



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS

AGENDA • FEBRUARY 9, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jan 26, 2021 7:00 PM

III. PUBLIC HEARING

1. 1248 N. Sherwood Lane

Special Use to permit a side yard setback of 6 feet, instead of the minimum required 10 feet and a rear yard setback of 18 feet, instead of the minimum required 40 feet, pursuant to Section 10.06 (c) (12) of the Village of Palatine Zoning Ordinance

2. 1024 S Plum Grove Road

Special Use to permit a fence in the front yard pursuant to Section 6.03 (b) (6) (a) of the Palatine Zoning Ordinance.

3. Special Use Amendment to allow an existing Chiropractic office (Evolve - 17 W. Wilson Street) to expand their medical office into an adjacent tenant space at 19 W. Wilson Street

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
 PALATINE, IL 60067-5339 – (847) 359-9050
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ZONING BOARD OF APPEALS

MINUTES • JANUARY 26, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Dec 22, 2020 7:00 PM - **Accepted**

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: James Dittrich, Commissioner
SECONDER: Kevin Cavanaugh, Commissioner
AYES: Larson, Roth-Wurster, Wood, McGinn, Cavanaugh, Dittrich
ABSENT: Luszcak, Pirog

Minutes Acceptance: Minutes of Jan 26, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 1248 N. Sherwood Lane -

2. 423 E. Dundee Road - Recommended to Approve

Notice was published in the Daily Herald on January 11, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in Staff: Ms. Lyn Bremanis

Sworn in petitioner: Ms. Wendy Sparta Patient services manager 640 S Washington Naperville, IL

Ms. Wood read into record Objector #1 letter from Karen on Waterbury Circle and petitioner's exhibit #7 email from Mark from Quest Diagnostics

Ms. Sparta explained they are requesting a special use for Jewel Osco's space to be used as a clinic as used in the past. She spoke to the protocols to ensure it is a safe environment. She stated the lab is regulated by CLEO, CAP and OSH with annual audits to ensure no hazardous material access to patients. Ms. Sparta spoke to the store in store model that has been used since 2016 and has a proven track record of safe environment in those environments. She stated the space will be contained and restricted to ensure there is no access to the public.

Ms. Wood asked about the business operations.

Ms. Sparta explained it will be the same as their Northwest Hwy location. She stated they will have blood and urine collection with no testing on site. She explained samples will be prepared for shipment to Wooddale.

Ms. Wood asked if their space is connected to the pharmacy.

Ms. Sparta explained they have 3 other locations within 40 miles with the same setup. She stated they are next to the pharmacy but are separate.

Ms. Wood asked about the floor plan.

Ms. Sparta explained the lab is where specimens are prepared for shipments. She stated the couriers pick up and place specimens in specially marked containers.

Ms. Wood asked if there is a reason to be in a grocery store.

Ms. Sparta explained it is for convenience being close to home and ability to shop after. She stated they may bring in extra traffic to grocery store.

Ms. Wood asked for comparable locations.

Ms. Bremanis stated there aren't any in Palatine but there are some in Barrington, Rolling Meadows and Arlington heights

Discussion other clinics including this location.

Ms. Roth-Wurster asked about hours of seeing patients and pickup

Ms. Sparta spoke to the hours being Monday-Friday 8-4 and Saturday 8-12.

Ms. Roth-Wurster asked if pickups are after hours

Ms. Sparta explained they are usually close to close around 6pm. She further explained the courier would have keyed access to space.

Ms. Roth-Wurster asked if it will be similar to Quest on Northwest Hwy

Ms. Sparta answered yes.

Ms. Wood asked where the other locations are.

Ms. Sparta stated they have location in Walmart in Round Lake Beach, Bloomingdale, and Plainfield. She stated it is a footprint that they have seen success in due to the convenience.

Ms. Wood asked if this location will be the same business plan

Ms. Sparta answered yes

Discussion on other similar locations

Ms. Wood asked if any other locations have any problems

Ms. Sparta answered no not to her knowledge. She stated her Walmart locations have been very successful

Ms. Wood asked how many square feet.

Ms. Sparta answered approx. 514

Ms. Bremanis gave a brief overview stating it is a planned development that follows the B2 standards so are required to get a special use. She referred to the slides to show the floor plan showing the location of the lab and the entrance on the existing conditions slides.

Mr. Cavanaugh referred to the floorplan and asked if there is access from pharmacy to space

Ms. Sparta answered no explaining the floorplan on slide is existing and they will modify to make the space exclusive,

STAFF RECOMMENDATION:

The Subject Property contains a Jewel Osco with an existing pharmacy and health care clinic area within the store. Quest Diagnostics is requesting to occupy the vacant clinic area to continue the operation of an existing clinical laboratory testing and collection center located 337 W. Northwest Highway. As the

Petitioner is filling a vacant clinic area previously used for similar purposes, Staff does not have any concerns with the business operations, and the proposed use would not have an impact on parking. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

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

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

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

DELIBERATIONS:

Mr. Larson stated it meets the standards and will be operated in a manner consistent with the public health safety and welfare and will have no negative impact on the area. He stated the area is hidden in the corner right by door in the nonfood area of store. Mr. Larson stated there used to be a clinic in this location where sick people would go

Mr. McGinn stated Quest has extensive experience. She stated clinics are more often seen in grocery stores and Walmart. He stated this is common and meets the standards.

Ms. Wood stated after looking at the operations it makes sense. She stated they will operate in a manner consistent to the public health safety and welfare. She stated Quest has a great track record at other locations and are commonly popping up in other stores. Ms. Wood pointed out it is located on the Osco side so makes sense and will not have a negative impact on properties.

Ms. Roth-Wurster agreed. She state Quest is organized and has had no problems with their other locations.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on February 1, 2021.

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

3. 309 E. Northwest Highway - **Recommended to Approve**

Notice was published in the Daily Herald on January 11, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

**Sworn in petitioner: Ms. Munkh-Orgol Shijirbaatar Owner of Modun Inc
2135 S Tonne Dr Arlington Heights, IL**

Ms. Shijirbaatar explained she is requesting a special use in the Palatine Plaza. She stated the space was a bakery shop and she wants to open a Japanese restaurant.

Ms. Wood asked Ms. Shijirbaatar if she had ever opened a restaurant. Ms. Shijirbaatar explained she has experience from working in a Japanese restaurant and living in Japan. She stated this will be her first restaurant but has experience.

Ms. Wood asked if there will be dine in and carryout.
Ms. Shijirbaatar answered yes.

Ms. Wood asked if they will apply for a liquor license.
Ms. Shijirbaatar answered yes.

Ms. Wood asked about business hours.
Ms. Shijirbaatar spoke to the hours being from 9am-10pm

Ms. Bremanis gave a brief overview stating the shopping center is zoned B2 and being a restaurant it requires a special use. She explained the variation requested is mainly based on Planet Fitness which used up the excess parking when they opened based on maximum occupancy. Ms. Bremanis stated due to location staff is comfortable with the petitioner's request referring to an existing conditions slide to show location in plaza. She stated Community Services, Environmental Health and Fire Prevention have all reviewed and have no issues. She spoke to business plan including 13 employees and 30 seats.

