIONS:

<u>North:</u>	B-1 - Shopping Center
<u>South:</u>	Municipal Owned Surface Parking Lot / B-1 Shopping Center
<u>East:</u>	B-1 Shopping Center
<u>West:</u>	Planned Development

BACKGROUND:

The Petitioner is requesting to open a Restaurant and operate with a local liquor license at 44 W. Palatine Road. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant to operate with a local liquor license.

SITE ANALYSIS:

- The Subject Property is zoned B-3 Central Business District and is part of Village Square Shopping Plaza. Other uses within the center include Siri Thai, Lady's Nails, Murph Accounting & Tax Services, Kinch's Florist, Smart Fix and Bank of America. The proposed space was previously Joy Cleaners.
- The proposal is a sit down and take-out pizza restaurant that has proposed liquor

service with 24 seats.

- The proposed hours of operation are
 - Monday - Thursday 3 PM - 9 PM
 - Friday - Saturday 3 PM - 10 PM
 - Sunday 12 PM - 8 PM
- The business plan indicates there are an estimated 100-200 customers per day with 4-7 total employees. The Petitioner has indicated an estimated 50% dine-in, 30% delivery and 20% carry-out.
- Per the Zoning Ordinance, 20 parking spaces are required for this use (Restaurant use at 1 parking space/100 square feet). The Subject Property is located in the Central Business District and allows for the required parking to be waived by the Administrator.
- The property is unique as it is located in the Central Business District and does have 30 on-site parking spaces, however, the shared lot does not provide the required number of parking spaces for all tenants in the shopping center. Additionally on-street parking spaces east of the subject property, on Bothwell Street, can be utilized by customers.
- There is a public parking lot (Lot H) across Palatine Road for customers to utilize. This is also available for the other surrounding businesses and allows 3-hour parking through the week. Consistent with other downtown restaurant uses, Staff is proposing a condition requiring employees to enroll and utilize the designated downtown employee parking areas.

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, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted

to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new restaurant and operate with a local liquor license. The Subject Property shares 30 onsite parking spaces with other tenants in the Village Square Shopping Plaza, but falls short of the required parking. With employees utilizing the downtown employee parking areas, the shared parking lot and the public parking lot directly across Palatine Road can be utilized for customer parking.

Ultimately, the proposed use with compatible with the surrounding downtown area, and Staff did not identify any additional concerns. Therefore, Staff recommends approval of the Special Use to permit a restaurant to operate with a local liquor license, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, except as such plan may be changed to conform to the Village of Palatine's Codes and Ordinances.
2. All employees of Tievoli shall enroll in and utilize the designated downtown employee parking areas.
3. As necessary, customers should be directed to utilize the parking lot (Lot H) or the surrounding on-street parking along Bothwell Street and Railroad Avenue for additional parking needs.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Business_Plan
- Floorplan
- Public Notice





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) Giovanni Labbate - Tievoli		Business Name (if applicable)	
	Subject Property Address 44 W Palatine Road, Palatine			
	AUTHORIZED AGENT (if applicable) Vic Miceli - Miceli Plaza		Business Name (if applicable)	
	Address 44 W Palatine Road, Palatine, IL 60067		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.) Plaza owner			
	TYPE OF APPLICATION (check one) ☐ Special Use ☐ Special Use Amendment ☒ Variation Open a restaurant in Miceli Plaza			
	Existing Zoning District	Existing Land Use	Proposed Land Use	
	Generally describe your request: We would like to put in a restaurant in the plaza that will be able to serve pizza, food and liquor _____ _____ _____ _____ _____ _____ _____			

Attachment: Application (44 W. Palatine Road - Tievoli Pizza - Special Use for a restaurant w/ liquor)



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**
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- ☐ 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**
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- ☐ 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

Tievoli will give Palatine another
great option for pizza

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

Tievoli will follow all local, state and health
requirements to run our daily business

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

Tievoli will not in any way cause injury to
nearby properties

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

Tievoli will follow all of the above

5812 W. HIGGINS AVE.
CHICAGO, IL 60630

MM SURVEYING CO., INC.

