



## 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 • FEBRUARY 14, 2023

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Village Hall - Council Chambers

Regular Meeting

7:00 PM

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#### I. CALL TO ORDER

#### II. MINUTES APPROVAL

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

#### III. PUBLIC HEARING

1. 254 N. Northwest Highway

Special Use for a Unique Use to permit a live room escape adventure.

2. 773 N. Quentin Road

Special Use Amendment to allow seasonal outdoor seating

Variation to allow a 3rd freestanding sign

3. 850 E Northwest Highway

Special Use to permit a gas station and convenience store.

Variation to permit an existing building to encroach into the required rear and side yards.

Variation to permit a drive aisle to be 21.5 feet instead of the permitted 24 feet.

#### IV. COMMUNICATIONS

#### V. ADJOURNMENT



## VILLAGE OF PALATINE

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### ZONING BOARD OF APPEALS

### MINUTES • JANUARY 10, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

#### I. CALL TO ORDER

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

#### II. MINUTES APPROVAL

- Zoning Board of Appeals - Regular Meeting - Dec 13, 2022 7:00 PM - **Accepted**  
**Mr. Luszczak made a motion to approve the minutes of December 13, 2022; seconded by Ms. Roth-Wurster**

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

Minutes Acceptance: Minutes of Jan 10, 2023 7:00 PM (Minutes Approval)

### III. PUBLIC HEARING

#### 1. 140 W. Wood Street #104 - **Recommended to Approve**

Notice was published in the Daily Herald on December 26, 2022 and mailed to the owners of the surrounding properties.

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

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey
4. Floor Plans
5. Objection email- David Jutla
6. Objection email- Gail Kloman
7. Public Notice

#### **Sworn in staff: Ms. Lyn Bremanis**

#### **Sworn in the petitioner: Mr. John Simonaitis 140 W Wood Unit 104**

Mr. Simonaitis stated he purchased the 2 bedroom unit in 2021. He stated they have been working on the building and have increased assessments by 14%. He stated they put in a new hvac system and his unit is becoming unreasonable on investment. Mr. Simonaitis explained it was originally 2 units and he still gets 2 electrical bills and will require to 2 hvac systems that he will have to maintain. He stated he is asking for a variance to revert the unit back to its native form.

Mr. Pirog asked if this will change the assessments and bills.

Mr. Simonaitis answered yes explaining he will reside in one unit and sell the other to reduce the cost.

Mr. McGinn asked if other units have done the same.

Mr. Simonaitis answered yes stating he knows of 2 other units with the same footprint that have been divided.

Mr. McGinn asked if he spoke to the neighbors.

Mr. Simonaitis answered yes explaining this won't change anything for them.

Ms. Bremanis gave a brief overview pointing out the 2 other units that went through the same process in 2019 and 2020. She spoke to a parking variation that is currently in place that will accommodate this new request. Ms. Bremanis stated the property is zoned R3 and as proposed will have 131 units. She stated Community Services, Engineering and Fire Prevention have all reviewed and had no issues.

Ms. Roth-Wurster asked what the work would entail.

Mr. Simonaitis explained the renovation is bringing it back to its native form of a studio and a one bedroom unit.

Ms. Roth-Wurster clarified the only impact on hallway is a door.  
Mr. Simonaitis explained there was a door there at one time.

**STAFF RECOMMENDATION:**

In 1995, Park Towne was converted from apartments to privately owned condominiums. At the time, several studio and 1-bedroom units were combined into single 2-bedroom units. The Petitioner is requesting to divide the unit back to its original form. Per Code, multi-family units must be over 500 square feet. The addition of a studio unit should not affect the existing characteristics of the units within the building. Staff also reviewed the proposed request within the circumstances of the existing multi-family residential building, use, and its unit characteristics, as opposed to either a new building or conversion proposal from another use. Therefore, Staff recommends approval of the proposed Variation, subject to the following condition:

1. The Variation shall substantially conform to the floor plans prepared by the Petitioner submitted on 10/24/22, except as such plans may be changed to conform to Village codes and Ordinances.

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

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

**DELIBERATIONS:**

Mr. Luszczak stated there is nothing really changing just adding another unit. He pointed out it is all interior work with no effects on other residents.

Ms. Roth-Wurster stated it meets the standards and recalls seeing similar requests in the past.

**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 January 16, 2023.**

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

Minutes Acceptance: Minutes of Jan 10, 2023 7:00 PM (Minutes Approval)

2. 1401 W. Autumn Road - **Recommended to Approve**

Notice was published in the Daily Herald on December 26, 2022 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. Site Plan
5. Chicken Coop Elevations
6. Chicken Run Enclosure
7. Letters of Support
8. Public Notice

**Sworn in the petitioner: Ryan and Kerstin Nelson 1401 W. Autumn Road**

Mr. Nelson stated they are new residents since October. He stated they moved from California and drove across the country with the chickens. He stated they applied for a permit for the shed and learned after the fact that there was additional process to gain approval for the chickens. Mr. Nelson pointed out they got letters of approvals from all the neighbors.

Ms. Nelson explained the chickens belong to their son and they were under the impression they were allowed. She stated an anonymous complaint led them to realizing they needed to request the relief.

Mr. Nelson explained they are comfort chickens that have been raised from eggs. They have names and are more like pets.

Mr. Luszczak asked if the chickens stay in the shed.

Mr. Nelson answered yes explaining they have straw, bedding and heating to keep warm. He stated they are hens so they are quiet unlike roosters.

Mr. Luszczak asked if the chickens will be running around outside.

Mr. Nelson explained they have a chicken run to use in the summer that they used in California and are working on a leash.

Kerstin stated they will never let them run free.

Mr. Pirog asked what the lifespan of chickens is.

Ms. Nelson answered 5-7 years and they are all currently under 1. She stated they are not producing eggs in the winter but will try in the spring.

Mr. Luszczak asked how many hens they have.

Mr. Nelson answered 6.

Mr. Luszczak asked how many eggs they produce.

Ms. Nelson stated once they are old enough they should lay an egg every other day.

Played Petitioner's video of son giving the reasons for having the chickens.  
Ms. Nelson stated their son has mental health issues and this has helped.

Mr. McGinn asked about smell /waste.

Ms. Nelson explained they use zeolite powder to help with ammonia smell and a fresh layer of straw. She stated there is no strong odor because they change towels every day and rinse water. She stated there is no real noise, and in the summer if in the chicken run they will keep grass kept and fresh to avoid flies.

Mr. McGinn asked if the chicken run is enclosed.

Mr. Nelson referred to slide to show the enclosed run.

Mr. McGinn asked if they spoke to the neighbors.

Mr. Nelson spoke to the letters of support submitted from all adjacent neighbors.

Ms. Nelson stated they were told by neighbors they used to have chickens and horses on their property.

Ms. Bremanis gave a brief overview stating the property is zoned Planned Development following the R2 standards. She stated the request is for an 80 square foot chicken coop with a maximum of 6 hens with an additional 54square foot fence run which is well under the permitted 700 square foot accessory structure. Ms. Bremanis referred to the site plan slide to show the location of the shed currently and the proposed location changes that would satisfy council discussions. She referred to the slide to show Village Council discussed criteria. Ms. Bremanis stated Community Services, Engineering and Environmental Services have reviewed and have no comments.

Mr. Pirog asked if council review is official.

Ms. Bremanis answered no it was just a conversation. She spoke to the one chicken coop that was approved in 2013 for a property zoned R1 on 1.8 acres. She stated many of council's criteria were conditions on that special use approval.

Mr. McGinn asked if this request meets council parameters.

Ms. Bremanis spoke to the options on the letters neighbor submitted regarding the location of the coop. She stated the current proposal is to move coop closer to home away from lot line.

Mr. Nelson spoke to the fence discussion and how most neighbors would prefer not to have a fence. He stated they would build a new coop if necessary, but hoping not to.

Ms. Nelson stated they want to follow any guidelines necessary.

#### **Sworn in Catherine Putzer 1184 N. Deer Ave.**

Ms. Putzer stated they are new neighbors moving in December 21. She stated they met the family at a local park and they introduced kids to chickens. She stated they are very friendly quiet animals and can see the coop from her kitchen window and it's beautiful. Ms. Putzer stated they never hear them so there is no nuisance and the children in the neighborhood love them. She stated she does

not want a fence explaining they purchased home because of the openness of the area.

**Sworn in Ms. Julie Picchiotti 939 N. Franklin Ave.**

Ms. Picchiotti stated she herself went through process and attended the Village Council meeting discussion pointing out even with the perimeters a variance can be requested.

Ms. Bremanis clarified if the perimeters were part of code a variance can be requested but currently not part of code.

**Sworn in Ms. Joelle Kern 124 W. Pleasant Hill Blvd.**

Ms. Kern stated she is in support. She stated she has experience in raising chickens and it is a positive experience and will be happy to see in Palatine

**STAFF RECOMMENDATION:**

The Petitioners are proposing to construct a chicken coop and run in their rear yard. The Petitioner was able to obtain letters of support from 15 of their surrounding neighbors, including those whom are directly adjacent. Per the submitted application, the Petitioners have also proposed to construct a 6-foot solid fence to combat any potential injury to the value of other properties in the neighborhood. Ultimately, this is a policy decision for the Village Council; 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 Site Plan and Coop Elevation submitted by the Petitioners, Mr. Nelson & Kerstin Nelson, except as such plans may be changed to conform to the Village Codes and Ordinances.
2. Roosters shall be prohibited from the property.
3. The accessory structure housing the chickens shall be screened with either a 6-foot solid fence or densely planted landscaping in a manner acceptable to the Village of Palatine.
4. A maximum of 6 hens shall be allowed as part of the Accessory Unique Use.
5. Any eggs produced as a result of the Accessory Unique Use shall not be used for business or commercial purposes.
6. A review shall be scheduled before the Village Council following 6 months of keeping the hens on the Subject Property. The Village Council reserves the right to impose additional conditions or modify conditions to address any concerns, in conjunction with the 6-month review.

Mr. Pirog asked if condition number 3 is in addition to the 6-foot fence in the proposal.

Ms. Bremanis explained that is part of it.

Mr. Pirog asked if they still will be required to add a fence even though the area has no fences.

Ms. Bremanis explained it is a condition that was added into the proposal and can be removed, however, could ultimately be put back in at Council level.

Mr. Cavanaugh asked why the last few items on the bullet points are not conditions.

Ms. Bremanis explained they are meeting them in their proposal.

Mr. Nelson suggested a 1 year probation to do determine if a fence is needed.

Ms. Nelson stated if issues come up they will be happy to address.

Mr. Pirog pointed out the 6 month review in condition.

Ms. Bremanis clarified they are suggesting the fence be removed and can be added in if need be.

Mr. Cavanaugh asked what the need for the fence is.

Ms. Nelson explained they added for the standards.

Ms. Bremanis explained the purpose is for screening for neighbors. She spoke to the letters having 2 options with and without fences.

Mr. Cavanaugh asked if the letter did not ask would it still be part of conditions.

Ms. Bremanis answered yes would still be part of conditions being part of the criteria set in Village Council discussion.

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

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

**DELIBERATIONS:**

Mr. Pirog stated the proposal is architected and a lot of thought has been considered for the public health safety and welfare. He stated if all neighbors do not feel it will cause injury to their properties so it meets standards. He stated they have great plan to protect everyone as well as the chickens.

Ms. Roth-Wurster stated the standards have been addressed. She stated it is important to see what neighbors think and agree to strike the fence and add later if needed. She spoke to the way a fence can look awkward.

Mr. McGinn spoke to standards of substantial injury. She stated most surrounding properties are against the fence and the neighbors don't have issue with the chickens.

Mr. Cavanaugh recommended striking #3 and council can add in at a later date if they feel the need.

Discussion on changing the motion.

**Mr. Pirog withdrew his original motion.**

**Mr. Cavanaugh made a motion to approve subject staff conditions removing #3; seconded by Ms. Roth-Wurster**

**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 6, 2023.**

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

Minutes Acceptance: Minutes of Jan 10, 2023 7:00 PM (Minutes Approval)

3. 1713 N. Rand Road #100 - **Recommended to Approve**

Notice was published in the Daily Herald on December 26, 2022 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. Site Plan
5. Business Plan
6. Floor Plan
7. Public Notice

**Sworn in the petitioner: Mr. Vladyslav Shataliuk 4308 Blue Iris Court Island Lake, IL owner of business**

Mr. Shataliuk stated he is planning to open a smoke shop and thinks it will be beneficial as there are not many smoke shops in area. He spoke of one being down Rand Road but in a different city. Mr. Shataliuk stated his business will not allow sale of drug paraphernalia with the main focus on tobacco and hookah products.

Ms. Bremanis gave a brief overview stating the property is zoned B2 occupying approx. 902 square feet and located along the Rand Corridor. She stated the petitioner is aware of all Village regulations and is prepared to follow them. Ms. Bremanis spoke to the hours of operations being Monday-Sunday 8am-10pm with 1 full time and 2 part time employees. She stated per the business plan all customers will be required to show valid identification showing they are 21years or older. Ms. Bremanis stated the parking requirements will remain the same. She stated Community Services, Engineering, Fire Prevention, and Police have reviewed and have no concerns.

**STAFF RECOMMENDATION:**

The Petitioner is proposing to open a tobacco shop in a multi-tenant shopping center. The Petitioner is aware that the sale of drug paraphernalia with the intent to use it for a controlled substance is prohibited. Furthermore, the Petitioner is proposing to have "21+" signage posted in prominent locations within the tenant space, and will have all customers present a valid form of identification for all purchases. With that said, the proposed use should not cause any substantial injury to the value of the surrounding properties. Therefore, Staff recommends approval of the requested Special Use with the following condition:

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

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

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

**DELIBERATIONS:**

Mr. Pirog stated it is a good business plan. He pointed out the petitioner is aware and agreed to follow all regulations. He stated he thinks this is a great opportunity.

Mr. McGinn stated the location is good being in the Rand corridor.

Mr. Cavanaugh stated it is a good use of space.

**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 January 16, 2023.**

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

Minutes Acceptance: Minutes of Jan 10, 2023 7:00 PM (Minutes Approval)

IV. COMMUNICATIONS

V. ADJOURNMENT

Minutes Acceptance: Minutes of Jan 10, 2023 7:00 PM (Minutes Approval)

VILLAGE OF PALATINE  
Zoning Board of Appeals

SCHEDULED 02/14/23 07:00 PM

**CASE STAFF STATEMENT (ID # 8087)**

**254 N. Northwest Highway**

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

**FROM:** Alex Bradshaw

**PETITIONER:** Ernesto Ayala

**CASE NUMBER:** SU-000011-2023

**ADDRESS:** 254 N. Northwest Highway #100

**PROPOSAL:**  
Special Use for a Unique Use to permit a live room escape adventure.

<b>LOCATION:</b> 254 N. Northwest Hwy District 6 (Helms)	<b>CURRENT ZONING:</b> B-2 General Business District
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**SURROUNDING CONDITIONS:**

<b>North:</b>	B-2 General Business (Café Fourteen)
<b>South:</b>	B-2 General Business (Starbucks)
<b>East:</b>	B-2 General Business (Autozone)
<b>West:</b>	R-2 Single Family Residential

**BACKGROUND:**

The Petitioner is proposing to open a live room escape adventure business, Panic Escape Room, within a vacant tenant space at 254 N. Northwest Highway. Therefore, the Petitioner is requesting:

**Special Use for a Unique Use to permit a live room escape adventure.**

**SITE ANALYSIS:**

- The Subject Property is zoned B-2 General Business, and the subject tenant space is approximately 1,660 square feet. The building is a combination of 1 and 2 story with a total of approximately 6,000 square feet with 2,700 square feet being warehouse.
- The Petitioner is proposing to operate a live room escape adventure, which locks guests in a room. In order for the guests to escape, they must solve puzzles to discover clues. The clues will eventually lead to a key that allows them to escape.

- A Special Use for Unique Use to permit a “live room escape adventure” was granted at the Subject Property in 2016. The current Petitioner’s proposal is to revive the same use at this location.
- The Petitioner operates other escape room businesses in the greater Chicago area. The name of the existing business is *Panic Escape Room*.
- Per the submitted business plan, the hours of operation would be Sunday - Thursday 3:30 PM - 10:30 PM, Friday - Saturday 12 PM - 11:30 PM. This is an appointment-based business, all bookings are made online or via phone call.
- The submitted floor plan and business plan indicate that there will be 3 “themes”/“experiences”, which are split between several different rooms for the games. Each room would accommodate up to 8 people per each appointment/experience. All experiences are 1 hour long. There is also a reception area at the main entrance, and restroom that is shared with the upstairs offices.
- Per the business plan, there will be 3 total employees working at any given time.
- There are currently 10 parking spaces provided for the building. A Variation was granted in 2016 permitting 10 parking spaces instead of the required 14 parking spaces. As the Petitioner’s proposed floor plan does not indicate any expansion or major change to the existing tenant space, the parking variation will remain valid.
- There is an existing cross access/parking agreement between the Subject Property and the Starbucks to the south at 234 N. Northwest Highway. The agreement was a condition of approval for the Special Use (O-60-16) that was granted to the previous escape room tenant, *Escapeocity*.
- No food or drink will be sold or stored on the property.

