VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

AGENDA ● FEBRUARY 13, 2024

Village Hall - Council Chambers | **Regular Meeting** | **7:00 PM**

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Jan 9, 2024 7:00 PM

III. PUBLIC HEARING

1. 1122 E. Pratt Drive

a. Special Use to permit a screened porch addition to be set back 34 feet from the rear property line, instead of the minimum required 40 feet.

2. 1060 N. Park Avenue

a. Special Use to permit a fence in the front yard of the subject property.

3. 23 E. Northwest Highway

a. Special Use to permit a restaurant with liquor service.

4. 1740 N. Rand Road

a. Special Use to permit a dog grooming business as a unique use.

5. 430-436 E. Northwest Highway a. Special Use to allow 3 dwelling units, and b. Variation to allow 10 parking spaces, instead of the minimum required 16 parking spaces

6. 58 W. Illinois Avenue

a. Special use to permit a Martial Arts School; and

b. Variation to permit 40 parking spaces, instead of the minimum required 44 parking spaces.

IV. COMMUNICATIONS

V. ADJOURNMENT

VILLAGE OF PALATINE

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PLANNING AND ZONING COMMISSION

MINUTES ● JANUARY 9, 2024

Village Hall - Council Chambers | **Regular Meeting** | **7:00 PM**

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Patrick Noonan	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Eric Friedman	Vice Chairperson	Present	
Jan Wood	Chairperson	Present	
Rodney Bettenhausen	Commissioner	Present	
Robert Kolososki	Commissioner	Absent	
Kevin Cavanaugh	Commissioner	Present	
Stephen Fedota	Commissioner	Absent	
Tim Schubert	Commissioner	Present	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Dec 12, 2023 7:00 PM - **Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Eric Friedman, Vice Chairperson
SECONDER:	Tim Schubert, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Cavanaugh, Schubert
ABSENT:	Kolososki, Fedota

Minutes Acceptance: Minutes of Jan 9, 2024 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 1444 W. Algonquin Road **- Withdrawn**

RESULT:	**WITHDRAWN**

Minutes Acceptance: Minutes of Jan 9, 2024 7:00 PM (Meeting Minutes)

2. 224 W. Kenilworth Avenue **- Recommend To Approve**

SU-000082-2023 - 224 W. Kenilworth Ave

Notice was published in the Journal & Topics on December 21st, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Special Use Application
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Floor Plan
6. Elevations
7. O-051-22 - Special Use 224 W. Kenilworth Expired
8. Public Notice

Ms. Bremanis provided a brief overview and states that the property is Zoned R-2 and the petitioner is proposing to construct a front porch addition and a new second story addition utilizing the current foundation footprint. The proposed additions will encroach into the required side yard and front yard setbacks. The petitioner is requesting a special use for a second story addition to be set back 7 feet from the interior side lot line in contrast to the standard 10 feet. Additionally, a request has been made for the front lot line setback to be 24 feet instead of the typical 30 feet for the entire addition.

Sworn in petitioner: Brian Gierke - owner of 224 W. Kenilworth Ave.
Mr. Gierke states he purchased the home 12 years ago. Over the years, his family has grown, and they are now in need of more space. His proposal includes adding a second-story addition, which would mirror the existing side yard setback. Additionally, he seeks to incorporate a front porch to enhance outdoor living space and add architectural appeal to the structure. Mr. Gierke emphasizes the desire to breathe new life into the outdated home while preserving the roots and friendships they have established in the community.

Commissioner Cavanaugh asks if he has discussed the project with any of the neighbors.
Mr. Gierke states he has discussed and there have been no issues, only positive feedback.

Chairman Wood refers to the original approved special use request and asks for clarification to the recent changes.
Mr. Gierke states the original architectural design was extensive and involved the construction of an entirely new structure while still utilizing the existing footprint. The recent changes reflect an adjustment to optimize usable space. The initial plan involved dismantling existing walls and constructing an entirely new building.

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The new proposal reflects ideal useable space within the existing footprint.

Commissioner Friedman states the original structure was not compliant to the side setbacks. He asks if adding an extension to the rear of the property could align with setback conditions and bring the property into compliance.
Mr. Gierke states the architect advised against it based on the building requirements.

Commissioner Friedman notes a difference between the design being presented at the current meeting and the one initially approved.
Mr. Gierke confirms that the costs originally came in too high. They sought another design firm's assistance to optimize the use of the existing home and significantly reduce costs.

Commissioner Cavanaugh inquires about the duration of the approval if granted.
Ms. Bremanis states that the petitioner has one year to get a building permit issued.

Ms. Bremanis provides additional details, stating that the maximum height complies with codes, and the lot coverage is within the specified limits. She notes the property's proximity to Salt Creek and the surrounding flood hazard area. Ms. Bremanis assures that any potential issues related to this, if needed, would be addressed by the engineering department during the permit review process.

STAFF RECOMMENDATION:
The Petitioner is proposing to construct a new front porch and a second story addition to the existing residence, which will encroach on the required side and front yard setbacks. The Petitioner had previously applied for, and was granted, Special Uses to proceed with a similar project, but said Special Use permit has since expired. The Petitioner is now requesting the same setback relief for the existing non-conforming side yard for the second story addition, and an additional 2-foot encroachment into the required front yard for the new open-style front porch.

Staff has not identified any negative impacts that the proposed additions would have on 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 site plan, floor plan, and elevation plans submitted by the Petitioner, Brian Gierke, except as such plans may be changed to conform to the Village Codes and Ordinances.

2. If approved, the Village Engineering Department reserves the right to address any flood plain issues during the building permit review process.

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

DISCUSSION:

Commissioner Cavanaugh expresses that the request aligns with standards and is consistent with the neighborhood. He acknowledges concerns about front porch encroachment but recognizes that it's driven by flood hazard considerations from Salt Creek in the backyard.

Chairman Wood concurs, stating that the request meets the standards and wouldn't cause harm to surrounding property values. She highlights that requests for open porches that infringe on setbacks but complete a structure typically receive positive and favorable responses.

Commissioner Roth-Wurster states the request meets the standards and improvements to the property are always welcome.

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on February 5th, 2024.

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Patrick Noonan, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Cavanaugh, Schubert
ABSENT:	Kolososki, Fedota

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3. 2001 N. Rand Road Unit E **- Recommend To Approve**

SU-000083-2023 - 2001 N. Rand Road

Notice was published in the Journal & Topics on December 21st, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Ms. Bremanis provided a brief overview and states the property is zoned P - Planned Development. The Planned Development states that all uses within the shopping center shall conform to the B-2 District regulations. The petitioner is proposing to open a new massage and physical therapy business at the subject property. The business plan indicates unique treatment for specific pain and conditions.

Sworn in petitioner: Owner - Zach Mayfield, Body in Gear LLC, 450 Osage St., Wauconda, IL

Mr. Mayfield presents his request for a special use permit to establish a medical massage office focusing on treating overall pain conditions. He emphasizes the beneficial nature of the services, addressing a need in the community.

Chairman Wood seeks additional details, querying about the anticipated number of employees, business hours, and parking requirements.
Mr. Mayfield indicates a staff of three, including himself, business hours from 8 am to 9 pm with varying times each day, and a maximum need for 20 parking spots.

Commissioner Cavanaugh clarifies that turnover throughout the day would actually cut that count to a maximum of 6-8 spots which Mr. Mayfield agrees with.

Commissioner Schubert inquires if they would also have parking in the rear for employees.
Mr. Mayfield states that the lease allows 4 spots for employee parking in the back lot.

Commissioner Bettenhausen asks about the presence of a receptionist.
Mr. Mayfield confirms that there would be a receptionist.

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Commissioner Friedman seeks clarification on interior construction needs, and Mr. Mayfield states that the existing space meets business requirements and won't require any additional construction.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new physical therapy clinic at the subject property. The Petitioner is a licensed therapist and is taking over a tenant space that was previously occupied by a similar medical office use. Ultimately, the proposed use should not cause injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Zach Mayfield, Body in Gear LLC, except as such plans may be changed to conform to Village Codes and Ordinances.

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

DISCUSSION:

Commissioner Noonan states the request is clear and does not foresee any issues.

Commissioner Roth-Wurster agrees and is in favor of the request.

Commissioner Cavanaugh states that the request meets the standards, new business offering at this location is a welcome request.

Commissioner Noonan Made a motion to approve subject staff's conditions; seconded by Commissioner Roth-Wurster.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on February 5th, 2024.

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Cavanaugh, Schubert
ABSENT:	Kolososki, Fedota

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4. Consider an Ordinance Granting a Special Use for a Day Care Facility at 1379 N Rand Road **- Recommend To Approve**

SU-000079-2023 - 1379 N. Rand Road

Notice was published in the Journal & Topics on December 21st, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Special Use Application
2. Proof of Ownership
3. Plat of Survey
4. Floor Plan
5. Sample Interior Playground Equipment
6. Business Plan
7. Public Notice

Ms. Bremanis provided a brief overview and states the property is zoned PD - planned development and follows the B-1, B-2 and Cook County C-4 zoning uses and standards. She provides tenant information that are currently in the shopping center. She further states the Petitioner is requesting a special use to permit a day care facility.

Sworn in petitioner: Kimberly Bianchini - 1379 N. Rand Rd - Owner - Advanced Preschool, Inc.
Ms. Bianchini provides comprehensive background information on the request, highlighting its evolution over a three-year period in collaboration with the Illinois State Board of Education and Illinois Action for Children. The initiative supports early childhood education and families transitioning back to work, aiming for self-sustainability through the EDEC program. Ms. Bianchini outlines a direct partnership with the Palatine Opportunities Center and envisions creating an early childhood learning center catering to children from birth to 5 years old. The center aims to offer educational, social, and emotional assessments, providing long-term care to address developmental disparities in children who haven't entered early childhood programs. The proposed program model is state-recognized and accredited, focusing on high-quality care and education. The facility aims to support families within a 2-mile radius, with a particular emphasis on the identified area's need for these services. Ms. Bianchini emphasizes the collaboration with Illinois Action for Children to identify parents progressing toward self-sustainability and provide referrals to the facility for services.

Commissioner Cavanaugh seeks clarification on the facility's capacity, asking if accommodating a maximum of 108 children is accurate and expresses concerns about potential issues with drop-off.
Ms. Bianchini confirms that the number is correct and provides details on the drop-off routine, stating that it typically occurs between 6:30 am and 9 am, with

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each drop-off taking 5-7 minutes. To address concerns, she references her experience with two other locations, including one in Hoffman Estates situated in a strip mall, where there haven't been difficulties with pick-up or drop-off requirements. Ms. Bianchini further notes the Streamwood location, indicating a successful track record in managing these logistical aspects.

Commissioner Schubert highlights the absence of an outdoor activity area in the petition and inquires about provisions for outdoor activities and how safety would be managed.
Ms. Bianchini responds, mentioning that they have transportation available, capable of accommodating up to 10 children who may be transported to outdoor play areas. She describes the logistics, stating that the van would pull up directly to the door for loading. Additionally, Ms. Bianchini mentions the presence of seven parks and playgrounds in the area. She notes that while there isn't a traditional outdoor space, the indoor play area is designed to mimic outdoor lighting, providing a suitable environment for various activities.

Commissioner Schubert emphasizes safety as his primary concern.
Ms. Bianchini addresses this concern by stating that transportation is carefully monitored, indicating a commitment to ensuring the safety of the children during transportation.

Chairman Wood inquires about the overall capacity for the center.
Ms. Bianchini responds that the capacity is 108.
Chairman Wood seeks clarification on the capacity for the play area, and Ms. Bianchini explains that it would be utilized by one group at a time, with 35-minute sessions in the morning and afternoon.
Chairman Wood further asks if the arrangement meets Department of Children and Family Services (DCFS) standards, to which Ms. Bianchini confirms that it does meet the required standards.

Chairman Wood inquires about after-school transportation to the daycare.
Ms. Bianchini responds that there would be one room designated for before and after-school care, and transportation would be provided by the school district. She specifies that their facility would only be servicing the school in the immediate location, and only one bus would be dropping off any students for after-school care.

Commissioner Bettenhausen inquires about the security system for entry and exit into the facility.
Ms. Bianchini responds that there is a security system in place with two secure entrances requiring a keypad code entry. She elaborates, explaining that parents would need to escort their children into the facility and to their designated classroom. The same procedure would be followed for the pickup process.

Commissioner Schubert asks if there is designated parking for pick up and drop

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off.
Ms. Bianchini states that there are 6 designated spaces that allow 15-minute parking.

Commissioner Cavanaugh raises a question about the clarity of the crosswalk between the parking lot and the facility.
Ms. Bianchini responds, stating that the landlord will provide a yellow crossway from the parkway to the building to ensure clear markings for the crosswalk.

Commissioner Friedman inquires about staff supervision in the area during peak times, such as crossing guards.
Ms. Bianchini responds that there is no additional staff supervision in that area because a drop-off procedure is already in place.

Commissioner Bettenhausen points out concerns about the current condition of the parking lot, expressing worry that it might pose a danger to parents and children if it's in disrepair.
Ms. Bremanis responds, indicating that the landlord is obligated to provide basic property maintenance. She further mentions that the public is encouraged to report any issues, and in such cases, the village would conduct an inspection to ensure the parking lot is adequately maintained.

Commissioner Ruth-Wurster inquires about the food service.
Ms. Bremanis states that a food permit would be required and the Environmental Health department would oversee the procedures and provide regular inspections to ensure compliance.

Chairman Wood asks how long the Hoffman Estates location has been opened.
Ms. Bianchini responds that the Hoffman Estates location has been open for 25 years. Additionally, she mentions that the Streamwood location was recently taken over. Ms. Bianchini provides additional context about her experience, noting that she has been in the industry for 35 years, and discusses her credentials.

Commissioner Bettenhausen asks about first-aid training for staff
Ms. Bianchini responds, stating that the entire staff is trained in first-aid, emphasizing that the staff is well-trained in this regard.

Commissioner Friedman raises questions about the demographic studies justifying the business plan and references serving 13% birth-3 and 42% 3-5 of the population. He seeks clarification on whether these percentages represent those enrolled or the capacity. Additionally, he asks if the surrounding centers lack capacity.
Ms. Bianchini responds, confirming that the percentages reflect the demographic analysis for eligible children. She clarifies that the study also provided information on income eligibility but emphasizes that the spots are not income-restricted. The

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service is open to children who are eligible and in need of it, considering both income and capacity factors.

Sworn in Resident: Sarah Neiman - 1243 E. Baldwin Ln
Ms. Neiman expresses her initial opposition due to concerns about bus traffic in the center. However, she indicates that she was misinformed about the intended use and now welcomes the business. Ms. Neiman looks forward to the facility occupying the empty space, as she believes it will deter unwanted individuals.

STAFF RECOMMENDATION:

The proposed day care would be the Petitioner's 3rd preschool facility and the application and business plan indicate that it would be compatible with the neighboring businesses, and would occupy a currently vacant tenant space. There are also other examples in the area of daycare uses, located with commercial centers, in addition, as there is excess parking, within the shopping center, Staff does not have a concern with the parking for the proposed use. By providing the interior playground area, the proposed use would eliminate any exterior traffic or delivery conflicts, while still providing the necessary activity areas for the children. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan, and Floor Plan submitted by the Petitioner, Kimberly Bianchini, Advance Preschool, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Special Use is granted to Advance Preschool to permitted their operation at this location. Any future changes in the proposed operator shall require the review and approval of the Village Council.
3. Prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy, the Petitioners shall provide the Department of Planning and Zoning, with a copy of the appropriate current DCFS license for the operation of a daycare at the Subject Property.

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

DISCUSSION:

Commissioner Bettenhausen expresses support for the proposed use of the space, describing it as an excellent utilization that will provide a necessary service to the community.

Commissioner Schubert acknowledges that it will be a good use of the space but notes concerns about safety issues.

Commissioner Friedman recalls a previous request from District 15 for a school

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at the other end of the mall. He notes that the center is used as a cut-through for cars to avoid traffic at Rand and Dundee, one of the most dangerous intersections in the state. While the current request is different from the elementary school proposal, he expresses ongoing concerns about safety. Commissioner Friedman hopes that the landlord will address signage and safety, emphasizing that the petitioner is leasing the building, and his concerns extend beyond the four walls to the safety of the children. He specifically notes the lack of outside supervision during drop-off and pick-up.

Chairman Wood expresses confidence in the safety plan, noting that it considers safety and requires family assistance during drop-off and pick-up. She is comfortable with the plan in place and believes that, if necessary, the facility would accommodate personnel to assist with safety concerns. Chairman Wood expresses confidence in the business plan, recognizing it as a needed service, and highlights the extensive experience of the staff. She supports the proposal, stating that the standards have been met.

Commissioner Noonan made a motion to approve subject staff's conditions; seconded by Commissioner Cavanaugh.

Chairman Wood summarized that this request has met the standards and was approved by a vote of 5-2. This item will tentatively go to Village Council on February 5th, 2024.

RESULT:	**RECOMMEND TO APPROVE [5 TO 2]**
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Kevin Cavanaugh, Commissioner
AYES:	Noonan, Roth-Wurster, Wood, Bettenhausen, Cavanaugh
NAYS:	Friedman, Schubert
ABSENT:	Kolososki, Fedota

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IV. COMMUNICATIONS

Village Council Approved:

Meadowlark Park

1 N Oak St

Massage Business on Northwest Highway

Mill Valley Driveway request will be heard next Monday

Meeting Cancelled for 1/23/24

Next Meeting is schedule for 2/13/24

V. ADJOURNMENT

Minutes Acceptance: Minutes of Jan 9, 2024 7:00 PM (Meeting Minutes)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 02/13/24 07:00 PM

STAFF REPORT (ID # 8843)

1122 E. Pratt Drive

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Lynda Clements

PLAN NUMBER: SU-000089-2024

BACKGROUND:

The Subject Property is zoned R-2 Single Family and is part of the Reseda Subdivision. The Subject Property is approximately 8,470 square feet. The lot currently consists of a single-family residential home with a patio in the rear yard. The existing residence is currently set back approximately 44 feet from the rear lot line. Therefore, any addition to the rear of the residence would require would likely require zoning relief.

The Petitioner is proposing to construct a screened porch addition to the rear of the existing single-family residence. The screened porch would be located approximately 34 feet from the rear property line. Therefore, the Petitioner is requesting:

> **Special use to permit a screened porch addition to be set back 34 feet from the rear property line, instead of the minimum required 40 feet.**

Surrounding Zoning/Uses:

North:	R-2 Single-Family Residential
South:	R-2 Single-Family Residential
East:	R-2 Single-Family Residential
West:	R-2 Single-Family Residential

KEY ISSUES:

- The Petitioner is seeking a Special Use to permit a 140-square foot screened porch addition to the rear of their existing residence to be set back approximately 34.01 feet from the rear lot line, instead of the required 40 feet. The proposed addition will not encroach into the required interior side yard setbacks.
- Both building and lot coverage are under the maximum percentage allowed by the Zoning Ordinance.

- Staff's review of the surrounding neighborhood did not identify any other properties that received relief for rear yard setbacks. However, there a few comparable existing non-conforming rear yard setbacks in the immediate surrounding area; 1048 E. Pratt Dr, 1059 E. Plate Dr, 1160 E. Plate Dr.

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

STAFF RECOMMENDATION:
The Petitioner is proposing to construct a screened porch addition off the rear of their existing residence. The required 40-foot setback for the subject property and existing placement of the home would not permit a reasonably usable addition to the rear of the residence without zoning relief. Additionally, there are a few residences in the surrounding neighborhood with existing non-conforming rear yard setbacks that are comparable, or lesser than, the Petitioner's proposal. With that said, the addition should not cause substantial injury to the value of the other properties in the surrounding area. Therefore, Staff recommends approval of the requested Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the Petitioner, Lynda Clements, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan & Elevations
- Public Notice

GISConsortium

1122 E. Pratt Drive



Attachment: Aerial Map (1122 E. Pratt Dr - SU Addition Setback)

0 100 200 ft

Print Date: 1/11/2024

Notes

Cook County Aerial 2022

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

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Lynda Clements

Business Name (if applicable)

Subject Property Address

1122 E. Pratt Drive

Please provide a description of your proposed request:

Building a screened in porch on rear of home.

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:

There is no other place to add porch without requiring relief.

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

The will not have any negative impacts on public health, safety and welfare.

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

Screened in porches/additions are common in the area. This should not cause any injury to neighboring properties.

Attachment: Special Use Application (1122 E. Pratt Dr - SU Addition Setback)

In order to supplement the above standards, the Planning and Zoning Commission 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

Attachment: Special Use Application (1122 E. Pratt Dr - SU Addition Setback)

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM REGISTRATION NO. 0011129145

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712

Property - Alta - Topo - Condo - Mortgage Survey

TEL: (847) 675-3000
FAX: (847) 675-2167

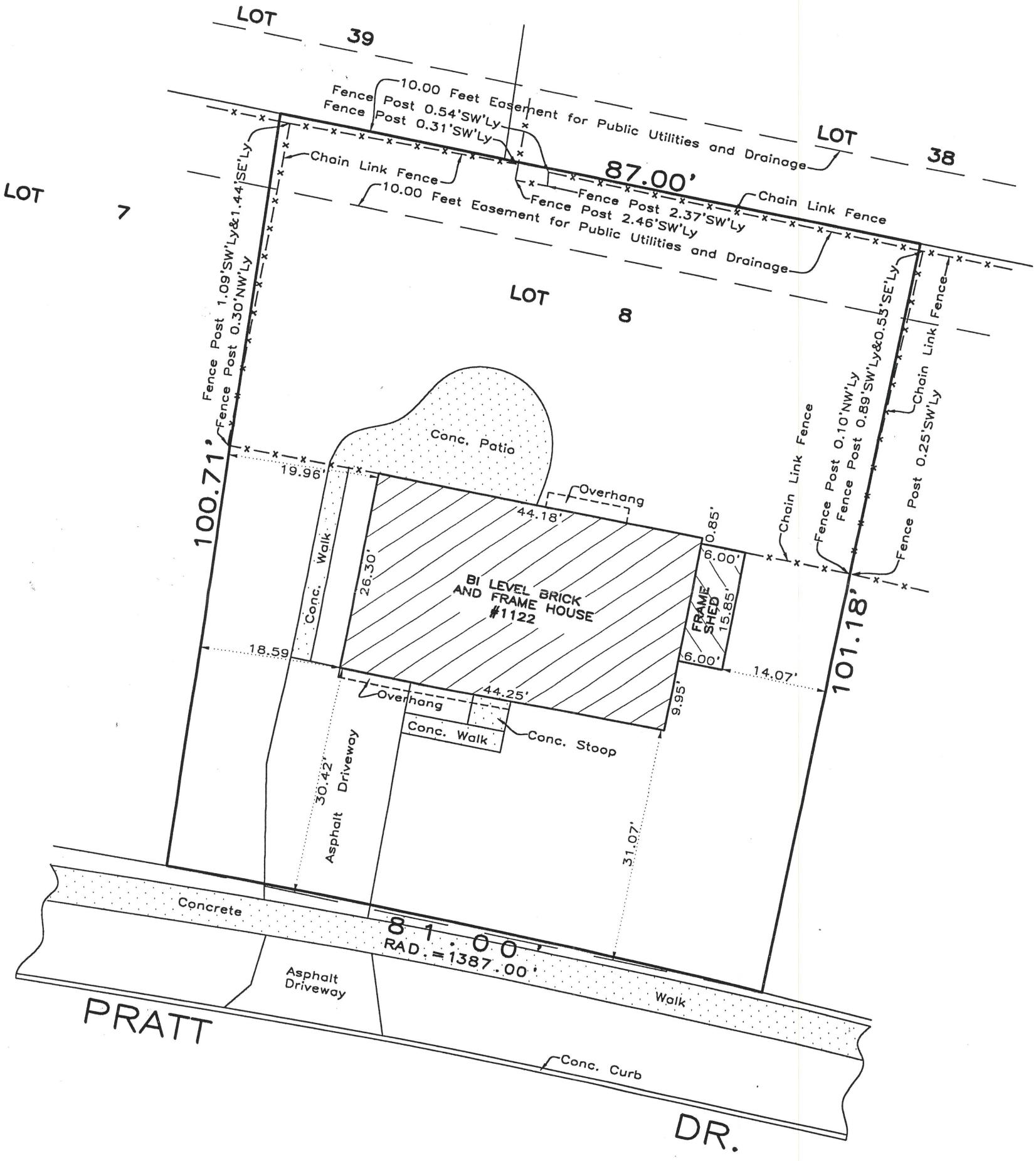
PLAT OF SURVEY

OF

NORTH

LOT 8, BLOCK 40 IN WINSTON PARK NORTHWEST, UNIT NO. 3 BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE ON MAY 21, 1962 AS DOCUMENT NO. 18480176, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1122 EAST PRATT DRIVE, PALATINE, ILLINOIS.



/ / CHECK / / IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 03-64674

Scale: 1 inch = 16 feet.

Date: August 7, 2003.

Ordered by: JAMES C. SIEBERT
Attorney at Law

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

WAYNE W. DONOFRIE
35-2281
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LINCOLNWOOD, ILLINOIS

State of Illinois
County of Cook s.s.

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2004.
DRAWN BY: A.P.