STAFF RECOMMENDATION:

The proposed use of the property as a restaurant would occupy a vacant tenant

space and continue the mixture of retail, office and service uses within the shopping center. While a parking variation is required based upon the assembly use parking for Planet Fitness, the proposed restaurant will have 30 seats and the location should not conflict the parking demands elsewhere in the center. Finally, the parking variation associated with Planet Fitness was based upon the maximum occupancy of their tenant space and not necessarily the parking needs for the use. Therefore, Staff recommends approval of the Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the business plan and the floor plan submitted by the Petitioner on 12/29/20 except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Mr. Cavanaugh stated the standards have been met in terms of the parking variation. He stated the center has parking readily available with the busier area being by the fitness center and hardware store. Mr. Cavanaugh stated it was formally a food place so good space for food preparation. He stated he is in favor of more restaurants and thinks it is a good use of the space.

Ms. Roth-Wurster agreed with Mr. Cavanaugh. She stated it will be a nice addition. She spoke to another Asian restaurant in location and agreed the area needs more good restaurants.

Ms. Wood stated it is a large plaza and currently has only one food restaurant so can support another. She stated she has been there for 20 years and can attest to having plenty of parking. Ms. Wood stated it meets the standards and should not be a problem for variation.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on February 1, 2021.

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

IV. COMMUNICATIONS**V. ADJOURNMENT**

Minutes Acceptance: Minutes of Jan 26, 2021 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 02/09/21 07:00 PM

CASE STAFF STATEMENT (ID # 6553)

1248 N. Sherwood Lane

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: John Schmudde

CASE NUMBER: 20-73

ADDRESS: 1248 N. Sherwood Lane

PROPOSAL:

Special Use to permit a side yard setback of 6 feet, instead of the minimum required 10 feet and a rear yard setback of 18 feet, instead of the minimum required 40 feet, pursuant to Section 10.06 (c) (12) of the Village of Palatine Zoning Ordinance

<u>LOCATION:</u> 1248 N. Sherwood Lane District 1 (Millar)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
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SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single Family Residential
<u>South</u>	R-2 Single Family Residential
<u>East:</u>	R-2 Single Family Residential
<u>West:</u>	R-2 Single Family Residential

BACKGROUND:

The Petitioner is proposing to build a sunroom, which will encroach into the minimum required side yard and rear yard setbacks. Therefore, the Petitioner is requesting:

Special Use to permit a side yard setback of 6 feet, instead of the minimum required 10 feet and a rear yard setback of 18 feet, instead of the minimum required 40 feet.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family Residential and is part of the Morgan's Gate Subdivision. The Subject Lot is a pie shaped lot, with angled side and rear lot lines.

Case Staff Statement (ID # 6553)
Meeting of February 9, 2021

- The proposed sunroom is 16 feet X 14 feet, which would result in setbacks at approximately 6 feet from the side lot line and 18 feet from the rear lot line. Due to the orientation of the home and the angle of the property lines, the 18-foot setback is the closest proximity to the angled western property line. On the eastern side of the property, the rear yard setback grows to 31 feet.
- The home is existing non-conforming with a rear setback at approximately 34 feet, at its closest point.
- The addition is a one-story structure and meets Code for height.
- Both building and lot coverage meet Code (approximately 25% and 31%, respectively).

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	No Issues Identified
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

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

STAFF RECOMMENDATION:

The Petitioner is requesting to construct a new addition off the rear of the home. The addition encroaches into the minimum required rear yard and side yard setbacks. Due to the shape of the lot and existing conditions, any addition would require zoning relief. Notwithstanding the requested setback reduction, the lot and building coverages are well below the maximum allowed in the R-2 zoning district. Setback reductions are not uncommon in area and the proposed addition should not have a negative impact on the surrounding properties. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. Special Use shall substantially conform to the site plan submitted by the Petitioner and floor and elevation plans prepared by JB Architecture dated

9/30/20, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial map
- Application
- Plat of Survey/Site Plan
- Floor and Elevation Plans
- Public Notice

3.1.a





SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S) John Schmudde		Business Name (if applicable)		
	Subject Property Address 1248 N Sherwood Lane				
	AUTHORIZED AGENT (if applicable) Jenna Hesseln		Business Name (if applicable) Archadeck of Chicagoland		
	Address 395 W Northwest Highway Ste A Palatine, IL 60067		City/State/Zip Code		
	Telephone 847-496-4333	Fax 847-907-4267	Email jhesseln@archadeck.net		
	Relationship to Petitioner (contractor, architect, etc.) Contractor				
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation				
	Existing Zoning District		Existing Land Use		Proposed Land Use
	Generally describe your request: Homeowner request to build a screened porch that encroaches on the side and rear setback 				

Attachment: Application (1248 N. Sherwood Lane - SU Seback)



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

For the homeowners to enjoy their backyard with protection from the sun, precipitation, and mosquitoes.

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

The Screen porch will be built in homeowners backyard under the village building codes. There will be no danger to public health, welfare and safety.

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

The construction of a screen porch should not cause property values to decrease.