### **DEPARTMENTAL REVIEWS:**

<b>Community Services</b>	No Issues Identified.
<b>Engineering</b>	N/A
<b>Environmental Health</b>	N/A
<b>Fire Prevention</b>	As the proposed floor plan differs from the last permitted floor plan the addition of walls, doors, door releases and fire alarm changes will be addressed under a building permit.
<b>Public Works</b>	N/A
<b>Police</b>	N/A

**STANDARDS FOR SPECIAL USE:** Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health,

safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

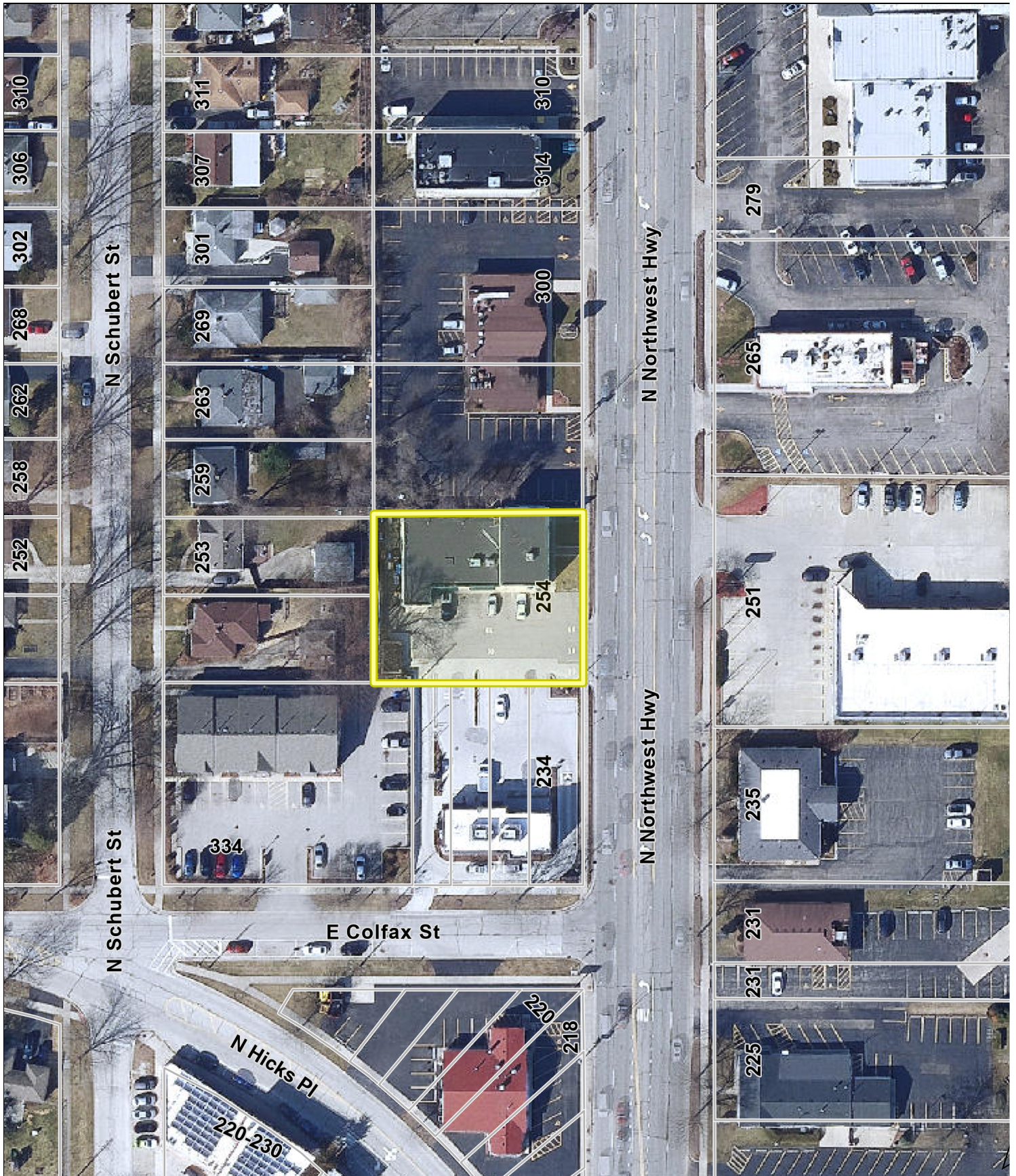
**STAFF RECOMMENDATION:**

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

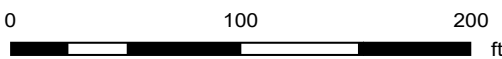
1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Ernesto Ayala, except as such plans may be changed to conform to Village Codes and Ordinances.
2. All interior locks for games rooms shall be tied to the fire alarm for automatic release upon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

**ATTACHMENTS:**

- Aerial Map
- Application
- Plat of Survey
- Floor Plan
- Business Plan
- Public Notice



Attachment: Aerial Map (254 N. Northwest Hwy - SU Unique Use (Escape Room))



Print Date: 1/31/2023

Notes  
Cook County Aerial 2020

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



**SPECIAL USE APPLICATION**

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

Petitioner Name

Ernesto Ayala

Business Name (if applicable)

Per Games LLC DBA Panic Escape  
Room Games

Subject Property Address

254 N. Northwest Highway

Please provide a description of your proposed request:

Looking for a Special Use Permit to open and operate the same business that was in the same space for 5 years prior. Originally known as "Escapeocity Escape Room" we are looking to reopen same business as "Panic Escape Room Games"

Escape Room Games & Team Building

**Petitioner Justification**

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

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

Escape rooms can boost skills in communication, project management, problem solving, and dealing with complex challenges. They are also commonly used to strengthen relationships within a team. And excellent alternative for recreation amusement and team building.

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

Escape Rooms are limited in size for participants, and done by appointment only, group sizes can range from 2- 6 at a time and total time limit of 1 hour. We do not serve or offer food or beverage, this experience is solely for the experience and service provided for either team building or entertainment purposes.

Attachment: Application (254 N. Northwest Hwy - SU Unique Use (Escape Room))

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

Escape Rooms are set in standard office spaces, with a theme and objective to solve within the 60 min time period. The experiences are booked online or by phone as appointments only. This is also why this type of business works best in office or medical building due to the size and appointment based business model.

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

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

- a. Will meet the following aesthetic criteria:
  - i. Will not destroy existing vistas in the area;
  - ii. Will enhance the appearance of the homes and the streets in the area; and
  - iii. Will not detract from the overall appearance of the community; or
- b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

N/A

**Legend of Abbreviations**

N. - North  
S. - South  
E. - East  
W. - West  
N.E. - Northeast  
S.E. - Southeast  
S.W. - Southwest  
N.W. - Northwest

Rec. - record  
Meas. - measured  
Doc. - Document  
SQ.FT. - square feet  
R.O.W. - Right of Way



**R. E. DECKER**  
(1933-1999)  
**R. G. PAVLETIC**  
P.L.S. 035-3261

**A.L.T.A.-A.C.S.M. LAND TITLE**

**Survey**

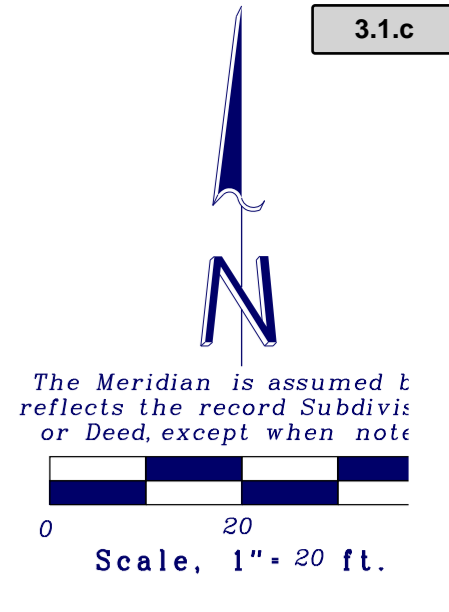
**R. E. DECKER, P.C.**  
LAND SURVEYORS

114 E. COOK AVE., LIBERTYVILLE, ILLINOIS 60048  
847-362-0091 FAX 847-362-0119 mail@deckersurvey.com

PARCEL 1: The South 1 foot of Lot 13 and all of Lots 14 and 15 in Block 1 in Johnson and Webers Palatine Ridge in the East half of the Southwest Quarter of Section 14, in Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: The North half of that part of the Alley lying East of the West line of Lot 15 extended South and West of the East line of Lot 15 extended South, all in Block 1 in Johnson and Webers Palatine Ridge in the East half of the Southwest Quarter of Section 14, in Township 42 North, Range 10 East of the Third Principal Meridian, as vacated by Ordinance recorded December 22, 1986 as document 86-611149, in Cook County, Illinois.

Commonly known as: 254 NORTHWEST HIGHWAY, PALATINE, ILLINOIS.



**Legend**

	- Proposed Contour		- Electric
	- Existing Contour		- Gas
	762.65 - Proposed Elevation		- Sanitary
	762.2 - Existing Elevation		- Storm
	Existing Deciduous Tree		- Water
	Existing Conifer Tree		
	Existing Trunk Diameter		
	Remove Tree		
	Wood Utility Pole		
	Overhead Utility Pole		
	downspout with splash		
	downspout connected		
	Underground Utility Marker		

Utility marks and lines shown in corresponding colors



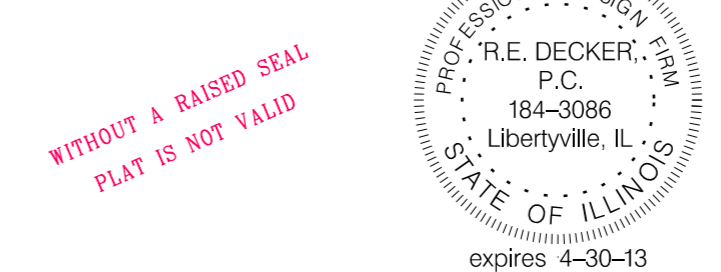
STATE OF ILLINOIS }  
COUNTY OF LAKE }

TO: CHICAGO TITLE INSURANCE COMPANY FILE NO. 40008364 dated 10-31-2013  
TO: DAL PROPERTIES MANAGEMENT, INC.  
TO: FIRST MERIT BANK, N.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1.4.7a and 8 of Table A thereof.

By: \_\_\_\_\_  
Professional Land Surveyor

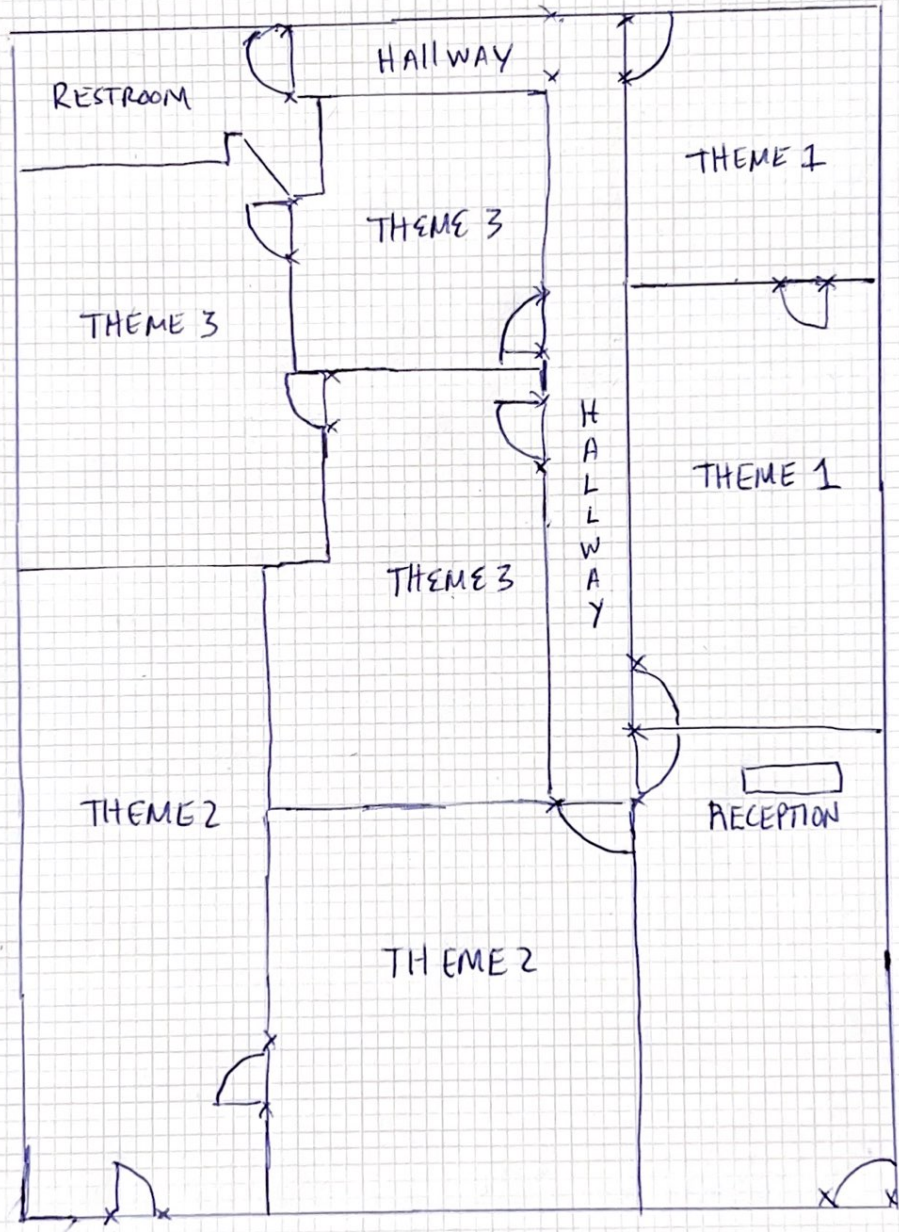
ORDER NO. 13-899  
ORDERED BY: MICHELL ISEBERG, ATTY.  
FIELD WORK COMPLETED: NOVEMBER 21, 2013  
REVISIONS: December 3, 2013 for Parcel 2



This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."

Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof.

FLOOR PLAN  
PANIC ESCAPE ROOM  
PALATINE IL



print-graph-paper.com

Attachment: Floor Plan (254 N. Northwest Hwy - SU Unique Use (Escape Room))

## Alex Bradshaw

---

**Subject:** FW: 254 N. Northwest Hwy - Special Use to permit an Escape Room Business  
**Attachments:** Escapeocity Floor Plan.jpg; PANIC ESCAPE ROOM (1).pdf

**From:** Ernesto Ayala <ernesto@panicescaperoom.com>  
**Sent:** Tuesday, January 17, 2023 12:54 PM  
**To:** Alex Bradshaw <ABradshaw@palatine.il.us>  
**Subject:** Re: 254 N. Northwest Hwy - Special Use to permit an Escape Room Business

**Caution:** This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Good Afternoon, Alex

Attached is the previous floor plan by previous occupant "Escapeocity" as well as our floor plan for "panic escape room" you will see there are no major changes or construction being done, just a fresh coat of paint and some furniture and new puzzles and riddles to solve.

I also wrote down the information on the business plan in this email as well, I thought I had filled this out on the questioner in the portal but here it is if you still need it.

Please let me know if there is anything else you need from me.

## Business Plan

Hours of Operation :

Sunday-Thursday 3:30pm-10:30pm

Friday-Saturday 12 Noon - 11:30pm

Number of employees: 3

Products sold: None

Services provided:

Team building/Escape Room Experiences

This is an appointment-based business, all bookings are made online or via phone call.

All experiences are 1hr long

Participants/Appointments occupancy 2-8 people during one appointment/experience

Attachment: Business Plan (254 N. Northwest Hwy - SU Unique Use (Escape Room))

Thanks,  
Ernesto

Regards,  
**Ernesto Ayala**  
Founder/CEO

**Panic Escape Room - South Elgin-Hoffman Estates-Addison IL**

Direct: 630-489-8871 | Office: 224-268-3947

[www.PanicEscapeRoom.com](http://www.PanicEscapeRoom.com)

---

**From:** Alex Bradshaw <[ABradshaw@palatine.il.us](mailto:ABradshaw@palatine.il.us)>  
**Sent:** Tuesday, January 17, 2023 11:19 AM  
**To:** Ernesto Ayala <[ernesto@panicescaperoom.com](mailto:ernesto@panicescaperoom.com)>  
**Subject:** 254 N. Northwest Hwy - Special Use to permit an Escape Room Business

Hi Ernesto –

I hope all is well. I was able to review your submittal through our online portal, and it appears that there are a couple things that still need to be submitted prior to moving forward to the internal Staff review. Please include (1) a proposed **floor plan** for the entire space and (2) a **business plan** including hours of operation, number of employees, overview of products/services sold, and any other information pertinent to the operation of the business.

These two additional documents can be submitted through the online CSS portal, or feel free to send them to me and I will get them uploaded to your case.

Contact me with questions.

Thank you,

**Alex Bradshaw** | Planner  
Planning & Zoning Department  
200 E. Wood Street | Palatine, IL 60067  
T: 847-359-9056 | [abradshaw@palatine.il.us](mailto:abradshaw@palatine.il.us)

Attachment: Business Plan (254 N. Northwest Hwy - SU Unique Use (Escape Room))

**PUBLIC NOTICE**  
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 14, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:  
**Special Use for a Unique Use to permit a live room escape adventure.**  
 The property is commonly known as 254 N. Northwest Highway #100.  
 The Petitioner is proposing to open a live room escape adventure business, Panic Escape Room.  
 The above petition has been filed by Ernesto Ayala and is available for examination in the office of the Village Clerk, 200 E. Wood Street.  
 FILE #: SU-000011-2023  
 VILLAGE OF PALATINE  
 Jan Wood, Chair  
 Palatine Zoning Board of Appeals  
 DATED: This 30th day of January, 2023  
 Published in Daily Herald January 30, 2023 (4594634)

## 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 true copy, was published 01/30/2023 in said Northwest Suburbs 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 *Daula Baltz*  
 Designee of the Publisher and Officer of the Daily Herald

Control # 4594634

Attachment: Public Notice (254 N. Northwest Hwy - SU Unique Use (Escape Room))

VILLAGE OF PALATINE  
Zoning Board of Appeals

SCHEDULED 02/14/23 07:00 PM

**CASE STAFF STATEMENT (ID # 8094)**

---

**773 N. Quentin Road**

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

**FROM:** Ben Vyverberg

**PETITIONER:** Kristina Gaardo, Pinks Shrimp

**CASE NUMBER:** SU-000012-2023

**ADDRESS:** 773 N. Quentin Road

**PROPOSAL:**

Special Use Amendment for a seasonal outdoor seating patio; and

Variation to allow a third freestanding sign.

**BACKGROUND:**

The Petitioners operate a newly opened restaurant (“Pink’s Shrimp and Oysters”) in the previous Chicago Culinary Kitchen tenant space, prior to its relocation to N. Hicks Road. The Special Use for Pink’s was approved in 2021. A Special Use Amendment is proposed to allow a seasonal outdoor seating patio and a Variation to allow a third freestanding sign associated with Pink’s. Therefore, the Petitioner is requesting:

**Special Use Amendment for a seasonal outdoor seating patio; and**

**Variation to allow a third freestanding sign.**

**SITE ANALYSIS:**

- The Subject Property is zoned B-1 shopping center district. The previous Special Use for CCK was transferred to Pink’s in 2021.
- The Subject Tenant Space is approximately 1,100 square feet and there are 28 seats in the restaurant. The required parking for the restaurant is 11 spaces. The proposed seasonal outdoor seating area is approximately 55 feet by 10 feet and would be lined with both a new barrier curb and 3-foot tall bollards (6-inch diameter - installed 4 feet below grade), with 4-foot spacing between bollards.
- The proposed seasonal outdoor seating area includes 24 seats and provides the

minimum required aisle access and crossing dimensions. The patio would be extended south into a portion of the parking lot.