PLAT OF SURVEY

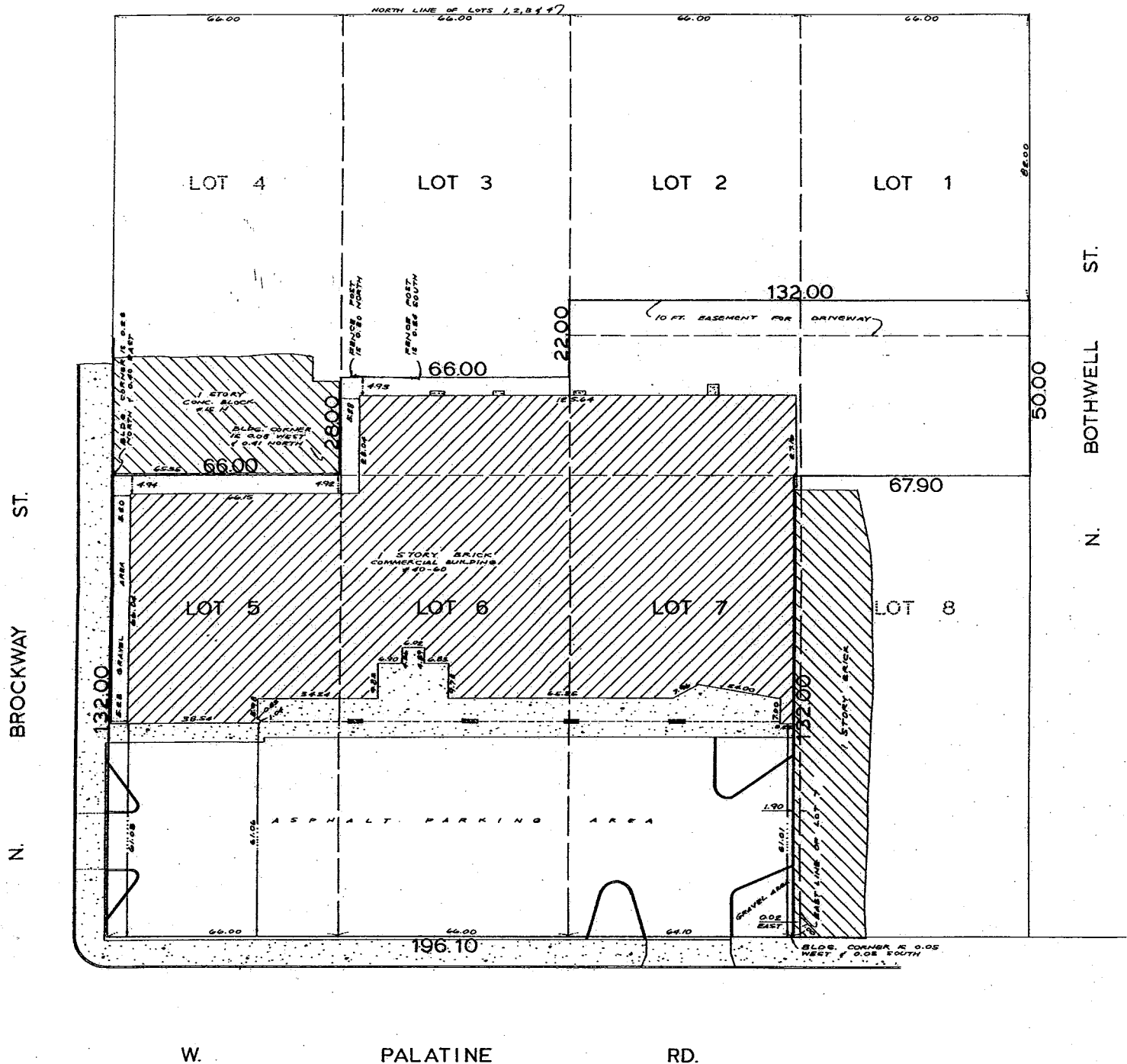
PHONE: 312/282-5900
FAX: 312/282-9424

3.3.c



LOTS 1 AND 2, EXCEPT THE NORTH 82 FEET THEREOF; THE SOUTH 28 FEET OF LOT 3; ALL OF LOTS 5 AND 6, LOT 7, EXCEPT THAT PART OF SAID LOT 7, DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 1.90 FEET, THENCE SOUTH 4.05 FEET TO THE NORTHWEST CORNER OF A 1 STORY BRICK BUILDING; THENCE SOUTH ALONG THE WEST FACE OF SAID BRICK BUILDING, A DISTANCE OF 127.98 FEET TO THE SOUTH LINE OF LOT 7, AT A POINT 1.90 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 7, ALL IN BLOCK 'L' IN "PLAT OF THE TOWN OF PALATINE", BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Attachment: Plat of Survey (44 W. Palatine Road - Tievoli Pizza - Special Use for a restaurant w/ liquor)

W. PALATINE RD.

State of Illinois }
County of Cook }^{ss}

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

M. M. Surveying Co., Inc.
Professional IL. Land S

Packet Pg. 37

All dimensions are in feet and decimals parts thereof.

ORDER No: 33918
SCALE: 1 inch = 20 ft.
DATE: 04-30-1996
ORDER by: PAUL PLOTNICK



COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.
REFER TO ABSTRACT OR DEED FOR BUILDING RESTRICTIONS
COMPARE THE DESCRIPTION IN THIS PLAT WITH YOUR DEED, ABSTRACT OR CERTIFICATE OF TITLE



Tievoli Pizza Bar

Giovanni Labbate, Owner

Table of Contents

Executive Summary

Business Overview

Business Description

The Marketplace

Marketing

Business Operations

Financial Plan

Summary

Executive Summary

Executive Summary

My goal is to open and operate **Tievoli Pizza Bar**, a small fast casual restaurant, at 44 W Palatine Rd Palatine, IL. Our pizzeria concept is new but we have been doing business has been around for over 5 years now with 1 locations and 2 pizza trucks in the Mount Prospect, IL.