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

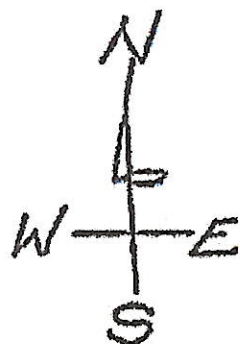
Not used for live entertainment

7641 W. MONTROSE SUITE 1-W
NORRIDGE, ILLINOIS 60054
PHONE: 433 0201

Dean R. Crouse & Associates, Inc.
Illinois Registered Land Surveyors

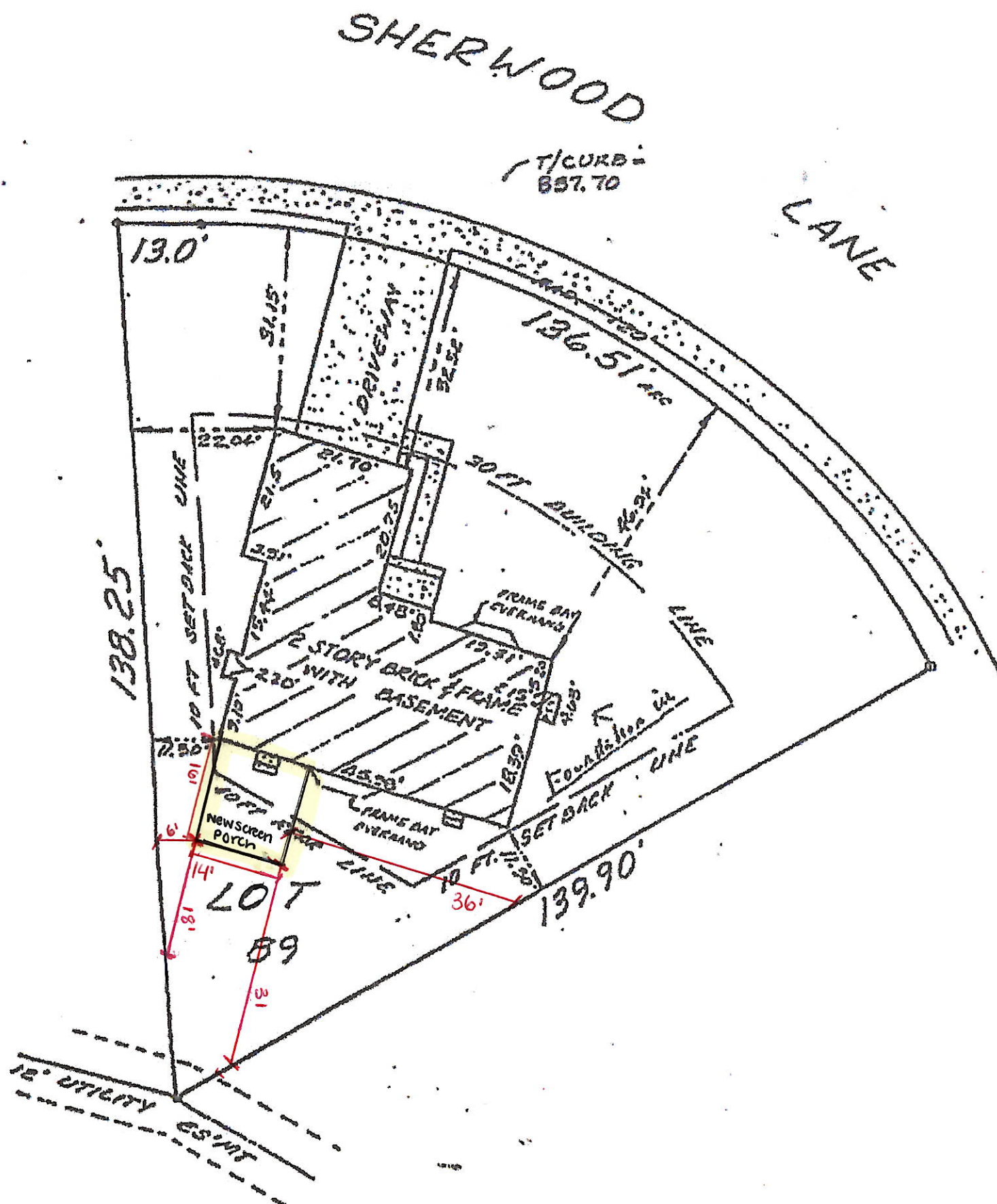
SCALE: 1"=20'
DATE: MAY 11, 1988
ORDER NO. 881560

PLAT OF SURVEY



LOT 89 IN MORGAN'S GATE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 8, AND THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1987 AS DOCUMENT 187425912, IN COOK COUNTY, ILLINOIS

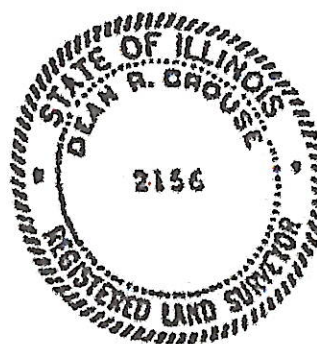
(MORE COMMONLY KNOWN AS: 1248 N. SHERWOOD LANE, PALATINE, ILLINOIS)



STATE OF ILLINOIS
COUNTY OF COOK

I, DEAN R. CROUSE, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON SHOWN IS A CORRECT REPRESENTATION THEREOF.

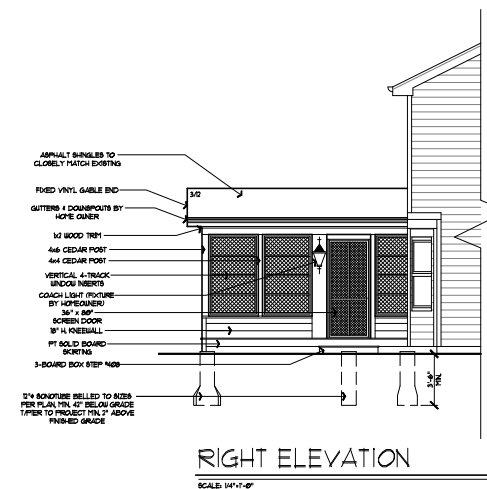
Dean R. Crouse
ILLINOIS REGISTERED LAND SURVEYOR 11156



NOTES:
-TO BE USED FOR REAL ESTATE TRANSACTION ONLY
-REFER TO TITLE POLICY FOR BUILDING LINE AND EASE RESTRICTIONS
-DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF
-THE LEGAL DESCRIPTION ABOVE IS A COPY OF THE DEED AND FOR ACCURACY MUST BE COMPARED WITH DEED
-COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY AT ONCE TO THIS OFFICE.

Attachment: Plat of Survey/Site Plan (1248 N. Sherwood Lane - SU Seback)

[illegible]



PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 9, 2021 at 7:00 P.M. in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 Special Use to permit a side yard setback of 6 feet, instead of the minimum required 10 feet and a rear yard setback of 18 feet, instead of the minimum required 40 feet, pursuant to Section 10.06 (c) (12) of the Village of Palatine Zoning Ordinance.
 The property is commonly known as 1248 N. Sherwood Lane (02-08-207-010).
 The Petitioner is proposing to build a single story, 224 square foot addition (sunroom) on the rear of the existing home.
 The above petition has been filed by John Schmudde and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 20-73
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 25th day of January, 2021
 Published in Daily Herald
 January 25, 2021 (4557568)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 01/25/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4557568

Attachment: Public Notice (1248 N. Sherwood Lane - SU Seback)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 02/09/21 07:00 PM

CASE STAFF STATEMENT (ID # 6537)

1024 S Plum Grove Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Pooja Verma

CASE NUMBER: 20-80

ADDRESS: 1024 S. Plum Grove Rd

PROPOSAL:

Special Use to permit a fence in the front yard pursuant to Section 6.03 (b) (6) (a) of the Palatine Zoning Ordinance.

<u>LOCATION:</u>	1024 S. Plum Grove Rd District 2 (Lamerand)	<u>CURRENT ZONING:</u>	R-1, Single Family Residential
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SURROUNDING CONDITIONS:

<u>North:</u>	R-2, Single Family Residential
<u>South</u>	Out of Village Boundaries (Single Family Residential)
<u>East:</u>	Out of Village Boundaries (Single Family Residential)
<u>West:</u>	P - Planned Development (Single Family Residential)

BACKGROUND:

The Petitioner is requesting to install a six-foot tall open style wrought iron fence in the front yard. Therefore, the Petitioner is requesting:

Special Use to permit a fence in the front yard

SITE ANALYSIS:

- The Subject Property is zoned R-1, Single Family Residential and the lot is .64-acres (28,000 square feet). The required R-1 minimum front yard setback is 40 feet. The Petitioner is proposing to install a 6-foot-tall open style iron fence in the required front yard setback approximately 13 feet from the lot line requiring a Special Use.
- The property is unique as the house is set back over 140 feet.