Attachment: Plat of Survey (1122 E. Pratt Dr - SU Addition Setback)

PROJECT DATA

ZONING DISTRICT- R-2

LOT AREA: 8,470.75 SF

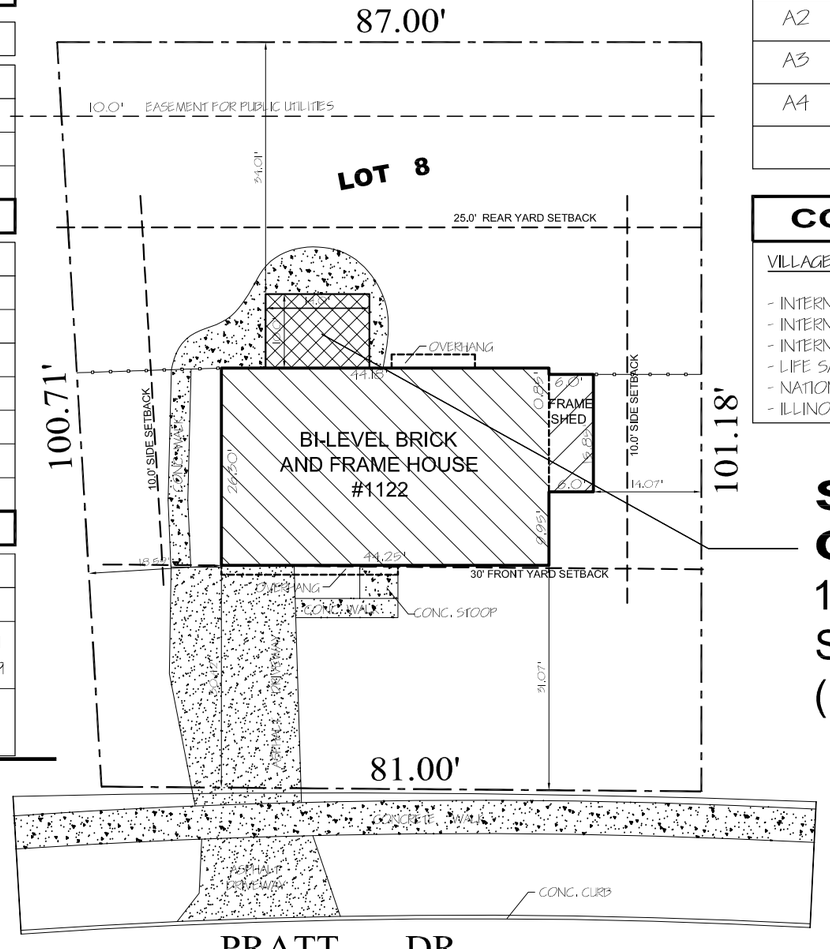
BUILDING COVERAGE LA x 35% = 2,964.7625 SF

	EXISTING	PROPOSED
1st FLOOR	1,180.0 SF	1,180.0 SF
	95.0 SF	235.0 SF
		TOTAL - 1,415.0 SF

MAX. LOT COVERAGE= 45% LAx 0.45 = 3,811.8375 SF

	EXISTING	PROPOSED
1st FLOOR AREA	1,180.0 SF	1,180.0 SF
EXISTING SHED (ATTACHED)	95.0 SF	95.0 SF
PROPOSED SCREEN PORCH	---	140.0 SF
FRONT PORCH	23.0 SF	23.0 SF
DRIVEWAY	491.0 SF	491.0 SF
PATIO/ WALKWAY	432.0 SF	292.0 SF
		TOTAL - 2,221.0 SF

	REQUIRED	PROPOSED
FRONT YARD SETBACK	30'	30.42' exist'g
SIDE YARD SETBACK	10.0'	14.07' EAST exist'g 18.59' WEST exist'g
REAR YARD SETBACK (SCREEN PORCH ONLY)	25.0'	34.01'



N

SITE PLAN 1
SCALE: 1" = 20'-0" A1

DRAWING LIST

A1	SITE PLAN, SCOPE OF WORK
A2	NOTES
A3	PROPOSED PLANS, TYP. DETAILS
A4	PROPOSED ELEVATIONS

CODE COMPLIANCE

VILLAGE OF PALATINE DEVELOPMENT CODES:

- INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION (WITH AMENDMENTS)
- INTERNATIONAL BUILDING CODE, 2015 EDITION
- INTERNATIONAL FIRE CODE, 2015 EDITION
- LIFE SAFETY CODE, NFPA 101, 2000 EDITION
- NATIONAL ELECTRICAL CODE, 2017 EDITION
- ILLINOIS PLUMBING CODE, LATEST EDITION

SCOPE OF WORK:

14.0'x10.0' NEW SCREEN PORCH (140 SF)

PRO-PLAN ARCHITECTS PC
PROFESSIONAL DESIGN FIRM
LICENCE # 184.006386
LICENSE EXPIRES: 04 / 30 / 25

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH THE ZONING ORDINANCES AND BUILDING CODES OF VILLAGE OF PALATINE AND THE STATE OF ILLINOIS.

ANDRZEJ KACPRZYNSKI
ILLINOIS LICENSE # 001.021686, EXPIRES: 11 / 30 / 24

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

ISSUE DATES

DESCRIPTION	DATE
PERMIT ISSUE	11.08.2023

PRO-PLAN ARCHITECTS,PC
a r c h i t e c t
andy kacprzynski
705 devon ave park ridge il 60068
cell 773 732 3275

JOB NO 23099
DRAWN BY: ANDY KACPRZYNSKI

SCREEN PORCH ADDITION
1122 E. PRATT DR. PALATINE, IL 60074

DRAWING LIST
SITE PLAN, PROJECT DATA
SCOPE OF WORK

SHEET NO
A1

Attachment: Site Plan & Elevations (1122 E. Pratt Dr - SU Addition Setback)

GENERAL NOTES

1. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN CONSTRUCTION OF THE PROJECT INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.

2. ALL CODES, TRADE STANDARDS, AND MANUFACTURER'S INSTRUCTIONS REFERENCED IN THE CONTRACT DOCUMENTS SHALL BE THE LATEST EDITION.

3. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY. MODIFICATIONS TO BE MADE BY CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS.

4. ALL DRAWINGS SHALL BE FULLY COORDINATED BY CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, REGLETS, BOLT SETTINGS, SLEEVES, ETC.

5. THE CONTRACTOR SHALL VERIFY AND PROTECT ALL SERVICE LINES AND EXISTING SITE AREA FROM DETERIORATION OR DAMAGE.

6. THE ARCHITECT/ ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES.

7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.

8. CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENT OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/ OR FABRICATIONS OF THE WORK.

9. THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED, TO ASSURE THE ORDERLY PROGRESS OF THE WORK.

10. CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT, OVER SPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

11. ALL MANUFACTURER'S PRINTED WARNINGS FOR HANDLING OF PRODUCTS MUST BE STRICTLY OBSERVED. THE WORDS "OR EQUAL" ARE TO BE ASSUMED WHENEVER A SPECIFIC MANUFACTURER IS NOTED. HOWEVER, CONSTRUCTION MANAGER MUST APPROVE ALL SUBSTITUTIONS.

12. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

SITE WORK NOTES

1. ALL DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.

STRUCTURAL DESIGN CRITERIA:

1. LIVE LOAD: 40PSF + 10PSF DEAD LOAD
2. WIND: MAIN WIND FORCE RES. SYSTEM 20PSF, UPLIFT LOAD 15PSF.
3. SOIL BEARING: 2,500PSF.
4. CONCRETE: 3000 PSI @28 DAYS
5. GUARDRAIL DESIGNED TO RESIST SIMULTANEOUS HORIZONTAL THRUST OF 50 PLF & APPLIED POINT LOAD OF 200 POUNDS AT ANY LOCATION ALONG TOP RAIL.

NOTES- MATERIALS:

1. WOOD:
   SOUTHERN YELLOW PINE, PRESSURE TREATED USING ACQ-C, ACQ-D, CBA-A, OR CA-B PRESERVATIVE. GRADE No.1 OR BETTER SHALL BE USED FOR COLUMNS, AND GRADE No.2 OR BETTER SHALL BE USED FOR ALL OTHER MEMBERS.
2. FASTENERS:
   NAILS- STAINLESS STEEL OR HOT-DIPPED GALVANIZED, SIZED AS SPECIFIED IN DETAILS.
   DECK SCREWS- 2½" TO 3½" LONG, #8 SIZE MIN., STAINLESS STEEL OR HOT-DIPPED GALVANIZED.
   LAG BOLTS- STAINLESS STEEL OR HOT-DIPPED GALVANIZED, SIZED AS SPECIFIED IN DETAILS. MATERIAL SHALL BE SAE GRADE 2.
   HEX BOLTS- STAINLESS STEEL OR HOT-DIPPED GALVANIZED, SIZED AS SPECIFIED IN DETAILS. MATERIAL SHALL BE ASTM A307.
3. CONCRETE:
   CONCRETE, WHETHER PREPACKAGED OR READI-MIX, SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 POUNDS PER SQUARE INCH 28 DAYS AFTER PLACEMENT, AND SHALL HAVE 5% - 8% AIR ENTRAINMENT.
4. REINFORCEMENT BARS:
   REINFORCEMENT BARS SHALL BE ASTM A615, GRADE 60 STEEL.
5. MASONRY:
   MASONRY UNITS SHALL COMPLY WITH APPLICABLE ASTM STANDARDS, AND MORTAR SHALL BE TYPE M OR S, WITH fm=1,150 PSI.
6. METAL CONSTRUCTION CONNECTORS:
   THESE SHALL BE STAINLESS STEEL, HOT-DIPPED GALVANIZED OR TRIPLE ZINC GALVANIZED (G-185), SIMPSON STRONG TIE, UNITED STEEL PRODUCTS OR EQUAL, TO BE USED FOR JOIST HANGER, COLUMN BASE, METAL STRAP, AND METAL ANGLE CONNECTIONS.
7. FLASHING AND SEALANTS:
   FLASHING SHALL BE 28 GA. STAINLESS STEEL (0.15" MIN. THICKNESS ASTM A167, TYPE 304) OR 16-oz COLD ROLLED COPPER (0.021" MIN. THICKNESS, ASTM B 370). CARLISE COATINGS' CCW-705 SELF-ADHERING VAPOR/ AIR BARRIER SYSTEM OR EQUAL SHALL BE USED FOR THE VAPOR BARRIER AT THE LEDGER BEAM CONNECTIONS. SEALANT SHALL BE 100% SILICONE RUBBER SEALANT WITH A 50 YEAR DURABILITY GUARANTEE.
8. STRUCTURAL STEEL:
   ALL STRUCTURAL STEEL SHALL BE ASTM A-36, COATED WITH A RUST PROHIBITED PRIMER WITH A MIN. DRY THICKNESS OF 3 MILS.

WOOD DECK NOTES:

1. ALL WOOD TO BE USED HAS TO BE PRESSURE TREATED AGAINST WEATHER AND DECAY.
2. MIN. 8"Ø CONCRETE PIERS MUST BE USED AND EXTEND 42" BELOW FINISHED GRADE AND MIN. 1" ABOVE GRADE.
3. THE WOOD POSTS THAT SUPPORT THE GIRDER MAY NOT BE IMBEDDED IN THE CONCRETE.A POST ANCHOR IS TO BE UTILIZED.
4. THE GROUND UNDER THE DECK MUST BE COVERED WITH A PERMEABLE FABRIC AND STONE BALLAST (PEA GRAVEL) ON THE TOP.
5. USE ONLY GALVANIZED FASTENERS.
6. OVERHEAD ELECTRICAL SERVICES MUST BE A MINIMUM OF 10'-0" ABOVE DECK SURFACE.

FOUNDATION NOTES:

1. CONTRACTOR TO LOCATE UTILITIES PRIOR TO EXCAVATING FOR FOUNDATION.
2. CONTRACTOR TO NOTIFY DIGGER (1-312-744-7000) 48 HOURS MINIMUM PRIOR TO EXCAVATION.
3. REINFORCEMENT TO BE ASTM A-6-15, GR-60, EPOXY COATED. MINIMUM SPLICE LENGTH IS 30 BAR DIAMETERS.
4. CONCRETE TO HAVE fc=3500 PSI W/ 5-8% AIR ENTRAIMENT.

STAIR NOTES:

1. MAXIMUM RISER HEIGHT SHALL BE MAX. 7 3/ 4" AND THE MINIMUM TREAD DEPTH SHALL BE 10".
TREADS LESS THAN 11" IN DEPTH REQUIRE A 1" NOSING MIN.
2. NOSING SHALL NOT BE LESS THAN 3/ 4" AND NOT MORE THAN 1 1/ 4". THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/ 8".
3. STAIRWAYS SHALL NOT BE LESS THAN THREE FEET IN CLEAR WIDTH, AND THE MINIMUM HEADROOM SHALL BE 6'-8". HANDRAILS MAY PROJECT FROM EACH SIDE OF STAIRWAY A DISTANCE OF 4 1/ 2" INTO THE REQUIRED WIDTH.

GUARDRAIL NOTES:

1. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36" IN HEIGHT.
2. OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH WILL NOT ALLOW OF PASSAGE OF AN OBJECT 4" OR MORE IN DIAMETER.

ISSUE DATES

DESCRIPTION	DATE
PERMIT ISSUE	11.08.2023

PRO-PLAN ARCHITECTS,PC
architect
andy kacprzynski
705 devon ave park ridge,il 60068
tel 773 775 5275

JOB NO 23099

DRAWN BY: ANDY KACPRZYNSKI

SCREEN PORCH ADDITION

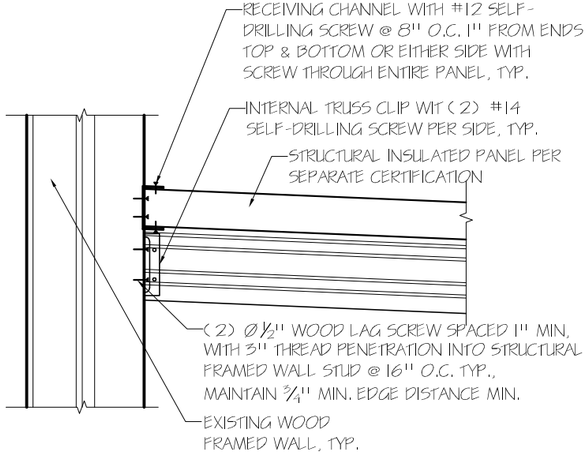
DRAWING LIST NOTES

SHEET NO

A2

Attachment: Site Plan & Elevations (1122 E. Pratt Dr - SU Addition Setback)

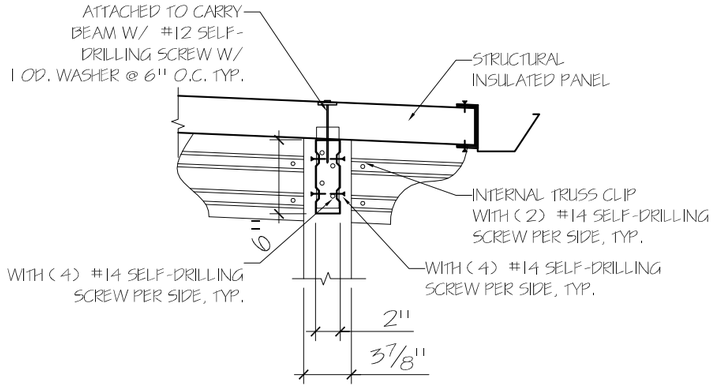
STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT



BEAM-POST- PANEL CONNECTION

SCALE: 1" = 1'-0"

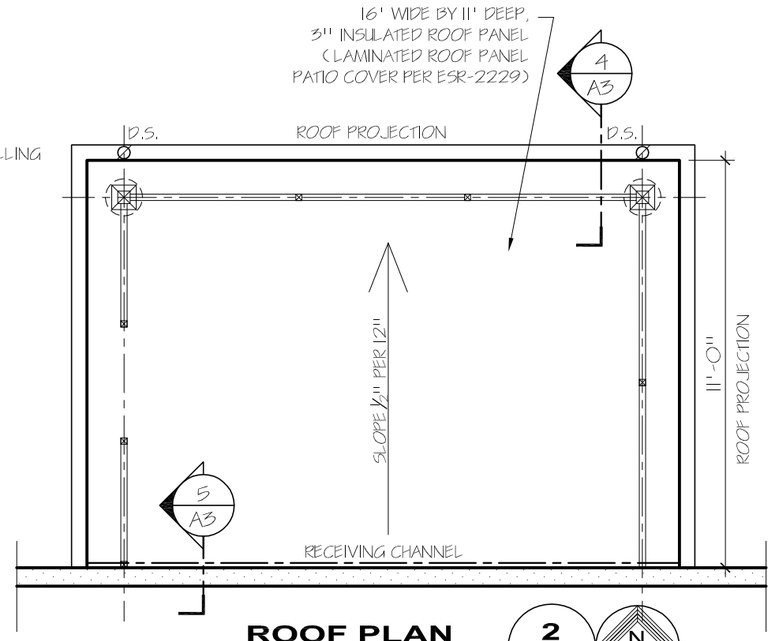
5 / A3



BEAM-POST- PANEL CONNECTION

SCALE: 1" = 1'-0"

4 / A3

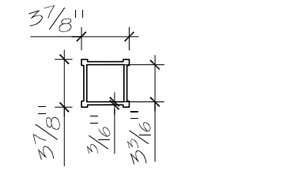


ROOF PLAN

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

2 / A3

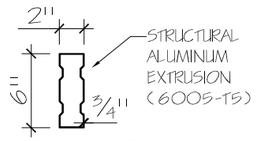
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HD-POST DETAIL

SCALE: N.T.S.

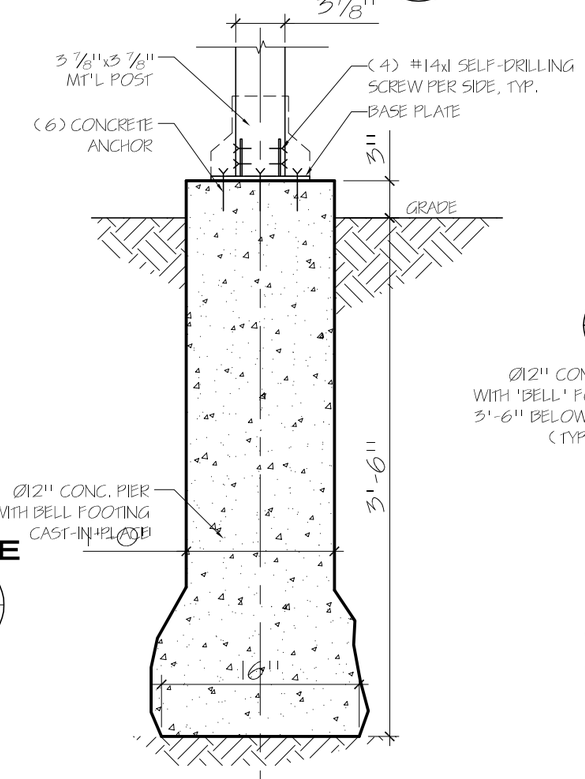
6 / A3



HD-MAIN BEAM

SCALE: N.T.S.

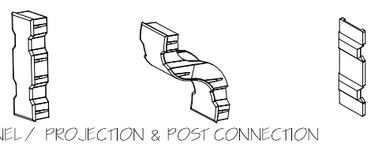
7 / A3



FOUNDATION DETAIL

SCALE: 1" = 1'-0"

3 / A3

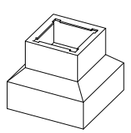


PANEL / PROJECTION & POST CONNECTION (FRONT FACING VIEW)

TYP. BEAM DETAIL

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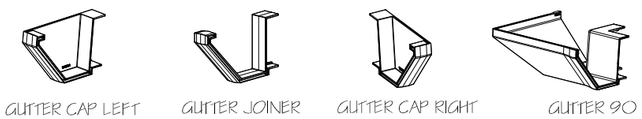
8 / A3



HD-POST BASE COVER

SCALE: N.T.S.

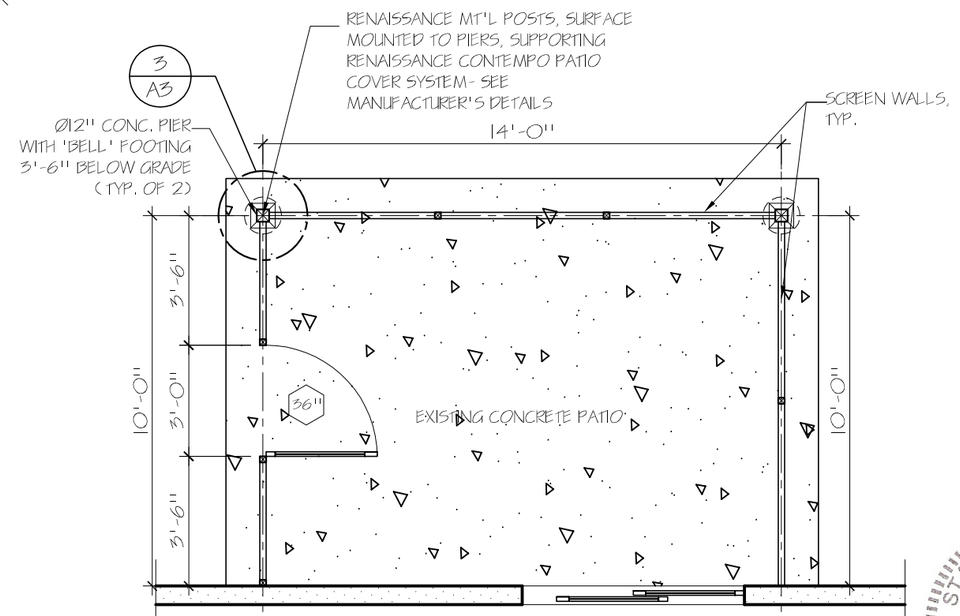
9 / A3



TYPICAL GUTTER DETAIL

SCALE: N.T.S.

10 / A3



PATIO FLOOR PLAN

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

1 / A3

N

ISSUE DATES

DESCRIPTION	DATE
PERMIT ISSUE	11.08.2023

3.1.d

PRO-PLAN ARCHITECTS,PC
a r c h i t e c t
andy kacprzynski
705 devon ave park ridge il 60068
cell 773 732 3275

JOB NO 23099

DRAWN BY: ANDY KACPRZYNSKI

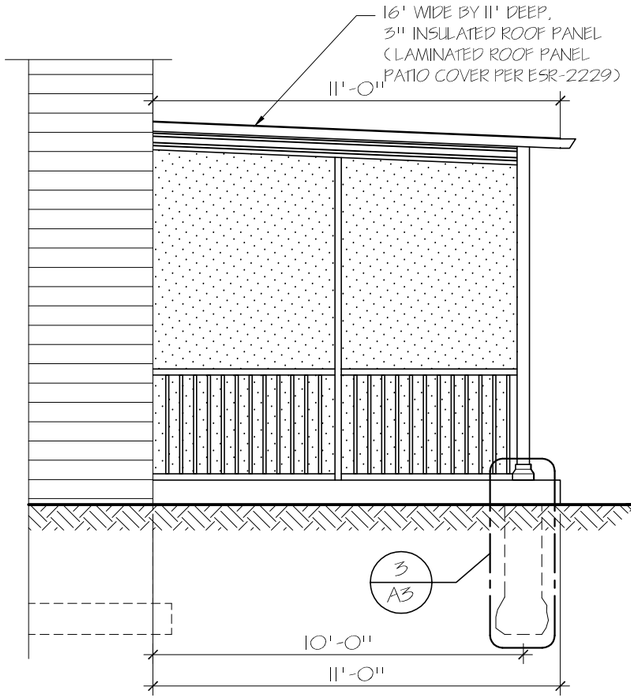
SCREEN PORCH ADDITION

DRAWING LIST
PROPOSED PLANS
TYP. DETAILS

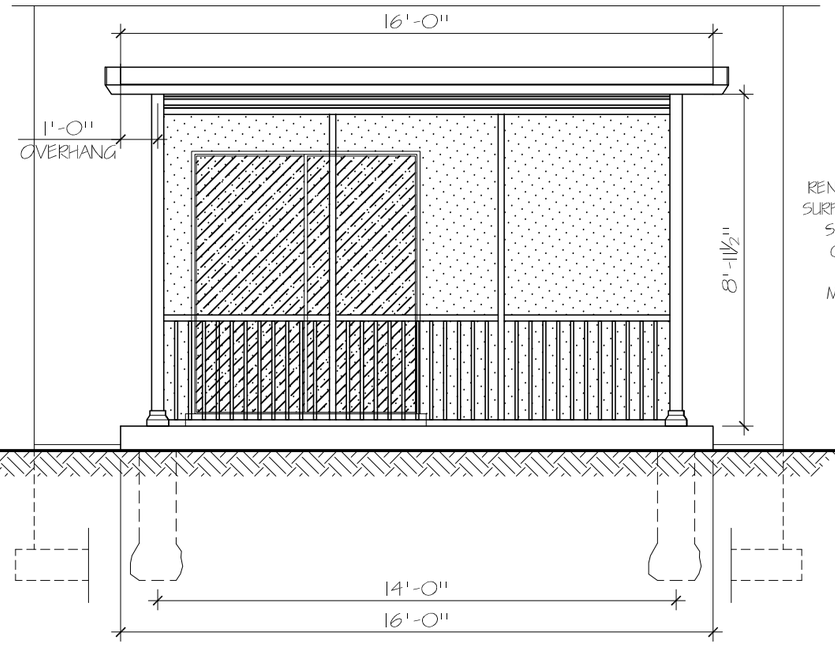
SHEET NO
A3

Attachment: Site Plan & Elevations (1122 E. Pratt Dr - SU Addition Setback)

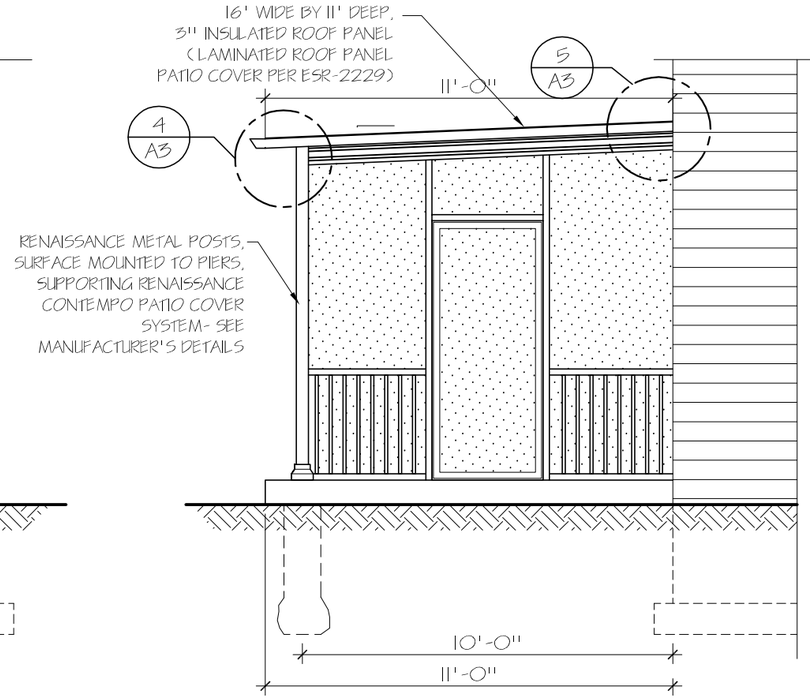
STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT



EAST ELEVATION 3/A4
SCALE: 1/4" = 1'-0"



NORTH ELEVATION 2/A4
SCALE: 1/4" = 1'-0"



WEST ELEVATION 1/A4
SCALE: 1/4" = 1'-0"

ISSUE DATES

DESCRIPTION	DATE
PERMIT ISSUE	11.08.2023

PRO-PLAN ARCHITECTS,PC
architect
andy kacprzynski
705 devon ave park ridge il 60068
tel 773 725 3275

JOB NO 23099
DRAWN BY: ANDY KACPRZYNSKI

SCREEN PORCH ADDITION

DRAWING LIST
SCREEN ROOM ELEVATIONS

SHEET NO
A4

Attachment: Site Plan & Elevations (1122 E. Pratt Dr - SU Addition Setback)

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 1122 E. PRATT DR.

(●) ( ) ( ) ( )

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of JANUARY, A.D. 20 24., and the last publication thereof was made on the 25TH day of JANUARY, A.D. 20 24.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of JANUARY A.D., 20 24.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of JANUARY A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (1122 E. Pratt Dr - SU Addition Setback)

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(Village) (Town) (City) (Township) of PALATINE 1740 N. RAND RD.

County of COOK

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- ☐ Glenview Journal

"OFFICIAL SEAL"
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NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

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By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

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Attachment: Public Notice (1122 E. Pratt Dr - SU Addition Setback)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 02/13/24 07:00 PM

STAFF REPORT (ID # 8842)

1060 N. Park Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Monica Martin

PLAN NUMBER: SU-000084-2023

BACKGROUND:
The Subject Property is zoned R-1 single-family residential and is part of Kay's Subdivision. The property currently contains a single-family residence and small aluminum shed in the functioning rear yard. The property is a corner lot with the required front yard abutting Winnetka Street to the north, however, the functioning front yard abuts N. Park Avenue to the east. The subject property is bounded to the north and east by institutional properties, with a detention pond to the north and a parking lot across the street to the east.