Our pizza are made the same way they make them in Naples Italy; fresh dough, San Marzano tomatoes & fresh mozzarella. Of course we have the shredded mozzarella, pepperoni and Italian sausage everyone loves as well. Our pizzas only take 90 seconds to cook so customers will not have to wait long.

Giovanni Labbate is a chef and master pizzaiolo with numerous awards from competing in competitions around the world as a member of the US Pizza Team. Giovanni is currently the Director of Operations and franchisee of Billy Bricks Corporate. He began his career 33 years ago at the age of 10 in his fathers pizzeria. By the time he was 17 he had made his way to second-in-command. He has opened up numerous successful restaurants on his own and found his home at Billy Bricks 6 years ago.

Business Overview

Legal Name of Business

TPB Palatine LLC

Business Address or Potential Business Address

44 W Palatine Rd Palatine, IL

Current Mailing Address

25604 W Iavanhoe Rd Wauconda, IL

Phone Number

(847) 483-4085

Email

Glabbate76@gmail.com

Website

www.tievolipizzabar.com

Social Media Names

Facebook, Instagram: @tievolipizzabar

Structure of Business

LLC

Date Business Established

2021

Nature of Business

Fast Casual Pizzeria

Business Hours

Monday-Thursday 3pm-9pm

Friday-Saturday 3pm-10pm

Sunday 12pm-8pm

Employees

4-7

Customers

We plan on servicing 100-200 customers per day with majority bring served through delivery and third party apps. We will have seating for 40 people and will also accommodate pickup and carry out orders.

Business Description

Structure

Tievoli Pizza Bar will be owned and managed by Giovanni Labbate.

Concept

We are fast casual pizza concept and will operate with one goal in mind making the best pizza with the best ingredients at an affordable price.

Mission Statement

I Love It!

Short & Long-Term Goals

We are committed to running a profitable restaurant while providing high quality products.