- There is existing landscaping that will remain between the proposed fence and front lot line.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	No Issues Identified
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

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

- (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 requesting to construct a 6-foot open style wrought iron fence set back approximately 13 feet off the front lot line along Plum Grove Road. There is significant, and dense, landscaping that presently exists in the front yard, and the proposed fence would be located behind the landscaping. In addition, the house is set back 140 feet from the front lot line along a highly trafficked roadway. The Petitioner has indicated the need for the fence is for the safety of her children as well as to discourage motorists from using the driveway to turn around. Given the existing setback, landscaping and location along a busy roadway, the fence should not have a negative impact on surrounding properties. Nevertheless, Staff recommends action at the discretion of the

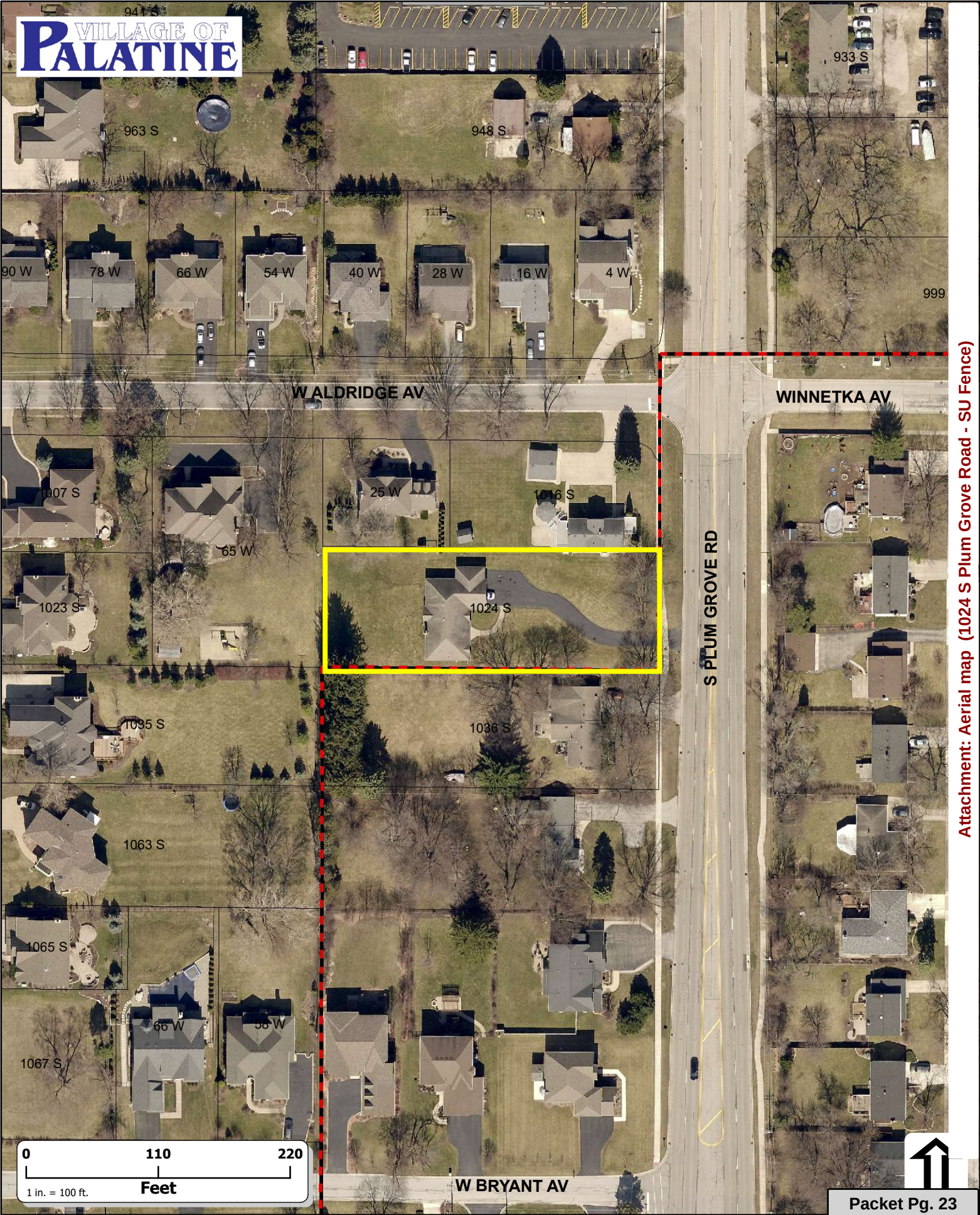
Zoning Board of Appeals. If the Zoning Board recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the site plan and elevation submitted by the Petitioner, Pooja Verma submitted 01/20/2021, except as said plans may be changed to conform to the Village Code of Ordinances.
2. The final gate and its operations' plan shall be submitted in a manner acceptable to the Fire Marshall.
3. The existing landscaping on the east side of the fence shall be maintained, in conjunction with the fence.

ATTACHMENTS:

- Aerial map
- Application
- Plat of Survey/Site Plan
- Elevations
- Photos submitted by Petitioner
- Public Notice

1024 S Plum Grove Road



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)	
	Pooja and Sachin Verma			
	Subject Property Address			
	1024 S. Plum Grove rd., Palatine, IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	1024 S. Plum Grove rd., Palatine, IL 60067			
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	myself			
TYPE OF APPLICATION (check one)				
☒ Special Use ☐ Special Use Amendment ☐ Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
Generally describe your request:				
We are proposing to erect a front yard fence approximately 13.5' (North side) and 13.5' (south side) from the lot line with a gate across the driveway. The fence will be metal construction with narrow pickets allow full sight lines through the fence.				

Attachment: Application (1024 S Plum Grove Road - SU Fence)



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

N/A

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

Please see attached sheet

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

Please see attached sheet

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

Please see attached sheet

Attachment: Application (1024 S Plum Grove Road - SU Fence)

2. Our property borders Plum Grove Road which is a main thoroughfare with significant traffic. As our driveway is rather long, it is an attractive and frequent place for motorists to turn around. As our children often play in the front yard and driveway area, our proposed installation of a front yard fence would prevent an unfortunate accident involving an unwary motorist and my children. This will also prevent unnecessary and premature damage of our driveway which is expensive to maintain. Further, the fence would discourage motorists from attempting a 3 point turn using my driveway and involving them backing up onto Plum Grove Road which would be a hazard to themselves and other motorists.

As our lot is an interior lot, there is no issue of the fence blocking the view of motorists traveling on Plum Grove Road of any intersecting street. Further, the proposed fence is of metal construction with very narrow pickets and horizontal members which provide clear sight lines directly through the fence.

3. The fence will not cause any injury to nearby property values and may in fact serve to enhance such values. As mentioned, the proposed fence is to be of metal construction, neatly and handsomely constructed and should lend some architectural interest to our lot. Further, the fence will only be five feet tall and therefore sit below the crown of the trees that line the front of our lot. Also, as mentioned, the fence has narrow members allowing maximum sight lines directly through the fence.

5.a.(i) The lot is an interior lot so the only vista is looking directly at the house. As the fence is not a privacy fence and provides unobstructed views directly through it due to its minimalist, narrow metal pickets and horizontal members, there is no negative effect on any vistas.

(ii) As noted above, the fence is of quality, metal construction and its neat, handsome appearance should enhance the appearance of the homes and streets in the area.

(iii) As noted above, the fence is consistent with the appearance and character of the community. There are many other such fences to be found on other lots in the community.

b. As noted above the fence is necessary for the protection of my children and motorists who regularly use Plum Grove Road. As our driveway is rather long, motorists have frequently chosen our driveway to turn around. As our front yard is rather deed and driveway long, this is the preferred spot for my children to play. The purpose of the fence is to prevent the possibility that an unwary driver may accidentally hit my children while they are playing. Further, it will discourage motorists on Plum Grove Road from backing up onto the street which is a hazard to themselves and other motorists.

EXACTA

ILLINOIS SURVEYORS, INC.