- The 90 degree parking spaces directly south of the restaurant would be restriped to provide angled parking and a one-way drive aisle heading east. The patio area would be seasonally used, weather permitting, and no music, outdoor amplification, or events are proposed with the Special Use Amendment. The patio's use would be consistent with the restaurant's hours of operation:
  - Hours of operation: Wednesday through Saturday 11am - 8pm and Sunday 11am - 7pm dine in and carry out.
- The required parking for the shopping center consisting of 2 buildings (approximately 16,811 square feet) is as follows:
  - Pink's - 1,110 SF = 11 spaces
  - Remaining 15,700 SF (1/300 SF) = 53 parking spaces
  - Total required - existing tenant composition = 64 spaces. There are 83 parking spaces in the parking lot.
- There is an existing parking Variation in place, which accommodated the previously operating Oak Alley. The proposed seasonal patio does not impact the required parking and the center is presently over-parked with the current tenancy.
- The proposed seasonal patio would be set back approximately 25 feet from the residential units directly east on Virn Allen Court. As a component of the recommendation, Staff is recommending that a new solid fence would be installed on portions of the eastern and southern sides of the shopping center property. This would serve to both provide solid screening and an additional barrier for the residential properties surrounding the restaurant. The shopping center was annexed in 1976, as an existing center and the 19-unit Williams Park Place townhomes received their zoning entitlements in 1998.
- In conjunction with the Special Use Amendment and Variation application, the president of the Williams Park Place HOA sent an objection email stating concerns about the noise and odors potentially coming from the restaurant and outdoor seating. There were also questions about the proposed restaurant sign.
- While Staff understands the stated concerns, the limited seasonal use of the outdoor seating and limited hours of operation, in conjunction with a new solid fence adjacent to the outdoor patio should limit any impact concerns.
- The initial sign variation was approved, based upon the poor visibility for that section of the shopping center (approximately 223 feet from the Quentin Road property line) and limited access into the center. The proposed replaces the same sign (size/square footage) with the new restaurant name:

**VAR – freestanding sign Pink’s = 4 x 4 feet place on existing poles**



**DEPARTMENTAL REVIEWS:**

<b>Community Services</b>	Building permit and review will be required.
<b>Engineering</b>	The final traffic directional signage and pavement marking plans will be submitted in a manner acceptable to the Village Engineer.
<b>Environmental Health</b>	N/A
<b>Fire Prevention</b>	N/A
<b>Public Works</b>	N/A
<b>Police</b>	N/A

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

**STANDARDS FOR A VARIATION:** Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the

property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

**STAFF RECOMMENDATION:**

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

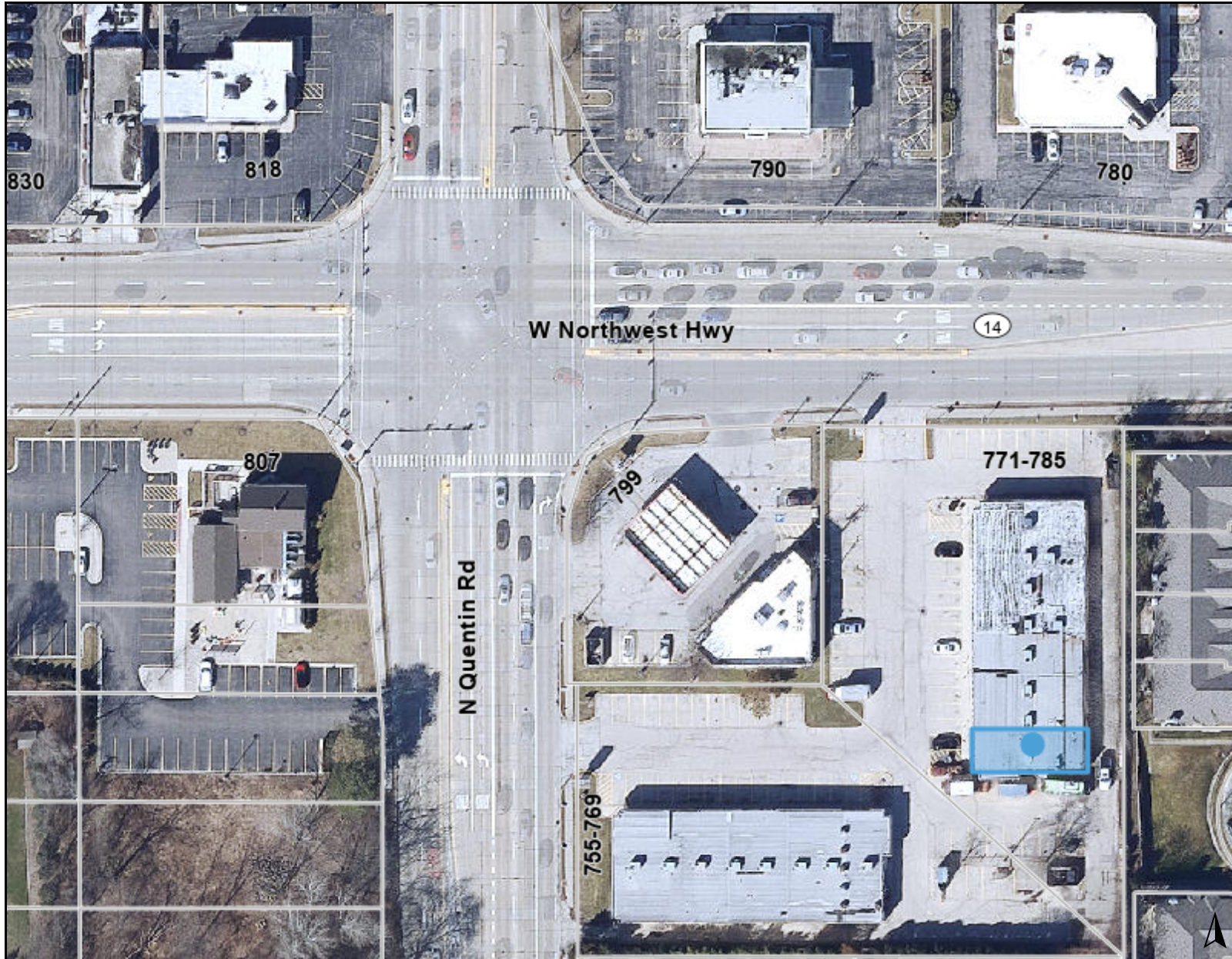
While the initial Variation was elevation plan specific and limited to the previous restaurant, the proposed sign would be placed in the same location and mirror the previously approved square footage and height.

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

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

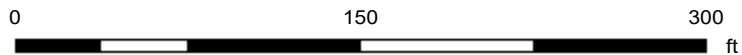
**ATTACHMENTS:**

- Aerial Map
- Pink's - Special Use and Variation applications and survey
- Pink's Final Seasonal Patio Site Plan
- Pink's patio seasonal floorplan
- Pink's Shrimp Final Business Plan
- Proposed Pink's sign
- ORD - #O-121-21 - Pink's Special Use
- ORD sign variation - 773 N. Quentin Road
- Pink's Interior floorplan
- Pink's email objection
- Public Notice



Legend

Attachment: Aerial Map (773 N Quentin Road - SUA Outdoor Seating)



Print Date: 2/10/2023

Notes

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



## SPECIAL USE & VARIATION APPLICATION

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

### CONTACT INFORMATION WORKSHEET

<b>PETITIONER(S)</b>		<b>Business Name (if applicable)</b>	
Kristina Gaardbo		Pink's Shrimp	
Address		City/State/Zip Code	
773 N. Quentin Rd. Palatine IL		60067	
Telephone	Fax		
847-305-0055			
Email			
kristina @shockwavesapparel.com			
Subject Property Address			
773 N. Quentin Rd. Palatine IL 60067			
<b>AUTHORIZED AGENT (if applicable)</b>		<b>Business Name (if applicable)</b>	
Address		City/State/Zip Code	
Telephone	Fax		
Email			

Attachment: Pink's - Special Use and Variation applications and survey (773 N Quentin Road - SUA Outdoor Seating)

# VILLAGE OF PALATINE

## SPECIAL USE & VARIATION APPLICATION

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

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

date received

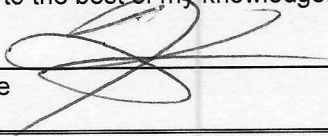
Background Information	<b>PETITIONER(S)</b>		<b>Business Name (if applicable)</b>	
	Kristina Gaardbo		Pink's Shrimp	
	Subject Property Address			
	773 N. Quentin Rd. Palatine IL 60067			
	<b>AUTHORIZED AGENT (if applicable)</b>		<b>Business Name (if applicable)</b>	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	<b>TYPE OF APPLICATION (check one)</b>			
	<input type="checkbox"/> Special Use <input checked="" type="checkbox"/> Special Use Amendment <input checked="" type="checkbox"/> Variation			
Existing Zoning District		Existing Land Use	Proposed Land Use	
Generally describe your request:				
① We would like to build a patio along the side of the building for outdoor seating.				
② We would like to utilize the sign post from CCK for Pink's Shrimp				

Attachment: Pink's - Special Use and Variation applications and survey (773 N Quentin Road - SUA Outdoor Seating)

**Signature Page**

I swear that the information contained on Page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

Signature



Date

12-14-2022

Attachment: Pink's - Special Use and Variation applications and survey (773 N Quentin Road - SUA Outdoor Seating)



### 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

Utilizing sign Post for Pink Shrimp will help people locate our restaurant

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

This sign will cause no harm to public health, safety + welfare

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

It will make use of an "empty" sign post

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

Attachment: Pink's - Special Use and Variation applications and survey (773 N Quentin Road - SUA Outdoor Seating)



# VARIATION

### Required Materials

- Filing Fee of \$ \_\_\_\_\_
- Application Form
- Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- Real Estate Interest Disclosure Form (see attached)
- Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

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

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

### Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. **If you are applying for a Special Use only, you do not need to answer these items.**

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

*To build a patio for outdoor seating would increase our capacity to serve the community*

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

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

*It will improve the character and help bring life to the shopping center*

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

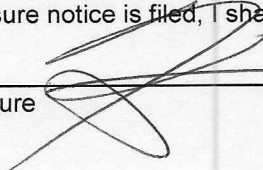


# Real Estate Interest Disclosure Form

<b>Name of Disclosing Party (individual, business, etc.)</b> Kristina Gaardbo - Pink's Shrimp		
<b>Relationship to Petitioner (check one)</b>		
<input checked="" type="checkbox"/> Petitioner <input type="checkbox"/> Legal Entity holding an Interest (i.e. realtor, attorney, etc.) <input type="checkbox"/> Legal Entity Holding a Right of Control (i.e. landlord, etc.)		
<b>Address of Disclosing Party</b>		<b>City/State/Zip Code</b>
165 Woodland Rd. Palatine IL 60074		
<b>Telephone</b>	<b>Fax</b>	<b>Email</b>
847-305-0055		kristina@shockwavesapparel.c
<b>Address of Subject Property</b>		<b>City/State/Zip Code</b>
773 N. Quentin Rd. Palatine IL 60067		
<b>Legal Description of Subject Property (see plat of survey or title)</b>		
see Plat of survey		
<b>List All Persons Deriving an Interest in Subject Property (i.e. owner, lessee, etc.)</b>		
<b>Name</b>	<b>Address</b>	<b>Legal Interest</b>
Gus Tselos	479 E. Business Center STE 111	landlord
Kristina Gaardbo	773 N. Quentin Rd. Palatine	tenant

I affirm that there are no other persons deriving any interest from or through me or from or through any other person or entities above set forth in the property which is the subject of the contract or application for which I am filing this disclosure notice whom I have not disclosed.

I understand that if there are any changes in the interest disclosed in this disclosure notice during the terms of the subject contract or before the Village has taken final action on the matter for which this disclosure notice is filed, I shall file a subsequent disclosure notice disclosing such changes.

Signature:  \_\_\_\_\_  
 Date: 12-14-2022

Attachment: Pink's - Special Use and Variation applications and survey (773 N Quentin Road - SUA Outdoor Seating)



# 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: *[Signature]* Date: 12-15-22

Property Owner Print Name: Gus Tselo

Property Address: 773 N. Quentin Rd. Palatine IL 60177

PIN #: ~~See Plat~~

Name of Surveyor: ~~of Survey~~

Date of Survey: \_\_\_\_\_

Survey Order No.: \_\_\_\_\_

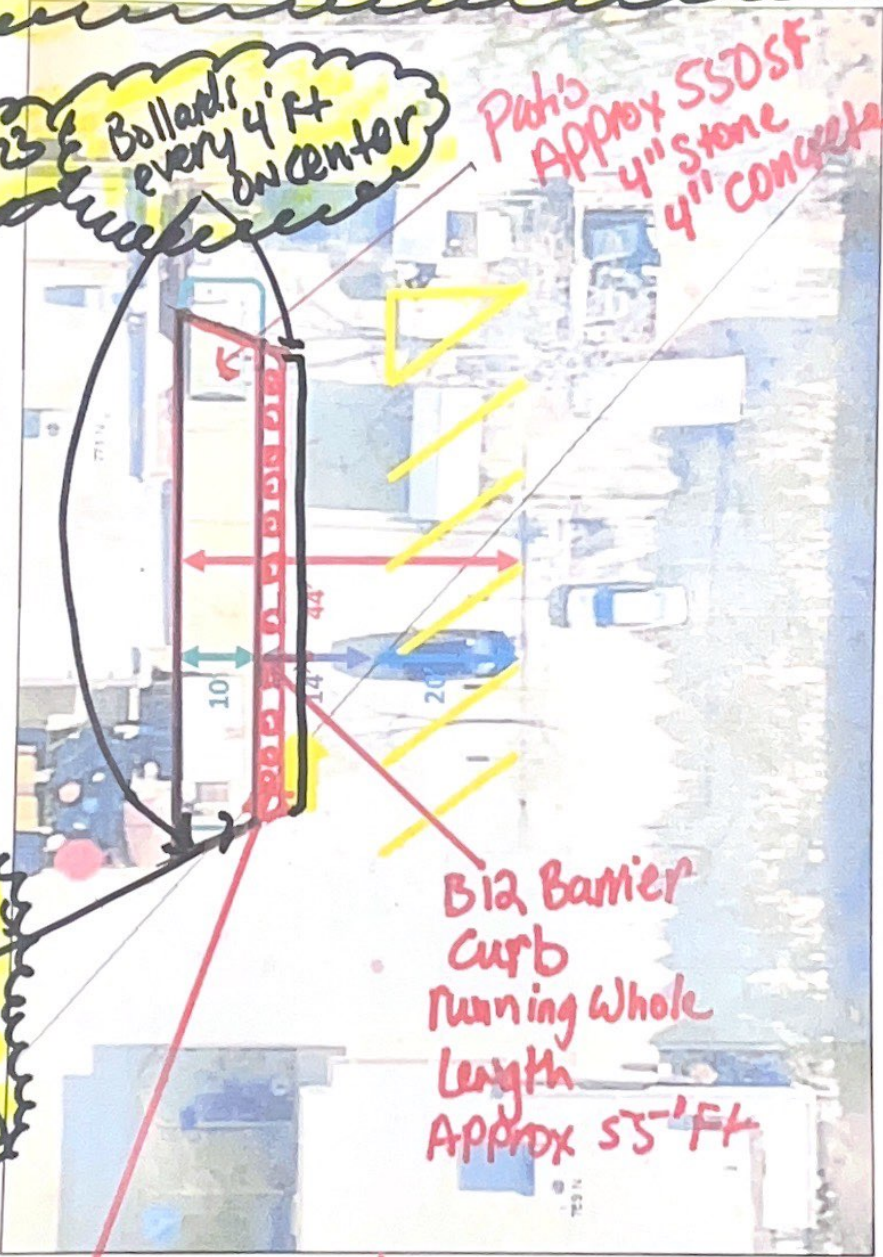
Attachment: Pink's - Special Use and Variation applications and survey (773 N Quentin Road - SUA Outdoor Seating)



1-27-23 Revision  
in accordance with village code, bollards to be  
installed every 4'ft on center ALONG ENTIRE 55'ft

1-27-23 Bollards  
every 4'ft  
on center

Patio  
Approx 550 SF  
4" stone  
4" concrete

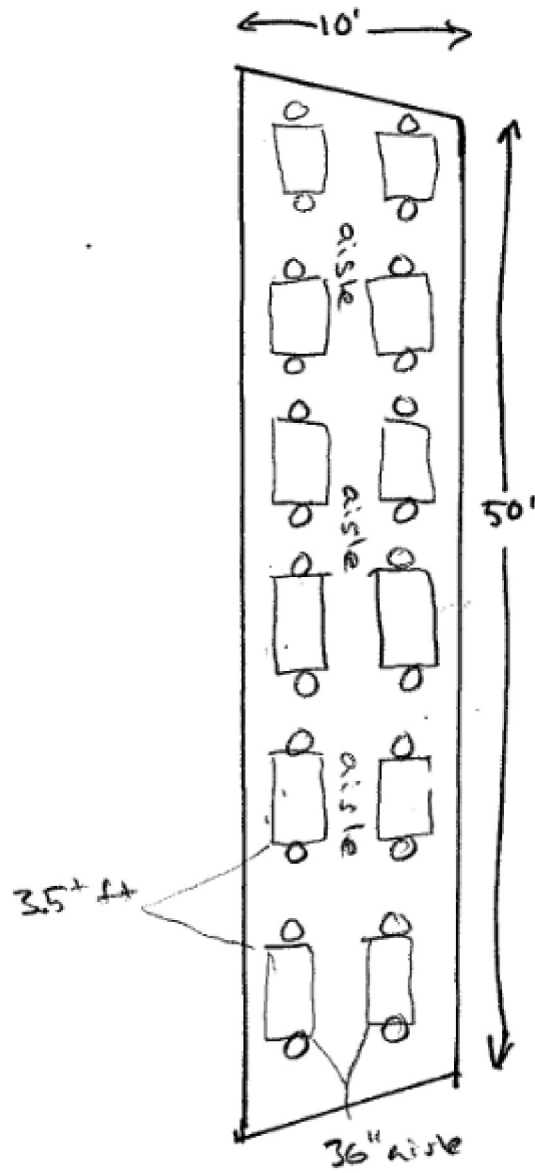


1-27-23  
Revision  
Install Bollards  
Min 4'ft on  
center along  
west opening

Bia Barrier  
Curb  
Running Whole  
Length  
Approx 55'ft

1 concrete filled 6" Diameter Steel bollard  
4'ft below grade / 3' ft above grade  
every 5'ft spacing.

# Pink's Shrimp Patio Seating



Approx 550 sq ft

tables 30" x 24"

36" aisle

3.5' ft  
between  
tables

# SW2 LLC PINK'S SHRIMP BUSINESS PLAN

Prepared by:

Kristina Gaardbo and Greg Gaardbo

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

## I. EXECUTIVE SUMMARY

SW2 LLC Kitchen was established as a Limited Liability Company using the dba *Rockin Rodizio*, a churrasco catering company, and the dba *Chicago Culinary Kitchen*, a Texas BBQ and Craft beer restaurant at 773 N Quentin Rd, Palatine, Illinois 60067 with the expectation of rapid expansion in the food, education, entertainment industry in 2016. In July 2021, due to success and much needed expansion, Chicago Culinary Kitchen was relocated to 2391 N. Hicks Rd. in Palatine, Illinois 60074.

### Business Description

**Pink's Shrimp.** Serving seafood specialties alongside supporting inspired sides in a unique and fun environment. Dining will be counter service for both indoor dining and patio dining; we will also do carryout orders

*Hours of operation:* Wednesday through Saturday 11am – 8pm and Sunday 11am – 7pm dine in and carry out.

*Liquor Licensing:* Class D License: beer, wine and spirits

### Business Amendment & Variation

The addition of outdoor patio seating. Patio dining will be seasonal and weather permitting during hours of operation. There will not be amplified music on the patio. No events are proposed at this time. The addition of a 3'x 4' sign on the existing post on Quentin Rd.

### SW2 LLC - 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.

**Kitchen Manager** – Sal Fasano, Le Cordon Bleu graduate (2002), 19+ years of experience in restaurants and catering, including Marriott hotel supervisor and Executive Chef of Biaggis Ristorante Italiano and Kona Grill, and 6+ years as a Sales Representative for Supreme Lobster & Seafood

**Operations Manager** – Jay Goldberg, 20+ years in the restaurant industry (fast, casual, & fine dining) with 10+ years in restaurant management, involved in 4 new restaurant openings and expansions. Proficient in operations & marketing, holds a BS in Consumer & Family Sciences from Purdue University

## 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 cater both private and corporate events, festivals, and weddings. In 2016, Kristina and Greg Gaardbo opened Chicago Culinary Kitchen as an event space, doing BBQ classes paired with beer and wine.

In March 2017, Kristina and Greg Gaardbo expanded Chicago Culinary Kitchen as a restaurant, limited to weekends only with a small standard BBQ menu as well as rotating specials of various cuisines.

In July 2021, Chicago Culinary Kitchen expanded once again to a larger location at 2391 N. Hicks Rd. in Palatine, IL 60074 to offer more space and seating to their customers. The hours of operation were also expanded to lunch and dinner five days a week, as well as ongoing culinary classes and events weekly.

In October 2021, plans for a commissary and bakery at 2383 N. Hicks Rd. were submitted in order to expand and keep up with demand at the new location as well as enable the addition of assorted bakery items, flatbreads, and pizzas.

### **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 seven years, we have found our target market to be “everyone.” Everyone loves amazing food. Food is what brings people together, no matter what the occasion. We will continue to market to everyone using social media, signage, delicious food and word of mouth.

### **Pricing Strategy**

SW2 LLC has completed a thorough analysis of its competitors' pricing. We will keep in mind our competition's pricing and the costs of customer acquisition.

### **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. They have a strong following of both old and new customers who have been asking for a secondary concept and as they have done before, they are focusing the growth of the restaurants to fulfill the demand as seen fit. Pinks will reap the benefits of Chicago Culinary Kitchen as a sister-restaurant both by notoriety and quality, as well as draw upon the amazing team they have built to support it.

#### *Weaknesses*

Kristina and Greg Gaardbo will need to manage multiple restaurant locations, but they have a strong team to help support them.

#### *Opportunities*

To be able to offer a different cuisine at a new location and fill a culinary need that is lacking in the area.

## **V. FINANCIAL PLAN**

No outside funding will be necessary. Any and all monies needed will be personally provided for by Kristina and Greg Gaardbo.