In our first year of business our goal is to build a loyal customer base through local marketing, local schools & third party applications such as Ubereats, Grubhub, Foodsby & Ezcater. Our first year projection for Tievoli Pizza Bar location is gross sales \$700,000 with a 10-20% increase year to year.

Long term, we see our successful business expanding into 3 locations around Chicagoland suburbs.

Location

Downtown Palatine. Tievoli Pizza Bar 44 W Palatine Rd, Palatine IL.

We have secured our location 44 W Palatine Rd, Palatine, IL 60067. This is a vanilla box that we will transform into our new concept.

Based on the demographics of Palatine area this is the kind of niche area Tievoli Pizza Bar will do well in.

Visuals

Our Palatine location will be fully remodeled to represent the Tievoli Pizza Bar concept and outfitted with the top of the line pizza equipment "Pizza Master Pizza Oven"

For our shop interior, we have an in house architect to help us relayout this new project.

For packaging and takeout containers we will be using the branded bags and boxes from our local distributor Greco & Sons.

Summary

Our mission is to create a family friendly atmosphere and to be a staple restaurant in the Palatine area for years to come.

Our warm atmosphere, delicious food, and fast service will make Billy Bricks a go-to choice for pizza lovers in our area.

The Marketplace

Market Segment

The market segment Tievoli Pizza Bar is focusing on families in the Palatine area. Downtown Palatine on any day or night is bustling with activity and features a myriad of dining, shopping and entertainment.

Customers

Tievoli Pizza Bar target market is young adults, urban professionals, & families. When speaking to people in this area, we discovered that a large percentage of people interested in our business.

Market Trends

Tievoli Pizza Bar is bringing a new style of pizza to Palatine area with its New York and Sicilian Style pizzas which is the market trend across the whole US right now.

In 2020-2021, the average household ordered out 60% more than previously due to covid. We are ready to serve the rising demand for delivery and carryout.

Competition

In the La Grange area there is no fast casual Neapolitan pizza, this will give us the edge over the other pizza competition in the immediate area.

Marketplace Summary

Now is the perfect time for us to launch Tievoli Pizza Bar since the new year is coming and we can open before peak season. We've found an area that needs our business and have spoken to people who are excited to become customers.

Marketing

Positioning

Our down-to-earth message will be communicated through the look and feel of our shop, menu, music, lighting, uniforms, and packaging.

Pricing

Tievoli Pizza Bar will be priced competitively to other fast casual restaurants in the city. We'll aim to run our food costs at an average of 28%.

Promotion/Online Promotion

Tievoli Pizza Bar has an engaged following on Instagram and Facebook, as well as a email list in the 100,000's . We currently have a website that generates traffic and lists important details like our menu, contact, about, philosophy, and location. We will use social media to generate interest and document the process of opening, and update our website with our new menu and location once we open.

Traditional Promotion

We will continue with our customer loyalty program and printed menus. As well, we'll be working with the city to get press attention about our concept and our pizza truck. We'll also encourage our customers to spread the word about us, so will rely on some word of mouth.

Marketing Summary

Much of our marketing has been set up already because of our other locations and pizza truck. While growing the business, we'll be amping up our presence online and in person, aiming for new customers through press, word of mouth, and social media.

Business Operations

The Team

Giovanni Labbate— Chef/Owner/Restaurant Manager

Giovanni Labbate is a chef/pizzaiolo, a word pizza champion and master who is currently the owner of Billy Bricks presently and is the first mobile franchisee. He began his career 33 years ago at the age of 10 in his fathers pizzeria. By the time he was 17 he had made his way to second-in-command. He has opened up numerous successful restaurants on his own and found his home at Billy Bricks 9 years ago.

Currently our team consists only of the two of us, but we will hire five-ten staff members: 3-5 front of house to take orders and payment, and 3-5 back of house to work in the kitchen.

Supplier Relationships

- **Produce/Food:** Greco & Sons
- **Meats:** Boars Head
- **Beverages:** Pepsi
- **Paper Products:** Shultz
- **Beer:** Windy City & Euclid
- **Wine:** Southern Wine & Glazers

Technology

Tievoli Pizza Bar will use Revention point of sale to take orders and payments, and run reports. We will use the customer-facing display and the kitchen printers.