Edridge Ave

W Aldridge Ave



1024 S
Plum Grove Rd



PROPERTY ADDRESS: 1024 S PLUM GROVE ROAD, PALATINE, ILLINOIS 60067

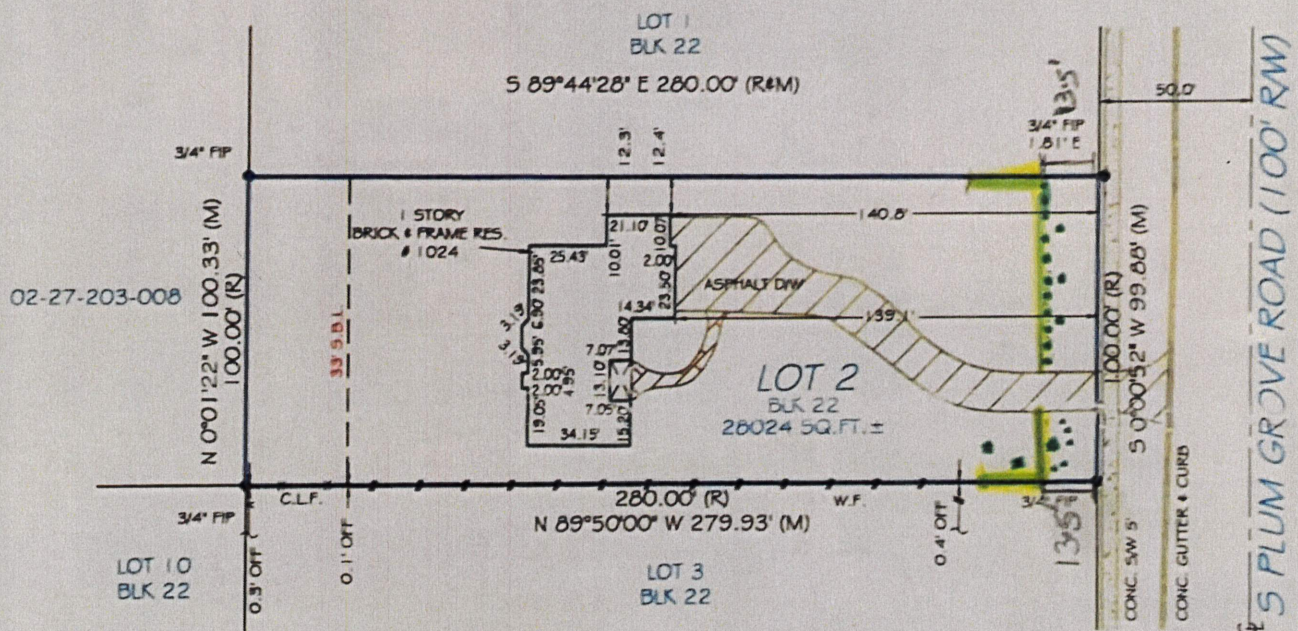
SURVEY NUMBER: 1807.1973

FIELD WORK DATE: 7/26/2018

REVISION DATE(S): (REV'D 7/26/2018)

1807.1973
BOUNDARY SURVEY
COOK COUNTY

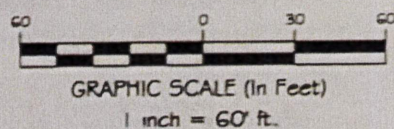
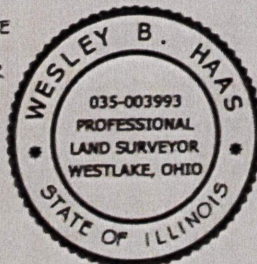
LOT 2 IN BLOCK 22 OF A. J. MCINTOSH AND COMPANY'S
PALATINE ESTATES UNIT 3 BEING A SUBDIVISION OF PARTS OF
SECTION 26 AND 27, TOWNSHIP 42 NORTH, RANGE 10, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF OHIO)
COUNTY OF CUYAHOGA)

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 28th DAY OF JULY, 2018.

Wesley B. Haas
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3993
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763



THE ABOVE 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 NUMBER IN THE
BOTTOM RIGHT CORNER.

CLIENT NUMBER: 18ST03867VH

DATE: 07/28/18

BUYER: SACHIN VERMA AND POOJA VERMA

SELLER: MICHAEL HALL

CERTIFIED TO: SACHIN VERMA AND POOJA VERMA

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST

Exacta Proudly Supports

THE **cara** PROGRAM

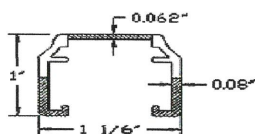
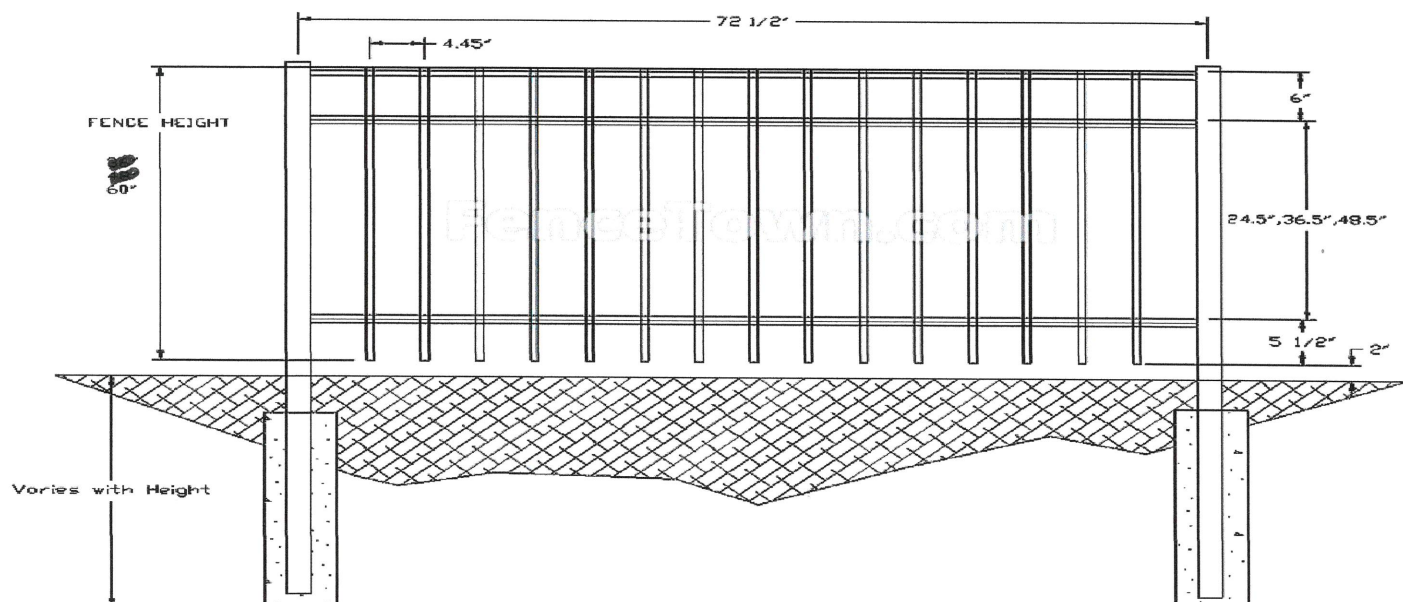
transforming lives...

www.thecaraprogram.org

EXACTA ILLINOIS SURVEYORS, INC.
316 East Jackson Street, Morris, IL 60450
LB# 184005763 IP: 773.305.4011

Please Remit Payment To: 3132 North St. Suite 110, Chicago, IL 60641

Elevation of the fence



**ONGUARD
FENCE SYSTEMS**

Standard Fence Heights: 36", 48", 60"

Pickets	5/8" sq.x.0.50" Thickness	
Rails	Topwalls	1 1/8"x0.062" Thickness
	Sidewalls	1"x0.080" Thickness
Posts	2" sq.x.0.060" Thickness	
	2" sq.x.0.080" Thickness	

Residential Starling 3 Rails Panel

Attachment: Elevations (1024 S Plum Grove Road - SU Fence)

GATE

DOME ARCH



Attachment: Elevations (1024 S Plum Grove Road - SU Fence)

Pictures submitted by Petitioner

These four pictures showing where fence will be installed.