Attachment: Proposed Pink's sign (773 N Quentin Road - SUA Outdoor Seating)

**ORDINANCE NO. O-124-21**

**AN ORDINANCE GRANTING A SPECIAL USE  
AMENDMENT TO SPECIAL USE ORDINANCE O-153-16  
773 N. QUENTIN ROAD**

ORDINANCE NO. O-124-21

AN ORDINANCE GRANTING A SPECIAL USE AMENDMENT TO  
SPECIAL USE ORDINANCE O-153-16  
773 N. QUENTIN ROAD

WHEREAS, Ordinance O-153-16 granted a Special Use for the operation of a restaurant, pursuant to Section 11.03 (d) (27) of the Palatine Zoning Ordinance on the property commonly known as 773 N. Quentin Road; and

WHEREAS, pursuant to Section 14.05(b) in Appendix A of the Village Code, the Special Use Amendment may be approved after review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on December 6, 2021 to review a request by Kristina Gaardbo, Pink's Shrimp, that a Special Use Amendment be approved to permit the change in hours of operation and business plan and it was the recommendation of the Village Council that the Special Use Amendment be approved without amendment.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power that:

SECTION 1: Special Use Amendment of Ordinance #O-153-16 to permit the change in hours of operation and menu, pursuant to Section 11.03 (d) (27) of the

Attachment: ORD - #O-121-21 - Pink's Special Use (773 N Quentin Road - SUA Outdoor Seating)

1. The Special Use shall substantially conform to the business plan and floor plan submitted by the Petitioner, Kristina Gaardbo, Pink's Shrimp, on 11/16/2021, except as such plans may be changed to conform to Village Codes and Ordinances.

**SECTION 2:** That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.


PASSED: This 6<sup>th</sup> day of December, 2021

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 6<sup>th</sup> day of December, 2021

  
\_\_\_\_\_  
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 6<sup>th</sup> day of December, 2021

  
\_\_\_\_\_  
Village Clerk

Attachment: ORD - #O-121-21 - Pink's Special Use (773 N Quentin Road - SUA Outdoor Seating)

# SW2 LLC PINK'S SHRIMP BUSINESS PLAN

Prepared by:

Kristina Gaardbo and Greg Gaardbo

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

Attachment: ORD - #O-121-21 - Pink's Special Use (773 N Quentin Road - SUA Outdoor Seating)

## I. EXECUTIVE SUMMARY

SW2 LLC Kitchen was established as a Limited Liability Company using the dba *Rockin Rodizio*, a churrasco catering company, and the dba *Chicago Culinary Kitchen*, a Texas BBQ and Craft beer restaurant at 773 N Quentin Rd, Palatine, Illinois 60067 with the expectation of rapid expansion in the food, education, entertainment industry in 2016. In July 2021, due to success and much needed expansion, Chicago Culinary Kitchen was relocated to 2391 N. Hicks Rd. in Palatine, Illinois 60074.

### Business Description

Pink's Shrimp. Serving seafood specialties alongside supporting inspired sides in a unique and fun environment. Counter service.

*Hours of operation:* Monday through Sunday 10am – 10pm dine in and carry out.

*Liquor Licensing:* Maintain the previous Class G Liquor License for beer and wine.

### SW2 LLC - 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.*

**Kitchen Manager** – Sal Fasano, *Le Cordon Bleu graduate (2002), 19+ years of experience in restaurants and catering, including Marriott hotel supervisor and Executive Chef of Biaggis Ristorante Italiano and Kona Grill, and 6+ years as a Sales Representative for Supreme Lobster & Seafood*

**Operations Manager** – Jay Goldberg, *20+ years in the restaurant industry (fast, casual, & fine dining) with 10+ years in restaurant management, involved in 4 new restaurant openings and expansions. Proficient in operations & marketing, holds a BS in Consumer & Family Sciences from Purdue University*

## II. BUSINESS SUMMARY

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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 cater both private and corporate events, festivals, and weddings. In 2016, Kristina and Greg Gaardbo opened Chicago Culinary Kitchen as an event space, doing BBQ classes paired with beer and wine.

In March 2017, Kristina and Greg Gaardbo expanded Chicago Culinary Kitchen as a restaurant, limited to weekends only with a small standard BBQ menu as well as rotating specials of various cuisines.

In July 2021, Chicago Culinary Kitchen expanded once again to a larger location at 2391 N. Hicks Rd. in Palatine, IL 60074 to offer more space and seating to their customers. The hours of operation were also expanded to lunch and dinner five days a week, as well as offering outdoor seating.

### **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 seven years, we have found our target market to be “everyone.” Everyone loves amazing food. Food is what brings people together, no matter what the occasion. We will continue to market to everyone using social media, signage, delicious food and word of mouth.

### **Pricing Strategy**

SW2 LLC has completed a thorough analysis of its competitors' pricing. We will keep in mind our competition's pricing and the costs of customer acquisition.

### **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. They have a strong following of both old and new customers who have been asking for a secondary concept and as they have done before, they are focusing the growth of the restaurants to fulfill the demand as seen fit. Pinks will reap the benefits of Chicago Culinary Kitchen as a sister-restaurant both by notoriety and quality, as well as draw upon the amazing team they have built to support it.

#### *Weaknesses*

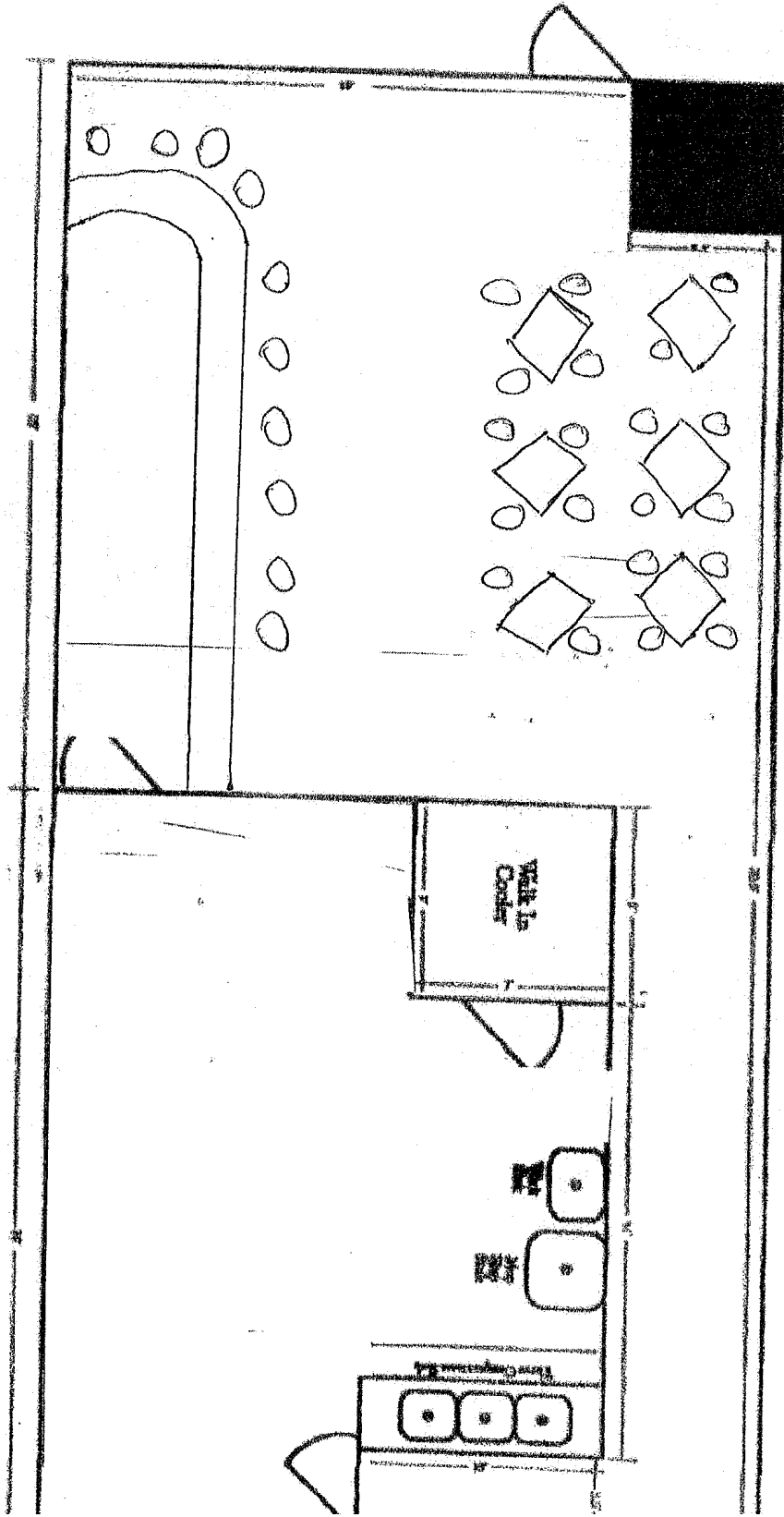
Kristina and Greg Gaardbo will need to manage multiple restaurant locations, but they have a strong team to help support them.

#### *Opportunities*

To be able to offer a different cuisine at a new location and fill a culinary need that is lacking in the area.

## **V. FINANCIAL PLAN**

No outside funding will be necessary. Any and all monies needed will be personally provided for by Kristina and Greg Gaardbo.



**ORDINANCE NO. 0-55-16****AN ORDINANCE GRANTING A SPECIAL USE  
773 N QUENTIN ROAD**

WHEREAS, upon petition of owners of said property, a public hearing was held by the Zoning Board of Appeals on April 12, 2016 in accordance with the Zoning Ordinance of the Village of Palatine, in such cases made and provided, and said Zoning Board of Appeals having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Special Use Amendment to permit cooking demonstrations for a restaurant pursuant to Section 11.02 (d) (20) of the Palatine Zoning Ordinance and a Variation of an additional 10 parking spaces to allow 84 parking spaces instead of the minimum required 128 parking spaces pursuant to Section 7.03 (b) of the Palatine Zoning Ordinance, on the following legally described property:

Lot 1 in the Northwest Quentin Center, being a resubdivision of Lot 1 in Nikas Subdivision of part of the North 933.50 feet of the Northwest quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded October 30, 1986 as

and a Variation of an additional 10 parking spaces to allow 84 parking spaces instead of the minimum required 128 parking spaces pursuant to Section 7.03 (b) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the floor plan prepared by Kristina Gaardbo, Petitioner, submitted on 02/16/2016 and business plan prepared by Kristina Gaardbo, Petitioner, submitted 02/26/2016 except as such plans may be changed to conform to Village Codes and Ordinances.

**SECTION 2:** That a copy of the public notice be attached hereto and form a part of this ordinance.

**SECTION 3:** That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

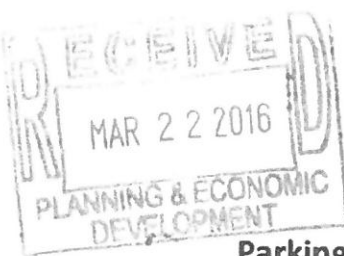
**PASSED:** This 2nd day of May, 2016

**AYES:** 6 **NAYS:** 0 **ABSENT:** 0 **PASS:** 0

**APPROVED** by me this 2nd day of May, 2016

1      A A A

Attachment: ORD sign variation - 773 N. Quentin Road (773 N Quentin Road - SUA Outdoor Seating)



March 18, 2016

### Parking Management Plan for North Quentin Plaza

Currently North Quentin Plaza has 81 parking spaces available to patrons of the current tenants. It has also been agreed upon that the center owner, Gus Tselos, will have the dumpster located in the southeast corner lot moved to an area where it is not impeding the use of 2 additional parking spaces, increasing the total available parking spaces for North Quentin Plaza to 83 parking spaces.

The three main businesses in consideration that require the most parking due to the nature of their business are as follows:

**Chicago Dance Factory**, located on the southwest corner of the plaza, has obtained a variance for 34 parking spaces to be utilized on Friday and Saturday nights, during the hours of 7:30pm to 12:00am to accommodate the patrons to their event The Royal Masquerade Ball.

**Oak Alley**, located on the northeast corner of the plaza, is a restaurant and bar that has their busiest operating time on Friday and Saturday nights. Reportedly, no more than 20 cars at those times over the course of a 10 week observance.

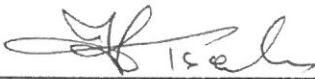
**Rockin Rodizio**, located at the southeast corner of the plaza, currently a catering company that is utilizing the space as a prep kitchen but is seeking a variance of 10 additional parking spaces to accommodate expanding their already established space as a dinner theater. Classes will be held 1-2 weekday evenings per week approximately from 6:00pm to 8:30pm and weekend classes on Saturday and/or Sunday approximately 2:00pm to 5:00pm.

Additionally, there are three other businesses that are currently operating in North Quentin Plaza as follows:

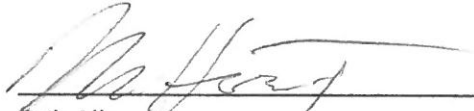
**Dry Cleaners**, located at the east end of the south building, operating daily until approximately 8:00pm with intermittent customers stopping to drop off and pick up their dry cleaning.

of Rockin Rodizio. This corner lot has the number of parking spots to accommodate Rockin Rodizio's current parking spaces and the additional 10 they are seeking for a variance.

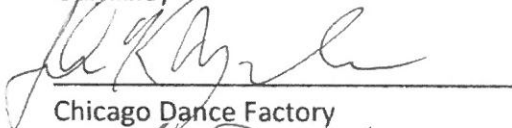
This parking management plan has been discussed amongst the tenants at North Quentin Plaza and the center owner, Gus Tselos. Based on the current tenants and the nature of their businesses, it is agreed that parking will not be an issue when Rockin Rodizio is granted the variance of 10 additional spaces. Of the 83 parking spaces, 34 will be utilized by Chicago Dance Factory for their Royal Masquerade Ball on weekend nights, 15 parking spaces will be utilized for Rockin Rodizio's dinner theater classes a couple evenings per week and weekend days, Oak Alley will utilize the remaining 34 parking spaces with the exception of the intermittent short term parking customers who are picking up dry cleaning or shopping and ProHealth Drugs.



Gus Tselos



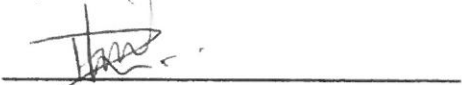
Oak Alley



Chicago Dance Factory

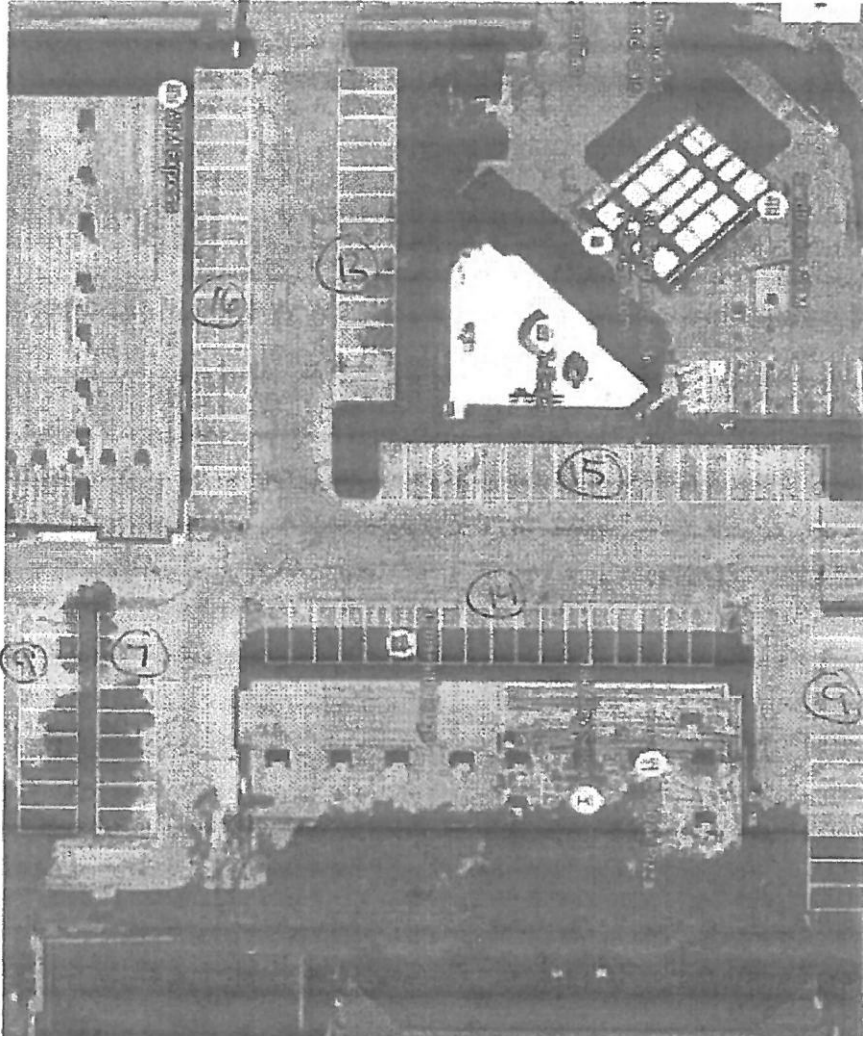


Dry Cleaners

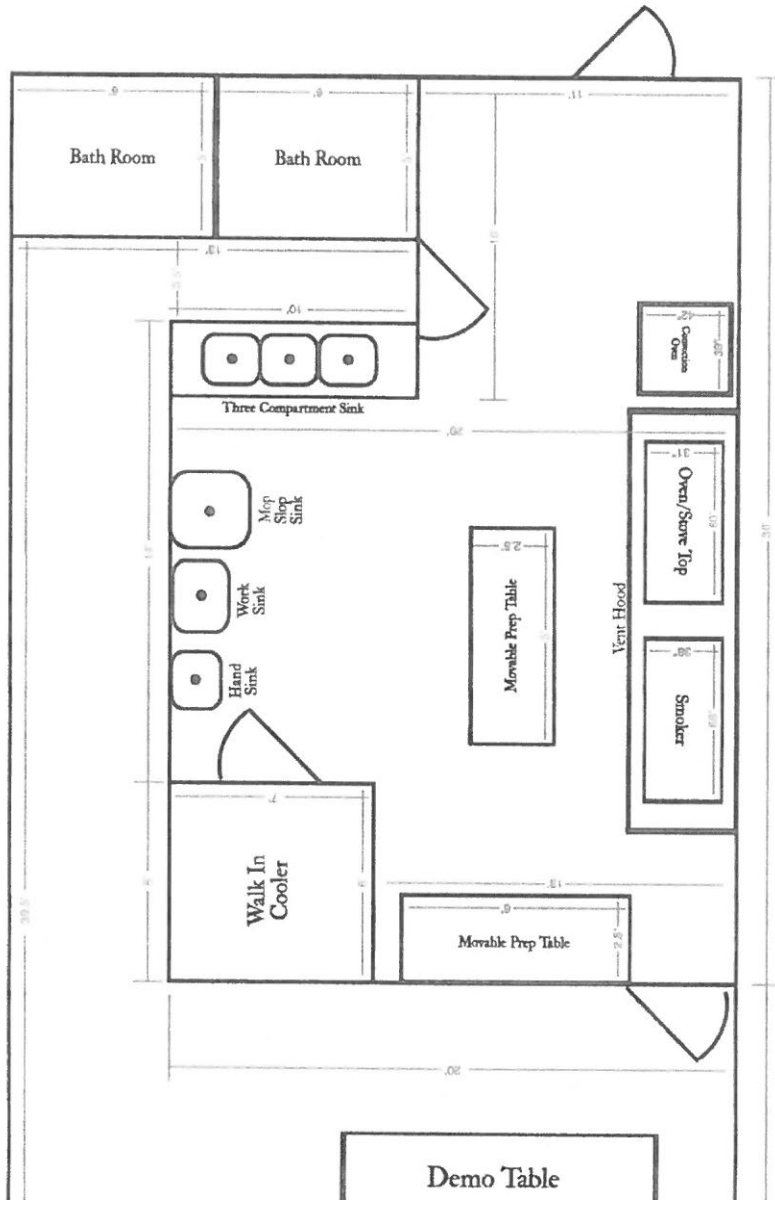


ProHealth Drugs

Attachment: ORD sign variation - 773 N. Quentin Road (773 N Quentin Road - SUA Outdoor Seating)



Attachment: ORD sign variation - 773 N. Quentin Road (773 N Quentin Road - SUA Outdoor Seating)



Attachment: ORD sign variation - 773 N. Quentin Road (773 N Quentin Road - SUA Outdoor Seating)

# 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, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

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.