We will also be registered with GrubHub, DoorDash and UberEATS, both food delivery apps that are popular in our area.

Insurance

To be confident that we are fully insured for liability, business, and property.

Licenses

Tievoli Pizza Bar will start process with these when loan is acquired :

- Business License
- Tax ID number or EIN
- Certificate of Occupancy
- Food Service License
- Liquor License
- Music License
- Sign Permit

Operations Summary

Tievoli Pizza Bar will operate on a day-to-day basis for the first couple of months with an additional 5 staff members. Managing our staff, supplier relationships, customers, inventory and daily tasks will require team effort and hard work.

Our personal experiences have given us qualities that we can draw on to manage and run the business and grow it steadily. We aim to run a tight ship and empower our staff to be the best and deliver the best customer service experience.

With *Square* as a POS, Ubereats Grubhub, DoorDash & Ezcater for food delivery and pick up, we are confident that we can accept and handle a high volume at peak times.

Revenue Worksheet

Account	Amount	Explanation
# of Days Open per Week	7	Number of days per week business is open
# of Days	363	Assuming that business is closed on Christmas Day
Midweek	249	Days other than weekend and holiday days
Average Sales		
Midweek	\$1,500	Projected midweek sales
Weekend and Holidays	\$3,000	Projected weekend and holiday day Sales
Revenue		
Midweek	\$373,500	# of midweek days (X) average sales for same
Weekend & Holidays	\$345,000	# of busy days (X) average weekend and holiday sales for same
Total Revenue	\$718,500	Yearly sales projection
Average Sales per Day	\$1,973.90	Yearly sales divided by # of days open
Sales Mix %		
Food	80%	Percentage of sales projected in Food sales
Beverage	20%	Percentage of sales projected in Beverage sales
Sales Mix \$		
Food	\$574,800	Total Revenue @ 80%
Beverage	\$143,700	Total Revenue @ 20%

Start-Up Costs

Account	Amount	Explanation
Business Set-Up		
Bank Charges	\$500	To set up account and debit machine
Website Design & Development	\$2000	New
Advertising & Marketing	\$2,500	Pre-Opening
Training Cost	\$2,000	For all staff and management
Inventory	\$10,000	Foodstuffs and other products
POS	\$3,000	Including printers and subscriptions
Legal & Advertising	\$2,500	To review leases and other documents
Office Expense	\$500	To set up bookkeeping
Rent	\$3000	Security Deposit & First Month Rent
Utility Deposits	\$1,000	Gas and Electric
Signage	\$5,000	New Signage
Licensing & Permits	\$5,000	Business & Liquor License
Smallwares	\$5,000	Plates and bowls and cutlery etc.
Construction	\$125,000	for 2000 sq. ft space
Furniture & Fixtures	\$10,000	For seating area
Equipment	\$70,000	To set up kitchen with mix of used and new equipment
Total Expenses	\$247000	To “get” open
Total	\$247,000	Expenses plus allowance for working capital

Business Plan Summary

Tievoli Pizza Bar Business Plan Summary

Thank you for reading. We value your time, and hope that you've learned all about our vision, goals, opportunities, and value.

We can't wait to serve you at Tievoli Pizza Bar Palatine, IL!

STARTERS

GARLIC KNOTS (4) \$6

Our homemade dough covered in garlic butter and topped with parmesan & parsley served with a side marinara

MOZZARELLA BITES (6) \$8

Homemade breaded mozzarella served with marinara

BRUSCHETTA \$6

4 grilled bread topped with marinated tomatoes, fresh mozzarella, fresh basil, parmesan, balsamic glaze & EVOO

WINGS (6) \$12

Traditional Style covered in your choice of sauce.
Buffalo - BBQ - Garlic Parmesan - Sweet Chili
12 piece \$15 • 24 piece \$20

BUFFALO CHICKEN DIP \$10

Shredded chicken mixed with cream cheese, cheddar cheese, Buffalo sauce served with pita wedges

TRUFFLE FIRES \$8

Fries tossed with truffle oil, parmesan cheese, herbs & sea salt

SALADS

ALL SERVED WITH FRESH BREAD
ADD CHICKEN \$2

CAESAR \$9

Chopped romaine, Parmesan cheese, homemade croutons & Caesar dressing

CHOP CHICKEN \$10

Chopped romaine, chic peas, pasta, red onions, applewood bacon, tomatoes & honey mustard dressing.