The Petitioner is proposing to construct a 6-foot tall solid wood fence set back 20 feet from the subject property's front property line abutting Winnetka Street, instead of the minimum required 40-foot setback. Therefore, the Petitioner is requesting:

Special use to permit a fence in the front yard of the subject property.

Surrounding Zoning/Uses:

North:	R-1 Single-Family (Sikh Religious Society)
South:	R-1 Single-Family Residential
East:	R-2 Single-Family (Sikh Religious Society Parking Lot)
West:	R-2 Single-Family Residential

KEY ISSUES:

- The Petitioner's propose to install a 6-foot tall wood privacy fence in their front yard abutting W. Winnetka Street. The proposed fence would be directly adjacent to the rear yard of the property to the west, 1063 N. Deer Ave.
- Per Code, the subject property's required front yard, abutting W. Winnetka Street, functions as the corner side yard as the residence is oriented towards N. Park Avenue.

- The proposed fence would be set back 20 feet from the front property line abutting W. Winnetka Street, and would be behind the existing line of mature trees.
- The proposed fence would line up with the existing fence on the abutting property to the east, 1063 N. Deer Ave. Both fences would be set back 20 feet from the property line abutting W. Winnetka Street, and approximately 35 feet from the curb due to the 15-foot enlarged parkway.

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), (3) and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

(5) 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.

STAFF RECOMMENDATION:
The Petitioner is proposing to construct a new privacy fence set back 20 feet from the subject property's northern lot line abutting a street. As the proposed fence would align with the existing fence on the adjacent property to the west, the proposal should not detract from the overall appearance of the community. Furthermore, there is substantial parkway between the subject property line and the back of the curb along W. Winnetka Street, which decreases the effect the fence could have on the existing vista in the area. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

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

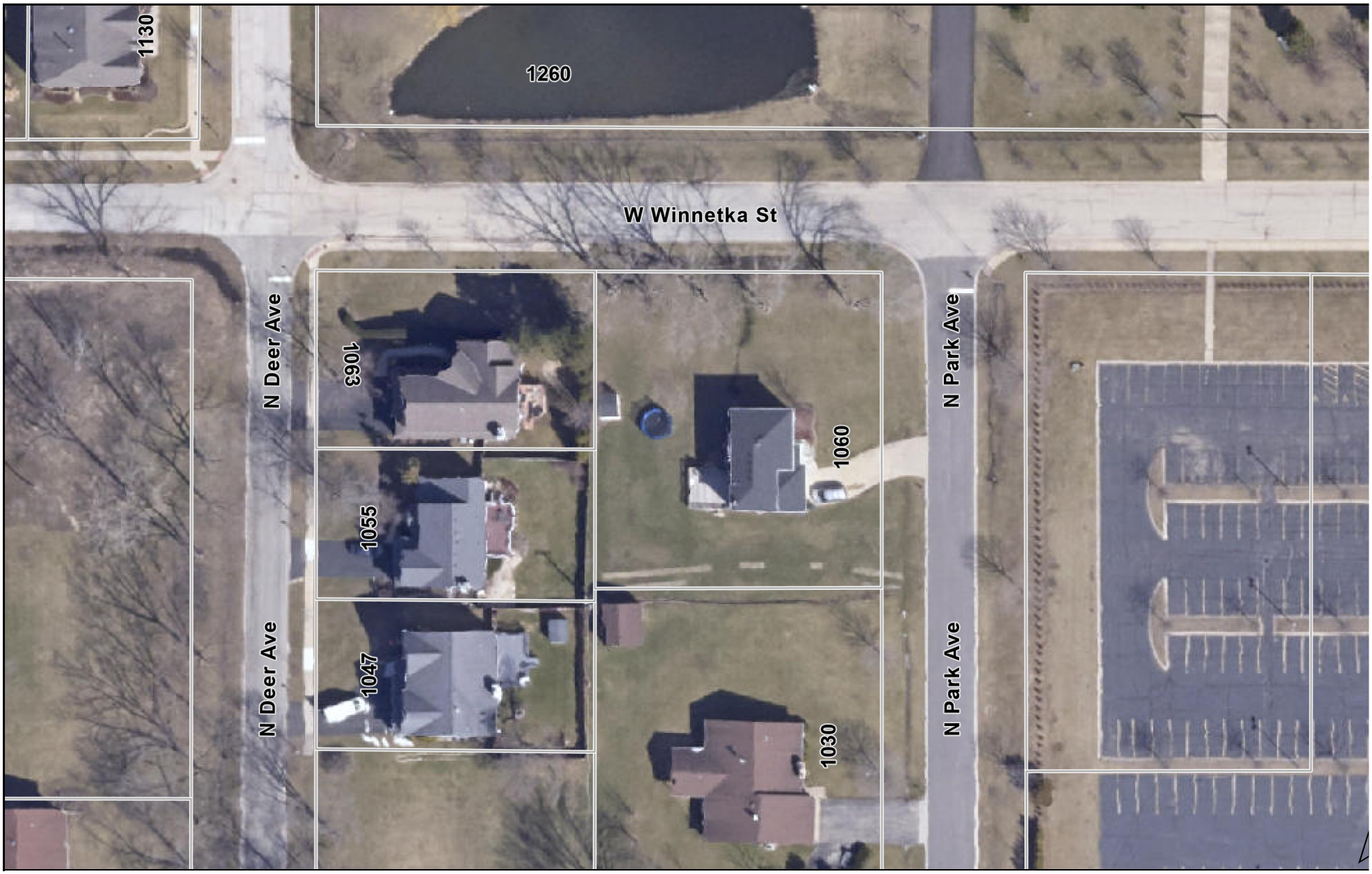
ATTACHMENTS:

- Aerial Map

- Special Use Application
- Plat of Survey
- Site Plan
- Fence Elevation
- Existing Conditions Photos
- Public Notice

GISConsortium

1060 N. Park Avenue



0 100 200 ft

Print Date: 12/19/2023

Notes

Cook County Aerial 2022

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.

Attachment: Aerial Map (1060 N. Park Ave - SU Fence)

VILLAGE OF PALATINE

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

Monica Martin

Business Name (if applicable)

Subject Property Address

1060 N. Park Avenue

Please provide a description of your proposed request:

We would like to build a 6-foot, cedar privacy fence around our property.

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:

We chose this property because of its lot size, and wanted to construct a fence around most of our back yard and side yard. The north side of the property is our functioning side yard, but the village ordinance recognizes it as our front yard requiring that the fence be set back 40 feet from the property line. However, our property line is already about 15-20 feet from the curb. The proposed fence line is about 20 feet from our property line (roughly 35 feet total away from the curb), and the ordinance would require it be set back another 20 feet. Having the fence line put so far back would frustrate the purpose of purchasing this property. Additionally, the proposed fence line is in the same location as our neighbor's fence.

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

There is a larger than normal distance between the lot line and the street (about 15-20 feet). So, where the fence is being proposed is almost 40 feet from the curb which fits the purpose of the ordinance. The fence will not affect any visibility from drivers or pedestrians as it would be in line with our neighbor's fence on Winnetka, and would be placed behind several large trees on our property that also do not affect visibility. The intersection between Winnetka and Park Avenue would be fully visible.

Attachment: Special Use Application (1060 N. Park Ave - SU Fence)

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

The fence line is only being proposed on our property and is well within property lines. The proposed fence would be in line with the existing rear neighbor's fence line already on Winnetka. Additionally, if the fence had to be moved 20 feet away from the proposed location, a majority of the property would not be fenced.

In order to supplement the above standards, the Planning and Zoning Commission 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.

Our property is completely open. Construction of the fence will not damage the property or the trees on Winnetka. The proposed fence will be in line with the existing rear neighbor's fence line and will not detract from the overall appearance of the community. By following the village ordinance of building 40 feet of our property line, our fence line would be 20 feet staggered off our neighbor's fence line which would not be aesthetically pleasing. Additionally, the property would lose value and appearance because so much of the property would not be fenced.

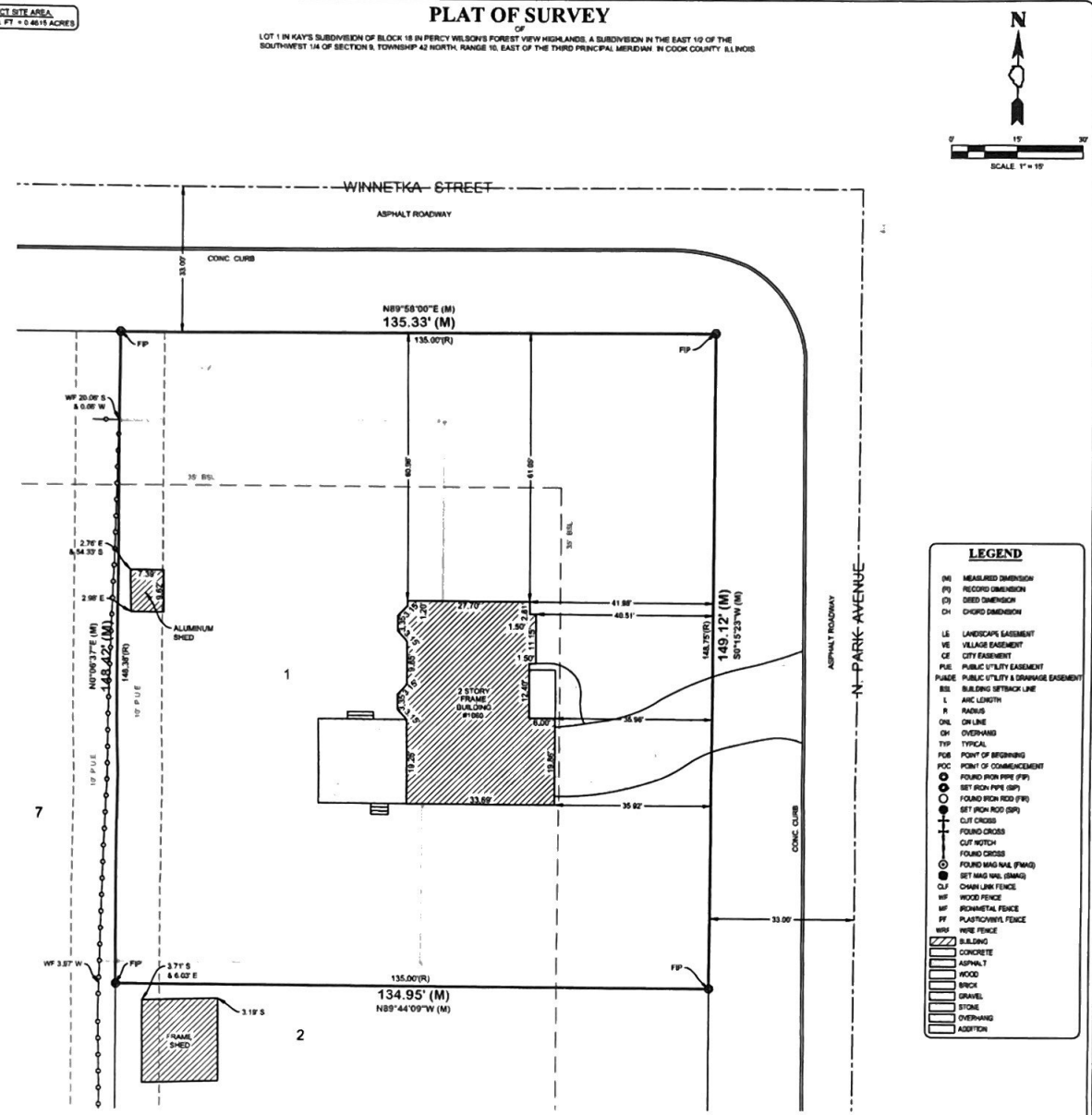
Attachment: Special Use Application (1060 N. Park Ave - SU Fence)

SUBJECT SITE AREA
20,104.20 SQ. FT = 0.4615 ACRES

PLAT OF SURVEY

OF

LOT 1 IN KAY'S SUBDIVISION OF BLOCK 18 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS



LEGEND

(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
(D)	DEED DIMENSION
CH	CHORD DIMENSION
LE	LANDSCAPE EASEMENT
VE	VILLAGE EASEMENT
CE	CITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PUADE	PUBLIC UTILITY & DRAINAGE EASEMENT
BSL	BUILDING SETBACK LINE
L	ARC LENGTH
R	RADIUS
ONL	ON LINE
OH	OVERHANG
TYP	TYPICAL
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
	FOUND IRON PIPE (FIP)
	SET IRON PIPE (SIP)
	FOUND IRON ROD (FIR)
	SET IRON ROD (SIR)
	CUT CROSS
	FOUND CROSS
	CUT NOTCH
	FOUND CROSS
	FOUND MAG NAIL (FMAG)
	SET MAG NAIL (SMAG)
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
MF	IRON/METAL FENCE
PF	PLASTIC/VINYL FENCE
WIRF	WIRE FENCE
	BUILDING
	CONCRETE
	ASPHALT
	WOOD
	BRICK
	GRAVEL
	STONE
	OVERHANG
	ADDITION

6' tall cedar
w/ steel posts

SURVEY NOTES

1. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE ETC.
2. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF
3. REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE, BEFORE DAMAGE MAY OCCUR.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME
5. WE DO NOT CERTIFY UTILITIES, THEREFORE, CONTACT UTILITIES COMPANIES BEFORE BUILDING
6. BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
7. DATE OF FIELD WORK IS DATE SHOWN IN CERTIFICATION.
8. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING
9. ANY COMMENTS, MODIFICATIONS, ALTERATIONS AND REVISIONS MUST BE BROUGHT TO OUR ATTENTION WITHIN 90 DAYS OF DATE OF COMPLETION OF THIS SURVEY
10. TREES AND UTILITIES ARE NOT SHOWN HEREON
11. CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST
12. TO ENSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE SEAL OF THE PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT
13. ALL BUILDING DIMENSIONS AND TIES ARE TO CURRENT SIDING MATERIAL AND NOT TO FOUNDATION
14. ARCHITECT, OWNER OR ENGINEER SHOULD VERIFY AND REMEASURE BUILDING FOR BUILDING ADDITION PURPOSES

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Pi Surveying PLLC
LAND SURVEYORS
903 COMMERCE DRIVE, SUITE 210, OAK BROOK, IL 60523
PHONE: (773) 444-0445 www.pisurveying.com

ADDRESS: 1060 N. PARK AVENUE, PALATINE, IL 60067	
FIELD BY: T.A. / DRAWN BY: JCW / CHECKED BY: RMW	
FILE NUMBER: L23-14444	
ORDERED BY: ROSENBERG & PARKER	
CATEGORY: BOUNDARY	

NO	DATE	DESCRIPTION
1	11/1/23	FENCE REVISION
-	-	-
-	-	-
-	-	-

STATE OF ILLINOIS
COUNTY OF DUPAGE

WE, PI SURVEYING PLLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM DO HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER ITS SUPERVISION ON THE GROUND AND THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAME. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY

DATED AT OAK BROOK, ILLINOIS THIS 9th DAY OF OCTOBER, 2023.

BY _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003501
LICENSE EXPIRES 11/30/2024

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.008811-0008

WILLIAM A. MORRISSEY — NO. 035-003501 — OAK BROOK, ILLINOIS — STATE OF ILLINOIS

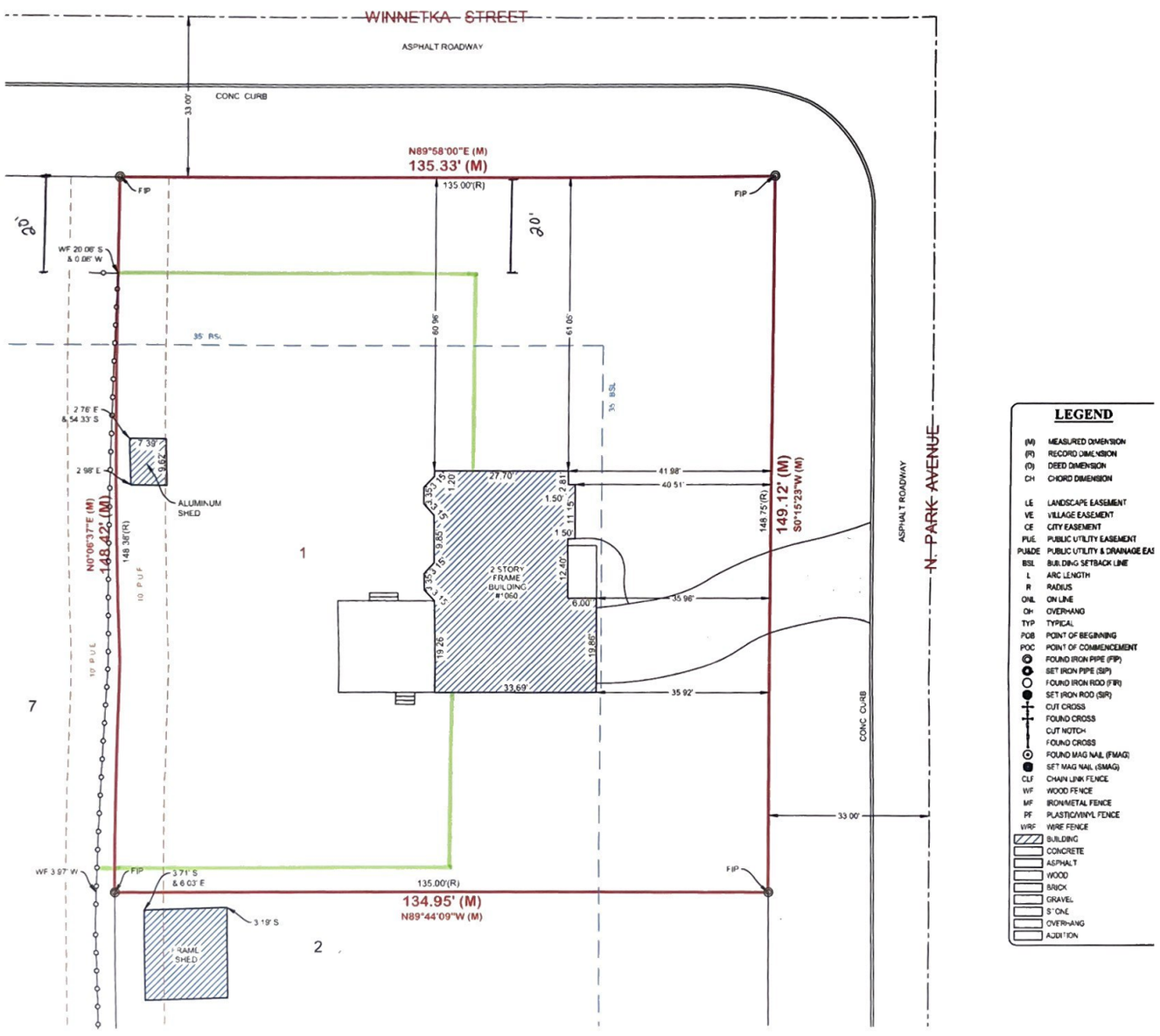
Attachment: Plat of Survey (1060 N. Park Ave - SU Fence)

SUBJECT SITE AREA
20,104.20 SQ. FT. = 0.4615 ACRES

PLAT OF SURVEY

OF

LOT 1 IN KAY'S SUBDIVISION OF BLOCK 18 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE EAST 1/2 OF THE SOUTH-WEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



LEGEND

(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
(D)	DEED DIMENSION
CH	CHORD DIMENSION
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VE	VILLAGE EASEMENT
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	FOUND IRON PIPE (FIP)
	SET IRON PIPE (SIP)
	FOUND IRON ROD (FIR)
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	CUT CROSS
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CLF	CHAIN LINK FENCE
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WRF	WIRE FENCE
	BUILDING
	CONCRETE
	ASPHALT
	WOOD
	BRICK
	GRAVEL
	STONE
	OVERHANG
	ADDITION

6' tall cedar w/ steel posts

Attachment: Site Plan (1060 N. Park Ave - SU Fence)

SURVEY NOTES

1. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.
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STATE OF ILLINOIS
COUNTY OF DUPAGE

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DATED AT OAK BROOK, ILLINOIS THIS 9th DAY OF OCTOBER, 2023

BY _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003501
LICENSE EXPIRES 11/30/2024

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.008811-0008

WILLIAM A. WORMLAND NO. 035.003501 OAK BROOK, ILLINOIS

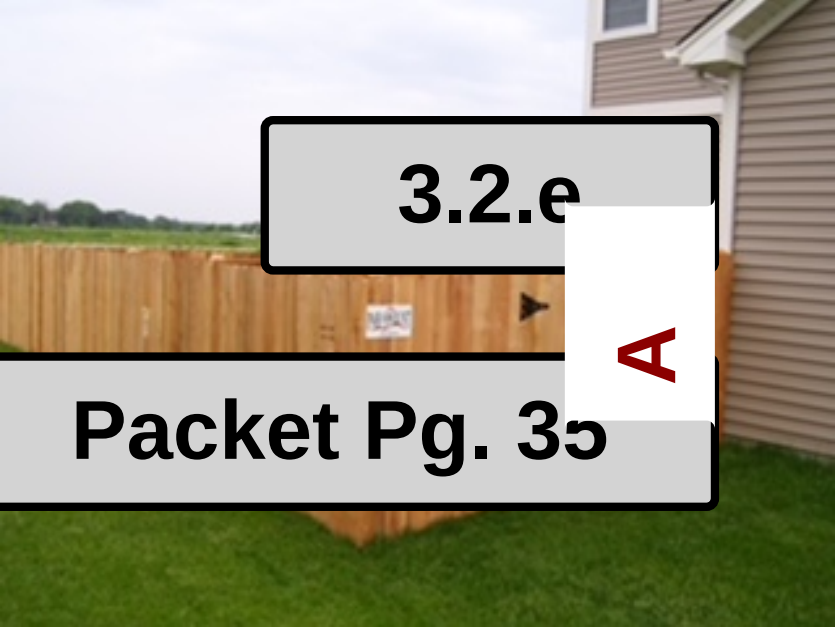
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Pi Surveying PLLC
LAND SURVEYORS
903 COMMERCE DRIVE, SUITE 210, OAK BROOK, IL 60523
PHONE: (773) 444-0445 www.pisurveying.com

ADDRESS	1060 N. PARK AVENUE, PALATINE, IL 60067
FIELD BY	DRAWN BY: JCW CHECKED BY: WAW
FILE NUMBER	173.14444
ORDERED BY	ROSENBERG & PARKER
CATEGORY	BOUNDARY

NO.	DATE	DESCRIPTION
1	11/1/23	NEW B REVISION

REVISIONS


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A
Packet Pg. 35



Attachment: Existing Conditions Photos (1060 N. Park Ave - SU Fence)



Attachment: Existing Conditions Photos (1060 N. Park Ave - SU Fence)



Attachment: Existing Conditions Photos (1060 N. Park Ave - SU Fence)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 1060 N. PARK AVE.

(●) ( ) ( ) ( )

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of JANUARY, A.D. 20 24., and the last publication thereof was made on the 25TH day of JANUARY, A.D. 20 24.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of JANUARY A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of JANUARY A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (1060 N. Park Ave - SU Fence)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 02/13/24 07:00 PM

STAFF REPORT (ID # 8840)

23 E. Northwest Highway

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Brian Kim, GK Food Service, Inc.

PLAN NUMBER: SU-000086-2023

BACKGROUND:

The Subject Property is zoned R-1 Single Family Residential, with a Special Use for a Planned Development. The subject property is a commercial center governed by a Planned Development Ordinance (#O-80-72) and subsequent Planned Development Amendment (O-120-11) following the B-2 General Business regulations.

The tenant space is approximately 2,819 square feet, and was previously occupied by Benkei, a Japanese ramen restaurant. The previous occupant was granted a Special Use and a Variation permit 201 parking spaces, instead of the minimum required 227 parking spaces (O-112-18). The subject tenant space has been vacant since September 2020.

The Petitioner is proposing to open a new fusion Asian restaurant, Kimpro Sushi. The proposed restaurant would offer an array of Asian foods with a liquor license serving beer and wine. Therefore, the Petitioner is requesting:

1. **Special use to permit a restaurant with liquor service.**

Surrounding Zoning/Uses:

North:	R-1 Single-Family Residential (Multi-tenant Commercial)
South:	R-2 Single-Family Residential
East:	R-1 Single-Family Residential (Quest Academy)
West:	P - Planned Development

KEY ISSUES:

- The Petitioner is proposing to open an all-you-can-eat sushi restaurant with beer and wine service. Therefore, a liquor license is required.
- The proposed hours of operation are Monday - Sunday 11:30 AM to 2:30 PM and 4:30 PM to 9:30 PM.

- The submitted business plan indicates that there would be approximately 10 - 15 employees.
- The submitted floor plan for the new restaurant illustrates no change in total square footage nor total number of seats. Therefore, the parking requirement will remain the same and the existing parking Variation (O-112-18) remains valid.

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

STAFF RECOMMENDATION:
The Petitioner is proposing to open a new restaurant with alcohol service within a tenant space that had previously be operated in the same capacity. As the total number of proposed seats is remaining the same as the previous tenant, whom was granted the parking Variation, Staff does not have concerns with parking at the shopping center. Furthermore, the proposed use should not cause substantial injury to the value of the properties in the surrounding neighborhood. Therefore, Staff recommends approval of the proposed Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, Brian Kim, GK Food Service Inc., except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

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

GISConsortium

23 E. Northwest Highway



0 300 600 ft

Print Date: 12/28/2023

Notes

Cook County Aerial 2022

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.

Attachment: Aerial Map (23 E. Northwest Highway - SU Restaurant with Liquor License)

VILLAGE OF PALATINE

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

Brian Kim, GK Food Service Inc.

Business Name (if applicable)

Kimpro Sushi

Subject Property Address

23 E. Northwest Highway

Please provide a description of your proposed request:

I'm going to open a Fusion Asian restaurant here, and the concept is All you can eat. A variety of kitchen menu and sushi will be prepared and a variety of beer and wines will be provided.

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:

Since there is no restaurant with this concept around, many residents are confident that they will be able to enjoy my restaurant comfortably.

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

One of the company's operating policies is continuous donation. It's not much, but it will help the community's security and welfare by steadily donating part of the proceeds.

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

There will never be any damage caused by our business around the shopping mall or anywhere in the area. I will instill all the staff to clean up the restaurants and around the shopping mall, and I will contract with the service company to do the same thing.