Attachment: Photos submitted by Petitioner (1024 S Plum Grove Road - SU Fence)

Pictures submitted by Petitioner

This will be view from the road towards house



This will be view from the house towards road



Attachment: Photos submitted by Petitioner (1024 S Plum Grove Road - SU Fence)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 9, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 Special Use to permit a fence in the front yard pursuant to Section 6.03 (b) (6) (a) of the Palatine Zoning Ordinance.
 The property is commonly known as 1024 S Plum Grove Road.
 The Petitioner is proposing to install a six-foot open style wrought iron fence, approximately 13 feet from the front lot line. The proposed fence will be located behind the existing landscaping in the front yard.
 The above petition has been filed by Pooja Verma and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 20-80
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 25th day of January, 2021
 Published in Daily Herald
 January 25, 2021 (4557514)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 01/25/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4557514

Attachment: Public Notice (1024 S Plum Grove Road - SU Fence)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 02/09/21 07:00 PM

CASE STAFF STATEMENT (ID # 6536)

Special Use Amendment to allow an existing Chiropractic office (Evolve - 17 W. Wilson Street) to expand their medical office into an adjacent tenant space at 19 W. Wilson Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Ben Vyverberg - Director of Planning and Zoning

PETITIONER: Evolve Chiropractic - Dr. Ryan Felde

CASE NUMBER: 21-04

ADDRESS: 19 W. Wilson Street (Note - the existing Evolve location is 17 W. Wilson Street)

PROPOSAL: Special Use Amendment to Special Use ORD#90-16 to allow the expansion of a medical office.

<u>LOCATION:</u> 19 W. Wilson Street District 6 (Helms)	<u>CURRENT ZONING:</u> Planned Development - Providence building (first floor commercial condominiums)
---	--

SURROUNDING CONDITIONS:

<u>North:</u>	Plum Court Condominiums (Planned Development)
<u>South:</u>	Union Pacific Railroad
<u>East:</u>	R-2 single-family residential homes
<u>West:</u>	Lamplighter Inn (Planned Development)

BACKGROUND:

The Petitioner is seeking to expand the existing chiropractic office (medical office) at the Providence building. Therefore, the Petitioner is requesting:

Special Use Amendment to Special Use ORD# 90-16 to expand an existing medical office into a new tenant space.

SITE ANALYSIS:

- The Subject Property, zoned Planned Development (The Providence of Palatine), shall follow the B-2 District standards.
- The Petitioner is proposing to expand the existing Evolve Chiropractic into an adjacent tenant space at the Providence of Palatine building.
- The existing tenant space is approximately 1,400 square feet and the proposed expansion area is approximately 2,300 square feet (a total of 3,766 square feet for both tenant spaces). It was previously Snap Fitness.
- Business hours are: Monday/Wednesday 7:30 AM - 10:30 AM & 3 PM - 6 PM and 3 PM-6PM on Tuesday and Thursday Friday and 8 AM-10:30 AM on Saturday. The current services expect a maximum range of 150-300 clients per week, 3-5 patients, at any one time and the business plan indicates that the expansion will not increase the patient counts.
- The number of patients per day ranges from 30-40, with each patient being in the office for anywhere from 5-30 minutes.
- The business plan identified the following response for the use of the new space:

“The new rooms are being installed because the current exam rooms do not have ceilings. We've learned that that does not work for our office for increased privacy. We are simply turning the old room into a storage room as we've also learned we are desperately low on storage.”

- Per the proposed floorplan, there is also a proposed area for stretching activities associated with services provided by Evolve. The Petitioner indicates that this is an expansion of an existing area used for stretching and will not increase patient counts.
- 13 parking spaces would be required per the 1/300 standards. However, this is located in the Central Business District thus the parking required is subject to administrative review.
- The Providence of Palatine Planned Development Ordinance indicates that Commercial Uses shall follow B-2 Standards and limits the % of non-sales tax producing uses. In addition Evolve, Illinois Bone and Joint, and Salon MMM are also located within the commercial area of the Providence. The expansion of another non-sales tax producing use is ultimately a policy decision for the Village Council.

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:

The Subject medical office was approved in 2016. Evolve Chiropractic's business plan indicates that the expansion area will not increase the current patient counts or staffing levels, nor will it expand the current hours of operation. Additionally, the expansion area will provide additional privacy and further social distancing. The Providence Planned Development was approved with ground floor (18,600 square feet) commercial uses. Illinois Bone and Joint also operates a medical office along this section of the building. While Staff has not observed any parking issues with regard to these uses, the expansion is ultimately a policy decision for the Village Council.

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

1. The Special Use shall substantially conform to the floorplan prepared by Kivland Architects and business plan submitted by Evolve Chiropractic, except as such plans may be changed to conform to the Village Code of Ordinances.
2. All other conditions of Special Use Ordinance #O-90-16 shall remain in effect.

ATTACHMENTS:

- Aerial

Case Staff Statement (ID # 6536)
Meeting of February 9, 2021

- Special Use application - 19 W. Wilson Street
- Plat of Survey
- Evolve - Business Plan
- Supplemental Business Plan Information
- Evolve (Palatine) - Current and proposed floorplans (11-18-20)
- 17 W Willson St - 2016 Special Use
- Public Notice

25 W Wilson Street

3.3.a



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)
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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