PECAN PEAR \$10

Shaved Brussel sprouts, walnuts, dried cherries, red onions, sliced pears, gorgonzola cheese, applewood bacon & Balsamic vinaigrette.

SPINACH \$10

Spinach, red onions, candied pecans, dried cranberries, goat cheese & raspberry vinaigrette

BEET IT \$10

Fresh arugula, beets, red onions, toasted walnuts, goat cheese & citrus vinaigrette

HANDHELDS

BIG PAPA \$10

Hot soppressata, mortadella, salami, provolone cheese, cherry pepper spread, lettuce, red onions, roma tomatoes & balsamic dressing served on Ciabatta bread

SPICY MEATBALL \$9

Homemade meatballs covered in vodka sauce, fresh mozzarella, fresh basil & gardeniera served on French bread

THE PARM PARTY \$12

Breaded chicken breast covered in marinara, basil, mozzarella & Parmesan cheese served on French bread

CHICKEN PESTO \$9

Chicken breast, sun-dried tomatoes, red onions, mozzarella cheese & pesto mayo on Italian flat bread

CHICKEN CAPRESE \$9

Chicken breast, roma tomatoes, fresh mozzarella & Balsamic Vinaigrette served on Italian flat bread

PIZZAS

MAKE IT A SICILIAN +10 (16" ONLY)

CHEESE PIE

Tomato sauce & mozzarella cheese
12" \$10.00 14" \$13.00 16" \$16.00
Additional Topping
12" \$1.25 14" \$1.50 16" 1.75

THE CLASSIC

Tomato sauce, mozzarella, fresh basil, parmigiano reggiano & evoo
12" \$13.00 14" \$16.00 16" \$20.00

SAUSAGE & PEPPERS

Tomato sauce, Italian sausage, red onions, tri-colored peppers & mozzarella cheese
12" \$12.00 14" \$15.00 16" \$18.00

WHITE PIE

Roasted garlic and oil sauce, whipped ricotta, parmesan & mozzarella cheese
12" \$12.00 14" \$15.00 16" \$18.00

JAMMIN WITH PAPA 🍷

Garlic and evoo sauce, crema di pecorino, bacon jam, peppadew peppers, pepperoni, caramelized red onions, oregano, fresh basil, mozzarella & truffle honey
12" \$12.00 14" \$15.00 16" \$18.00

HELL RAISER

Tomato sauce, soppressata, mozzarella cheese, oregano & Mike's Hot Honey
12" \$12.00 14" \$15.00 16" \$18.00

HARVEST 🍷

Garlic & oil sauce, mozzarella cheese, roasted butternut squash, kale, caramelized red onions, crispy bacon, toasted pumpkin seeds, parmigiano reggiano & pomegranate glaze
12" \$12.00 14" \$15.00 16" \$18.00

SPINACH PIE

Garlic and oil sauce, fresh spinach, roasted garlic, sun-dried tomatoes, whipped ricotta, mozzarella & parmigiano reggiano
12" \$12.00 14" \$15.00 16" \$18.00

BBQ PIZZA

BBQ sauce, roasted chicken breast, red onions, smoked Gouda cheese, mozzarella, cilantro and topped with a pineapple and jalapeño relish
12" \$12.00 14" \$15.00 16" \$18.00

TRUFFLE TROUBLE

Truffle cream sauce, mushrooms, mozzarella, prosciutto, arugula, parmigiano reggiano & truffle oil
12" \$12.00 14" \$15.00 16" \$18.00