Attachment: Special Use Application (23 E. Northwest Highway - SU Restaurant with Liquor License)

In order to supplement the above standards, the Planning and Zoning Commission 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;

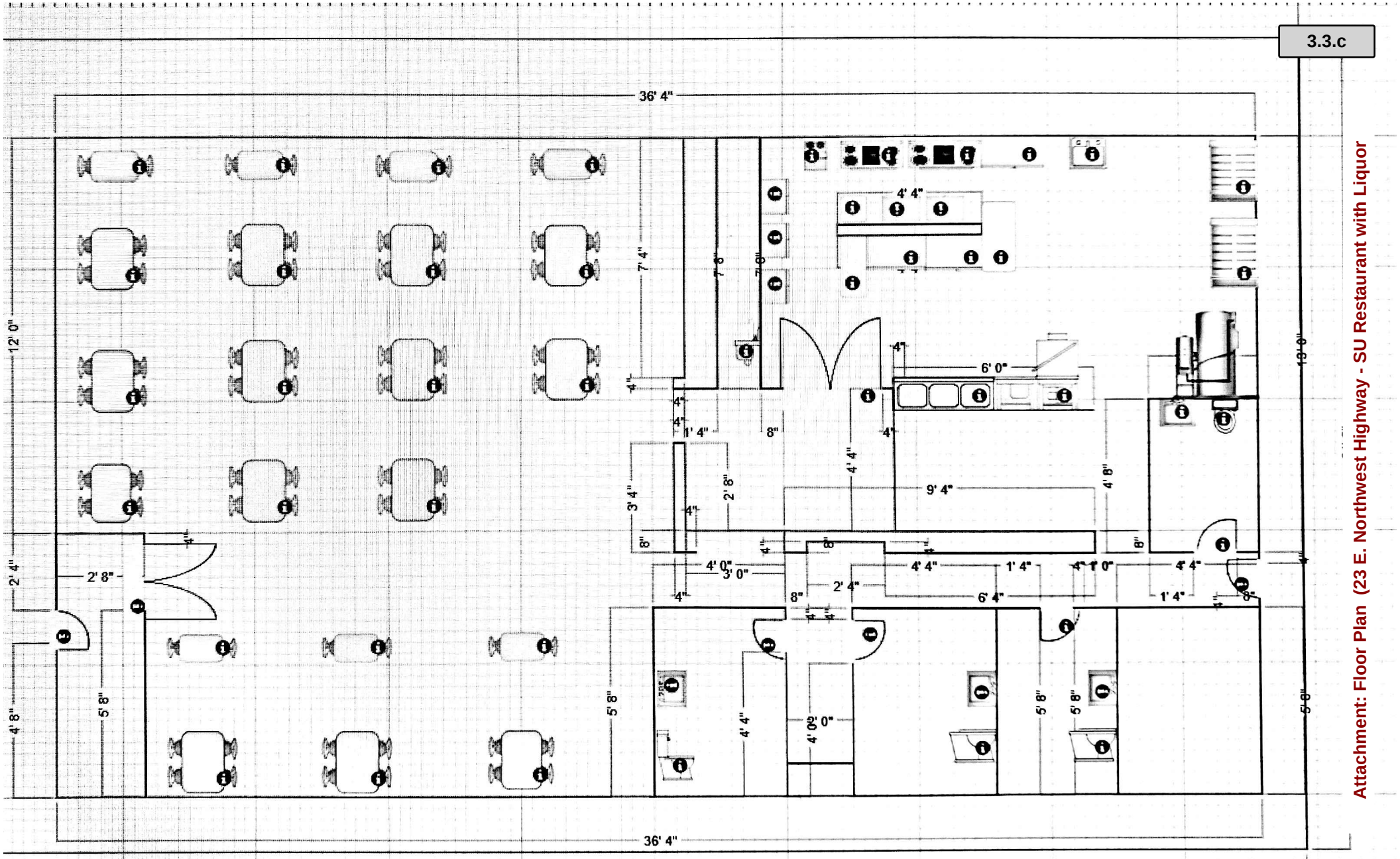
ii. Will enhance the appearance of the homes and the streets in the area; and

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

Attachment: Special Use Application (23 E. Northwest Highway - SU Restaurant with Liquor License)



Attachment: Floor Plan (23 E. Northwest Highway - SU Restaurant with Liquor

Layer-1

Business Plan

Overview

Kimpro Sushi restaurant is a fusion Asian restaurant. The menu has been variously made up with Korean food, Chinese food, and Japanese food, and the taste, price, and service will be significantly different from the existing Asian restaurant.

Vision and Marketing

The company will have financial stability for six months after opening, and will open a second store within two years, and the advantages of the current restaurant are the location and concept, and will make the most of these advantages, and marketing will be done systematically in accordance with the company's policy. The company has made it a policy to donate a portion of its profits to the community on a regular basis, so that it will regularly donate to fire department, police department, schools, and other places to promote the restaurant. and online and offline advertising as well.

Concept and Service type

Since there are many restaurants around, restaurants with the same concept are not competitive, so I chose All you can eat. The advantage of All you can eat is that customers can enjoy a variety of menus at a set price. In addition, our restaurant offers a wide range of imported and domestic beers and wines, and all staff will receive thorough service and safety training to welcome all customers. Our restaurant is open seven days a week from 11:30 - 2:30 and 4:30 - 9:30. It opens and closes on time, except for holidays, and the total number of employees is between 10 and 15. The expected number of customers averages 80 to 100 per day.

Attachment: Business Plan (23 E. Northwest Highway - SU Restaurant with Liquor License)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

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(●) ( ) ( ) ( )

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of JANUARY, A.D. 20 24., and the last publication thereof was made on the 25TH day of JANUARY, A.D. 20 24.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of JANUARY A.D., 20 24.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of JANUARY A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (23 E. Northwest Highway - SU Restaurant with Liquor License)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 02/13/24 07:00 PM

STAFF REPORT (ID # 8844)

1740 N. Rand Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Michael Hoss

PLAN NUMBER: SU-000085-2023

BACKGROUND:

The Subject Property is approximately 3,468 square feet and is within the Capri Village Subdivision. The property is zoned B-2 General Business and was formerly occupied by Palatine Heating & Cooling. The existing building has a shared party wall with the adjoining tenant space to the north, 1742 N. Rand Road.

The parking area in front of the subject building is currently unstriped. Per Cook County's historical satellite aerial images dating back to 1998, the parking area serving the subject tenant space has never been formally striped.

The Petitioner is proposing to open a small-dog grooming business in the existing building at the subject property. Therefore, the Petitioner is requesting:

1. **Special use to permit a dog grooming business as a unique use.**

Surrounding Zoning/Uses:

North:	B-2 General Business (Property Management Company)
South:	B-2 General Business (Terra Tax and Flash Foto Imaging Center)
East:	B-2 General Business (The Duke of Oil)
West:	R-2 Single-Family Residential

KEY ISSUES:

- The Petitioner is proposing renovate the interior of the existing building to open a small breed dog grooming business. This will include dogs that are up to 19 inches long and weigh up to 55 pounds.
- Per the submitted application, the primary focus of the business would be styling, bathing, and show-style hand stripping of small breed dogs. The proposed hours of operation are Monday through Saturday from 6:30 AM - 7:00 PM. The business plan indicates that they will start with 3 total employees.

- The business plan indicates a “Short Term Daycare” option for dogs dropped off, prior to their scheduled grooming appointment. A typical full-service appointment can take approximately 2 - 4 hours. Dogs would not be boarded.
- Dog grooming appoints would be made through a scheduling app online. Per the business plan, drop-off times would be in two set blocks, 6:30 AM to 8:30 AM and 10 AM to 12 PM. This could help to manage the flow of client traffic with the limited parking spaces. Walk-ins could be welcome, if a groomer were available, but the majority of the clientele will schedule their appointment in advance.
- Required parking would be 5 total spaces. The majority of the tenant space was calculated as warehouse and storage space at 1/1000 square feet and the small office area was calculated at 1/300 square feet. Therefore, per Code, 5 total parking spaces are required for the proposed use.
- A site plan was submitted by the Petitioner illustrating 5 total parking spaces. 3 parking spaces in the front of the building, primarily for clients, and 2 parallel parking spaces along the south side of the building, for employees. All proposed parking spaces comply with the minimum required size.

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

STAFF RECOMMENDATION:
The Petitioner is proposing to open a small-dog grooming business in a vacant tenant space. The proposal also includes improving the site with new pavement and parking space striping. Staff understands that there is limited on-site parking, however, with the addition of the designated employee parking spaces and the staggering of scheduled appointments & drop-off times could help to effectively manage the on-site parking.

Ultimately, as the entirety of the business operations are to take place inside the facility, and as no dogs will be boarded overnight, there should not be substantial injury to the value of the properties in the surrounding neighborhood. Therefore, Staff recommends approval of the proposed use, subject to the following conditions:

1. The Special Use shall substantially conform to the business plan, floor plan, and site plan submitted by the Petitioner, Mike Hoss, except as such plans may be changed to conform to Village Codes and Ordinances.

2. The proposed parking lot improvements and striping shall be completed through

the building permit process prior to the issuance of a Village Business License. Staff shall conduct a 3-month and 6-month review of the business operations to determine if any additional conditions for the use should be recommended to the Village Council.

3. The proposed parallel parking spaces on the south side of the building shall be designated and signed as employee parking only.

4. No outdoor use by the dogs shall be permitted, without a special use amendment.

ATTACHMENTS:

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

GISConsortium

1740 N. Rand Road



0 50 100 ft

Print Date: 1/17/2024

Notes

Cook County Aerial 2022

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.

Attachment: Aerial Map (1740 N. Rand Rd - SU Dog Grooming)

VILLAGE OF PALATINE

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

Michael Hoss

Business Name (if applicable)

Lorie's Cozy Cottages

Subject Property Address

1740 N. Rand Road

Please provide a description of your proposed request:

We hope to be the premier groom shop for small breed dogs (Dogs up to 19 inches long from tail to shoulder and under 55lbs). Providing a clean, safe and welcoming environment for those pets and their parents. Styling, bathing and show-style hand stripping will be our focus, as we hope to service the many pets in Palatine and the surrounding area.

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:

There are very few options for small-breed specific or specialist grooming in the area. The service is vital to the health of the pets of our community. Keeping them happy, healthy and hardy is an essential part of maintaining their role of comfort, support and love in their families. Especially for senior or special needs pets, who may require a little more work than can be provided by other groomers in the area or in the home.

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

Dogs will be supervised at all times and not allowed to roam free in anywhere but work and holding areas. Those areas will be segregated from entrances and exits to common indoor and outdoor areas. Any dog access to outdoor areas will only be in supervised areas that are fenced or gated, segregating them from anyone not on staff.

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

We have no plans for major change to the exterior that would impact the beautiful area we would be located in. Furthermore, our services are offered indoors, any messes created around the exterior will be cleaned and removed promptly. Noise will be kept to a minimum and will only be heard during our hours of operation, so as not to upset our neighbors.

Attachment: Special Use Application (1740 N. Rand Rd - SU Dog Grooming)

In order to supplement the above standards, the Planning and Zoning Commission 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.

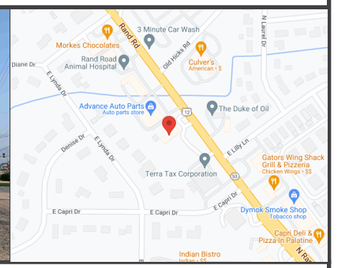
We have no current plans for fencing at the location. However, any future plans will be tasteful, functional and in accordance with any and all village regulations.

Attachment: Special Use Application (1740 N. Rand Rd - SU Dog Grooming)

EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 773.305.4011





PROPERTY ADDRESS:
1740 N RAND ROAD, PALATINE, ILLINOIS 60074

SURVEY NUMBER: 2308.5004

DATE SIGNED: 09/01/23 | **FIELD WORK DATE:** 8/29/2023

REVISION DATE(S):
(REV.0 9/1/2023)

POINTS OF INTEREST

STATE OF ILLINOIS } SS
COUNTY OF LASALLE

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

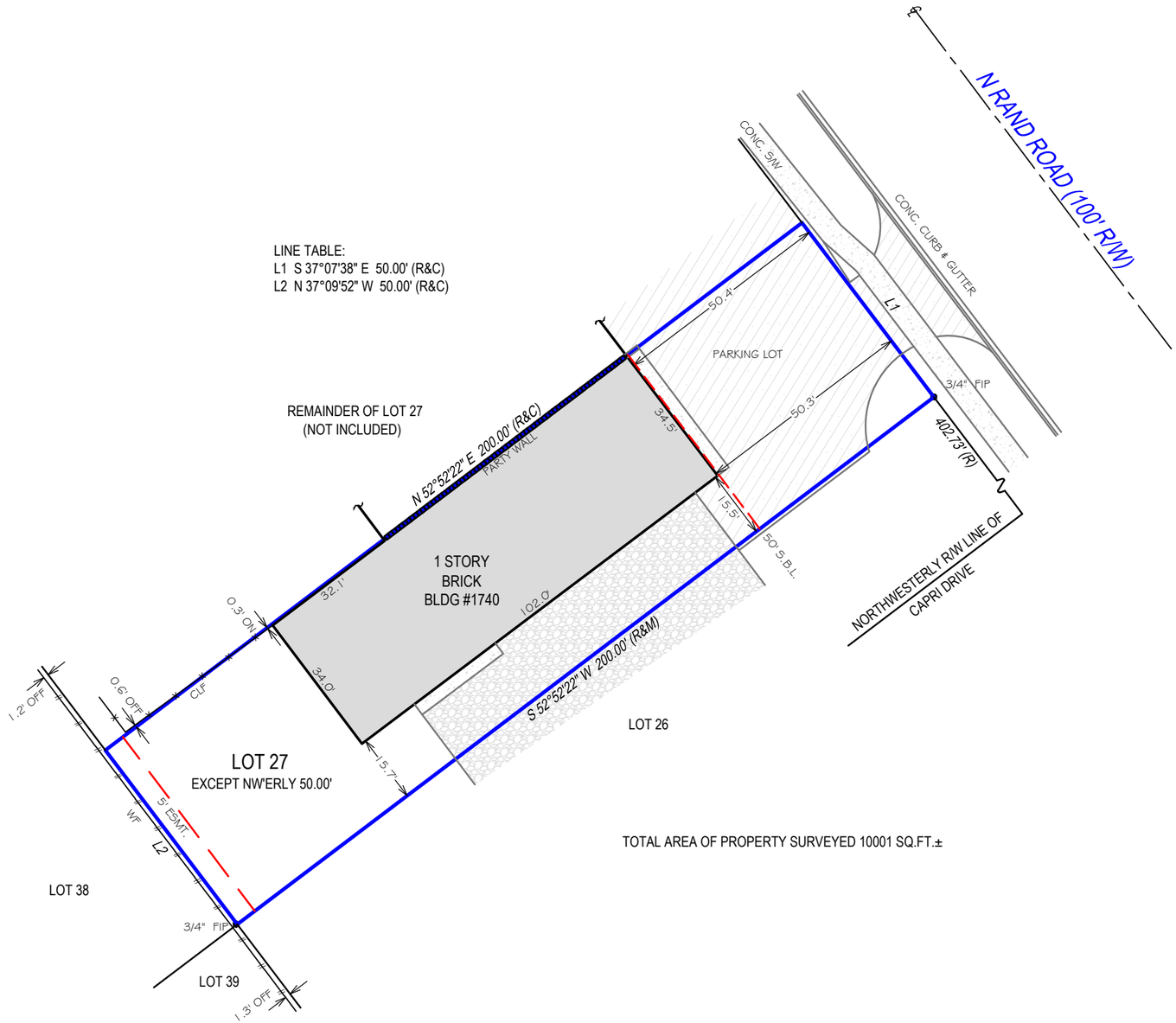
WARREN D. JOHNSON
035-002971
PROFESSIONAL LAND SURVEYOR
SANDWICH, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

EXACTA Land Surveyors, LLC
Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS

2308.5004
BOUNDARY SURVEY
COOK COUNTY



N

30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

Attachment: Plat of Survey (1740 N. Rand Rd - SU Dog Grooming)

PROPERTY ADDRESS:
1740 N RAND ROAD, PALATINE, ILLINOIS 60074

SURVEY NUMBER: 2308.5004

CERTIFIED TO:
JJJ REAL ESTATE LLC;

DATE OF SURVEY: 09/01/23

BUYER: JJJ REAL ESTATE LLC

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED | **CLIENT FILE NO:**

LEGAL DESCRIPTION:
LOT 27 (EXCEPT THE NORTHWESTERLY 50.00 FEET THEREOF) IN CAPRI VILLAGE, BEING A SUBDIVISION OF PART OF THE SOUTH WEST QUARTER OF SECTION 1 AND PART OF THE SOUTH EAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

FLOOD ZONE INFORMATION:

GENERAL SURVEYORS NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYORS LEGEND:

LINETYPES
- Boundary Line
- Center Line
- Chain Link or Wire Fence
- Easement
- Edge of Water
- Iron Fence
- Overhead Lines
- Structure
- Survey Tie Line
- Vinyl Fence
- Wall or Party Wall
- Wood Fence

SURFACE TYPES
- Asphalt
- Brick or Tile
- Concrete
- Covered Area
- Water
- Wood

SYMBOLS
- Benchmark
- Center Line
- Central Angle or Delta
- Common Ownership
- Control Point
- Catch Basin
- Elevation
- Fire Hydrant
- Find or Set Monument
- Guywire or Anchor
- Manhole
- Tree
- Utility or Light Pole
- Well

ABBREVIATIONS

(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

JOB SPECIFIC SURVEYOR NOTES:

EXACTA Land Surveyors, LLC
Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PA

Attachment: Plat of Survey (1740 N. Rand Rd - SU Dog Grooming)

LINE TABLE:
L1 S 37°07'38" E 50.00' (R&C)
L2 N 37°09'52" W 50.00' (R&C)

REMAINDER OF LOT 27
(NOT INCLUDED)

N 52°52'22" E 200.00' (R&C)

PARTY WALL

CONC. CURB & GUTTER

L1

50.4'

PARKING LOT

5 Customer

3 Employee

34.5'

50.3'

3/4" FIP

402.73' (R)

3 FT

BILLBOARD

15.5'

24 FT

8 FT

1 STORY
BRICK
BLDG #1740

0.3' ON

32.1'

102.0'

24 FT

8 FT

2

1 Employee

50' S.B.L.

NORTHWESTERLY R/W LINE OF
CAPRI DRIVE

CLF

34.0'

S 52°52'22" W 200.00' (R&M)

LOT 27
EXCEPT NW'ERLY 50.00'

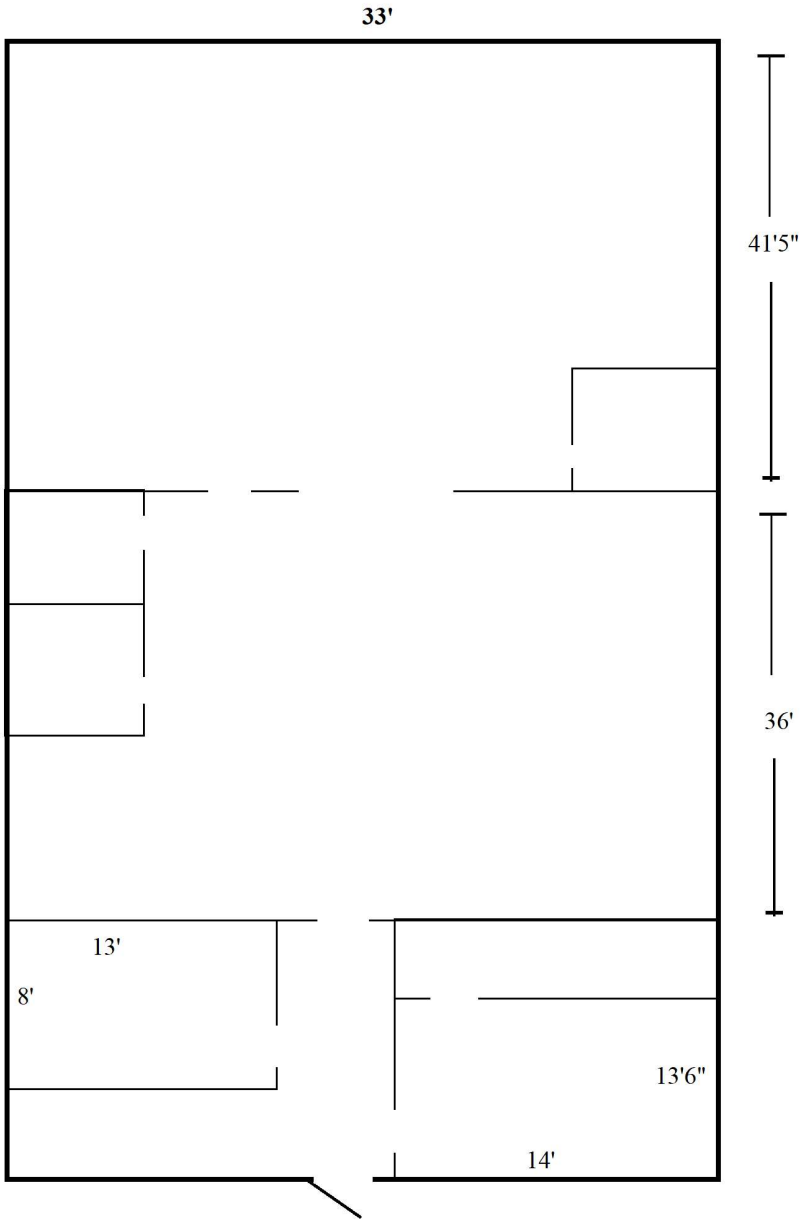
15.7'

LOT 26

5' ESMT.

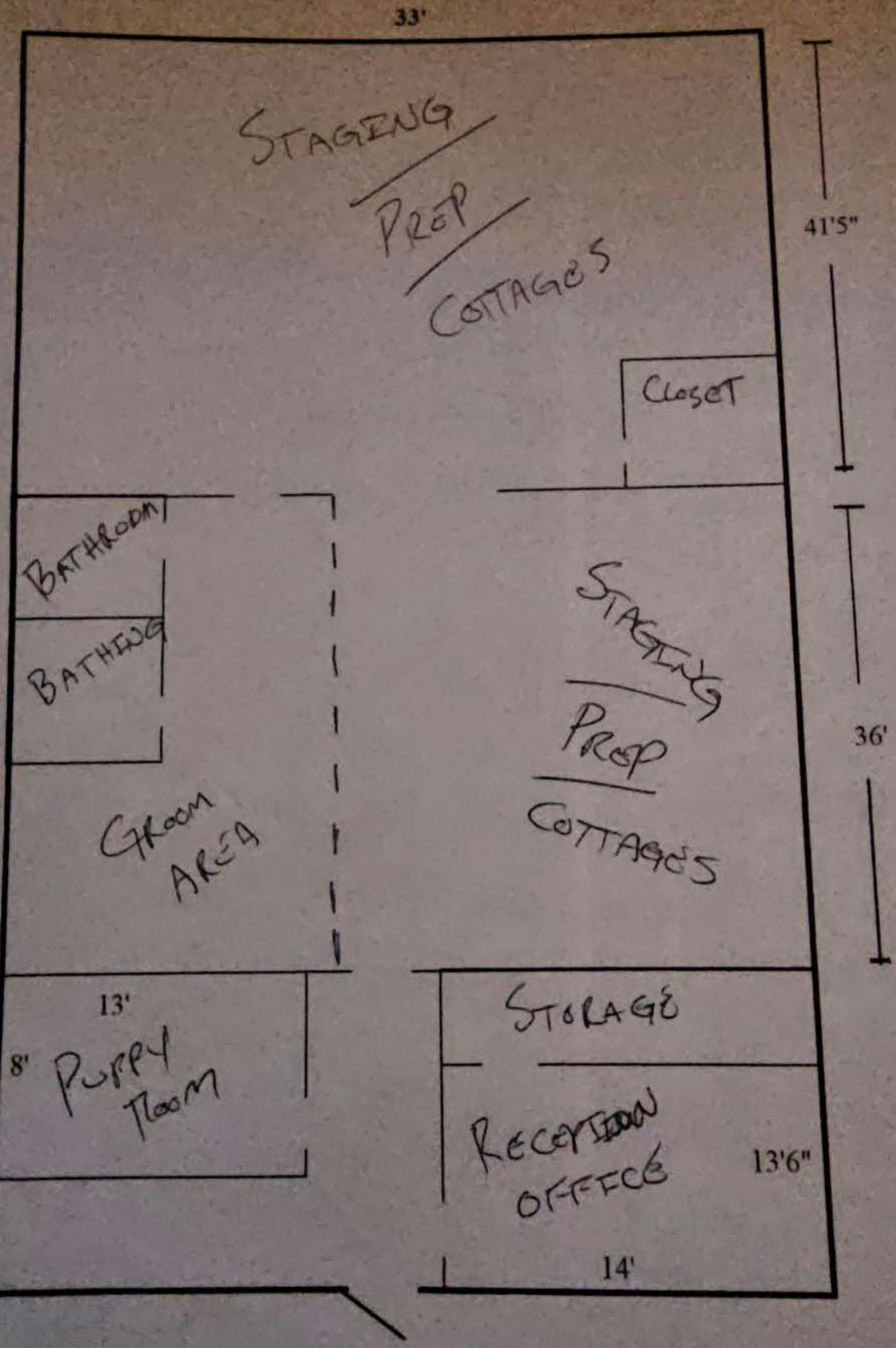
L2

TOTAL AREA OF PROPERTY SURVEYED 10001 SQ.FT.±



1740 N Rand Road, Palatine

Attachment: Floor Plan (1740 N. Rand Rd - SU Dog Grooming)



1740 N Rand Road, Palatine

Attachment: Floor Plan (1740 N. Rand Rd - SU Dog Grooming)

Lorie's Cozy Cottages will be the premier destination for small breed dog grooming. What is a small breed? Dogs that are up to 19 inches long from tail to shoulder and weigh up to 55 pounds. Their temperament and size can often make them difficult to groom, both professionally and in the home. The groomers at Lorie's Cozy Cottages specialize in small breed care; removing that difficulty entirely to make absolutely sure little lovers and tiny terrors alike are happy, healthy and hardy.

Open Monday through Saturday (6:30am until 7:00pm) we will provide services that include:

- **Bathing**

Standard bathing in preparation for a full groom or just to freshen up your furry friend. Skunk baths for that unfortunate eventuality. Medical baths that may be needed or prescribed for veterinary care. Our staff is trained to meet your family's needs.

- **Fine Grooming**

We use steel combs and high-end blades for all shaving, professional shears and scissors for precision cutting. All Fine Grooming services include hydromassage bath with shampoo and conditioning, cage free blow-dry, gentle brush-out, nail and pad trim, sanitary rear and belly trim with anal gland expression. Toothbrushing is available when the brush is provided by the owner.

- **Show-Style Hand Stripping**

Typically for furry friends with wire coats, which includes most Terrier breeds. Lorie's Cozy Cottage offers this specialized grooming style designed to remove the excess undercoat from the top coat, unlike standard grooming which simply clips excess hair from both. Breeds with wire coats are most healthy when the undercoat is removed, leaving only the soft coat. Simply clipping their coats may cause them to change over time, dulling or altering the color of your pet. Hand Stripping also allows more control over the length of your dog's coat. This is the method of grooming used by dog show groomers for applicable breeds.

- **Mini-Groom Options**

Our Mini-Grooms are quick options for furry friends that don't need or want a full service. Our "Face, Feet and Fanny" option is a quick trim to keep your pal pretty for a special occasion or just for fun. A "Face Trim" is exactly that, keeping those puppy dog eyes visible to work their magic. Comb outs, de-mattings or simple quick-rinse baths round out these services.

Attachment: Business Plan (1740 N. Rand Rd - SU Dog Grooming)

- **Short Term Daycare**

Taking care of your family is necessary, it shouldn't also be stressful. After drop off, your pet will not only receive it's scheduled service, but also enjoy a stay in one of Lorie's Cozy Cottages as our guest until pick up. Pets will be dropped off before their groom or service, then allowed time for socialization, play or a little rest before they're started - as well as for up to 2 hours after completion of their groom or service. A typical full-service grooming can take about 2-4 hours. Dropping your furry family off in the morning allows for a lot more flexibility in your day.