Yes

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

Yes

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

Yes

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

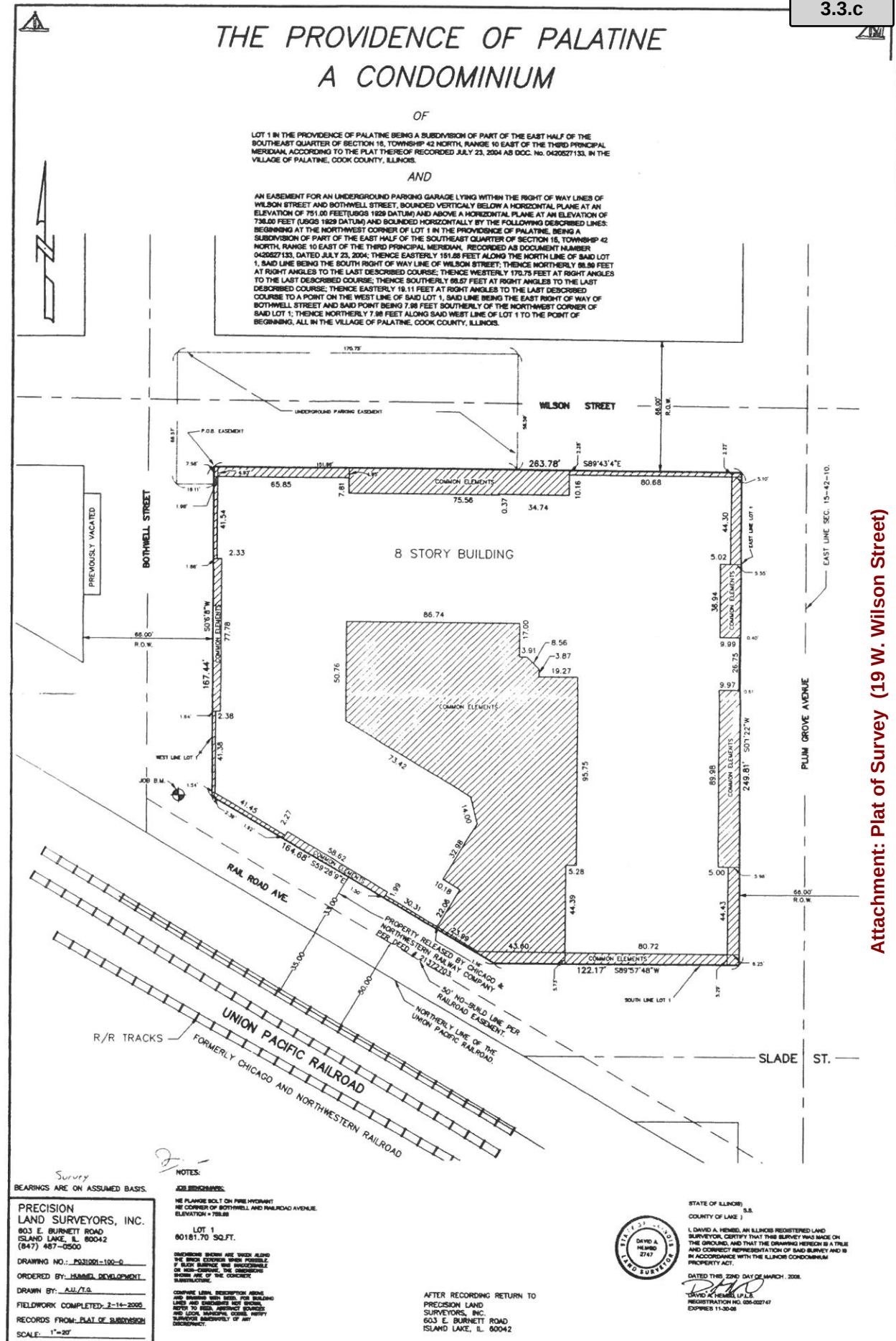
THE PROVIDENCE OF PALATINE A CONDOMINIUM

OF

LOT 1 IN THE PROVIDENCE OF PALATINE BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 2004 AS DOC. NO. 0420527133, IN THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

AND

AN EASEMENT FOR AN UNDERGROUND PARKING GARAGE LYING WITHIN THE RIGHT OF WAY LINES OF WILSON STREET AND BOTHWELL STREET, BOUNDED VERTICALLY BELOW A HORIZONTAL PLANE AT AN ELEVATION OF 751.00 FEET (USGS 1929 DATUM) AND ABOVE A HORIZONTAL PLANE AT AN ELEVATION OF 738.00 FEET (USGS 1929 DATUM) AND BOUNDED HORIZONTALLY BY THE FOLLOWING DESCRIBED LINES: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN THE PROVIDENCE OF PALATINE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 0420527133, DATED JULY 23, 2004; THENCE EASTERLY 151.88 FEET ALONG THE NORTH LINE OF SAID LOT 1, SAID LINE BEING THE SOUTH RIGHT OF WAY LINE OF WILSON STREET; THENCE NORTHERLY 88.90 FEET AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE; THENCE WESTERLY 170.78 FEET AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE; THENCE SOUTHERLY 88.97 FEET AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE; THENCE EASTERLY 19.11 FEET AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE TO A POINT ON THE WEST LINE OF SAID LOT 1, SAID LINE BEING THE EAST RIGHT OF WAY OF BOTHWELL STREET AND SAID POINT BEING 7.88 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY 7.88 FEET ALONG SAID WEST LINE OF LOT 1 TO THE POINT OF BEGINNING, ALL IN THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.



Attachment: Plat of Survey (19 W. Wilson Street)

VILLAGE OF PALATINE
Department of Planning & Zoning
200 E Wood St. Palatine, IL 60067

Re: Special Use Application Statement & Business plan
Department of Planning & Zoning
200 E Wood St. Palatine, IL 60067

Dear Village Officials,

I am submitting this form as the owner of Evolve Chiropractic Palatine LLC to serve as the business plan as requested.

I wish to lease the 19 w Wilson space to expand my current 17 w Wilson location. We will see the exact same amount of patients 150-300 patients per week. Staffing is projected to remain the same as it currently is. Our hours will stay the same 8-10:30 and 3-6 on Mondays and Wednesdays; 3-6 on Tuesday and Thursdays and 8-10:30 on Saturdays.

With regard to the initial concerns brought to my attention in regards to our layout. We do not anticipate any changes to the maximum patient counts. The second question in regard to the proposed workout area; it is going to replace the current stretching area we use for patients now. It is not a "workout area" in the traditional sense of a gym. It will be an open area where patients can stretch out. It again, will not affect patient counts.

Our need for expanding is to make patients comfortable with regards to space during covid. We have been unable to return to normal business levels due to the limited space. We will be the exact same business, just in a bigger space to make patients feel more comfortable. The reason for adding the new rooms is so that we can turn the old rooms into storage.