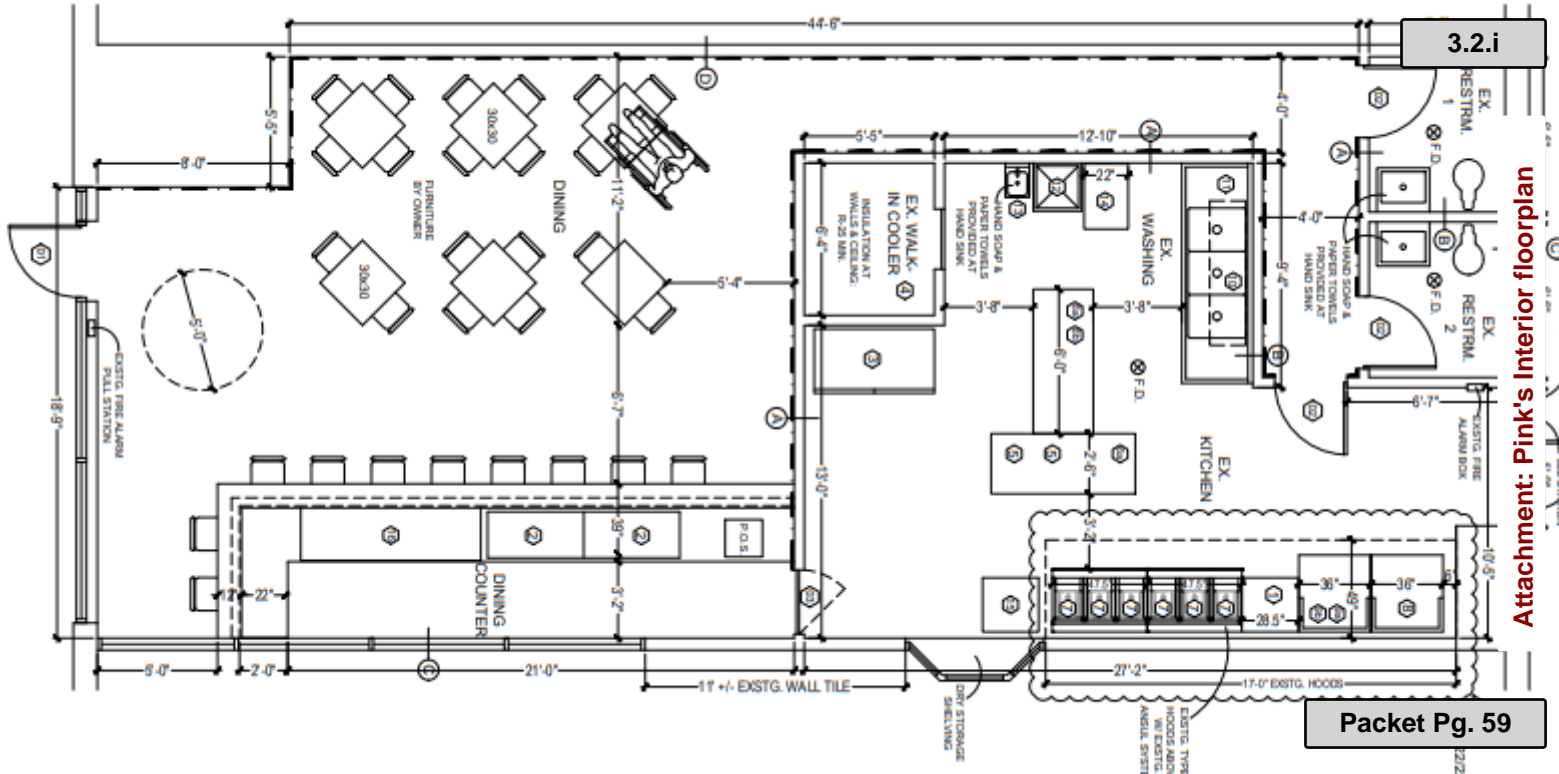
I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published March 28, 2016 in said 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.

**PUBLIC NOTICE**  
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 12, 2016, at 7:00 PM, in the Police Training Room of the Palatine Police Department, 595 N. Hicks Road, relative to a request for the following:  
 Special Use Amendment to permit cooking demonstrations for a restaurant pursuant to Section 11.02 (d) (20) of the Palatine Zoning Ordinance.  
 Variation of an additional 10 parking spaces to allow 84 parking spaces instead of the minimum required 128 parking spaces pursuant to Section 7.03 (b) of the Palatine zoning ordinance.  
 The property is commonly known as 773 N. Quentin Road (PIN# 02-15-100-016).  
 The Petitioners are proposing to add Cooking Demonstrations to their current catering business.  
 The above petition has been filed by Kristina Gaardo of Rockin Rodizio and is available for examination in the office of the Village Clerk, 150 W. Wilson Street.  
 FILE #: 16-012 VILLAGE OF PALATINE  
 Jan Wood, Chair  
 Palatine Zoning Board of Appeals  
 Published in Daily Herald  
 March 28, 2016 (4436288)

Attachment: ORD sign variation - 773 N. Quentin Road (773 N Quentin Road - SUA Outdoor Seating)



3.2.i

Attachment: Pink's Interior floorplan

Packet Pg. 59

**Ben Vyverberg**

**Subject:** FW: Special Use Amendment to permit seasonal outdoor dining patio for Pink's Shrimp and Oysters Restaurant

**From:** Kathleen Collins <>

**Sent:** Tuesday, January 31, 2023 12:40 PM

**To:** Ben Vyverberg <BVyverberg@palatine.il.us>

**Subject:** Special Use Amendment to permit seasonal outdoor dining patio for Pink's Shrimp and Oysters Restaurant

**Caution:** This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Dear Mr. Vyverberg,

I am the President of the Williams Park Place Board. Our property is situation directly to the east of Pink's Shrimp and Oysters Restaurant. Our Association is in direct opposition of allowing a dining patio behind our Residential Property. We are high end Homes and it will absolutely affect our Property Values. In the past, we have reported problems with the BBQ Restaurant in the same location that created noxious smoke smells and the parking of Food Trucks visible to our property.

Furthermore, we have struggled with constant repair of the Strip Mall Fence, which is always in disrepair and has had sections fall onto our property. (twice in the past 6 months) We request that and updated, higher more secure privacy and security fence be installed by the Owner, especially with another new restaurant going in. We do NOT want the noise and smells from the outdoor dining. A six foot sign will also detract from our Property Values. We pay very high taxes to live in our Community and we expect our Community to have a peaceful existence without having to see a large sign, hear diners outside and have the smell of a "fish" restaurant. Our Homeowners are prepared to oppose this request and seek legal action if necessary.

If need be, we will present the Village with a Petition to disallow the Petitioner for both requests for a dining patio and freestanding sign on the property.

If you should have any questions, please feel free to contact me.

Thank you,

Kathleen M. Collins, President  
Williams Park Place Condominium Association  
742 N. Virn Allen Court  
Palatine, Il 60067

Attachment: Pink's email objection (773 N Quentin Road - SUA Outdoor Seating)

**PUBLIC NOTICE**  
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 14, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:  
**Special Use Amendment to permit a seasonal outdoor dining patio on the south side of the tenant space; and Variation for a third free-standing sign on the property**  
 The property is commonly known as 773 N. Quentin Road - Pink's Shrimp and Oysters restaurant.  
 The Petitioner is proposing to expand an outdoor patio area on the south side of the tenant space to provide a seasonal outdoor dining patio to be operated during the restaurant's hours of operation. The proposed free-standing directional sign (16 square feet and not to exceed 6 feet in height) would replace the previous restaurant sign, with a Pink's Shrimp and Oyster's sign.  
 The above petition has been filed by Kristina Gaardbo, Pink's Shrimp and Oysters, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000012-2023  
 VILLAGE OF PALATINE  
 Jan Wood, Chair  
 Palatine Zoning Board of Appeals  
 DATED: This 30th day of January, 2023  
 Published in Daily Herald January 30, 2023 (4594635)

# 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 true copy, was published 01/30/2023 in said Northwest Suburbs 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 *Daula Baltz*  
 Designee of the Publisher and Officer of the Daily Herald

Control # 4594635

Attachment: Public Notice (773 N Quentin Road - SUA Outdoor Seating)

VILLAGE OF PALATINE  
Zoning Board of Appeals

SCHEDULED 02/14/23 07:00 PM

**CASE STAFF STATEMENT (ID # 8092)**

**850 E Northwest Highway**

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

**FROM:** Lyn Bremanis

**PETITIONER:** Khader Zahdan, AZ SPE, LLC

**CASE NUMBER:** SU-000008-2023

**ADDRESS:** 850 E. Northwest Highway

**PROPOSAL:**

Special Use to permit a gas station and convenience store pursuant to Section 11.03 (d) (6) of the Palatine Zoning Ordinance.

Variation to permit an existing building to encroach into the required rear and side yards pursuant to Section 11.03 (g) (2)(3) of the Palatine Zoning Ordinance.

Variation to permit a drive aisle to be 21.5 feet instead of the permitted 24 feet pursuant to Section 7.04 (b)(1) of the Palatine Zoning Ordinance.

<b><u>LOCATION:</u></b> 850 E. Northwest Hwy District 6 (Helms)	<b><u>CURRENT ZONING:</u></b> B-2 General Business District
--	--

**SURROUNDING CONDITIONS:**

<b>North:</b>	B-2 General Business District
<b>South</b>	Outside Village Boundaries - Rolling Meadows (Union Pacific Rail Line
<b>East:</b>	B-2 General Business District
<b>West:</b>	B-2 General Business District

**BACKGROUND:**

The Petitioner is requesting a Special Use for a gas station and convenience mart to reestablish the previous use at the Subject Property. The previous gas station operated under a Special Use which lapsed due being closed for longer than 6 months. Therefore, the Petitioner is requesting approval of the following:

- **Special Use to permit a gas station and convenience store.**

- **Variation to permit an existing building to encroach into the required rear and side yards.**
- **Variation to permit a drive aisle to be 21.5 feet instead of the permitted 24.**

### **SITE ANALYSIS:**

- The Subject Property is zoned B-2 General Business and it was annexed in 1957. The Subject Property is just under a half an acre.
- The Property previously operated under a Special Use for a gas station and convenience store however this has been closed for an extended period of time therefore requires a new Special Use. Staff notes that the gas station was initially approved as part of the Willow Creek special use for a planned development, which was initially approved in 1966 (#O-31-66).
- The existing building is approximately 2,550 square feet. The petitioner is proposing to renovate the building and creating a separate retail space, along with the gas station and convenience store along with replacing underground fuel storage tanks and fuel pumps.
- The business plan for the gas station and convenience store indicates two employees per shift with the following hours of operation.
  - Weekdays 12 AM to 11 PM
  - Weekends 6 AM to 10 PM
- The tenant in the second tenant space is to be determined, however, the Petitioner is proposing retail.
- The existing building encroaches into the required side and rear yards. Variations would be required to memorialize the existing condition (0 feet from side, 5 feet required and 19 feet from rear, 20 feet required).
- Required parking would be 9 spaces per 1 to 300 square feet calculation for the existing building. There are 9 parking spaces provided of which one is handicapped therefore meets code.
- The proposed parking lot shows a drive aisle at 21.5 feet (24 feet required) which would require a variation.

### **DEPARTMENTAL REVIEWS:**

<b>Community Services</b>	No Issues Identified
---------------------------	----------------------

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

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

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

**STAFF RECOMMENDATION:**

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

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

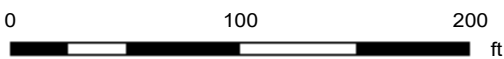
1. The Special Use and Variations shall substantially conform to the site plan dated 12/7/22, the floor and elevation plans dated 1/14/22 and business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
2. All signage must follow the Village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

**ATTACHMENTS:**

- Aerial Map
- SU and VAR Application
- Project Narrative and Business Plan
- Plat of Survey
- Site Plan
- Floor Plan
- Elevation Plans
- Site Photos from Petitioner
- Public Notice



Attachment: Aerial Map (850 E Northwest Highway - SU Gas Station)



Print Date: 2/9/2023

Notes

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



**SPECIAL USE APPLICATION**

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

Petitioner Name

Khader Zahdan

Business Name (if applicable)

AZ SPE, LLC

Subject Property Address

850 E Northwest Highway

Please provide a description of your proposed request:

Petitioner seeks to renovate the existing building per the Elevations and floor plans and operate a gas station with a convenience mart. Parking areas and dumpster enclosure and enhanced landscaping will be provided, per the Site and Landscape Plan. Variations are sought to side-yard and rear yard setbacks for the existing building. See Project Narrative for more detailed description.

**Petitioner Justification**

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

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

Historically, since its construction circa 1970, the property has been operated as a gas station with repair bays. The property is well situated and sized for a gas station and convenience mart, and the site provides good access onto public roads. There is market demand for a gas station and convenience mart at this location.

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

The existing site and building configuration are appropriate for a gas station and convenience mart. There is a sufficient amount of code-compliant parking, with good interior site circulation for ingress and egress as well as cross-access to the property adjacent to the west. The property will be maintained, and the business operated, in accordance with applicable health and safety regulations.

Attachment: SU and VAR Application (850 E Northwest Highway - SU Gas Station)

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

Restoration and renovation of the property for a gas station and convenience mart will increase property values by restoring the property to active use after several years of vacancy. New investment in the building and site will enhance the appearance of the property and surrounding area. This use will not cause substantial injury to nearby property values, particularly because the use is a continuation of the gas station use, without the automobile repair service component that had existed for several decades.

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

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

- a. Will meet the following aesthetic criteria:
  - i. Will not destroy existing vistas in the area;
  - ii. Will enhance the appearance of the homes and the streets in the area; and
  - iii. Will not detract from the overall appearance of the community; or
- b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

N/A

## Required Materials

- Filing Fee of \$ 836.00
- 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

The building, constructed between 1968 and 1970, is capable of being renovated and put to commercial use. Building setbacks are an existing condition that presumably complied with village zoning when built. Building cannot be moved to comply with setbacks and also provide parking and circulation.

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

The property, Lot 3, was platted in 1968 and the building was constructed prior to 1970. FOIA request for property records do not contain evidence of prior variance for building location, or citation for location. Cross access easements limit the usable area. Building is sized and sited to allow for use as gas station.

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

The building was operated as a gas station for 50 +/- years. Investment in improvements to the building and to the site will improve the current condition and appearance of the property and will enhance the character of the neighborhood.

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

Petitioner seeks variances to approve the existing conditions of a building that was constructed by prior owners around 1969-1970. It is practically, economically and environmentally most responsible to reuse the existing building. Petitioner wants to eliminate the vacancy, activate the corner, and improve the appearance and security of the building and site. The reuse of an existing building which is part of an existing commercial area will not be detrimental to the public welfare or other properties. The rear of the building is on the interior property line; the variances will not impact adjacent property.

## 850 E. Northwest Highway – Project Narrative and Business Plan

### Overview:

AZ SPE, LLC (the “Petitioner”) intends to renovate the now-vacant building at 850 E. Northwest Highway that for several decades was operated as a gas station and auto repair / service station. The Petitioner is the owner of the site and vacant building. The Petitioner desires to renovate the interior and exterior façade of the building to convert the building into two leasable areas: (1) a gas station and small convenience mart; and (2) a retailer such as an AT&T or Verizon cell phone store. The renovations will not enlarge or alter the existing building footprint. In addition to the building renovations, the Petitioner proposes to add 10 parking spaces, provide a dumpster enclosure, and enhance the site landscaping.

The Petitioner seeks the following zoning approvals:

1. A special use of an “automobile service station and mart”<sup>1</sup> to operate a gas station and 1,053 sq. ft. convenience mart; and
2. Variations to side and rear building setbacks from the interior side and rear yards to legalize the existing building’s location under the regulations of the Village of Palatine’s current Zoning Ordinance (adopted in 1988, as amended).

### Site and Building Location and History:

The property is in the B-2 General Business District. The property was platted in 1968 and the existing building was constructed around 1969-70. The single-story masonry building has approximately 2,591 sq. ft. of gross floor area and was constructed with office and retail areas and three service bays. A 24’-wide portion of the rear of the building was built to the side property line with a 0’ building setback. Under the current Zoning Ordinance, the minimum side yard setback is 5’0”. To the best of Petitioner’s knowledge, the property had been continuously operated as a gas and service station from approximately 1970 until recently. The gas station operated under a canopy with 4 pumping stations and 8 fuel pumps.

### Proposed Building and Site Improvements:

The Petitioner seeks to renovate the building in accordance with the Petitioner’s plans and elevations<sup>2</sup> and improve the site in accordance with the Petitioner’s site and landscape plans<sup>3</sup>.

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<sup>1</sup> “Automobile service station and mart; for disbursement of fossil fuels or other forms of energy or material that assists automobile movement and retail sale of other items without on-site consumption of food or repair” is a special use category for the B-2 General Business District. Sec. 11.03(d)(6). For the record, the Petitioner notes that the Zoning Ordinance separately defines “automobile service station” and “automobile mart” and that the Petitioner’s proposed use of the Property is not inclusive of any automotive repair type services. Petitioner’s proposed use of the Property is better aligned with the definition of “automobile mart” which is “Any building or premises used for dispensing, sale or offering for sale at retail any fossil fuels or other forms of energy that assists automobile movement, having pumps and storage tanks but no repair services; also offering for retail sale convenience items without on-site consumption of food.”

<sup>2</sup> Plans, Sheet A1.1, and Elevations, Sheet A2.1, and Plans, prepared by WWA William Warman Architect dated 1/17/22.

<sup>3</sup> Site and Landscape Plan, Sheet C-1.0, and Refuse Area Plan and Details, Sheet C-2.0, prepared by Damas Consulting Group dated 12/7/22.

The Petitioner proposes the following exterior building renovations and improvements:

- a. Remove all 3 overhead garage doors. Enclose openings with new windows and door for the new 1,053 sq. ft. Retail "A" area (as depicted on the architectural plans, Sheet A1.1).
- b. Replace all existing windows and door on west and south side for the new 1,053 sq. ft. Retail "C" area. Remove service door from the west side and add additional windows on the west side.
- c. Extend existing roof line with 24" overhang.
- d. Add new gable above Retail "A" doorway.
- e. Repair roof as needed and provide new architectural shingle roofing.
- f. Make repairs to masonry and existing foundation as needed.
- g. Replace all underground fuel storage tanks.
- h. Add 4 new pumping stations with 8 fuel pumps.
- i. Repaint the building and the fueling island canopy structure.

The Petitioner proposes the following interior building renovations and improvements:

- a. Divide the interior into two separate Retail "A" and Retail "C" leasable spaces, each 1,053 sq. ft. in area.
- b. Provide new interior concrete slab in both Retail "A" and Retail "C" spaces.
- c. Provide new ceiling tiles.
- d. Provide single-stall unisex bathroom facilities in each retail space.
- e. Provide electrical, plumbing and mechanical improvements to each retail space.

The Petitioner proposes the following site improvements:

- a. Provide additional landscaping in existing landscape islands and along the property perimeter.<sup>4</sup>
- b. Provide 10 striped parking spaces, inclusive of 1 handicap accessible space (with signage).<sup>5</sup>
- c. Provide a masonry dumpster enclosure.<sup>6</sup>

The Petitioner and/or tenants will submit sign permit applications once tenant leases are signed.

Site lighting will not be changed. The site is illuminated by 5 light poles on the property and lighting under the 50' x 44' fuel island canopy.