- **Products Sold**

On the way in or out, Lorie's Cozy Cottage will offer treats, toys and chews for good boys and girls. We don't offer any major supplies or food. Due to our specialized nature and the temperament of some of the pets we service, a calm and relaxing atmosphere is critical. Any tangible product will be small, safe and help with positive reinforcement of good pet behavior.

- **Staff**

Lorie's Cozy Cottage will start with a staff of 3, but we hope that demand will necessitate growth.

- **Customers**

Our research has indicated an estimated 6 to 10 full grooms with a small positive variance for customers selecting our Mini-Groom options.

- **Check In**

Reception for full-service grooming will take place in two waves: Our morning drop-off will be scheduled from 6:30am to 8:30am, afternoon drop-off will be from 10:00am to noon. This will allow ease of entry and parking for customers, as well as a short overlap that will allow our groomers to finish their scheduled services efficiently. Our Mini Groom options will be booked throughout the day. Walk-ins are welcome for Mini Groom services; but the majority of our clientele will ultimately be booked ahead of time. We will also be using the Paw Partners reception software so that our clients can book their groom or service and receive updates on its status through an app on their smartphones.

Attachment: Business Plan (1740 N. Rand Rd - SU Dog Grooming)

- **Sanitation**

Cleanliness is a top priority for many reasons in any animal care facility. Keeping grooming, holding, prep and play areas clean is not only important for the health of our staff - but for the pets and pet parents we serve. The facility will have 3 full cleans a day: Once in the morning upon staff arrival, we will then close our facility to client drop-off from noon to one o'clock for a midday clean, then once more at night before close. Throughout the day, dogs being dogs, spot cleaning will be done immediately. Lorie's Cozy Cottage will be implementing the use of pet-safe, animal-specific cleaning products designed to not only eliminate pet specific viruses and bacteria, but also help to nullify scents to deter other dogs from "marking" areas.

Lorie's Cozy Cottages will be a salon that prides itself on health, safety and happiness for pets and their parents. We hope to provide professional and convenient services for Palatine and our communities throughout the Northwest Suburban area. Moreover, we look to provide a place where small dog owners can have complete peace of mind, knowing their pet will be taken care of by specialists in the field. Groomers that understand small breeds and their idiosyncrasies. A shop that will provide the care and love required to make sure their dogs are comfortable in the salon, look great coming out of it and can't wait to come back. Health, safety and fun for pets so they can provide the same to their owners for years to come. The premier destination for their little loved ones grooming needs.

Attachment: Business Plan (1740 N. Rand Rd - SU Dog Grooming)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 1740 N. RAND RD.

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of JANUARY, A.D. 20 24., and the last publication thereof was made on the 25TH day of JANUARY, A.D. 20 24.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of JANUARY A.D., 20 24.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of JANUARY A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (1740 N. Rand Rd - SU Dog Grooming)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 02/13/24 07:00 PM

STAFF REPORT (ID # 8849)

430-436 E. Northwest Highway a. Special Use to allow 3 dwelling units, and b. Variation to allow 10 parking spaces, instead of the minimum required 16 parking spaces

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Anthony and Alexandria Loizzo

PLAN NUMBER: SU-000094-2024

BACKGROUND:

The Subject Property is an existing commercial building on E. Northwest Highway. It was initially constructed as a single-story masonry commercial building in the late 1959 for "…three stores." A second story addition was approved in 1963 for listed office uses. The Petitioner purchased the property in 2021, with the intention of maintaining the ground floor commercial use and seeking zoning approval for a residential use on the second floor. Therefore, the Petitioner is requesting:

1. **Special Use for to allow 3 dwelling units (2nd floor); and**

2. **Variation to allow 10 parking spaces, instead of the minimum required 16 spaces.**

SURROUNDING ZONING CONDITIONS:

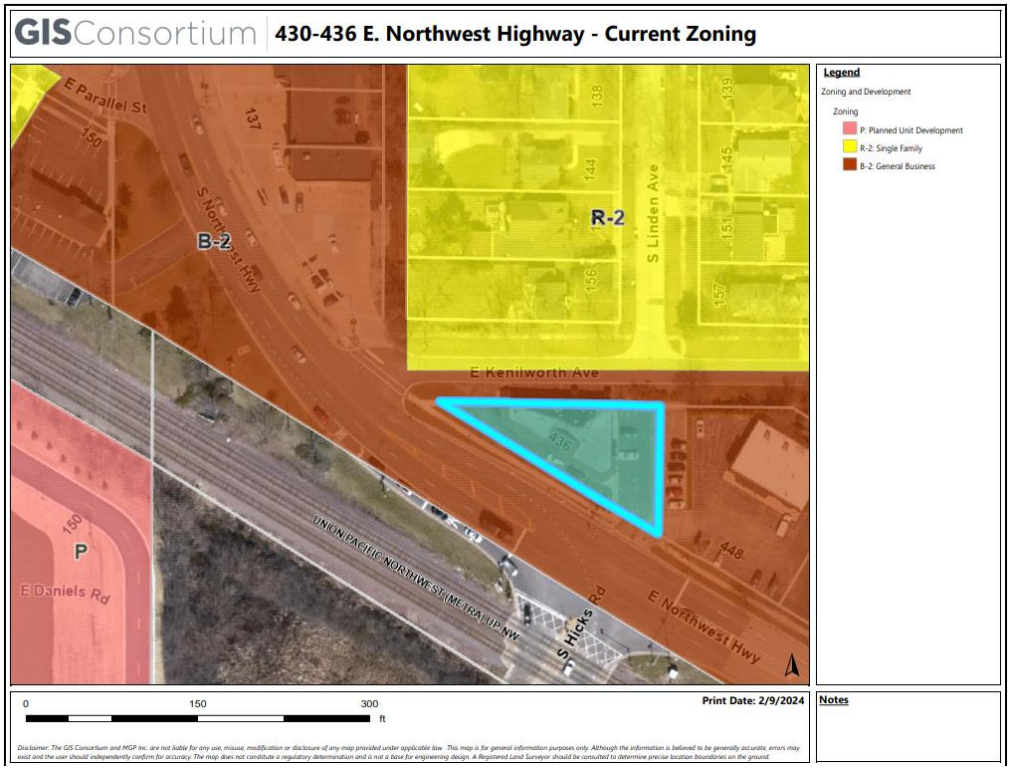
North:	R-2 single-family residential
South	E. Northwest Highway and Union Pacific rail line
East:	B-2- animal hospital
West:	B-2 -restaurant

SITE ANALYSIS & KEY ISSUES:

- The existing commercial building is located at the southeast confluence of E. Northwest Highway and E. Kenilworth Avenue. The property contained several ground floor commercial uses (insurance office, salon, business offices) and a series of smaller office uses on the second floor. The building is approximately

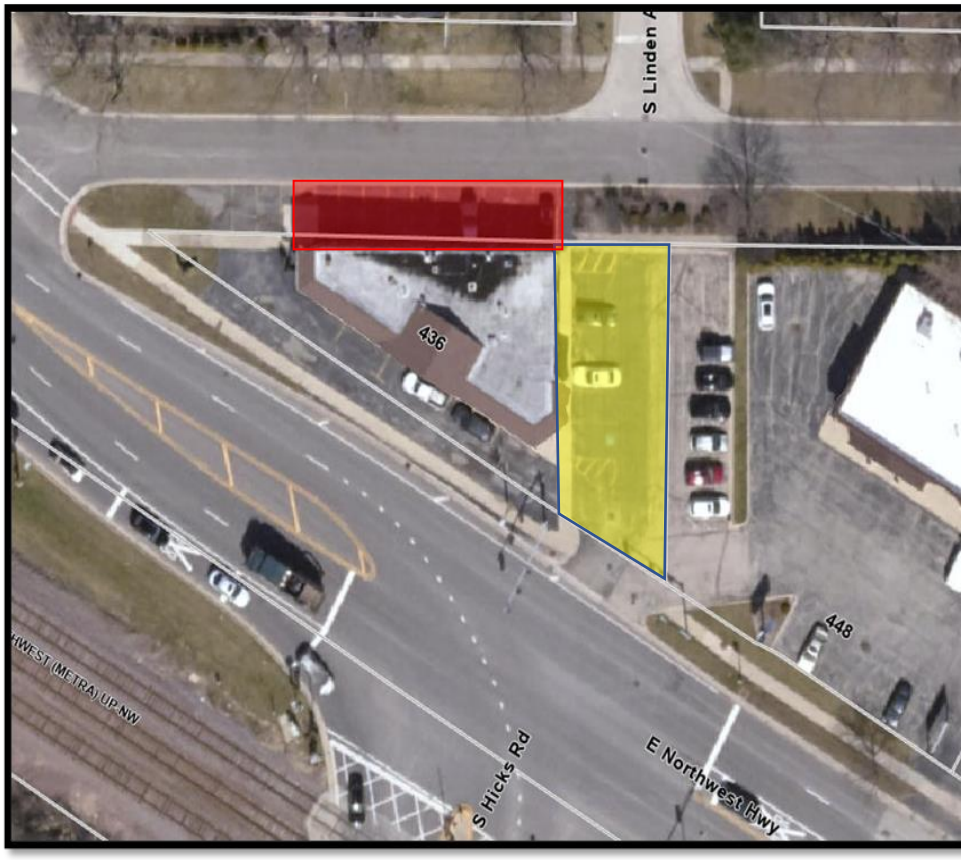
5,900 square feet (2,954 SF/floor). The overall property, including the portion of vacated Linden Avenue (east side of building – surface parking lots), is approximately 10,600 square feet.

- The subject property is zoned B-2, which is typical of properties fronting on Northwest Highway and is surrounded to the north and east with single-family residential properties:



- As part of the reconstruction and re-routing of Northwest Highway and in conjunction with the IDOT construction of that project, the Village Council vacated the east and west sections of Linden Avenue, south of Kenilworth and north of Northwest Highway. The vacated portion of Linden became part of the subject property and is used for parking (yellow in the aerial below). This parking exists passively in the right of way and was intended to provide accessible parking for the commercial uses in the area. It is not presently the subject of a license agreement and was created during the rerouting of Northwest Highway.

- This was likely to ensure that the businesses in this area maintained adequate parking for any previously existing surface parking lots along Northwest Highway, which were vacated with the realignment or transitioned into right-of-way. This intention was further assisted with the additional parking along the north side of the building, which is in the E. Kenilworth right-of-way (red in the aerial below).



- The building permit review for the second story addition in 1963 identified the uses as office uses, with the then existing 3 stores on the ground floor. At some point, historically the use of the second floor transitioned into a residential use, which ceased over the years. Over the years, the second floor was more recently used for smaller offices for shorter term rental opportunities. Nevertheless, there have not been any permitted or occupied residential uses on the second floor in many years. The previous 1963 zoning ordinance allowed 2nd floor dwelling units in the B-1 and B-2 districts. This was reflective of a storeowner maintaining the ground floor business and living above the commercial use.

- The 1980 zoning ordinance transitioned away from dwelling units and non-residential uses, as permitted uses, although residential permitted uses were contemplated as Special Uses in the B-1 and B-2 business districts. As the downtown planning began in the 1980's, the B-3, Central Business District was also recognized in the 1980 zoning ordinance, as a Special District, geographically delineated, and allowed any use permitted in a district, prior to its rezoning to B-3.

- Unfortunately, the existing building experienced a fire, with substantial smoke damage throughout the building. The property owner and contractors are working to obtain a building permit to renovate the commercial ground floor and the building remains unoccupied, pending the building permit for the ground floor only renovations. Through the fire inspections and review the building was condemned, pending the renovation and fire restoration permit requirements.

- The Petitioner is proposing three 2nd floor apartments of varying square footages. The following table summarizes the proposed apartment characteristics:

Unit #	Square Feet	# Bedrooms	Bathrooms
1	720	2	1
2	758	2	1
3	1,224	3	2

- Staff notes that there are other older buildings along Northwest Highway, with existing and maintained residential uses on the 2nd floor. The redevelopment of the Slice of Chicago on the west side of Northwest Highway also includes one 2nd floor owner suite as part of that 2006 Planned Development. The property at Northwest Highway and Glencoe Road also recently received Planned Development approval to allow one unit behind the existing commercial storefront on Northwest Highway, which will be occupied by the business owner.

- In this instance, the proposed special use also includes a parking variation, in order to accommodate the residential use and required off-street parking requirements.

- In addition to the 3 apartments, there are no other residential amenities, as part of this review. With the current building vacant in place, the final commercial tenant parking demands are unknown at this time. Per the Code, requirements, the ground floor parking is calculated at 1/300 SF.

DEPARTMENTAL REVIEWS:

Community Services	Building permit plan amendments and code requirement

	would have to be addressed at the time of application.
Engineering	IDOT permit required for utility upgrades.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

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

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 existing building is non-conforming for setbacks and parking (for both the requested variation and the commercial requirements for both floors). From a land use perspective, this is not an area of the Village identified as appropriate for a mixed-use development. The Union Pacific's proximity does not provide rail convenient rail access to this area of the Village. Although there are existing commercial pockets, with residential uses on the upper floors or rear portion of the building, those examples are mostly existing conditions, with smaller unit counts.

With 7 bedrooms proposed, it is likely that there may be multiple vehicles/unit and guest parking contemplated. Those uses would not seem to function with the parking resources available. While the Village Council did take steps to address the commercial parking during the Northwest Highway re-routing, that action did not take into account parking use for multi-family uses, with the proposed apartments directly south of the Linden Avenue residences.

Staff does not believe that the Petitioner has addressed the standards and does not

identify any unique circumstances with the Petition, other than the request to allow residential uses. Therefore, Staff recommends denial of the requested Special Use and Variation.

Therefore, if the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. Sprinkler protection will be required for the entire building, along with an NFPA 72 fire alarm, with direct connection to Northwest Central Dispatch.

2. The final architectural plans shall be modified to comply with the means of egress compliance with the International Existing Building Code, including the emergency escape and rescue opening requirements.

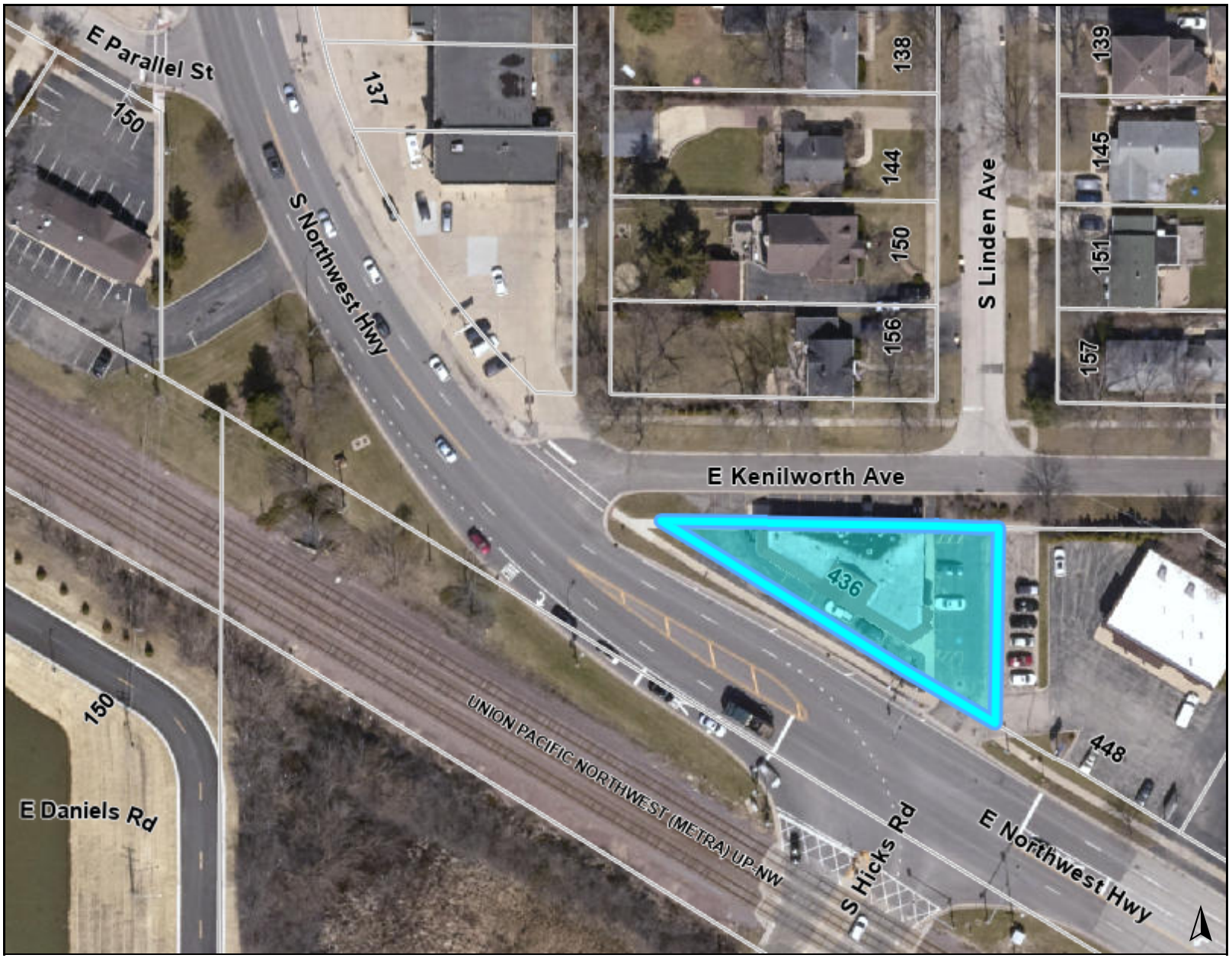
3. The building permit application and plans shall be submitted in a manner acceptable to the Community Development Director and subject to the Plan Review comments, dated 12-6-23, previously provided to the Petitioner.

4. Any required upsize to the existing utilities will require an IDOT permit, in addition to a Village permit. A license agreement for the maintenance of the ROW parking will be required.

ATTACHMENTS:

- Aerial Map
- Special Use & Variation application
- Architectural Plans - ground floor commercial and 2nd floor apartments (3)
- Linden Avenue Vacation - 1988
- Utility Map - Northwest Highway-Kenilworth Avenue
- 434 E. Northwest Hwy Parking
- Plat of Survey

GISConsortium | 430-436 E. Northwest Highway



Legend

0 150 300 ft

Print Date: 2/9/2024

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.

Attachment: Aerial Map (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

VILLAGE OF PALATINE

AMENDED

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

PETITIONER(S) Anthony and Alexandria Loizzo	**Business Name (If applicable)**
Address 209 Lancaster Avenue, Prospect Heights, IL 60070	City/State/Zip Code
Telephone 847-489-7010	Fax 847-318-9509
Email Tony @shardonbuilders.com	
Subject Property Address 432 E. Northwest Highway, Palatine, Illinois	
AUTHORIZED AGENT (if applicable) Matthew G. Holmes - Storino, Ramello & Durkin	**Business Name (if applicable)**
Address 9501 W. Devon Avenue, Suite 800, Rosemont, IL 60018	City/State/Zip Code
Telephone 847-318-9500	Fax 847-318-9509
Email mholmes@srd-law.com	

RECEIVED
NOV 08 REC'D
PLANNING & ZONING
DEPARTMENT

Attachment: Special Use & Variation application (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information

PETITIONER(S) **Business Name (if applicable)**
Anthony and Alexandria Loizzo

Subject Property Address
432-436 E. Northwest Highway, Palatine, Illinois

AUTHORIZED AGENT (if applicable) **Business Name (if applicable)**
Matthew G. Holmes - Storino, Ramello & Durkin

Address City/State/Zip Code
9501 W. Devon Avenue, Suite 800 Rosemont, IL 60018

Telephone	Fax	Email
847-318-9500	847-318-9509	mholmes@srd-law.com

Relationship to Petitioner (contractor, architect, etc.)
Attorney

TYPE OF APPLICATION (check one)

■ Special Use □ Special Use Amendment ■ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
B-2	Commercial	Mixed Use

Generally describe your request:

Applicants request conversion of second story office space to three residential apartments.
Property was previously used as apartments prior to most recent office occupation.

Attachment: Special Use & Variation application (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

VILLAGE OF PALATINE

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

Nov 1 2023
Date

Attachment: Special Use & Variation application (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

VILLAGE OF PALATINE

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

Reduced demand for office space in the greater Chicago area, and an increase in the demand for smaller walkalble commuter properties, has contributed tho the highest and best use of the subject property shifting from strictly commercial use to mixed residential and commercial use.

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

Design of proposed residential conversion will included upgraded fire protection systems, ingress and egress, and access to public transportation for residents.

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

Nearby property values will benefit from upgraded maintenance of building exterior planned in residential conversion. No injury will be caused by inclusion of additional residential units of separate class than adjacent residential properties.

4. With respect to live entertainment uses, the use shall not:
   a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
   b. Impose undue health, sanitation or safety burdens on the village
   c. Create excessive demands on the Village of Palatine Police Department
   d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

No fence included in site plan.

Attachment: Special Use & Variation application (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

Subject Property, a two-story masonry structure with balcony fronting Northwest Highway was historically a mixed use; commercial/retail on the first floor and apartments above. At some point prior to the current owner's acquisition of the Subject, the occupancy of the residential units on the second floor was discontinued. The apartment units on the second floor were subsequently converted to office use.

Market changes dictate that a return to the original use at the site will maximize the value of the Subject to the owner, to the Village of Palatine, and to the neighboring community. Brokers have indicated that there is no demand for second story office space in the vicinity of the Subject. However, there is a market for multi-family housing including condominium and apartment uses. The Subject is walking distance to the Metra Commuter Station and the pedestrian heart of the Village of Palatine. Allowing a conversion to mixed use would increase foot traffic and customer base to the commercial center of Palatine, while diversifying housing options for future residents of the Village.

The proposed mixed use is consistent with adjacent uses and other properties along the Northwest Highway corridor. Similar commercial/residential mixed uses can be found within blocks of the Subject. Adjacent properties are residential to the North, commercial to East and West, allowing a mixed use at the site would offer a transition between the two types of uses.

Allowing the mixed use at the site would also permit the owner to make substantial improvements to the site for the benefit of future residents and adjacent properties. Limiting office space would reduce the need for exterior signage advertising commercial uses. Residential uses would necessitate additional safety measures including fire exits and sprinklers at the site. Likewise, residential use would require cosmetic upgrades to both landscaping and lighting on the exterior of the site. The improvements to the aesthetics of the site required by conversion to mixed-use would have a positive effect on the value of surrounding properties.

As noted in meetings with Village staff, the unique location and shape of the Subject Property creates a lack of available parking. This has historically been addressed by use of the perpendicular parking spots to the North of the Subject Property located in the Village right-of-way. The owner proposes to continue to utilize these parking spots to comply with the Village parking minimums, either by license from the Village or by vacation of the right-of-way. Whether licensed or vacated, the maintenance and improvement of the parking spots adjacent to the Subject would become the responsibility of the Owner.

Attachment: Special Use & Variation application (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

VILLAGE OF PALATINE

Real Estate Interest Disclosure Form

Name of Disclosing Party (individual, business, etc.)
Anthony Loizzo

Relationship to Petitioner (check one)

☑ Petitioner ☐ Legal Entity holding an Interest (i.e. realtor, attorney, etc.)

☐ Legal Entity Holding a Right of Control (i.e. landlord, etc.)

Address of Disclosing Party | City/State/Zip Code

Telephone	Fax	Email
847-489-7010	847-318-9509	Tony @shardonbuilders.com

Address of Subject Property | **City/State/Zip Code**
209 Lancaster Avenue, Prospect Heights, IL 60070

Legal Description of Subject Property (see plat of survey or title)

See attached survey.

List All Persons Deriving an Interest in Subject Property (i.e. owner, lessee, etc.)

Name	Address	Legal Interest
Anthony Loizzo	209 Lancaster Avenue, Prospect Heights, IL 60070	Owner
Alexandria Loizzo	209 Lancaster Avenue, Prospect Heights, IL 60070	Owner

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

Attachment: Special Use & Variation application (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

PALATINE

Real Estate Interest Disclosure Form

Name of Disclosing Party (individual, business, etc.)
Anthony Loizzo

Relationship to Petitioner (check one)

☑ Petitioner ☐ Legal Entity holding an Interest (i.e. realtor, attorney, etc.)

☐ Legal Entity Holding a Right of Control (i.e. landlord, etc.)

Address of Disclosing Party	City/State/Zip Code

Telephone	Fax	Email
847-489-7010	847-318-9509	Tony @shardonbuilders.com

Address of Subject Property **City/State/Zip Code**
209 Lancaster Avenue, Prospect Heights, IL 60070

Legal Description of Subject Property (see plat of survey or title)

See attached survey.

List All Persons Deriving an Interest in Subject Property (i.e. owner, lessee, etc.)

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Signature Nov 1 2023
Date

Attachment: Special Use & Variation application (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

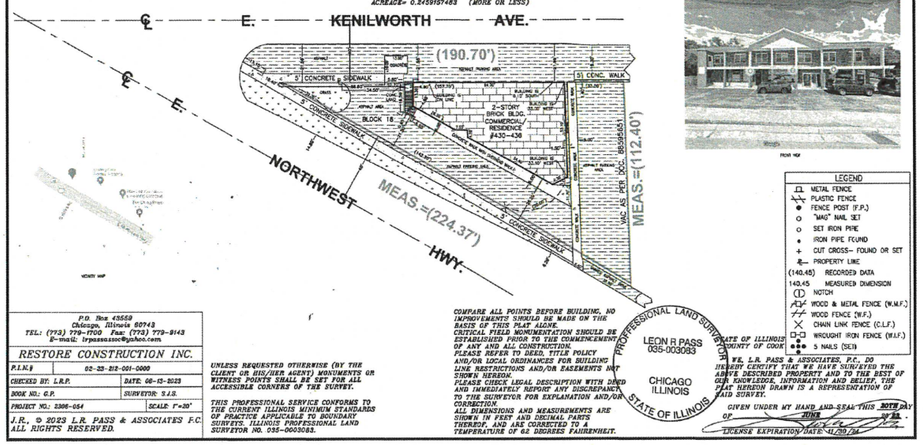
BLOCK 18 IN MERRILL'S HOME ADDITION TO PALATINE, A SUBDIVISION IN THE EAST 1/2 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNT, ILLINOIS.

(COMMONLY KNOWN AS: 430-436 E NORTHWEST HWY, PALATINE, IL 60074)

AREA= 10,712.09 SQ. FT. (MORE OR LESS)
PERIMETER= 527.47 FT. (MORE OR LESS)
ACREAGE= 0.2459197483 (MORE OR LESS)

Plat of Surveys
Topography
Mortgage
Inspection
Condominiums
Land Development
Legal Descriptions

SCALE: 1"=20'



P.O. Box 45559
Chicago, Illinois 60745
TEL: (773) 779-1700 Fax: (773) 779-9143
E-mail: lrpassassoc@yahoo.com

RESTORE CONSTRUCTION INC.	
P.I.N.'s	02-23-312-021-0000
CHECKED BY: L.R.P.	DATE: 08-15-2023
BOOK NO.: G.P.	SURVEYOR: S.J.S.
PROJECT NO.: 2306-054	SCALE: 1"=20'

J.R., © 2023 L.R. PASSE & ASSOCIATES P.C. ALL RIGHTS RESERVED.