HONEY SRIRACHA

Honey Sriracha, roasted chicken, Gouda & mozzarella cheese, applewood bacon & scallions
12" \$12.00 14" \$15.00 16" \$18.00

UPSIDE DOWN SICILIAN

Tomato sauce, mozzarella topped with parmigiano reggiano, oregano & EVOO
(16" Sicilian Only) 16" \$22.00

TRIO

Mozzarella cheese topped with pesto, vodka & marinara sauce finished with parmigiano reggiano
(16" Sicilian Only) 16" \$23.00

PANZEROT

FRIED OR BAKED

CHEESE

Tomato sauce & mozzarella cheese
Additional Topping \$1.25
Regular \$8 Large \$16

San Marzano tomato sauce, capers & mozzarella cheese
Regular \$8 Large \$16

STROMBOLI

Tomato sauce, ham, pepperoni & mozzarella cheese
Regular \$8 Large \$16

POPEYE

San Marzano tomato sauce, Fresh Spinach, Ricotta mozzarella cheese
Regular \$8 Large \$16

SAUSAGE ROLL

Tomato sauce, Italian sausage, red onions, grilled pepperoni & mozzarella cheese
Regular \$8 Large \$16

PASTAS

ADD CHICKEN OR MEATBALLS \$3

POMODORO \$9

Our fresh cherry tomato sauce with bucatini pasta

BAKED RIGATONI \$13

Rigatoni pasta tossed with our homemade vodka sauce topped with melted mozzarella cheese

GORGONZOLA \$12

Our creamy Gorgonzola cheese sauce with fresh sage with penne pasta

CREAMY PESTO \$12

Penne pasta tossed in our creamy pesto sauce, sun-dried tomatoes & parmesan cheese

LASAGNA ROLL UP \$14

Pasta sheet rolled with ricotta cheese, bolognese sauce topped within melted mozzarella cheese

SOUP OF THE DAY

CUP \$4 BOWL \$6

TOPPINGS

SAUCE

Tomato Sauce • Garlic & Oil, Pesto • Honey Sriracha • Buffalo

CHEESE

Mozzarella • Ricotta • Parmesan • Gouda

MEAT

Pepperoni • Italian Sausage • Soppressata* • Chicken • Bacon • Bacon Jam • Meatball • Ham

VEGETABLES

Spinach • Red Onion • Tri-Colored Peppers • Green Peppers • Black Olive • Garlic • Fresh Basil • Fresh Cilantro • Kale • Jalapeño • Pineapple • Mushroom • Italian Beef • Artichoke

EXTRAS

Mike's Hot Honey • Truffle Honey • Truffle Oil

DESSERTS

NUTELLA TART \$6

Creamy Nutella filled tart with a toasted hazelnut crust

TIRAMISU \$7

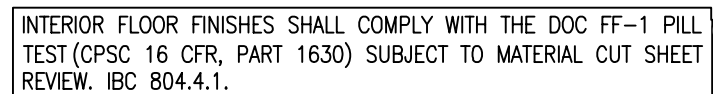
Ladyfingers dipped in our coffee liquor then layered with mascarpone cheese & topped with whipped cream and cocoa powder

LIMONCELLO CAKE \$7

Homemade limoncello white cake with a lemon curd filling and mascarpone cream cheese icing

FRIED DOUGH \$6

Our homemade dough fried then covered in cinnamon sugar with dipping sauce
Cream cheese frosting or Nutella

[illegible]

TIEVOLI

PUBLIC NOTICE
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 8, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a restaurant to operate with a local liquor license.

The property is commonly known as 44 W. Palatine Road (02-15-430-022-0000). The Petitioner is proposing to open a new restaurant, Tievoli Pizza Bar.

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

FILE #: 22-05
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board
of Appeals

DATED: This 21st day of February, 2022
Published in Daily Herald
February 21, 2022 (4578224)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

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 in general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 02/21/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Danila Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4578224

Attachment: Public Notice (44 W. Palatine Road - Tievoli Pizza - Special Use for a restaurant w/ liquor)