The location of curb cuts and the access and circulation within the site will not be modified. The site has 3 existing points of ingress and egress onto Creekside Drive. Site circulation for parking is benefited by an access easement agreement over a 24' x 75' area on the neighboring property. The employees and patrons of the office building at 800 E. NW Highway continue to have access across the south 24' feet of the site.

<sup>4</sup> Landscaping of the parking lots is being provided to bring the site into conformance with Section (f) of the Palatine Zoning Ordinance. Quantities and locations are indicated on the Site and Landscape Plan, Sheet C-1.0.

<sup>5</sup> The minimum parking requirement for the building is 9 parking spaces per Section 7.03(a)(1) of the Palatine Zoning Ordinance. The Petitioner is providing 10 parking spaces for the 2,591 sq. ft. building. Parking for business and retail uses in the B-2 is provided at a rate of 1 space per 300 sq. ft. of gross floor area.  $2,591/300 = 8.633$ . 9 parking spaces are required.

<sup>6</sup> See Refuse Area Plan and Details, Sheet C-2.0 for details of the enclosure.

### Business Plan

The Petitioner will lease Retail "C" area to a gas station and convenience mart operator. The brand most likely will be either Mobile, Shell or BP. The Petitioner has experience leasing other properties to gas station and convenience mart operators. The expected hours of operation for the automobile mart are weekdays from 12:00 AM to 11:00 PM, and weekends from 6:00 AM to 10:00 PM. It is anticipated there will be 2 shifts, with 2 employees per shift (inclusive of a manager). Janitorial services will be provided on a rotating basis. The tenant operator will secure all permits and licenses from the State of Illinois required for operation of a gas station and for the sale of tobacco products.

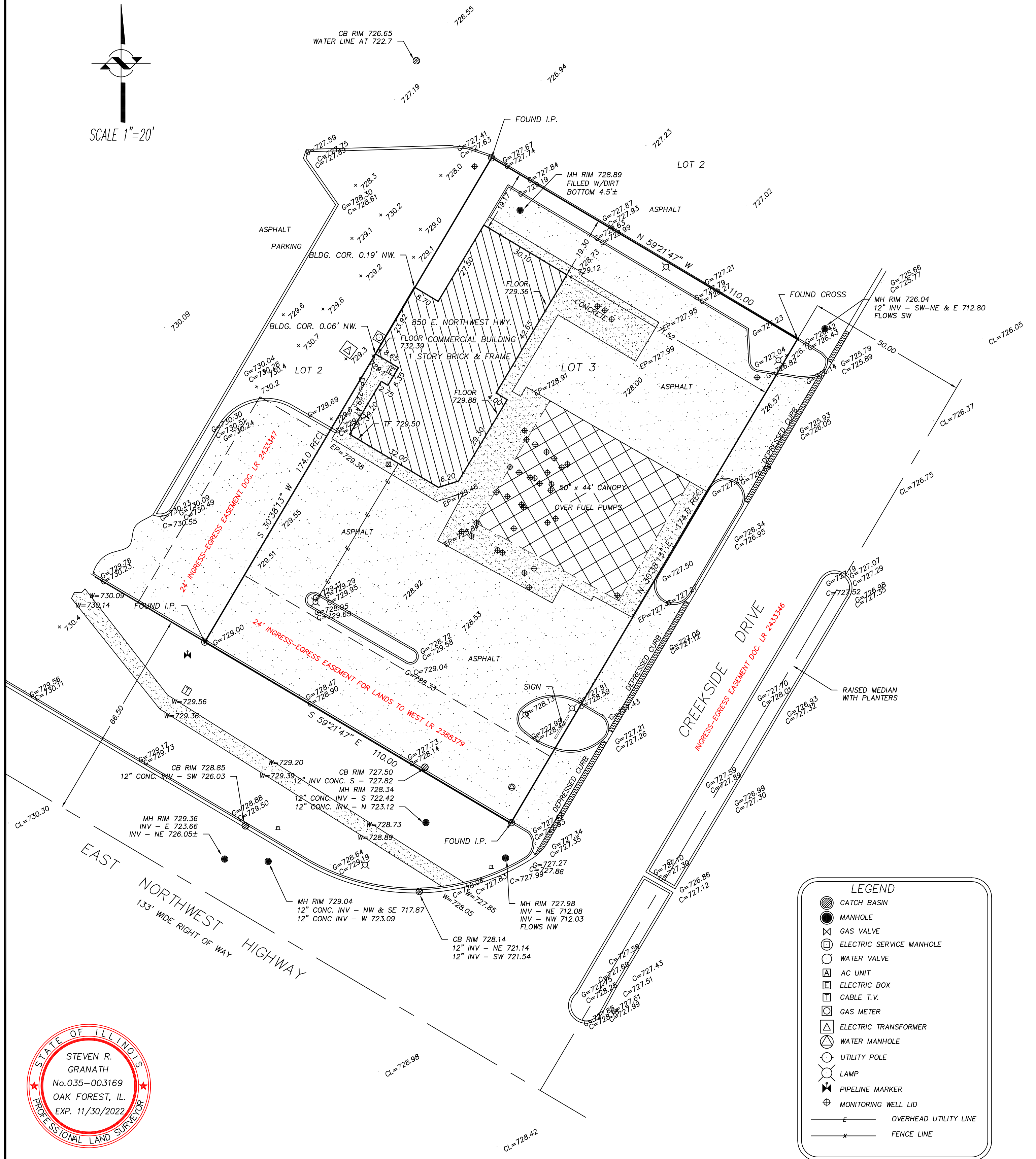
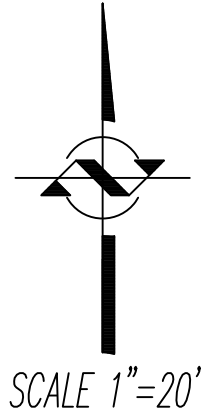
The most likely tenant for Retail "A" is a convenience retailer such as T-Mobile or AT&T.

R.H. GRANATH  
SURVEYING SERVICE, P.C.  
PH: (708) 371-4478  
FAX (708) 371-3922

# PLAT OF SURVEY

R.H. GRANATH  
SURVEYING SERVICE, P.C.  
6006 W. 159th. STREET  
OAK FOREST, IL. 60452

of  
LOT 3, IN WILLOW CREEK, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42  
NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND	
	CATCH BASIN
	MANHOLE
	GAS VALVE
	ELECTRIC SERVICE MANHOLE
	WATER VALVE
	AC UNIT
	ELECTRIC BOX
	CABLE T.V.
	GAS METER
	ELECTRIC TRANSFORMER
	WATER MANHOLE
	UTILITY POLE
	LAMP
	PIPELINE MARKER
	MONITORING WELL LID
	OVERHEAD UTILITY LINE
	FENCE LINE



STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK    )

THIS IS TO CERTIFY THAT R.H. GRANATH SURVEYING SERVICE, P.C. HAS ISSUED THIS PLAT FROM FIELD SURVEY DATA OBTAINED AT THE PROPERTY INDICATED IN THE CAPTION LEGAL DESCRIPTION AND PUBLIC RECORDS, AND THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. THIS PLAT OF SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE PER TITLE 68 CHAPTER VII, SUBCHAPTER b: SECTION 1270.56 IN THE RULES FOR THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NOTE: ELEVATIONS SHOWN ARE NAVD 1988 DATUM BY GPS OBSERVATION.

NOTE: BASIS OF BEARINGS SHOWN HEREON IS ILLINOIS EAST NAD83-12 BY GPS OBSERVATION

Digitally signed by Steven Granath  
DN: cn=Steven Granath, o=R.H. Granath Surveying Service, ou, email=ilps3169@aol.com, c=US  
Date: 2022.08.05 07:02:40 -05'00'

STEVEN R. GRANATH I.P.L.S. No. 3169  
VALID ONLY IF EMBOSSED SEAL IS AFFIXED

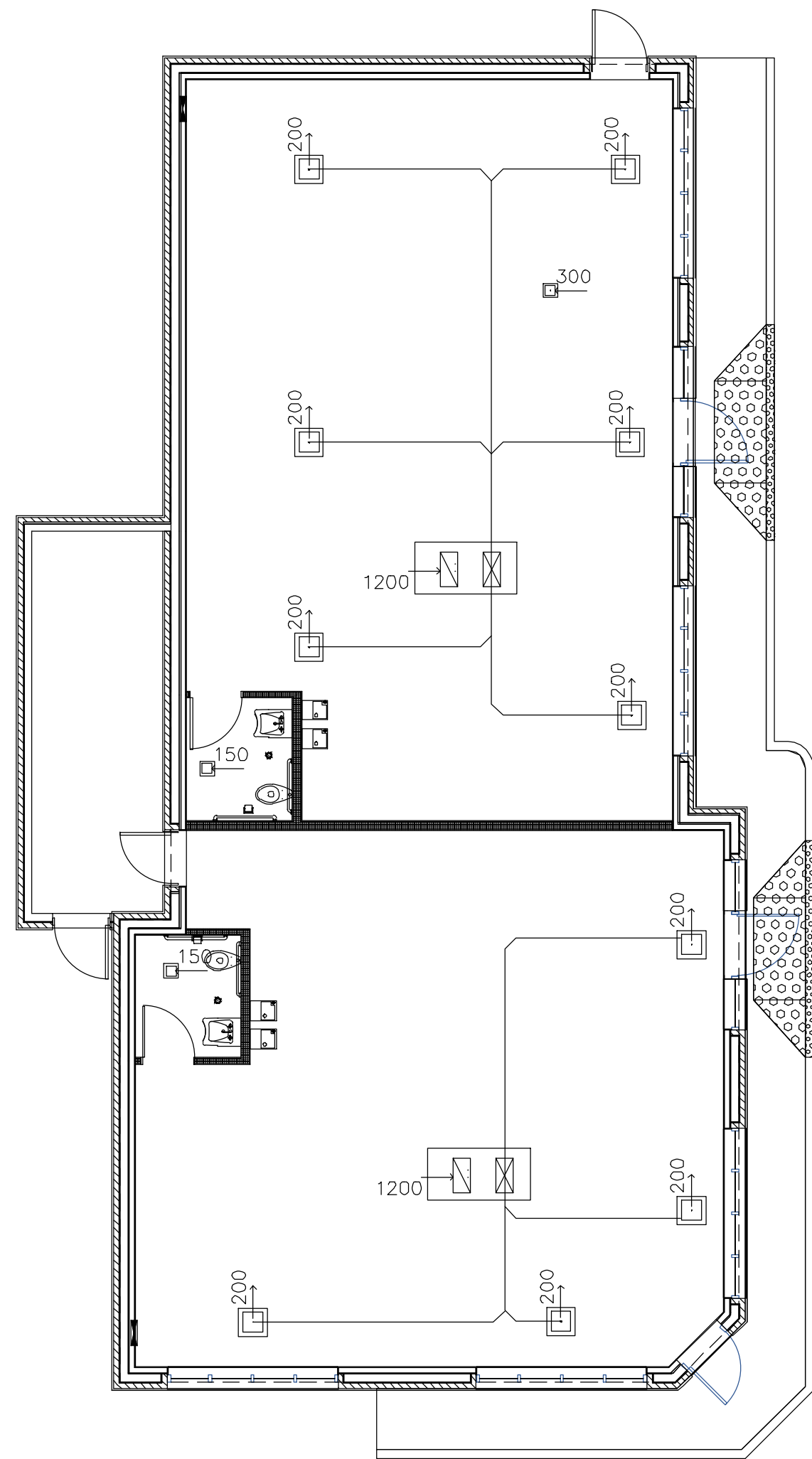
COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE REFER TO DEED OR TITLE POLICY FOR BUILDING LINES OR EASEMENTS

R.H. GRANATH SURVEYING SERVICE	
DATE: JUNE 23, 2022	DRAWN BY:
DWG. NO. CAD 0022-06-039	CAD/SRG
PROJECT 850 EAST NORTHWEST HIGHWAY. LOCATION PALATINE, ILLINOIS	
CLIENT: AZ SPE, LLC.	

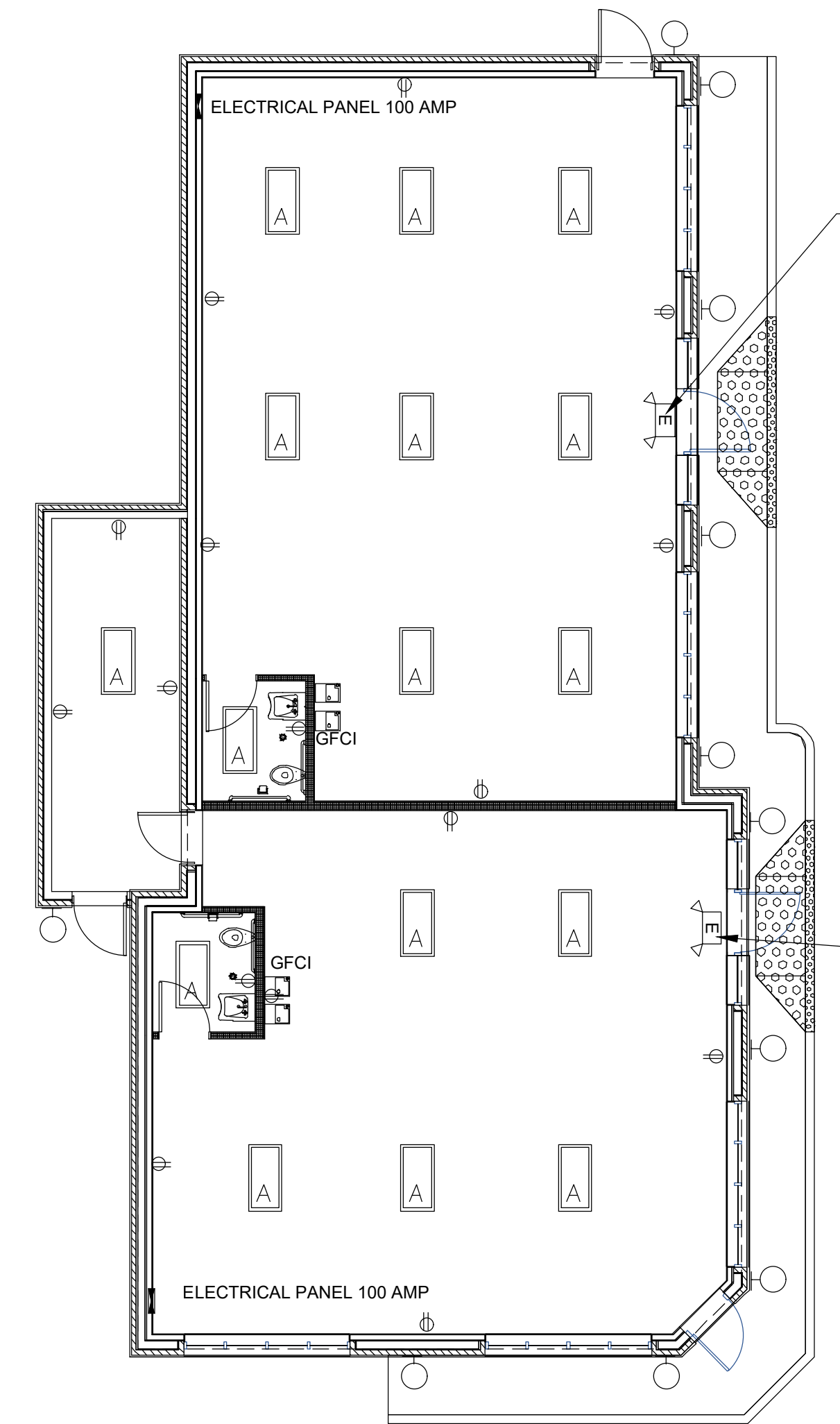
Attachment: Plat of Survey (850 E Northwest Highway - SU Gas Station)