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003683.

COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

STATE OF ILLINOIS
COUNTY OF COOK

WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 30TH DAY OF JUNE A.D. 2023

LICENSE EXPIRATION/DATE: 11/30/24

LEGEND

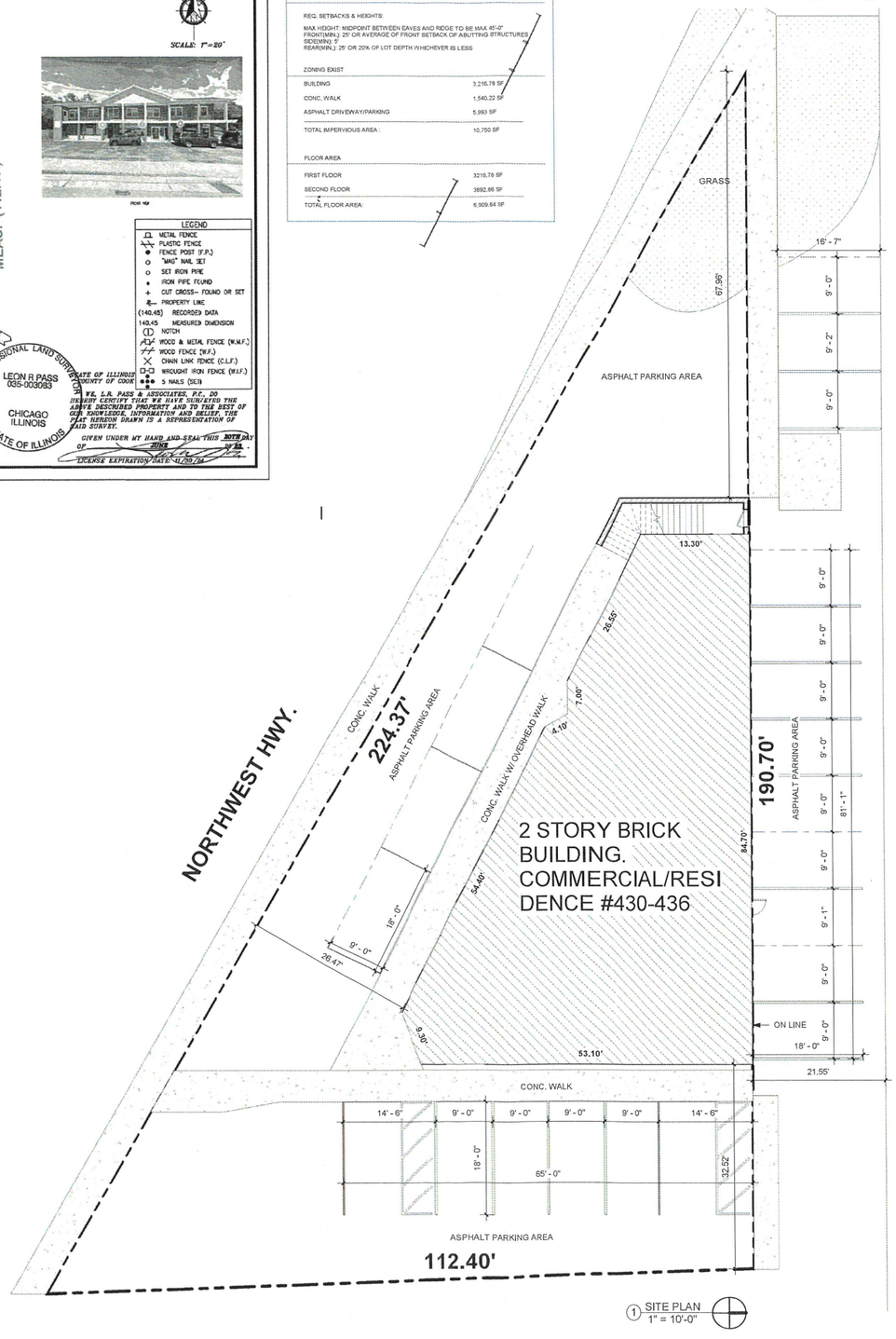
- METAL FENCE
- PLASTIC FENCE
- FENCE POST (F.P.)
- "MAG" NAIL SET
- SET IRON PIPE
- IRON PIPE FOUND
- CUT CROSS- FOUND OR SET
- PROPERTY LINE
- (140.45) RECORDED DATA
- 140.45 MEASURED DIMENSION
- NOTCH
- WOOD & METAL FENCE (W.M.F.)
- WOOD FENCE (W.F.)
- CHAIN LINK FENCE (C.L.F.)
- WROUGHT IRON FENCE (W.I.F.)
- 5 NAILS (SET)

ZONING	
ZONING DISTRICT:	Commercial District B-2, General Business
LOT AREA:	±10,750 SF
REQ. SETBACKS & HEIGHTS:	
MAX HEIGHT: MIDPOINT BETWEEN EAVES AND RIDGE TO BE MAX 45'-0"	
FRONT(MIN.): 25' OR AVERAGE OF FRONT SETBACK OF ABUTTING STRUCTURES	
SIDE(MIN.): 5'	
REAR(MIN.): 25' OR 20% OF LOT DEPTH WHICHEVER IS LESS	
ZONING EXIST	
BUILDING	3,216.78 SF
CONC. WALK	1,540.22 SF
ASPHALT DRIVEWAY/PARKING	5,993 SF
TOTAL IMPERVIOUS AREA :	10,750 SF
FLOOR AREA	
FIRST FLOOR	3216.78 SF
SECOND FLOOR	3692.86 SF
TOTAL FLOOR AREA:	6,909.64 SF

Zoning Reference Guide - Commercial

	B-1	B-2	B-3	B-4	B-5	M
Minimum Lot Width	200 feet	50 feet	None	None Minimum lot area: 400,000 square feet unless smaller lot area is approved by Village as part of Planned Development	100 feet	None
Maximum Floor Area Ratio	1.0	1.0	1.50	.50	1.50	.70
Minimum Setbacks	Front: 30 feet Rear: 20 feet Side: 10 feet	Front: 25 feet Rear: 20 feet Side: 5 feet Side Abutting Street: 10 feet	Front: 5 feet Rear: 20 feet Side: 0 feet; or if provided, it shall be at least 5 feet.	Front: 50 feet Rear: 60 feet Side: 20 feet	Front: 40 feet Rear: 35 feet Side: 20 feet	Front: 30 feet Rear: 15 feet Side: 15 feet Side Abutting Street: 30 feet
Transitional Yards	1) Where a rear or side lot line coincides with a rear or side lot line in an adjacent residentially zoned district, rear and side yard setbacks of at least 30 feet shall be provided. 2) A landscaped buffer strip of at least 12 feet shall be provided immediately adjacent to any residential district.	When a side lot line coincides with a side lot line in an adjacent residentially zoned district, a landscaped buffer of at least 15 feet shall be provided.	None	Where a rear or side lot line coincides with a rear or side lot line in an adjacent residentially zoned district, rear and side yard setbacks of at least 30 feet shall be provided. Landscaping & aesthetic requirements: See Zoning Ordinance.	Where a rear or side lot line coincides with a rear or side lot line in an adjacent residentially zoned district, rear and side yard setbacks of at least 25 feet shall be provided. Adjoining parking areas shall be screened from residential view by a landscape plan approved by the Administrator.	Buffers: Add 50 feet adjacent to residential or Planned Development.
Maximum Building Height	3 stories, not to exceed 45 feet	3 stories, not to exceed 45 feet	3 stories, not to exceed 45 feet	See Zoning Ordinance	3 stories, not to exceed 45 feet	1) Lot Abutting Single Family Residential District: 3 stories, not to exceed 45 feet 2) All Other Lots: 4 stories, not to exceed 60 feet

FIRE DAMAGE RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE



1 SITE PLAN
1" = 10'-0"

NOTICE TO CONTRACTOR:
1. THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
2. ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
3. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT - THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM, THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
4. DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
5. THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
6. THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
7. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
8. ALL EXTERIOR DIMENSIONS ARE TO FACE OF BRICK OR CONCRETE.
9. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.

THE VILLAGE OF PALATINE HAS ADOPTED THE FOLLOWING CODES.
INTERNATIONAL BUILDING CODE, 2015 EDITION
INTERNATIONAL EXISTING BUILDING CODE, 2015 EDITION
INTERNATIONAL MECHANICAL CODE, 2015 EDITION
INTERNATIONAL FUEL GAS CODE, 2015 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION (WITH ILLINOIS AMENDMENTS)
NATIONAL ELECTRICAL CODE, 2017 EDITION
ILLINOIS PLUMBING CODE, LATEST EDITION

ENERGY CONSERVATION STATEMENT

I CERTIFY THAT I AM REGISTERED ENERGY PROFESSIONAL (REP.) AND I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR

434 E Northwest Hwy,
Palatine, IL 60074

(x) FULLY COMPLY ( ) NEED NOT COMPLY

WITH THE REQUIREMENTS OF PALATINE VILLAGE ENERGY CONSERVATION CODE

SIGNED: ..... DATE:

(Arch. S.E. or P.E.) Illinois License Number: Exp:

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE VILLAGE OF PALATINE BUILDING AND ZONING CODE.

SIGNED: ..... DATE:

(Arch. S.E. or P.E.) Illinois License Number: 001-022685 Exp: NOV.

DRAWING INDEX	
Sheet Name	Sheet Number
COVER PAGE	A100
DEMO FLOOR PLANS	A101
PROPOSED PLAN/ DETAILS	A103
ELEVATIONS	A201
ELEVATION	A202
SECTION	A301
ELECTRICAL	E101
MECHANICAL	M101
PLUMBING	P101

MACIEJ BOJARSKI
ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP.NOVEMBER 2024
TEL:312-498-8307
mojarski@comcast.net

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

434 E Northwest Hwy,
Palatine, IL 60074

DATE	REMARKS

PROGESS

SHEET No. A100

Attachment: Architectural Plans - ground floor commercial and 2nd floor apartments (3) (430 - 436 E. Northwest Highway - SU VAR Mixed Use &

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DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION COVER PAGE

GENERAL DEMOLITION NOTES

PRIOR TO DEMOLITIONS OF WALLS, COLUMNS, FLOORS AND ROOFS, THE CONTRACTOR MUST VERIFY EXISTING STRUCTURAL CONDITIONS AND LOCATION OF ALL BEARING WALLS. NOTIFY THE ARCHITECT OF ANY STRUCTURAL CONDITIONS THAT ARE CONTRARY TO THESE DRAWINGS.
PROPERLY SHORE EXISTING STUCTURE WHEN REMOVING COLUMNS, WALLS, FLOORS AND ROOF.

THIS PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR OF OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS, INCLUDING PLUMBING, HVAC AND ELECTRICAL WORK.
PROTECT ALL EXISTING CONSTRUCTION SHOWN TO REMAIN FROM DAMAGE DURING CONSTRUCTION, FOR THE EXTENT OF THE DEMOLITION AND MODIFICATION.

THE CONTRACTOR WILL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, (UNLESS A SEQUENCE IS SPECIFIED BY THE OWNER OR CONTRACT DOCUMENTS) AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

ALL LABOR, MATERIALS AND CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER OCCUR. THE WORK, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)

THE CONTRACTOR WILL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND RUBBISH. AT THE COMPLETION OF THE WORK UNDER EACH PHASE HE MUST REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE AREAS BROOM CLEAN. SITE BURNING WILL NOT BE ALLOWED

THE CONTRACTOR WILLL PERFORM DEMOLITION IN A MANNER THAT WILL PROTECT EXISTING CONSTRUCTION, INCLUDING MECHANICAL, ELECTRICAL, PLUMBING WORK, ETC.
THAT IS TO REMAIN AND/ OR BE REUSED. ALL ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED.
INFORMATION CONTAINED WITHIN THESE DRAWINGS IS BASED ON EARLIER DOCUMENTATION AND FIELD VERIFICATION OF APPARENT ITEMS. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE PLANS AND INFORMATION CONTAINED HEREIN. THE ARCHITECT MUST BE NOTIFIED OF ANY LATENT AND UNFORESEEN CONDITIONS THAT MAY ADVERSELY AFFECT THE PROGRESS OF WORK. SECURE ANY DAMAGED AREAS AS REQUIRED TO MAINTAIN A SAFE ENVIRONMENT FOR ADDITIONAL EVALUATION AND REMEDIAL WORK TO

DEMOLITION DESCRIBED FOR THE EXISTING FACILITY AND SYSTEMS CANNOT POSSIBLY CONVEY ALL THE ELEMENTS OF THE DEMOLITION WORK. THE INTENT OF THE DEMOLITION NOTES CONTAINED HEREIN IS IS TO CONVEY THE MAJOR ITEMS TO BE REMOVED. THE NOTES ALSO IMPLY THAT ALL MINOR ITEMS COINCIDENT WITH A MAJOR ITEM BE REMOVED. THUS, THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE MINIMUM LIMITS AND NOT THE ENTIRE SCOPE OF WORK.



3 DEMO 1ST FLOOR
1/4" = 1'-0"

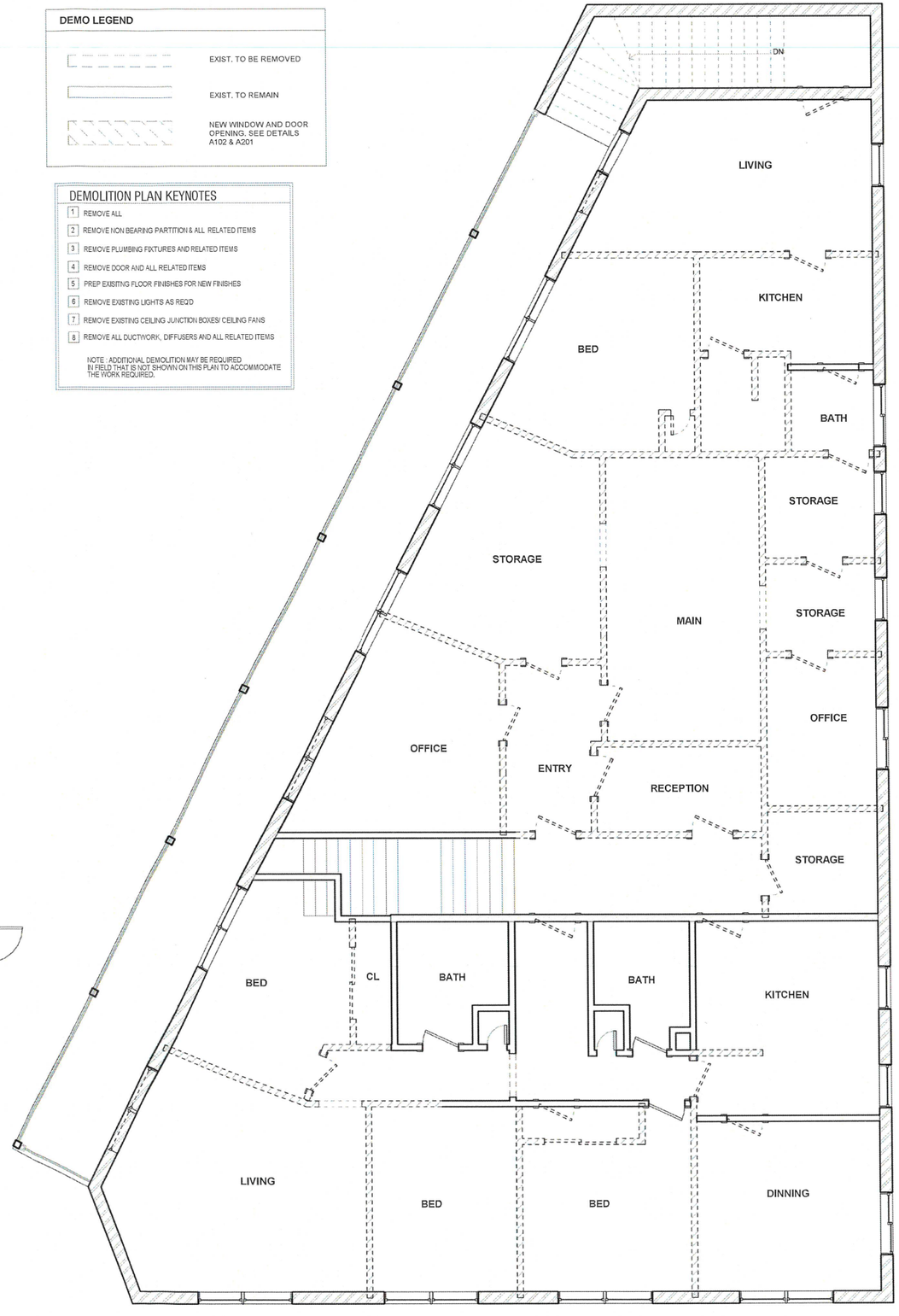
DEMO LEGEND

- EXIST. TO BE REMOVED
- EXIST. TO REMAIN
- NEW WINDOW AND DOOR OPENING, SEE DETAILS A102 & A201

DEMOLITION PLAN KEYNOTES

1. REMOVE ALL
2. REMOVE NON BEARING PARTITION & ALL RELATED ITEMS
3. REMOVE PLUMBING FIXTURES AND RELATED ITEMS
4. REMOVE DOOR AND ALL RELATED ITEMS
5. PREP EXISITNG FLOOR FINISHES FOR NEW FINISHES
6. REMOVE EXISTING LIGHTS AS REQ'D
7. REMOVE EXISTING CEILING JUNCTION BOXES/ CEILING FANS
8. REMOVE ALL DUCTWORK, DIFFUSERS AND ALL RELATED ITEMS

NOTE : ADDITIONAL DEMOLITION MAY BE REQUIRED IN FIELD THAT IS NOT SHOWN ON THIS PLAN TO ACCOMMODATE THE WORK REQUIRED.



2 DEMO 2ND FLOOR
1/4" = 1'-0"

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DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION DEMO FLOOR PLANS

MACIEJ BOJARSKI
ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP.NOVEMBER 2024
TEL:312-498-8307
bojarski@comcast.net

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

434 E Northwest Hwy,
Palatine, IL 60074

DATE	REMARKS

PROGESS

SHEET No. A101

Attachment: Architectural Plans - ground floor commercial and 2nd floor apartments (3) (430 - 436 E. Northwest Highway - SU VAR Mixed Use &



1 NEW 1ST FLOOR
1/4" = 1'-0"

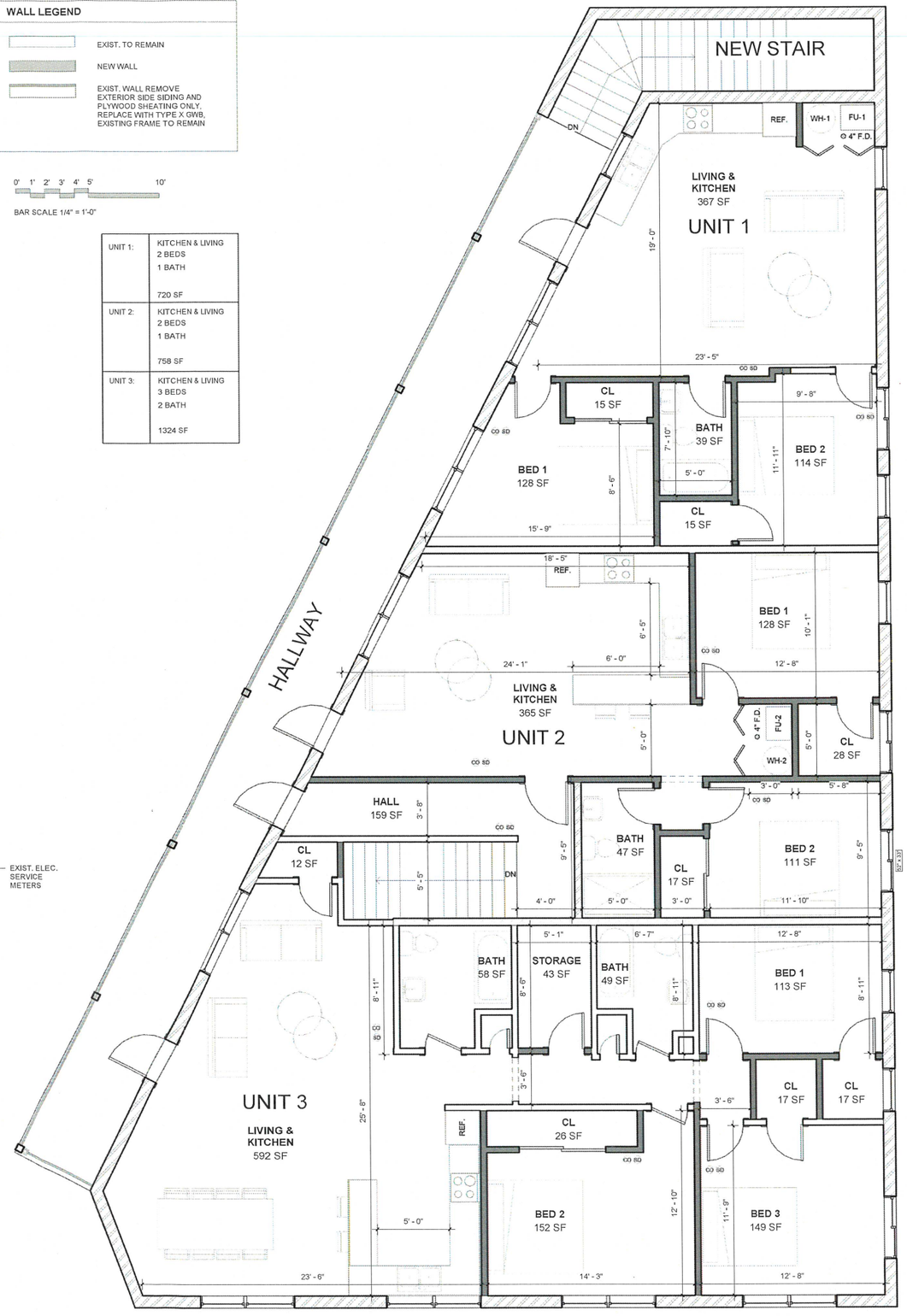
WALL LEGEND

- EXIST. TO REMAIN
- NEW WALL
- EXIST. WALL REMOVE EXTERIOR SIDE SIDING AND PLYWOOD SHEATING ONLY. REPLACE WITH TYPE X GWB. EXISTING FRAME TO REMAIN

0' 1' 2' 3' 4' 5' 10'

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

UNIT 1:	KITCHEN & LIVING 2 BEDS 1 BATH 720 SF
UNIT 2:	KITCHEN & LIVING 2 BEDS 1 BATH 758 SF
UNIT 3:	KITCHEN & LIVING 3 BEDS 2 BATH 1324 SF



2 NEW 2ND FLOOR
1/4" = 1'-0"

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DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION

PROPOSED PLAN/ DETAILS

MACIEJ BOJARSKI
ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP.NOVEMBER 2024
TEL:312-498-8307
bojarski@comcast.net

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

434 E Northwest Hwy,
Palatine, IL 60074

DATE	REMARKS

PROGESS

SHEET No. A103

Attachment: Architectural Plans - ground floor commercial and 2nd floor apartments (3) (430 - 436 E. Northwest Highway - SU VAR Mixed Use &

ELEVATION GENERAL NOTES:

PELLA DESIGNER SERIES, OR EQUAL, UNIT NUMBERS (NOT GLASS SIZES) SHOWN ON ELEVATIONS

TEMPERED GLAZING SHALL BE PROVIDED IN WINDOWS THAT MEET BOTH:
A. GLASS GREATER THAN 9 S.F. IN AREA.
B. BOTTOM OF GLASS WITHIN 18" OF THE FLOOR.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".

ALL ROOF VENTS AND THROUGH ROOF MECHANICAL TO BE LOCATED @ REAR OF HOME AND PAINTED TO MATCH ROOF.

ALL D.S. LOCATIONS TO BE FILED VERIFIED WITH OWNER PRIOR TO INSTALLATION

PROVIDE COUNTER FLASHING, WHERE REQUIRED, INCLUDING ROOF TO WALL INTERSECTIONS, CHIMNEYS AND SADDLES 20 G.A. (MIN.)

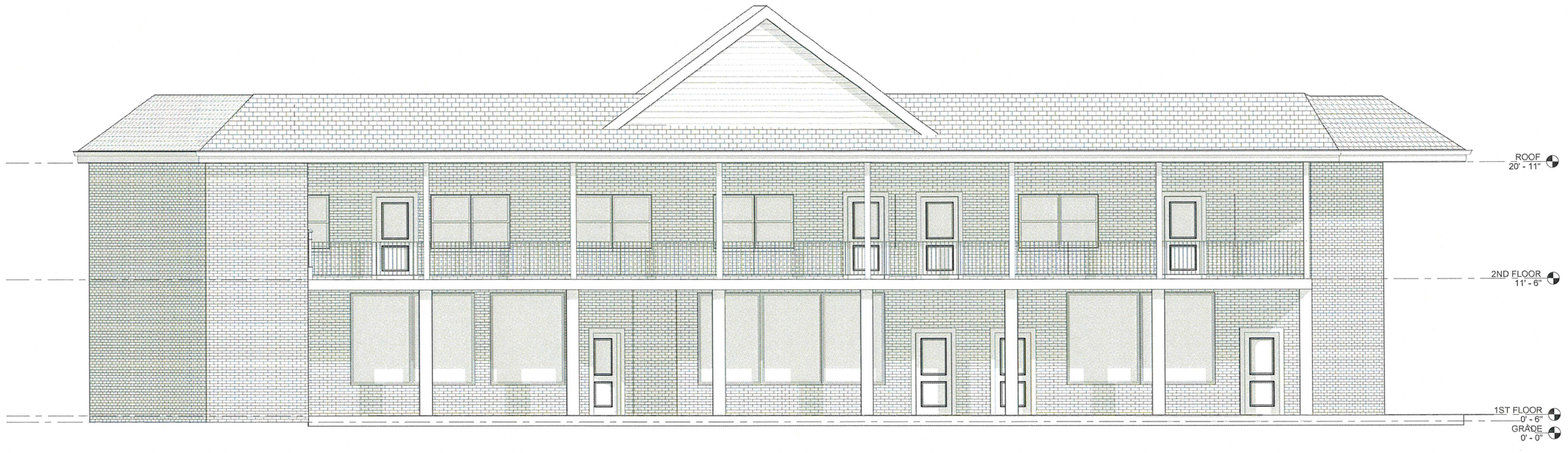
PROVIDE 26 G.A. (MIN.) GALV. W-VALLEYS UNDERLAID WITH NO. 15 MIN. ROOFING FELT

PROVIDE COUNTER FLASHING DIAGONALLY ACROSS MASONRY, STEP AND REGGLED INTO THE MORTAR

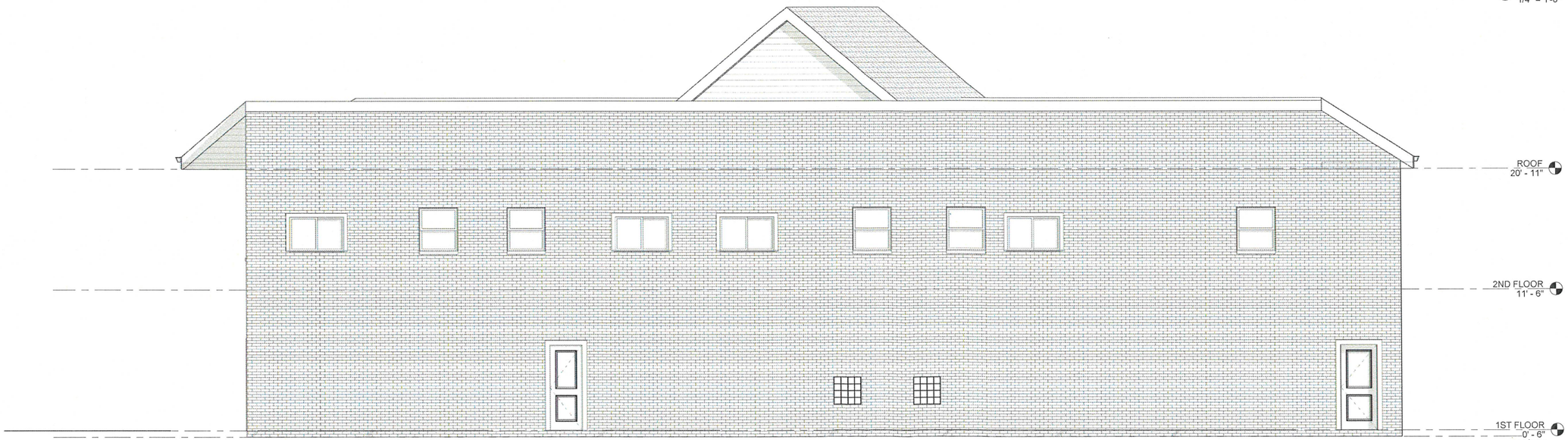
PROVIDE, FLASHING ,COUNTER FLASHING, AND CAULK AT ALL SKY LIGHTS AS PER MANUFACTURERS SPECIFICATIONS

ROOF VENTS TO BE LOCATED ON BACK SLOPE OF THE ROOF. NUMBER AND LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/300th OF ROOF AREA.

NOTES:
SITE AND DOWNSPOUT DRAINAGE SHALL NOT DRAIN IN THE DIRECTION OF NEIGHBORING PROPERTIES



② SOUTH ELEVATION
1/4" = 1'-0"



④ NORTH ELEVATION
1/4" = 1'-0"

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DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION ELEVATIONS

MACIEJ BOJARSKI
ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP.NOVEMBER 2024
TEL:312-498-8307
bojarski@comcast.net

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

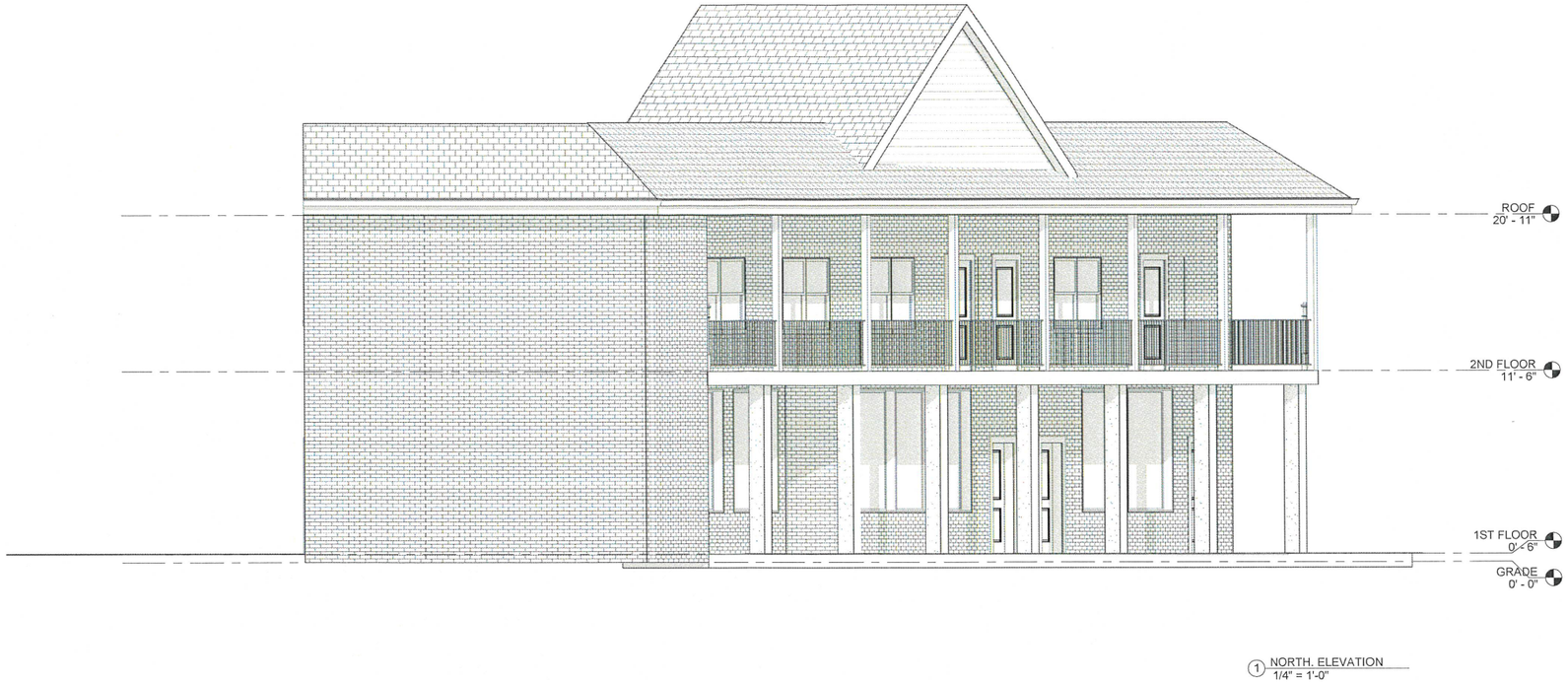
434 E Northwest Hwy,
Palatine, IL 60074

DATE	REMARKS

PROGESS

SHEET No. A201

Attachment: Architectural Plans - ground floor commercial and 2nd floor apartments (3) (430 - 436 E. Northwest Highway - SU VAR Mixed Use &



1 NORTH. ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

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MACIEJ BOJARSKI
ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP.NOVEMBER 2024
TEL:312-498-8307
bojarski@comcast.net

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

434 E Northwest Hwy,
Palatine, IL 60074

DATE	REMARKS

PROGESS

SHEET No. A202

Attachment: Architectural Plans - ground floor commercial and 2nd floor apartments (3) (430 - 436 E. Northwest Highway - SU VAR Mixed Use &

PLAT WITH THIS DOCUMENT

88595651

-88-595651

ORDINANCE NO. O-164-88

AN ORDINANCE
VACATING
A PORTION OF LINDEN AVENUE

WHEREAS, the President and Board of Trustees of the Village of Palatine have determined that the public interest will be subserved by vacating a portion of Linden Avenue subject to the terms and conditions contained herein;

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule authority, that:

SECTION 1: A portion of a public street, legally described as follows:

> That part of Linden Avenue lying south of the south line of Kenilworth Road and northerly of the northerly line of Northwest Highway in Merrill's Home Addition to Palatine in the East Half of Section 23, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

be and the same is hereby vacated in accordance with the Plat of Vacation, attached hereto as Exhibit "A" and made a part hereof; reserving, however, a public utility easement over all of the vacated Linden Avenue and a 25.5' ingress and egress easement in favor of the adjacent properties as shown on the Plat of Vacation.

-88-595651

SECTION 2: That upon passage of this ordinance, a copy hereof be filed with the Recorder of Deeds of Cook County, Illinois, in accordance with the statutes in such case made and provided.

SECTION 3: That all ordinances or parts of ordinances in conflict with this ordinance be and the same are hereby repealed.

88595651

DEPT-01 $1.60
T#1111 TRAN 8252 12/28/88 10:44:00
#4016 # A *-88-595651
COOK COUNTY RECORDER

Attachment: Linden Avenue Vacation - 1988 (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

88595651

SECTION 4: This ordinance shall be in full force and effect upon its passage and approval as provided by law.

PASSED: This 28 day of November, 1988

AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

APPROVED by me this 28 day of November, 1988

Frank R. Mueth
Village President

ATTESTED and FILED in the office of the Village Clerk this 28 day of November, 1988

Rita L. Mullins
Village Clerk

88-595651

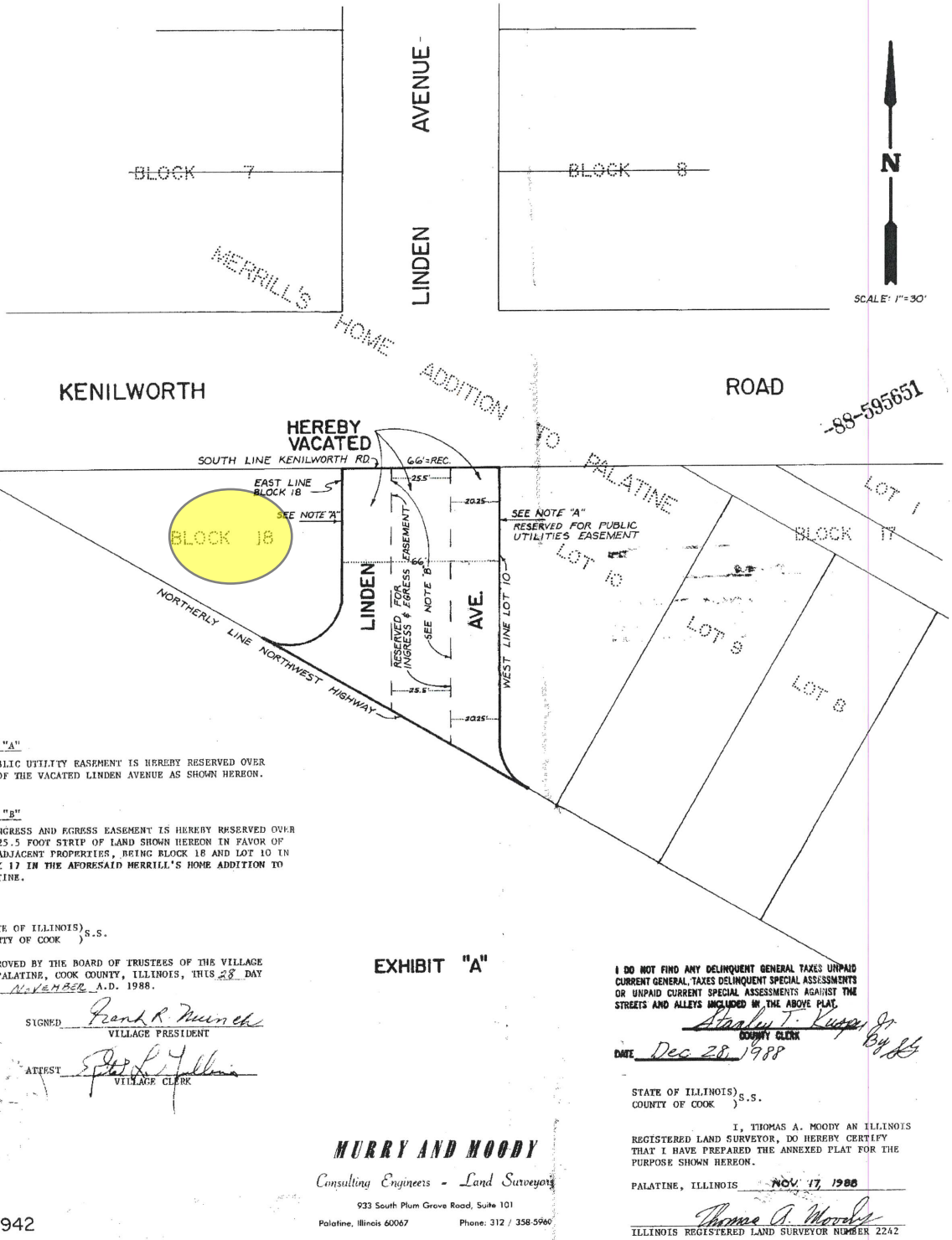
Attachment: Linden Avenue Vacation - 1988 (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

PLAT OF VACATION

#0-164-88

OF -88-595651

THAT PART OF LINDEN AVENUE LYING SOUTH OF THE SOUTH LINE OF KENILWORTH ROAD AND NORTHERLY OF THE NORTHERLY LINE OF NORTHWEST HIGHWAY IN MERRILL'S HOME ADDITION TO PALATINE IN THE EAST HALF OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTE "A"

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER ALL OF THE VACATED LINDEN AVENUE AS SHOWN HEREON.

NOTE "B"

AN INGRESS AND EGRESS EASEMENT IS HEREBY RESERVED OVER THE 25.5 FOOT STRIP OF LAND SHOWN HEREON IN FAVOR OF THE ADJACENT PROPERTIES, BEING BLOCK 18 AND LOT 10 IN BLOCK 17 IN THE AFORESAID MERRILL'S HOME ADDITION TO PALATINE.

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

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS 28 DAY OF NOVEMBER A.D. 1988.

SIGNED Frank R. Mueneh
VILLAGE PRESIDENT

ATTEST Sylvia K. Gallinis
VILLAGE CLERK

EXHIBIT "A"

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE STREETS AND ALLEYS INCLUDED IN THE ABOVE PLAT.

Stanley T. Kusper, Jr.
COUNTY CLERK

DATE Dec 28 1988 By SS

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

I, THOMAS A. MOODY AN ILLINOIS REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ANNEXED PLAT FOR THE PURPOSE SHOWN HEREON.

PALATINE, ILLINOIS NOV. 17, 1988

Thomas A. Moody
ILLINOIS REGISTERED LAND SURVEYOR NUMBER 2242

HURRY AND MOODY
Consulting Engineers - Land Surveyors
933 South Plum Grove Road, Suite 101
Palatine, Illinois 60067 Phone: 312 / 358-5960

88-942

Approved by Ordinance O-164-8

Attachment: Linden Avenue Vacation - 1988 (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

88595651

EXH A

COUNTY OF COOK
DEPARTMENT OF HIGHWAYS

GEORGE W. DUNNE, President
Board of County Commissioners

COUNTY BUILDING
118 NORTH CLARK STREET
CHICAGO, ILLINOIS 60602

MARCO DOMICO, Chairman
Committee on Roads and Bridges

OFFICE of the SUPERINTENDENT

December 6, 1988

Ms. Diane B. Greenlees
Deputy Village Clerk
Village of Palatine
200 East Wood Street
Palatine, Illinois 60067

Re: Plat of Vacation - Right-of-Way General No. 731
That part of Linden Avenue in Section 23-42-10
as shown on the plat of vacation signed by
Thomas A. Moody, a Registered Illinois Land Surveyor,
on November 17, 1988.

Dear Sir:

The subject plat was received by this office on December 5, 1988. It has been reviewed and found not in conflict with the County Highway System.

Therefore, this Department has no objections to the vacation of said property.

Very truly yours,

Theodore P. Georgas

Theodore P. Georgas, P.E., S.E., Acting Chief Engineer
Technical Services Bureau

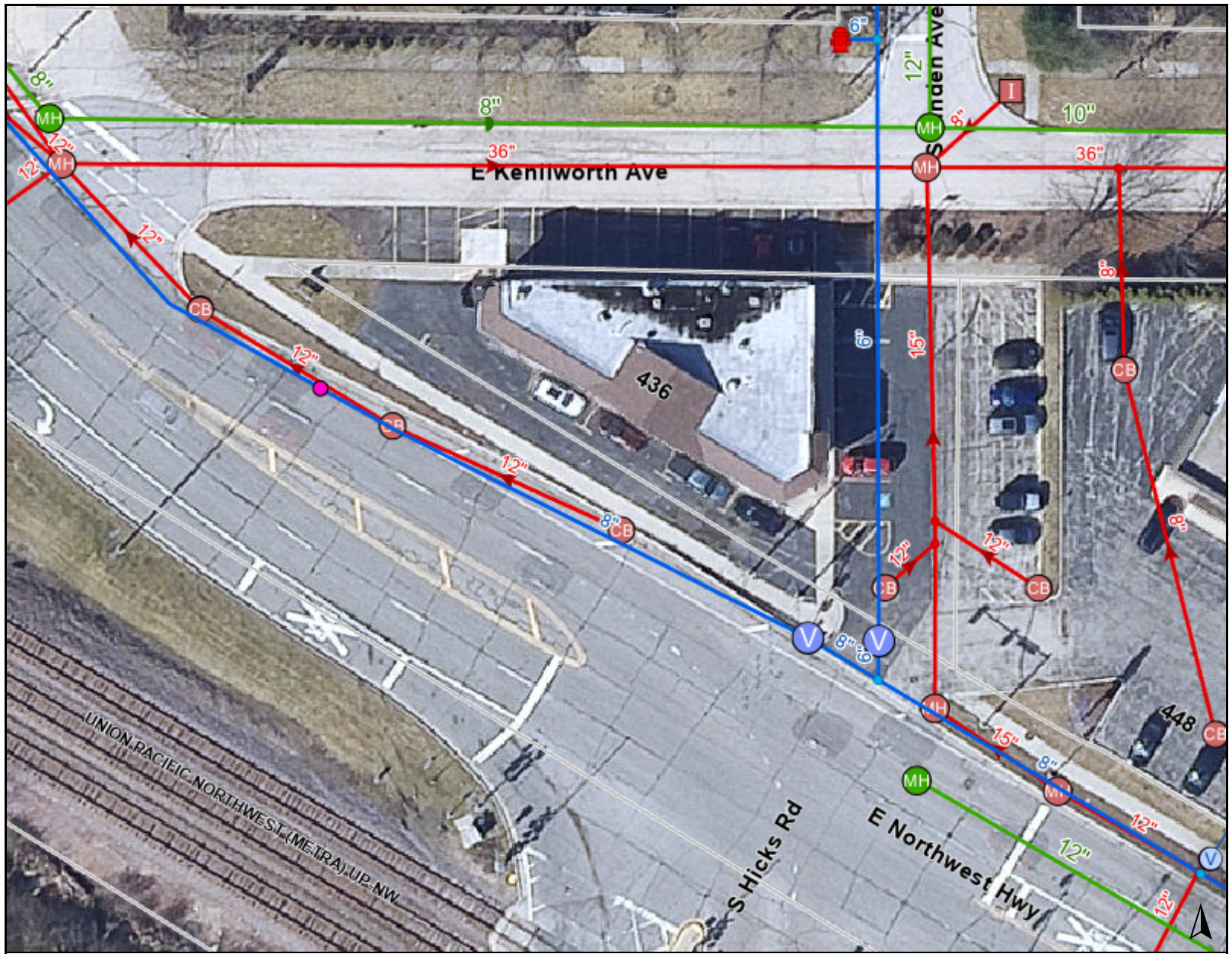
For: Glenn W. Frederichs
Acting Superintendent of Highways
Cook County, Illinois

88-595651

56 00
6 Copies

Attachment: Linden Avenue Vacation - 1988 (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

GISConsortium | Northwest Highway/Kenilworth Avenue



Legend

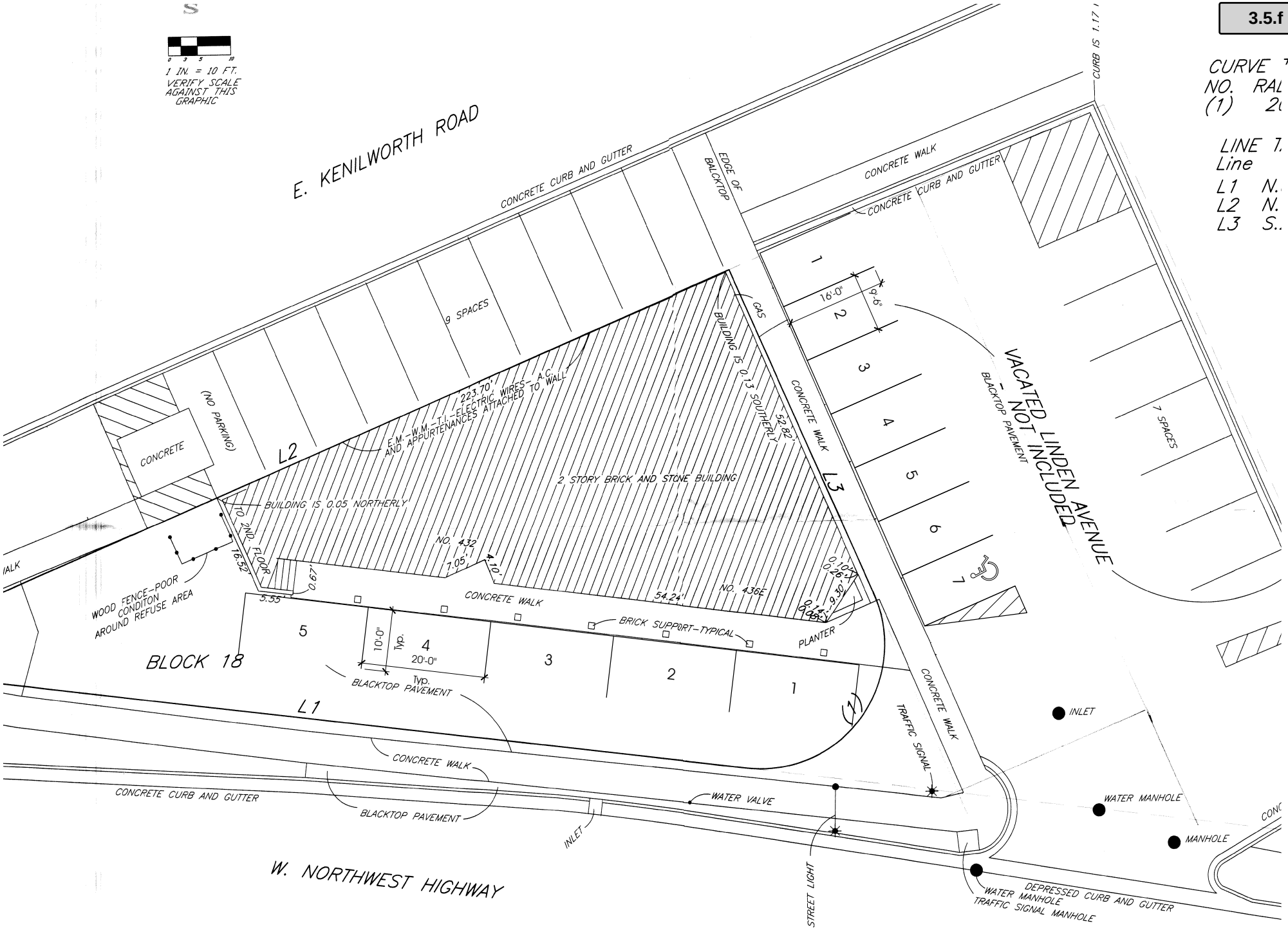
- Water Utilities
  - Hydrant
  - Water Fitting
  - Water Valve
    - Open
  - Water Service Valve
    - Open
  - Water Main Break
  - Water Lateral
    - Active
  - Water Main
    - Active
- Sanitary Utilities
  - Sanitary Manhole
  - Sanitary Main
    - Active
- Storm Utilities
  - Storm Catch Basin
  - Storm Inlet
  - Storm Manhole
  - Storm Fitting
  - Storm Main
    - Active

0 50 100 ft

Print Date: 11/4/2022

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.



Attachment: 434 E. Northwest Hwy Parking (430 - 436 E. Northwest Highway - SU VAR Mixed Use &

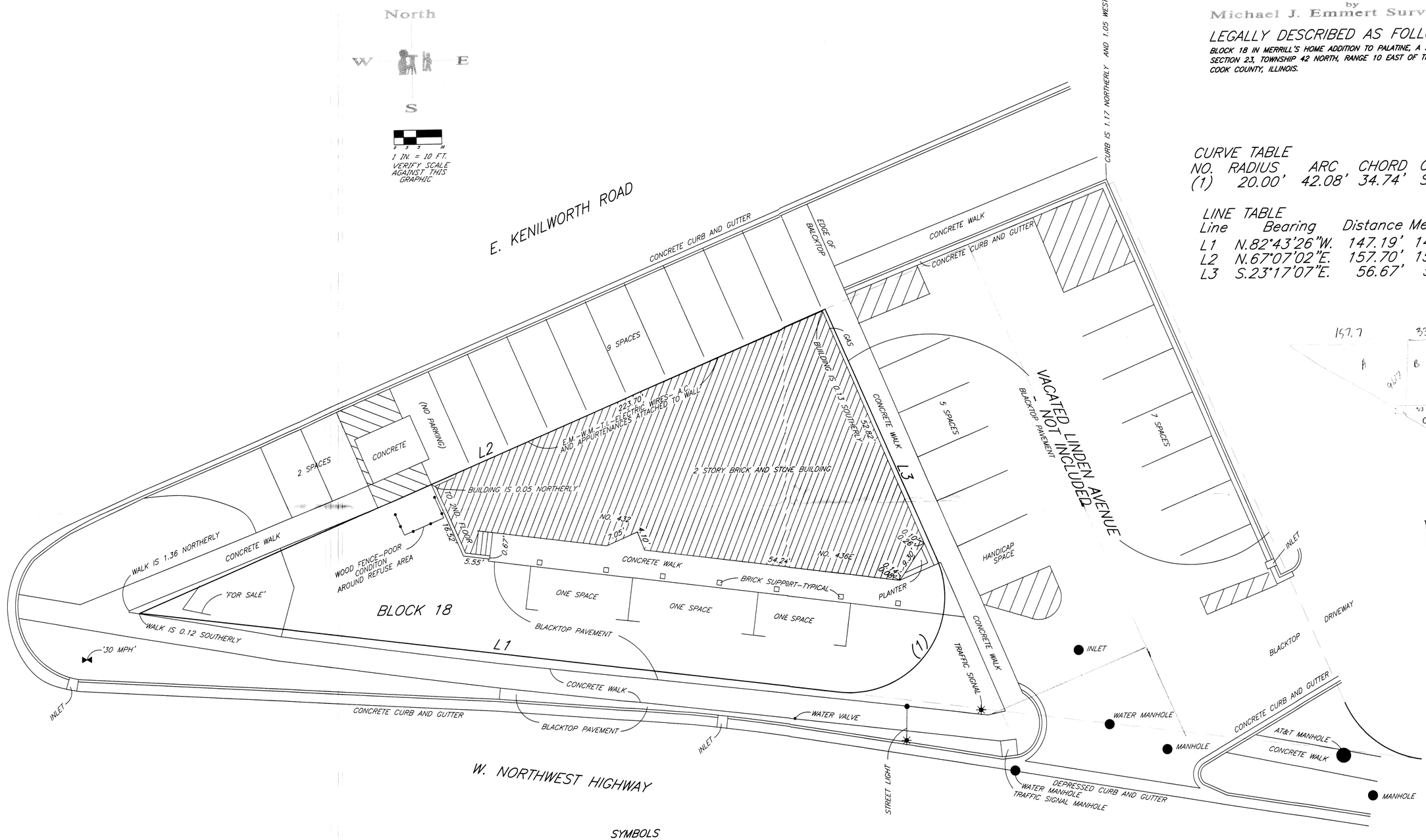
PLAT OF SURVEY

by

Michael J. Emmert Surveys, Inc.