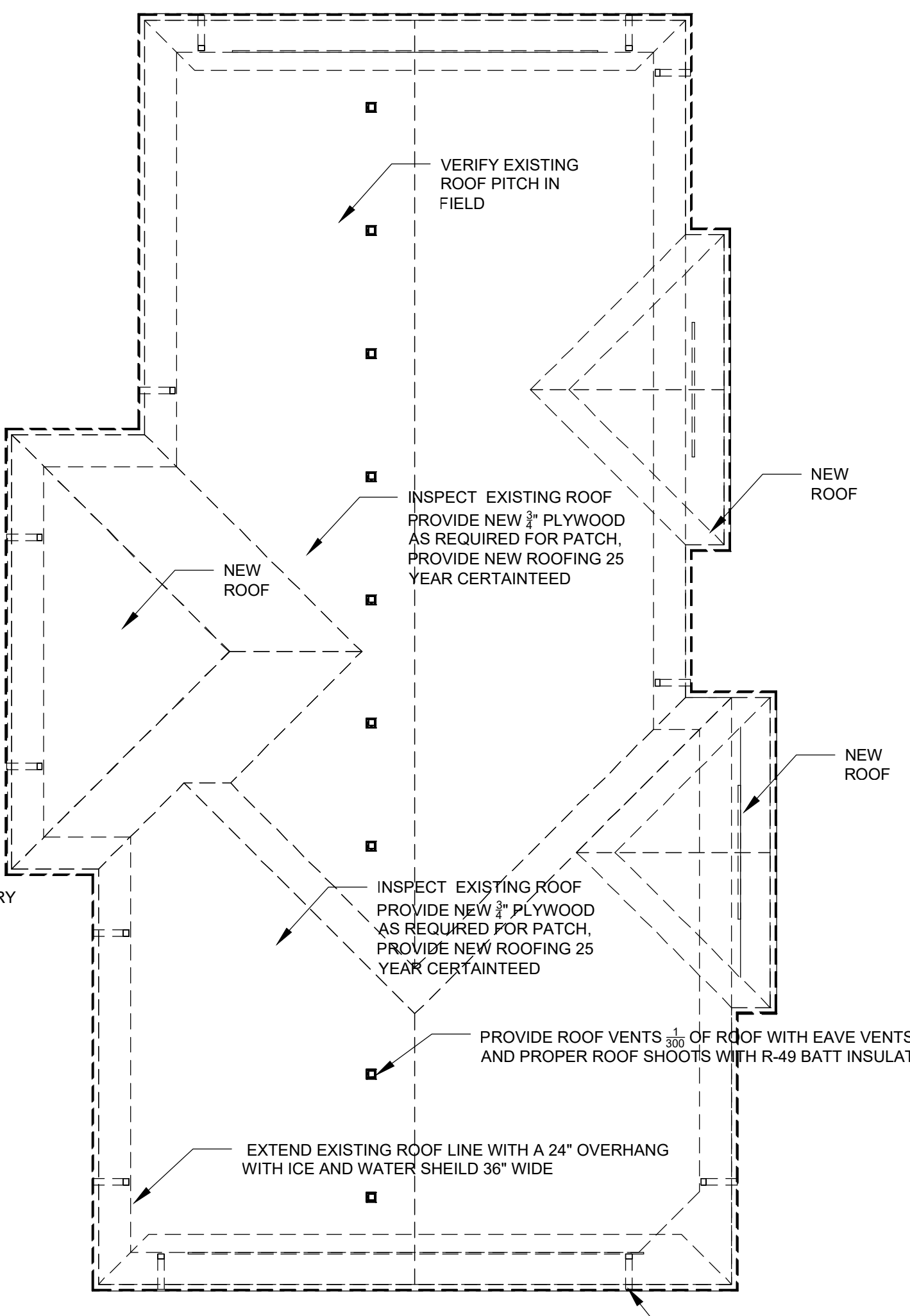




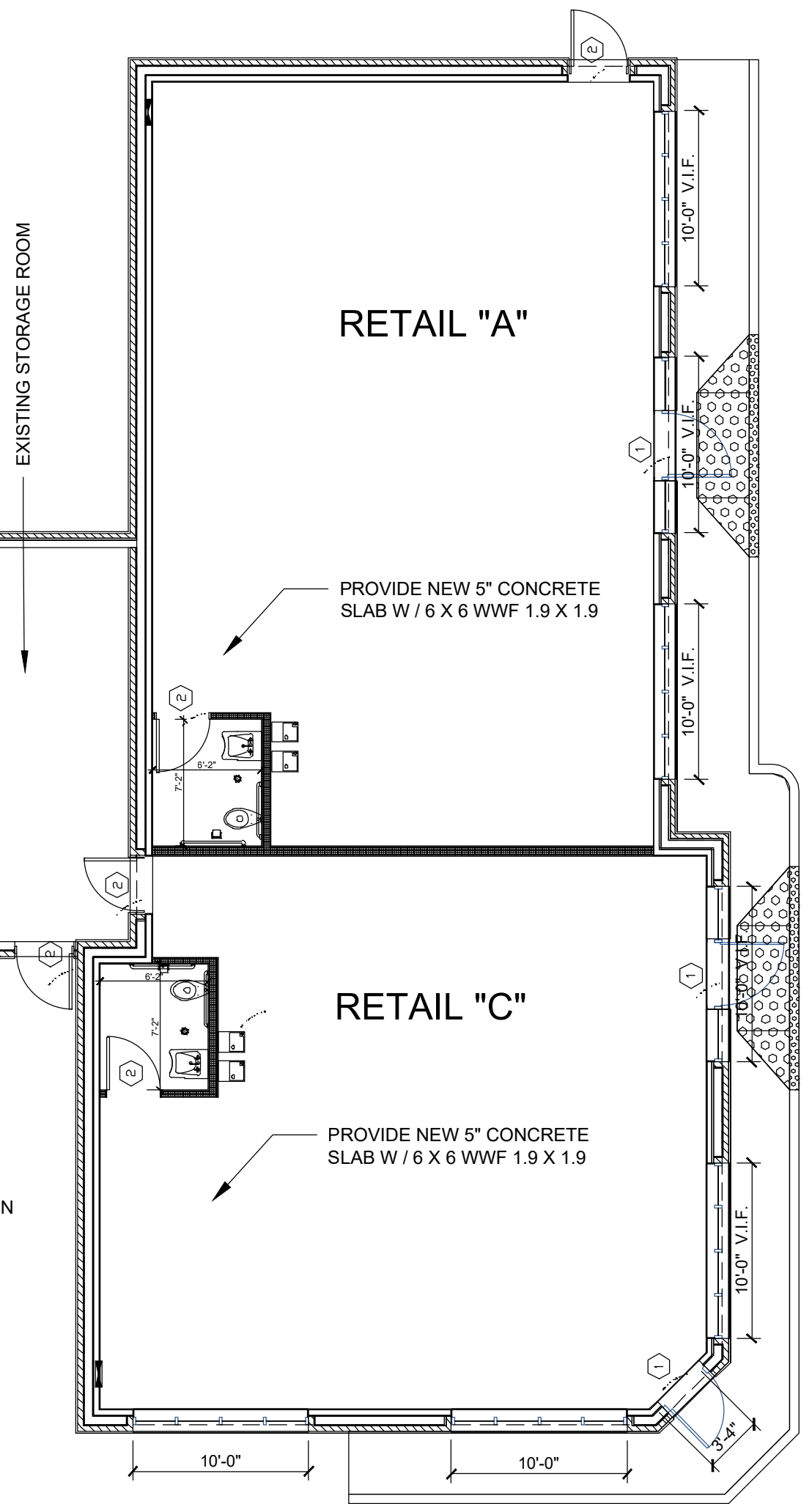
4 MECHANICAL PLAN  
Scale: 1/8" = 1'-0"



3 ELECTRICAL PLAN  
Scale: 1/8" = 1'-0"



2 ROOF PLAN  
Scale: 1/8" = 1'-0"



1 PLAN  
Scale: 1/8" = 1'-0"

NOTES:

1. WORK MUST BE COMPLETED IN ACCORDANCE WITH CITY OF HARVEY CODES.
2. EACH CONTRACTOR SHALL COORDINATE THEIR WORK AND ALL INSPECTIONS AS REQUIRED.
3. ALL CUTTING AND PATCHING FOR THEIR REQUIRED WORK SHALL BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR.
4. EACH CONTRACTOR SHALL COORDINATE THEIR ROUGH-INS WITH OTHER CONTRACTORS TO AVOID CONFLICTS WITH OTHER CONTRACTORS.
5. ALL EQUIPMENT AND MATERIALS SHALL BE UL LISTED.
6. NOISE LEVELS OF ALL NEW EQUIPMENT SHALL NOT EXCEED 65db AT THE LOT LINE.
7. HEATING SYSTEM SHALL PROVIDE A MINIMUM OF 70 DEGREES INSIDE WHEN OUTSIDE TEMPERATURE IS -10 DEGREES F.
8. ALL DUCTWORK SHALL BE SHEET METAL. INSTALLATION SHALL COMPLY WITH SMACNA STANDARDS.
9. OUTSIDE DUCTWORK SHALL HAVE 1" INSULATION WRAP.
10. SUPPLY DIFFUSERS SHALL HAVE OPPOSED BLADE DAMPERS, DAMPERS SHALL BE MANUALLY ADJUSTABLE.
11. FLEXIBLE DUCTWORK SHALL BE UL 181 TYPE AS APPROVED.
12. BY CODE AND A MAXIMUM OF 6' IN LENGTH.
13. GAS PIPING SHALL BE SCHEDULE 40 BLACK, ASTM A53 GRADE A, SEAMLESS OR LAP WELDED FITTINGS, FOR 2" AND UNDER, FOR 2" AND LARGER, ASTM A53, HT. GRADE A, SEAMLESS OR LAP WELDED FITTINGS, STANDARD WEIGHT, BLACK STEEL BUTT WELDING JOINTS, FLANGED OR WELDED RAISED FACE 150LB.
14. EXPANSION VALVES SHALL BE LOCATED OUTSIDE THE AIRFLOW TURNING WITHOUT WROUGHT COPPER FITTINGS.
15. REFRIGERANT PIPING SHALL BE TYPE "K" HARD DRAWN COPPER TUBING WITHOUT WROUGHT COPPER FITTINGS.
16. PLUMBING DRAWINGS ARE DIAGNOMATIC. PLUMBING CONTRACTOR SHALL VERIFY ALL SINKER DRAINAGE AND WATER SERVICE PIPING FOR SIZING AND CONNECTIONS TO ACCOMMODATE THE PLAN.
17. PLUMBING CONTRACTOR SHALL PROVIDE ANGLE VALVES ON EACH WATER CONNECTION TO EACH PLUMBING FIXTURE.
18. PLUMBING CONTRACTOR SHALL PROVIDE CLEANOUTS AT EACH RISER STACK, AT EACH 90 DEGREE CHANGE, HORIZONTAL DIRECTION, AND AT THE EXIT FROM THE BUILDING.
19. PLUMBING CONTRACTOR SHALL INSULATE ALL WATER PIPING.
20. WATER LINES TO BE COPPER, TYPE "L".
21. WASTE PIPING IN SLAB TO BE SCHED 40 PVC.

ELECTRICAL NOTES:

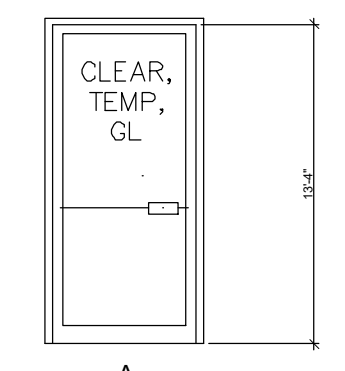
1. WORK MUST BE COMPLETED IN ACCORDANCE WITH CITY OF HARVEY CODES.
  2. EACH CONTRACTOR SHALL COORDINATE THEIR WORK AND ALL INSPECTIONS AS REQUIRED.
  3. ALL CUTTING AND PATCHING FOR THEIR REQUIRED WORK SHALL BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR.
  4. EACH CONTRACTOR SHALL COORDINATE THEIR ROUGH-INS WITH OTHER CONTRACTORS TO AVOID CONFLICTS WITH OTHER CONTRACTORS.
  5. ALL EQUIPMENT AND MATERIALS SHALL BE UL LISTED.
  6. ELECTRICAL CONTRACTOR TO VERIFY EXISTING ELECTRICAL PANELS FOR CIRCUITING AND AVAILABLE POWER. REBALANCE EXISTING PANEL FOR NEW CONSTRUCTION.
  7. EXISTING OUTLETS ON PERIMETER WALLS SHALL REMAIN.
  8. ELEC CONTRACTOR TO PROVIDE POWER CONNECTION FOR ALL NEW MECH EQUIPMENT. SEE SHEET UP-1.
  9. ELEC CONTRACTOR TO PROVIDE CONVENIENCE OUTLET WITH-IN THREE FEET OF ROOFTOP UNITS (RTU).
- TYPICAL 2X4 LIGHT - LED, 100W LAY-IN FIXTURE  
TYPICAL 2X2 LIGHT - LED 100W LAY-IN FIXTURE  
EMERGENCY LIGHT - "SURE LITE" EMERGENCY LIGHT WITH BATTERY BACK-UP  
EXIT LIGHT - "SURE LITE" EXIT SIGN

ROOM NAME	AREA	CODE REQ'D CFM			ACTUAL SUPPLIED CFM		
		SUPPLY	RETURN	EXHAUST	SUPPLY	RETURN	EXHAUST
RETAIL A	995	995	498	299	1200	1200	300
TLT ROOM	58	0	0	118	60	0	150
TOTALS	1053	995	498	415	1200	1200	450
RETAIL C	995	995	498	299	1200	1200	300
TLT ROOM	58	0	0	118	60	0	150
TOTALS	1053	995	498	415	1200	1200	450

ROOM NAME	TONS	TOTAL CFM	MIN GA	COOLING REFRIGERANT		HEATING INPUT BTU/HR	HEATING OUTPUT BTU/HR
				R-410A	R-410A		
RETAIL A	4	1200	400	-	-	-	48,000
RETAIL C	4	1200	400	-	-	-	48,000

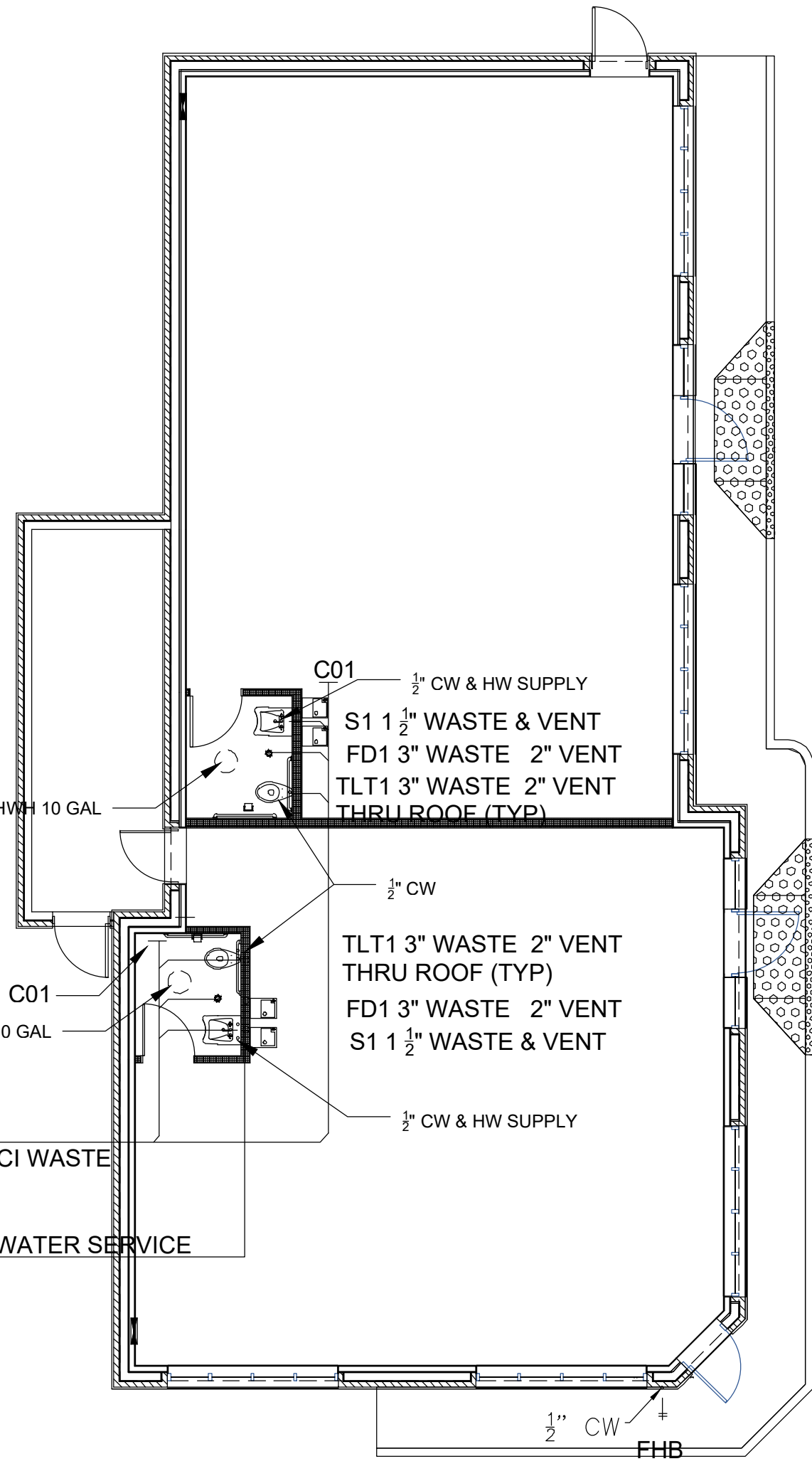
DOOR & LITE SCHED SCHEDULE				
DOOR NO.	SIZE	TYPE	HARDWARE	NOTES
1	3'-0"x6'-8"	C	1	
2	3'-0"x6'-8"x1 1/2"	B2	2	

1. LOCKSETS TO BE SCHLAGE, N-D SERIES, RHODES LEVER
2. DOOR OPERATING FORCE NOT TO EXCEED: 5 LBS-INTERIOR, 8.5 LBS-EXTERIOR

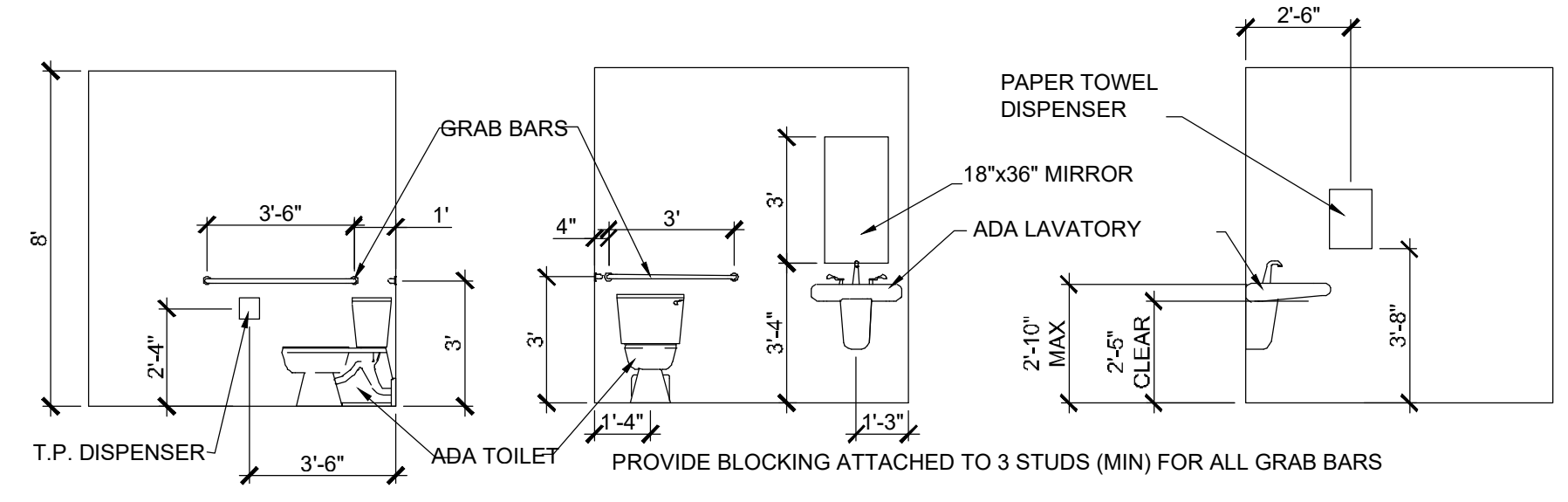


- HARDWARE:**
- 1 PAIR MFG'S STANDARD PIVOT HINGES
  - MFG'S STANDARD PUSH PLATE AND PULL BAR
  - DEADBOLT LOCK
  - CLOSER
  - THRESHOLD
  - 1 1/2 PAIR HINGES
  - PRIVACY LOCKSET
  - KICK PLATE
  - WALL MTD STOP

- SAFTY GLASS:**
- APPROVED LABELED SAFETY GLAZING UNITS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- 1) GLAZING INGRESS AND EGRESS DOORS
  - 2) GLAZING WHERE THE NEAREST VERTICAL EDGE IS WITHIN 12" OF A DOOR AND BOTTOM EDGE IS BELOW THE TOP OF THE DOOR.
  - 3) GLAZING IN EXCESS OF 9 SQ FT AND/OR
    - a) THE LOWEST EDGE IS LESS THAN 18" ABOVE FINISHED FLOOR
    - b) WITHIN 36" OF A WALKING SURFACE



5 PLUMBING PLAN  
Scale: 1/8" = 1'-0"



**WWA**  
William Warman Architect

27 East Monroe Street  
Suite 1100C  
Chicago, Illinois, 60603

1-312-310-2626  
wwarchitects1@gmail.com

850 E. NORTHWEST HWY  
PALATINE, ILLINOIS

ITEM	BY	DATE	DESCRIPTION
1	WLZ	1/14/22	PERMIT SET

OWNERSHIP & USE OF DOCUMENTS:

- INSTRUMENTS OF SERVICE - THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS (OR ANY PART THEREOF) FURNISHED BY THE ARCHITECT ARE INSTRUMENTS OF SERVICE AND SHALL NOT BECOME THE PROPERTY OF CLIENT WHETHER OR NOT THE PROJECT FOR WHICH THEY ARE MADE IS COMMENCED, IN PROGRESS OR COMPLETED. SUCH DOCUMENTS ARE CREATED FOR SOLE USE BY THE ARCHITECT AND BUILDER IN COMPLETING THE PROJECT AND THE INFORMATION THEREIN MAY NOT BE SUFFICIENT FOR USE BY OTHERS.
- USE - THE CONTRACT DOCUMENTS FURNISHED BY THE ARCHITECT OR BUILDER OR ITS CONTRACTORS SHALL NOT BE USED BY CLIENT ON UNRELATED PROJECTS OR OTHER PROPERTY UNLESS THE PARTIES AGREE IN WRITING AND BUILDER IS EQUITABLY COMPENSATED PRIOR TO SUCH USE. RIGHTS TO OWNERSHIP - ARCHITECT SHALL BE THE SOLE AND EXCLUSIVE OWNER OF THE DESIGN AND LIKENESS OF THE PROJECT AND SHALL BE DEEMED THE SOLE OWNER OF, AND RETAIN ALL RIGHTS TO, COPYRIGHT INTERESTS IN AND TO THE PROJECT, EITHER IN PART OR IN WHOLE.
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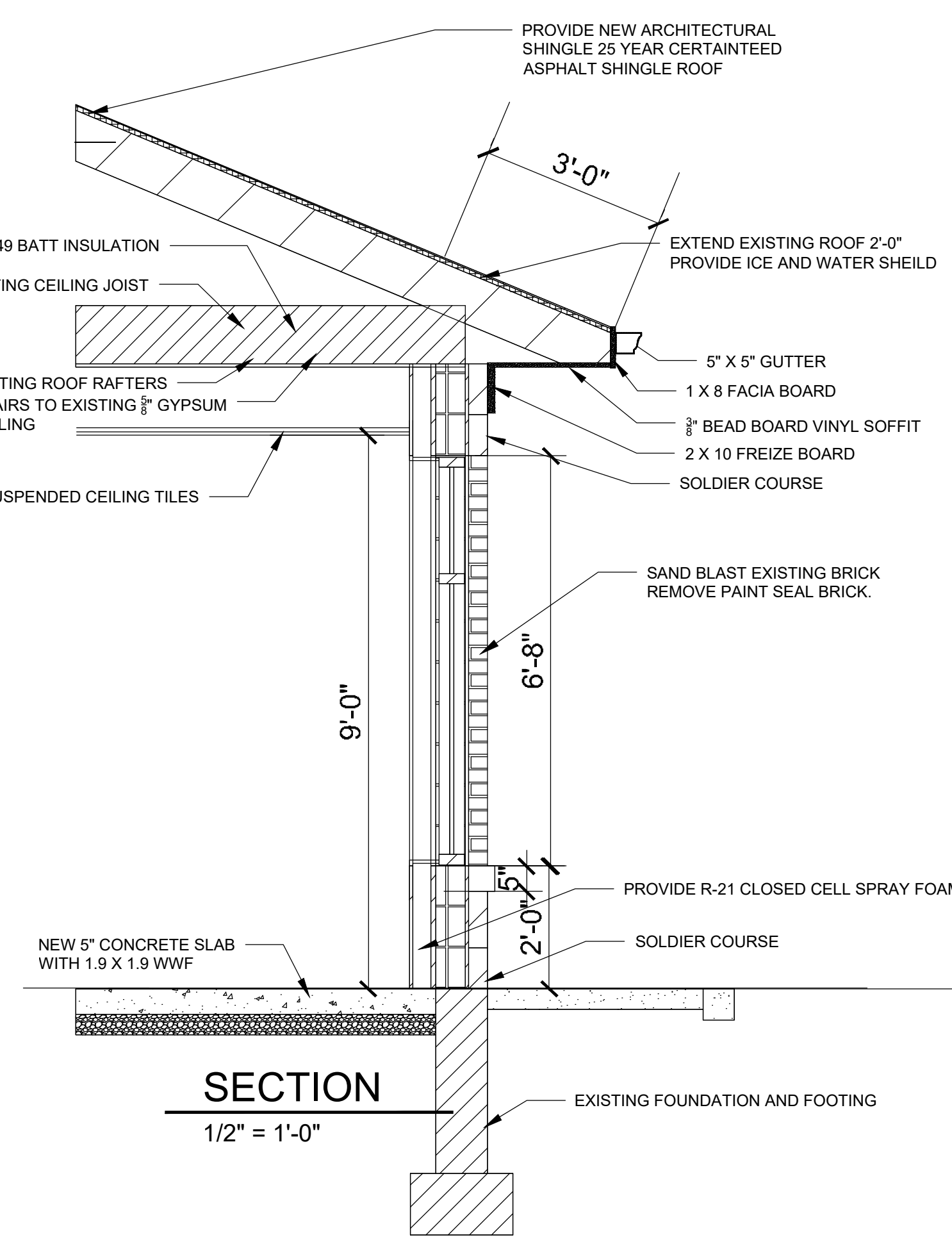
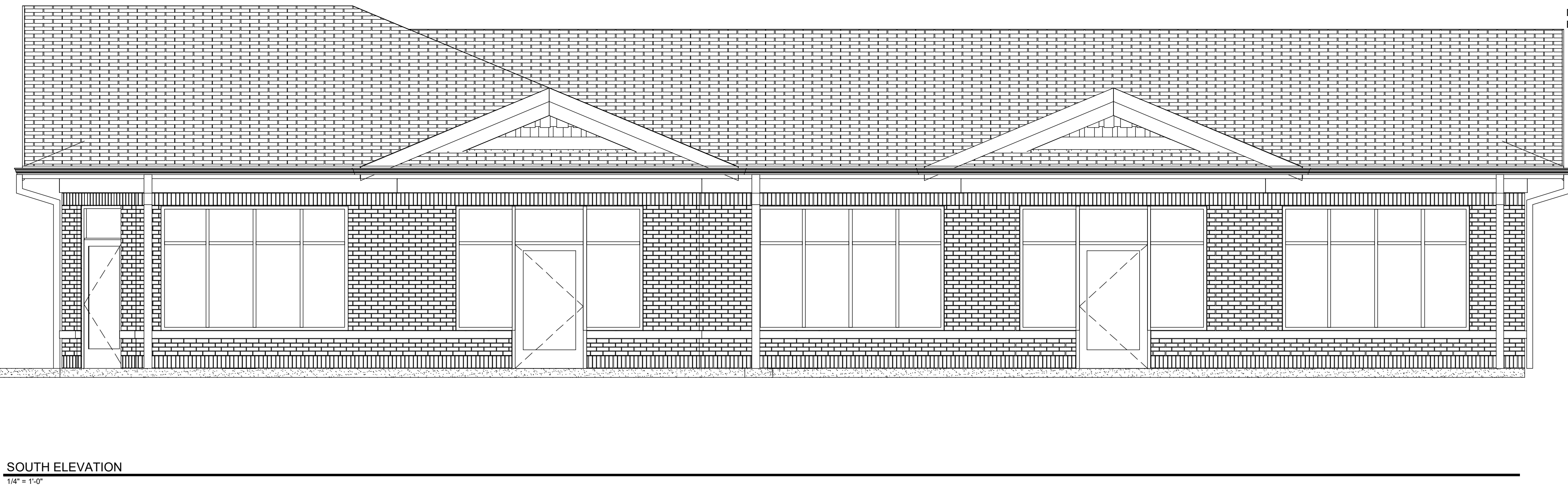
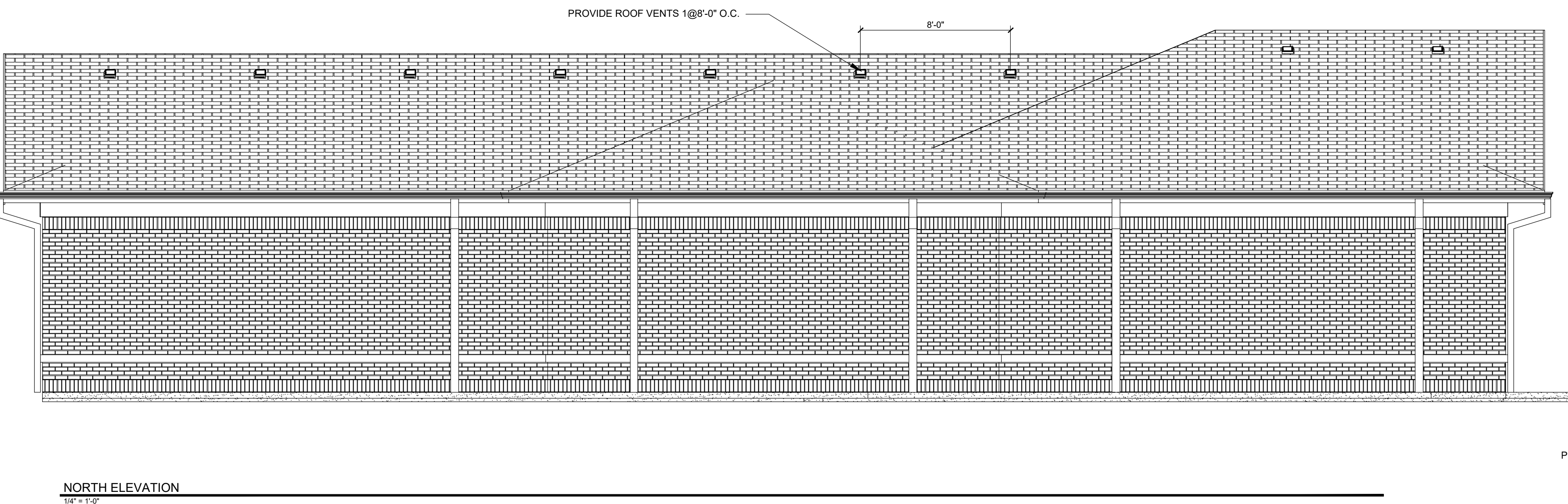
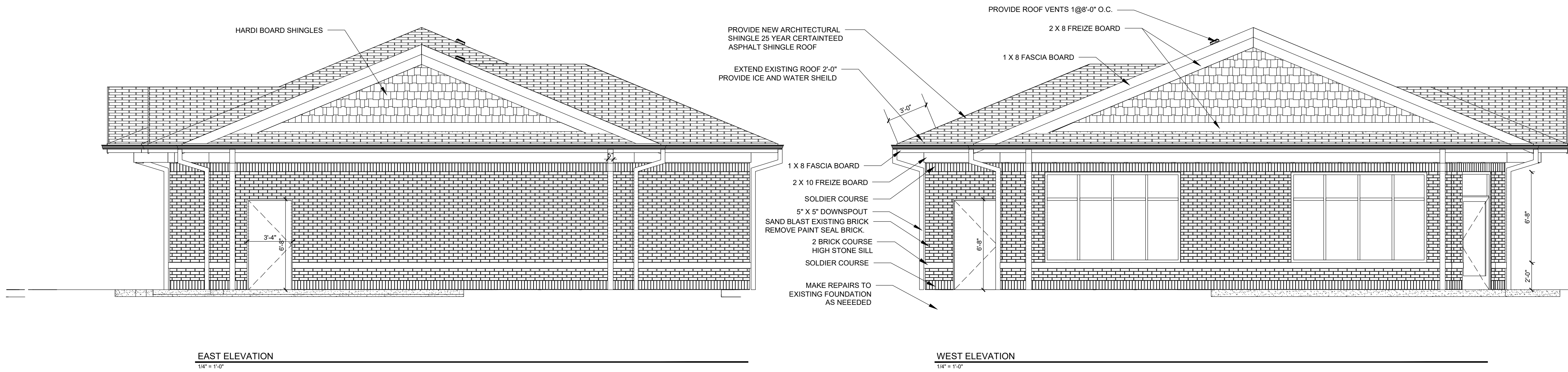
SHEET TITLE

## PLANS

DATE: JANUARY 17, 2022  
DESIGNED: WLZ  
DRAWN: WLZ  
CHECKED: WLZ  
APPROVED: WLZ  
DATE: 01/17/2022

**A1.1**

SHEET 1 OF 1



**WWA**  
 William Warman Architect  
 27 East Monroe Street  
 Suite 1100C  
 Chicago, Illinois, 60603  
 1-312-310-2626  
 wwarchitects1@gmail.com

**850 E. NORTHWEST HWY  
 PALATINE, ILLINOIS**

ITEM	BY	DATE	DESCRIPTION
1	WLZ	1/14/22	PERMIT SET

OWNERSHIP & USE OF DOCUMENTS:

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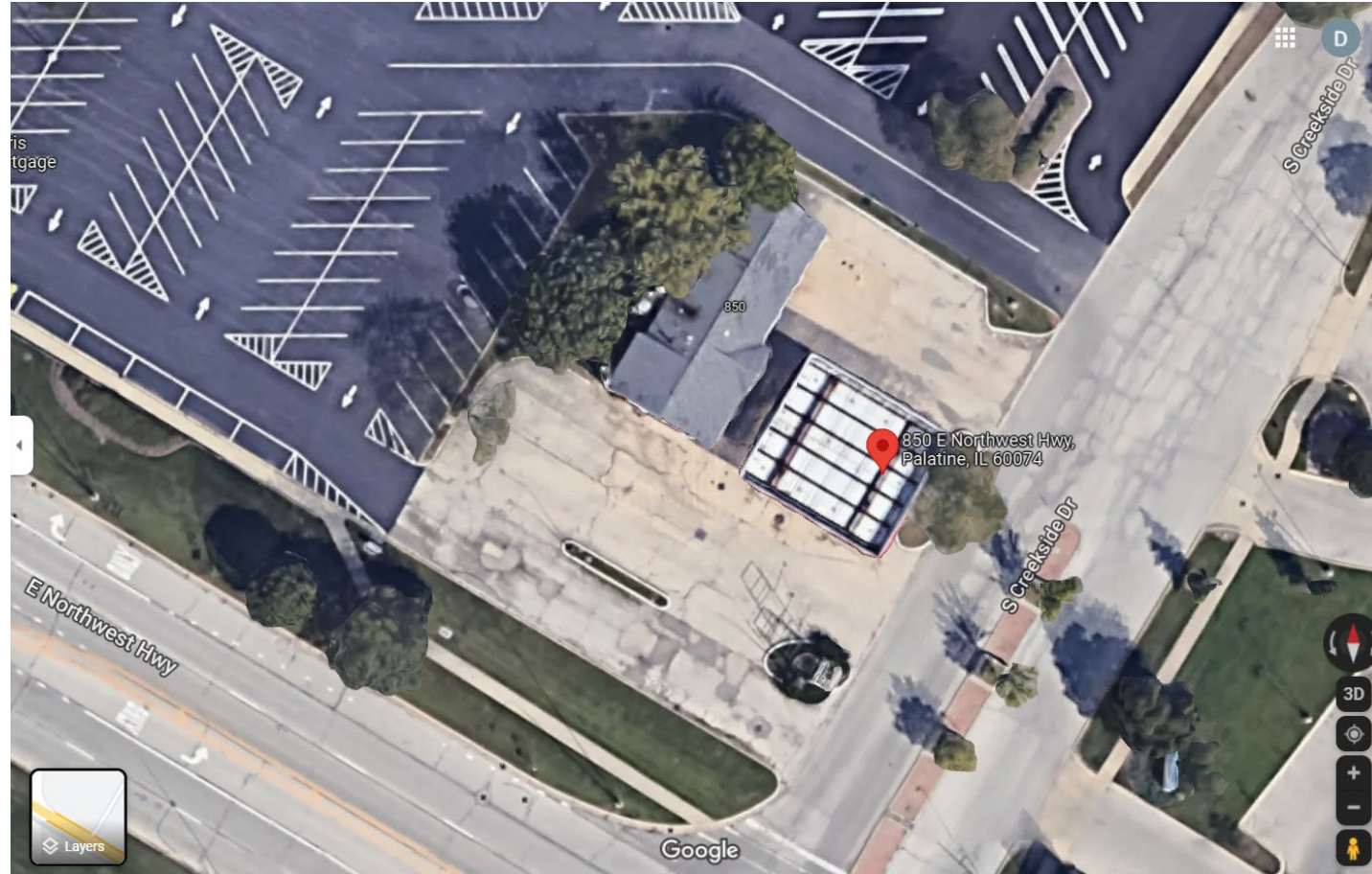
SHEET TITLE  
**ELEVATIONS**

DATE: JANUARY 17, 2022  
 DESIGNED: WLZ  
 DRAWN: WLZ  
 CHECKED: WLZ  
 APPROVED: WLZ  
 DATE: 01/17/2022

**A2.1**

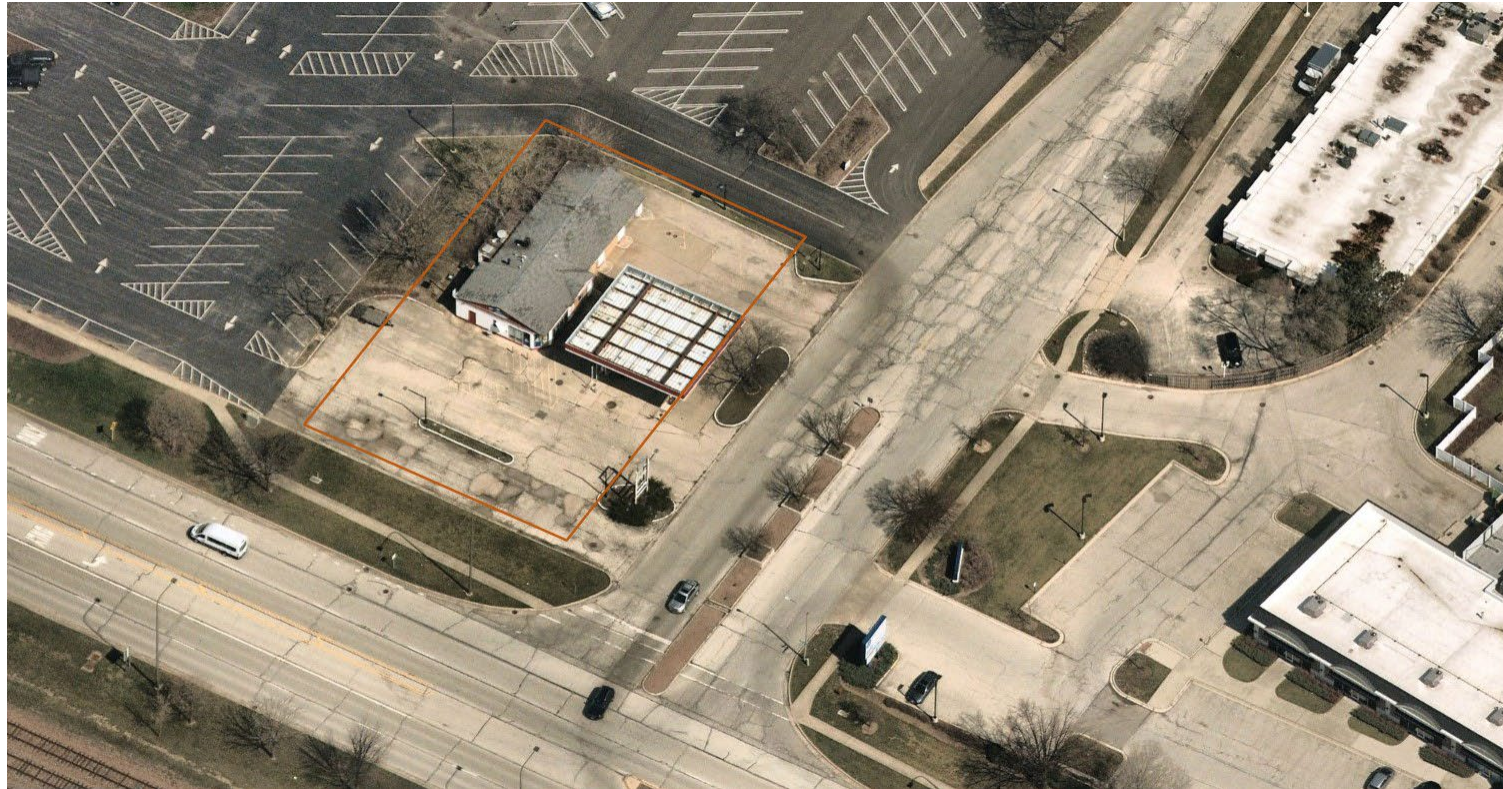
SHEET 1 OF 1

# 850 E. Northwest Highway



Attachment: Site Photos from Petitioner (850 E Northwest Highway - SU Gas Station)

# 850 E. Northwest Highway



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# 1970 – gas station building



Attachment: Site Photos from Petitioner (850 E Northwest Highway - SU Gas Station)

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

**Variation to permit an existing building to encroach into the required rear and side yards.**

**Variation to permit a drive aisle to be 21 feet instead of the permitted 24 feet.**

The property is commonly known as 850 E. Northwest Highway.

The Petitioner is proposing to renovate the existing building and operate a gas station with convenience store and retail space. The existing building is set back 0 feet from the side lot line instead of the required 5 feet and 19 feet from the rear lot line instead of the required 20 feet.

The above petition has been filed by Khader Zahdan, AZ SPE, LLC and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000008-2023  
VILLAGE OF PALATINE  
Jan Wood, Chair  
Palatine Zoning Board of Appeals

DATED: This 30th day of January, 2023  
Published in Daily Herald January 30, 2023 (4594636)

# 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 true copy, was published 01/30/2023 in said Northwest Suburbs 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 *Daula Baetz*  
Designee of the Publisher and Officer of the Daily Herald

Control # 4594636

Attachment: Public Notice (850 E Northwest Highway - SU Gas Station)