LEGALLY DESCRIBED AS FOLLOWS:

BLOCK 18 IN MERRILL'S HOME ADDITION TO PALATINE, A SUBDIVISION IN THE EAST HALF OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



CURVE TABLE

NO.	RADIUS	ARC	CHORD	CHORD BEARING
(1)	20.00'	42.08'	34.74'	S.36°59'44"W.

LINE TABLE

Line	Bearing	Distance	Measure
L1	N.82°43'26"W.	147.19'	148.10'
L2	N.67°07'02"E.	157.70'	157.70'
L3	S.23°17'07"E.	56.67'	56.97'

157.7 + 33 = ~~190.7~~ 190.7

54.87434.2 91.17

A 7189 ± ~~Back Highway~~

B = 3009 ± - VACATION

C = 326 ± - VACATION

Lot Size 10524 ±

SYMBOLS

- CONCRETE FILLED POST
- HYDRANT
- TEST WELL
- MONITORING WELL
- METAL COVER - SIZE VARIES
- MANHOLE
- SIGN
- LIGHT
- UTILITY POLE
- CONCRETE CURB
- CONCRETE CURB AND GUTTER
- CONCRETE

A.C. - AIR CONDITIONER
W.M.-WATER METER
G.M.-GAS METER
T.I.-TELEPHONE INTERFACE
C.S.-CABLE SERVICE
E.M.-ELECTRIC METER

Survey ordered by:

State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements and other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Date of field survey: October 1, 2020

Dated this 1st day of October, 2020

By: _____ President

Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2022
Professional Design Firm Land Surveyor Corporation No. 184.004811

STATE OF ILLINOIS
MICHAEL J. EMMERT
No. 2499
PROFESSIONAL LAND SURVEYOR

mike@mjesurveys.com
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387

430 - 434 W. NORTHWEST HIGHWAY
PALATINE, ILLINOIS

SCALE: 1" = 10'	CHKD. / AP'V'D:
DATE: OCTOBER 1, 2020	APPROVED:
DWN. BY: MJE	
CHKD. BY: ADE	

Attachment: Plat of Survey (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 02/13/24 07:00 PM

STAFF REPORT (ID # 8841)

58 W. Illinois Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Oleksandr Dmytruv, Dmytruv Team LLC

PLAN NUMBER: SU-000087-2023

BACKGROUND:

The Subject Property is zoned B-2 General Business District. The shopping center is located at the northwest corner of Plum Grove Rd and Illinois Ave. The subject tenant space was previously occupied by K Cleaners. Other businesses within the shopping center include Armanetti's Beer-Wine-Spirits, Billy's Hot Dogs, Tre Amici Pizza, Hair Salon, and Elite Health and Wellness.

The Petitioner is proposing to open a new martial arts & fitness school within the subject tenant space. With the proposed use, the total required parking exceeds the parking spaces currently provided on-site. Therefore, the Petitioner is requesting:

1. **Special use to permit a Martial Arts School; and**

2. **Variation to permit 40 parking spaces, instead of the minimum required 44 parking spaces.**

Surrounding Zoning/Uses:

North:	P - Planned Development (Summerset Court - 6-lot residential subdivision)
South:	R-2 Single-Family Residential & B-2 General Business (Mobil Gas Station)
East:	P - Planned Development (Aspen Grove Condominiums)
West:	R-2 Single-Family Residential

KEY ISSUES:

- The Petitioner is proposing to lease an approximately 2,250 square foot vacant tenant space to open a martial arts & fitness school. Classes would include taekwondo and kickboxing for both kids and adults.

- The submitted business plan indicates that individual training will be offered by appointment only. The regular hours of operation, for scheduled classes up to 12 people per class, are as follows:
    - Monday - Friday: 5 PM - 9 PM
    - Saturday: 10 AM - 3 PM
- Staff notes that the other businesses in the shopping center have varying hours of operation. For example; Billy's Hot Dogs typically operates from 10:30 AM to approximately 6 PM during the week, Elite Health and Wellness has office hours during the week from approximately 8 AM to 1 PM (Tuesday's until 7 PM), and the Hair Salon operates during the day 9 AM to 5 PM.
- When calculated at 1 space per 300 square feet the total required parking for the proposed use would be 8 parking spaces. There are 40 total existing parking spaces that are provided for the shopping center. 44 parking spaces would be required with the inclusion of the proposed martial arts business. Therefore, a Variation of 4 parking spaces would be required.

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 Petitioner is proposing to take over a vacant tenant space to open a new martial arts and fitness school. The proposed use requires a Variation for required parking, falling 4 parking spaces short of what is required by Code. Staff notes that, as a whole, the businesses within the shopping center have staggered hours of operation. Additionally, limiting the martial arts and fitness classes sizes to a maximum of 12 persons and scheduling the classes in the evenings should allow for the parking lot to adequately service all tenants. Also, the special use review is contingent upon the proposed hours, class sizes, and operations. Any change therein would require a

special use amendment. Therefore, Staff recommends approval of the proposed Special Use and Variation, subject to the following condition:

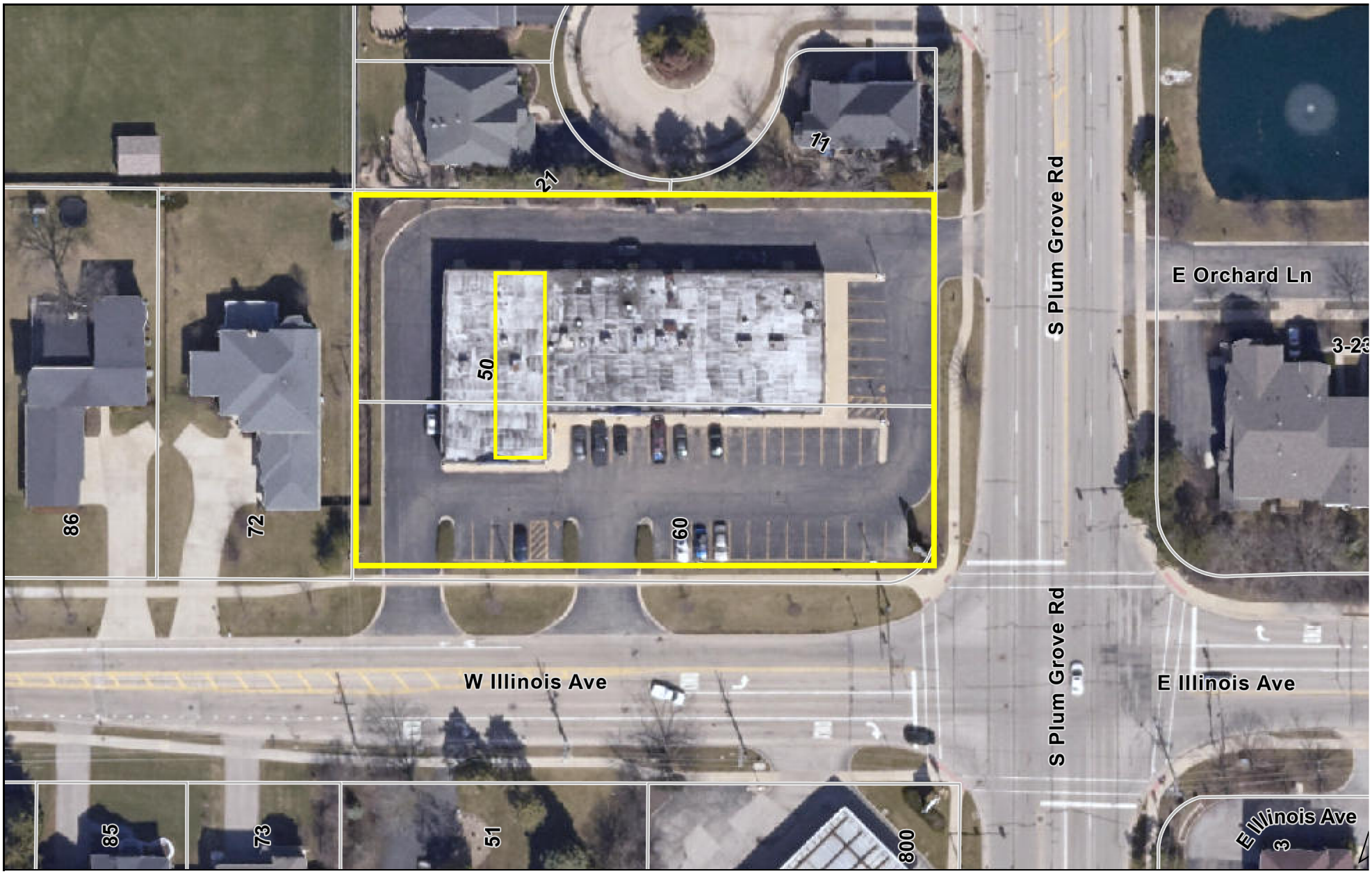
1. The Special Use and Variation shall substantially conform to the Floor Plan, Business Plan, and Hours of Operation submitted by the Petitioner, Oleksandr Dmytruv, Dmytruv Team LLC, except as such plans may be changed to conform to the Village Codes and Ordinances.

ATTACHMENTS:

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

GISConsortium

58 W. Illinois Avenue



0 100 200 ft

Print Date: 1/4/2024

Notes

Cook County Aerial 2022

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.

Attachment: Aerial Map (58 W. Illinois Avenue - SU Martial Arts School)

VILLAGE OF PALATINE

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

Oleksandr Dmytruv

Business Name (if applicable)

Dmytruv Team, LLC

Subject Property Address

58 W. Illinois Avenue

Please provide a description of your proposed request:

Special Use for Martials Arts school and Fitness

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:

A cozy place with a convenient location near schools.

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

All possible safety and health measures will be used also insurance.

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

We intend to cooperate with neighbors and our customers will use their service.

Attachment: Special Use Application (58 W. Illinois Avenue - SU Martial Arts School)

In order to supplement the above standards, the Planning and Zoning Commission 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.

After obtaining a special permit we will try to comply with requirements

Attachment: Special Use Application (58 W. Illinois Avenue - SU Martial Arts School)

IL Hve + Plum Grove

Trust Agreement, dated August 16 1990 and known as Trust Number 9761

IT IS AGREED:

PARKWAY BANK AND TRUST COMPANY, an Illinois Banking Corporation, as Trustee hereunder, is about to take legal and equitable title to the following described real estate in COOK County, Illinois:

Lot 5 In Block 6 In Arthur T. Mc Intosh and Company's Palatine Estate Unit No. 1 of the South East 1/4 of the South East 1/4 of Section 22 and the South West 1/4 of the South West 1/4 of Section 23, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois. PIN: 02-22-410-011

Lot 6 In Block 6 in McIntosh and Company's Palatine Estates, Unit No. 1, of the South East 1/4 of the South East 1/4 of Section 22, and the South West 1/4 of the South West 1/4 of Section 23, Township 42 North, Range 10, East of the Third PRincipal Meridian, in Cook County, Illinois. - PIN: 02-22-410-012

44-60 Illinois Avenue, Palatine, Ill.

otherwise known as

and that when it has taken the title thereto or to any other real estate deeded to it as Trustee hereunder which it has accepted in writing, it will hold it for the uses and purposes and upon the terms and trusts herein set forth. Any other real estate deeded to the Trustee without written acceptance by the Trustee shall not be subject to this agreement. The undersigned persons shall be entitled to the earnings, avails and proceeds of said real estate according to the respective interests herein set forth, to-wit:

LEGAL DESCRIPTION

LOTS 5 AND 6 IN BLOCK 6 IN ARTHUR T. MC INTOSH AND COMPANY'S PALATINE ESTATE UNIT NO. 1, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, LAWRENCE T. LARSEN, AN ILLINOIS REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES DESCRIBED ABOVE AND THAT THE PLAT THEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECT AT A TEMPERATURE OF 68° FAHRENHEIT.

DATED AT CHICAGO, September 25, 1990

ILLINOIS REGISTERED LAND SURVEYOR NO. 2772

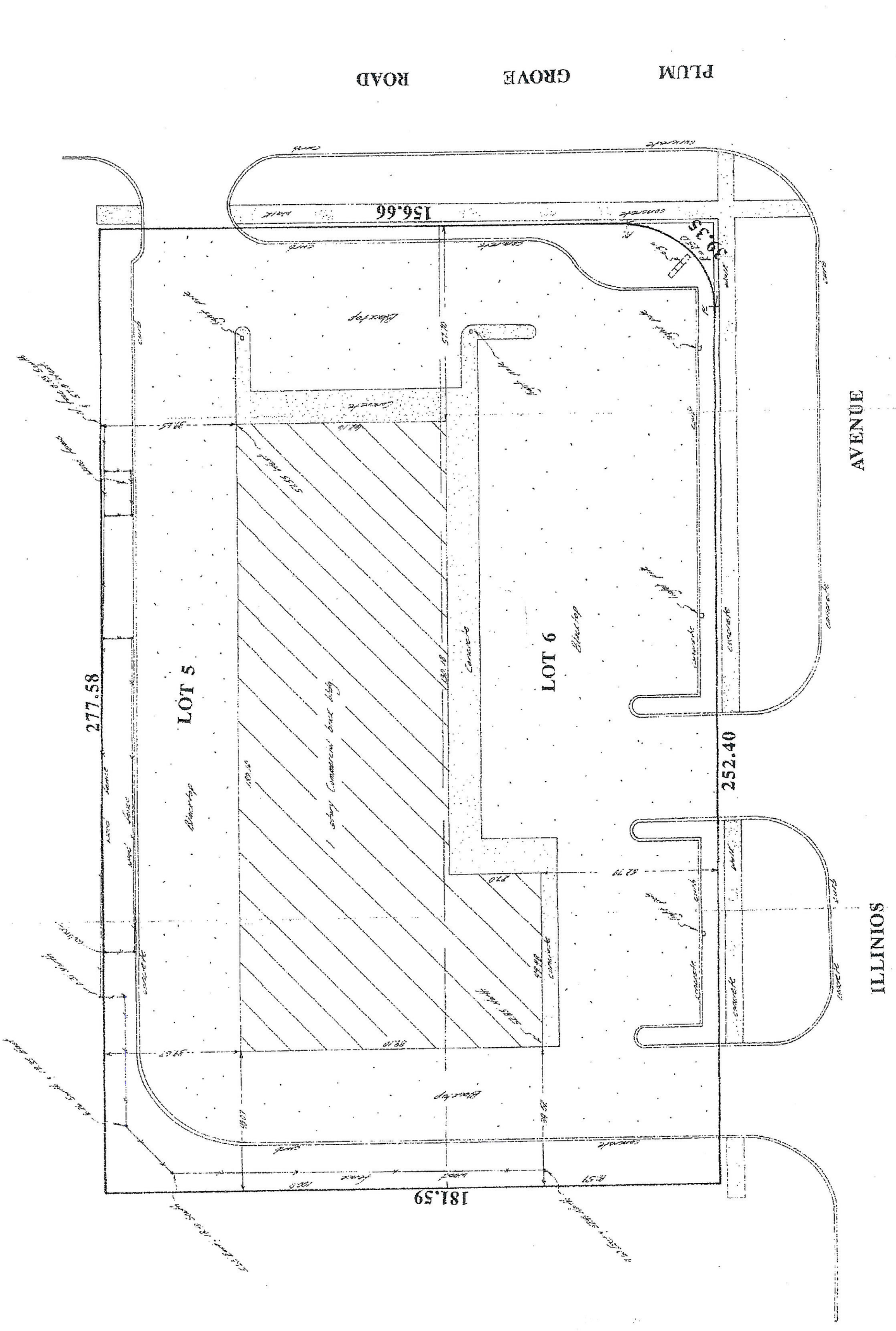
REFER TO DEED, ABSTRACT OR TITLE POLICY FOR EASEMENTS AND BUILDING LINES. DIMENSIONS NOT TO BE ASSUMED BY SCALING.

Scale: 0' 40' feet

ORDERED BY Robert Weaver

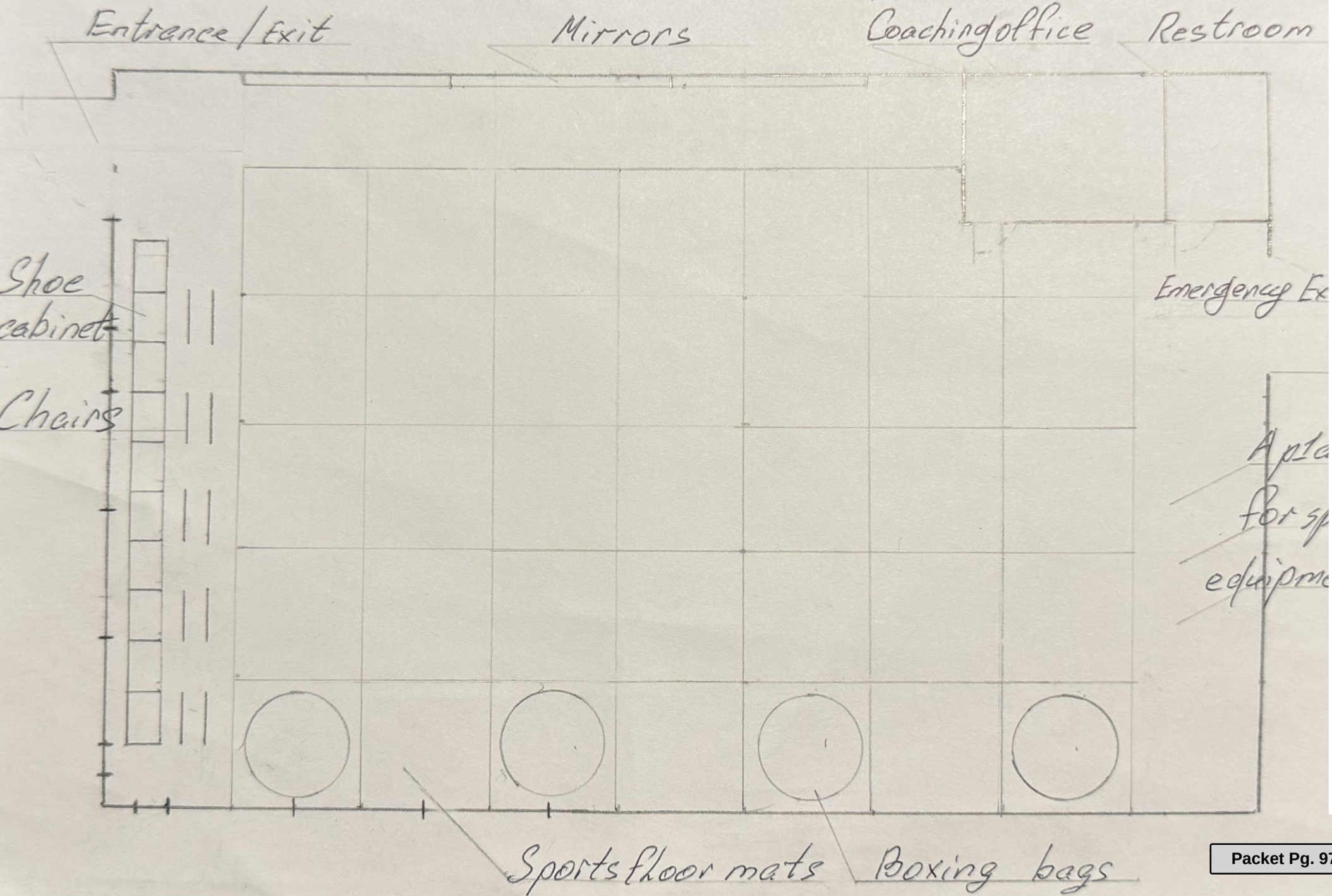
ORDER NO 22-410-00

STATE OF ILLINOIS
LAWRENCE T. LARSEN
2772
OPTIONAL SEAL
REGISTERED LAND SURVEYOR

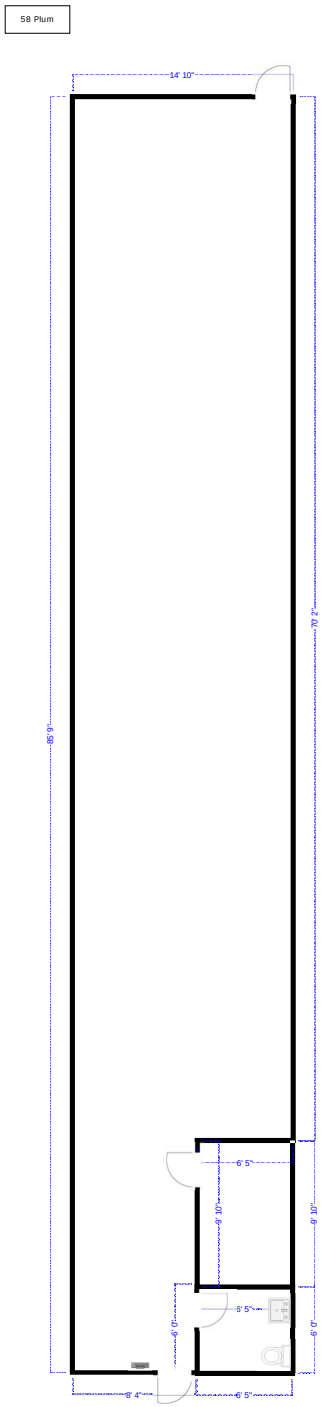


Attachment: Plat of Survey (58 W. Illinois Avenue - SU Martial Arts School)

Floor Plan (Martial Arts and Fitness) 58 W. Illinois Avenue, Palatine, Illinois 60067



Attachment: Floor Plan (58 W. Illinois Avenue - SU Martial Arts School)



Attachment: Floor Plan (58 W. Illinois Avenue - SU Martial Arts School)

BUSINESS PLAN

SCHEDULE OF CLASSES & GROUPS

MONDAY:

5.00 - 6.00 pm - **"TKD KIDS"** - **TAEKWON-DO ITF** CHILDREN **5 - 7 years old** (Coach Lesia Dmytruv, assistant Yeva Dmytruv)

6.00 - 7.00 pm - "CHILDREN TKD" - **TAEKWON-DO ITF** CHILDREN **8 - 10 years old** (Coach Oleksandr Dmytruv, assistant Adrian Dmytruv)

7.00 - 8.00 pm - **"TEENS TKD"** - **TAEKWON-DO ITF 11 - 15 years old** (Coach Oleksandr Dmytruv)

8.00 - 9.00 pm - **"TKD ADULTS "** - **TAEKWON-DO ITF 16 +** (Coach Oleksandr Dmytryv)

TUESDAY:

5.00 - 6.00 pm - "POINT FIGHT KICKBOXING" CHILDREN **7 - 10 years old (**Coach Oleksandr Dmytruv, assistant Yeva Dmytruv)

6.00 - 7.00 pm - "LADY FITNESS" Fitness/Pilates for WOMEN (Coach Lesia Dmytruv)

7.00 - 8.00 pm - **"LIGHT CONTACT KICKBOXING" 11 - 15 years old** (Coach Oleksandr Dmytruv, assistant Adrian Dmytruv)

8.00 - 9.00 pm - **"ADULTS KICKBOXING" 16+ years old** (Coach Oleksandr Dmytryv)

WEDNESDAY:

5.00 - 6.00 pm - **"TKD KIDS"** - **TAEKWON-DO ITF** CHILDREN **5 - 7 years old** (Coach Lesia Dmytruv, assistant Yeva Dmytruv)

6.00 - 7.00 pm - **"CHILDREN TKD"** - **TAEKWON-DO ITF** CHILDREN **8 - 10 years old** (Coach Oleksandr Dmytruv, assistant Adrian Dmytruv)

7.00 - 8.00 pm - **"TEENS TKD"** - **TAEKWON-DO ITF 11 - 15 years old** (Coach Oleksandr Dmytruv)

8.00 - 9.00 pm - "TKD ADULTS " - **TAEKWON-DO ITF 16 + years old** (Coach Oleksandr Dmytruv)

THURSDAY:

5.00 - 6.00 pm - **"POINT FIGHT KIKBOXING"** CHILDREN **7 - 10 years old** (Coach Oleksandr Dmytruv, assistant Yeva Dmytruv)

6.00 - 7.00 pm - **"LADY FITNESS"** - **Fitness/Pilates** for WOMEN (Coach Lesia Dmytruv)

7.00 - 8.00 pm - **"LIGHT CONTACT KIKBOXING" 11 - 15 years old** (Coach Oleksandr Dmytruv, assistant Adrian Dmytruv)

8.00 - 9.00 pm - "ADULTS KIKBOXING" 16+ years old (Coach Oleksandr Dmytryv)

FRIDAY:

Attachment: Business Plan (58 W. Illinois Avenue - SU Martial Arts School)

5.00 - 6.00 pm - "TKD KIDS" - **TAEKWON-DO ITF** CHILDREN **5 - 7 years old** (Coach Lesia Dmytruv, assistant Yeva Dmytruv)

6.00 - 7.00 pm - **"CHILDREN TKD"** - **TAEKWON-DO ITF** CHILDREN **8 - 10 years old** (Coach Oleksandr Dmytruv, assistant Adrian Dmytruv)

7.00 - 8.00 pm - "TEENS TKD" - **TAEKWON-DO ITF 11 - 15 years old** (Coach Oleksandr Dmytruv)

8.00 - 9.00 pm - **"TKD ADULTS "** - **TAEKWON-DO ITF 16 + years old**

SATURDAY:

10.00 - 11.00 am - **"POINT FIGHT KICKBOXING"** CHILDREN **7 - 10 years old (**Coach Oleksandr Dmytruv, assistant Yeva Dmytruv)

11.00 - 12.00 am - **"LADY FITNESS"** - **STRETCHING** for WOMEN (Coach Lesia Dmytruv)

12.00 - 1.00 pm - "LIGHT CONTACT KICKBOXING" 11 - 15 years old (Coach Oleksandr Dmytruv, assistant Adrian Dmytruv)

1.00 - 2.00 pm - **"ADULTS KICKBOXING"** - **16+ years old** (Coach Oleksandr Dmytryv)

2.00 - 3.00 pm - **"SELF-DEFENSE FOR WOMEN"** (Coach Oleksandr Dmytruv)

INDIVIDUAL TRAINING BY EMPOYTMENT ONLY !!!

TAEKWON-DO ITF & KICKBOXING (224)-830-2457 **(OLEKSANDR)**

FITNESS/PILATES/STRETCHING (224)830-2516 **(LESIA)**

EMPLOYEES: OLEKSANDR DMYTRUV, LESIA DMYTRUV, ADRIAN DMYTRUV, YEVA DMYTRUV

EXPECTED TOTAL NUMBER OF INDIVIDUALS PER CLASSES - **96** (**8** CLASSES AND **12** STUDENTS IN EACH CLASS)

Attachment: Business Plan (58 W. Illinois Avenue - SU Martial Arts School)

Attachment: Business Plan (58 W. Illinois Avenue - SU Martial Arts School)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 58 W. ILLINOIS AVE.

(●) ( ) ( ) ( )

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of JANUARY, A.D. 20 24., and the last publication thereof was made on the 25TH day of JANUARY, A.D. 20 24.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of JANUARY A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of JANUARY A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (58 W. Illinois Avenue - SU Martial Arts School)