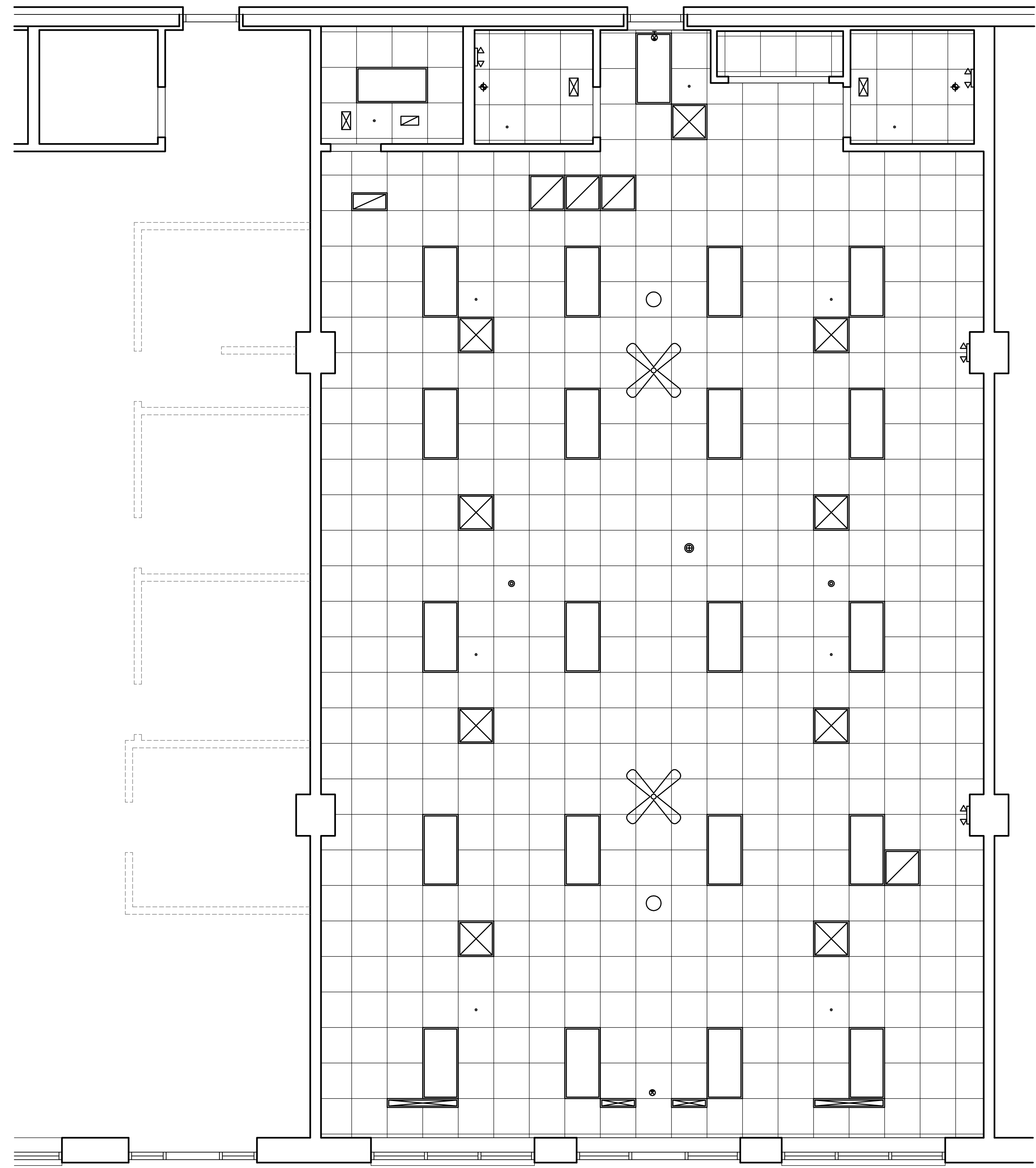
Ryan Felde

Supplemental Business Plan Information – Submitted by Dr. Ryan Felde:

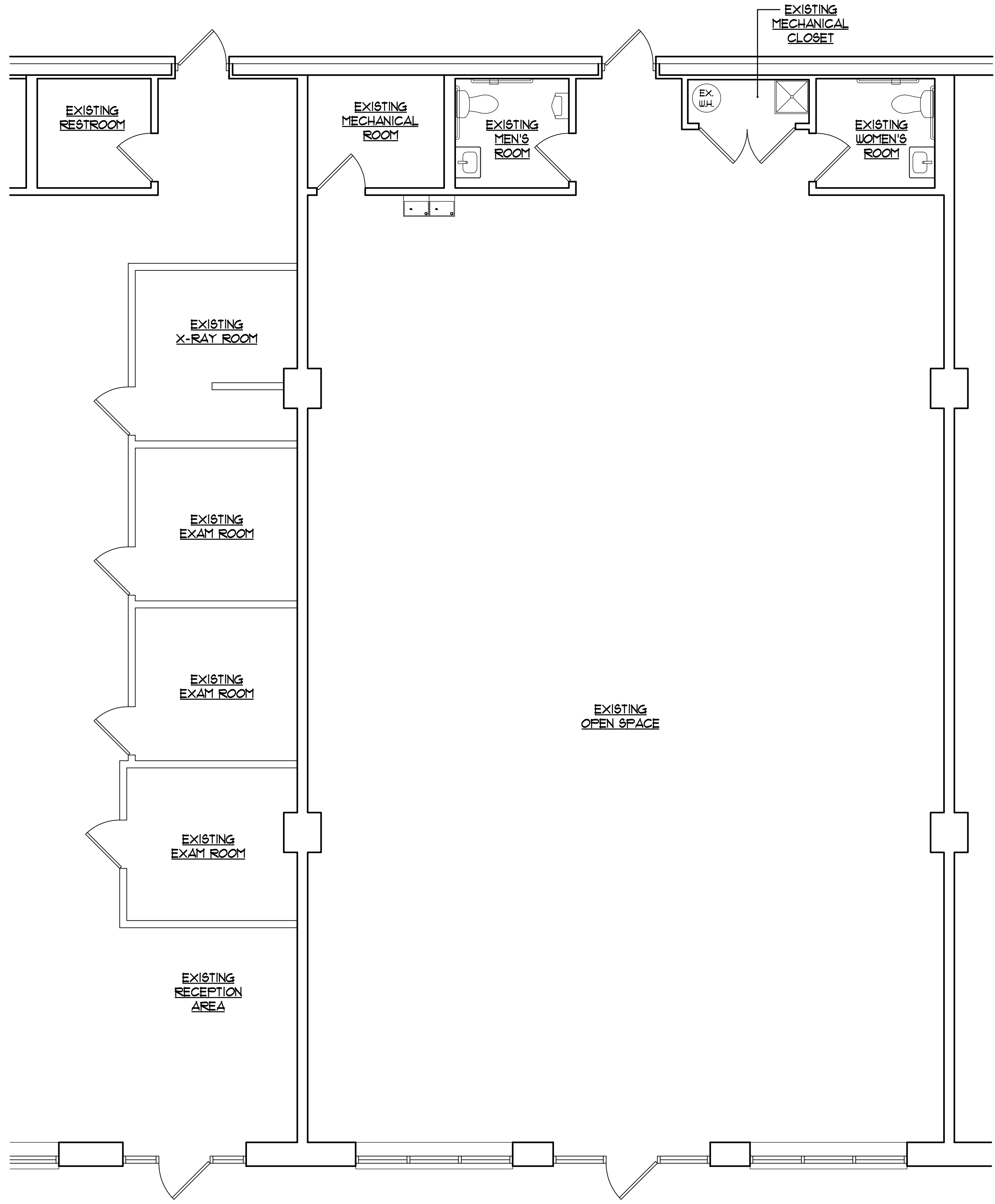
The new rooms are being installed because the current exam rooms do not have ceilings; We've learned that that does not work for our office and we needed to increase privacy; We are simply turning the old room into a storage room as we've also learned we are desperately low on storage.

There are no changes to the business plan...we are not doing anything different; there will be no change in employees, services provided or operational changes (including hours of operation)...we are simply moving the adjusting area from the open area in the current office to the other side so that we can "maintain social distancing" to make our patients feel more comfortable

There will be no change in expected patient counts, patients served, etc. A current estimate of patients seen during a single day would be 30-40 with each patient inside the office for 5-30 minutes on average throughout the course of the day; same as it currently is.



2 EXISTING REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



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



341 W. GLADE ROAD
PALATINE, IL 60067
(847) 814-8548
KivArch@COMCAST.NET

PROPOSED PLAN /
PROPOSED REFLECTED
CEILING PLAN

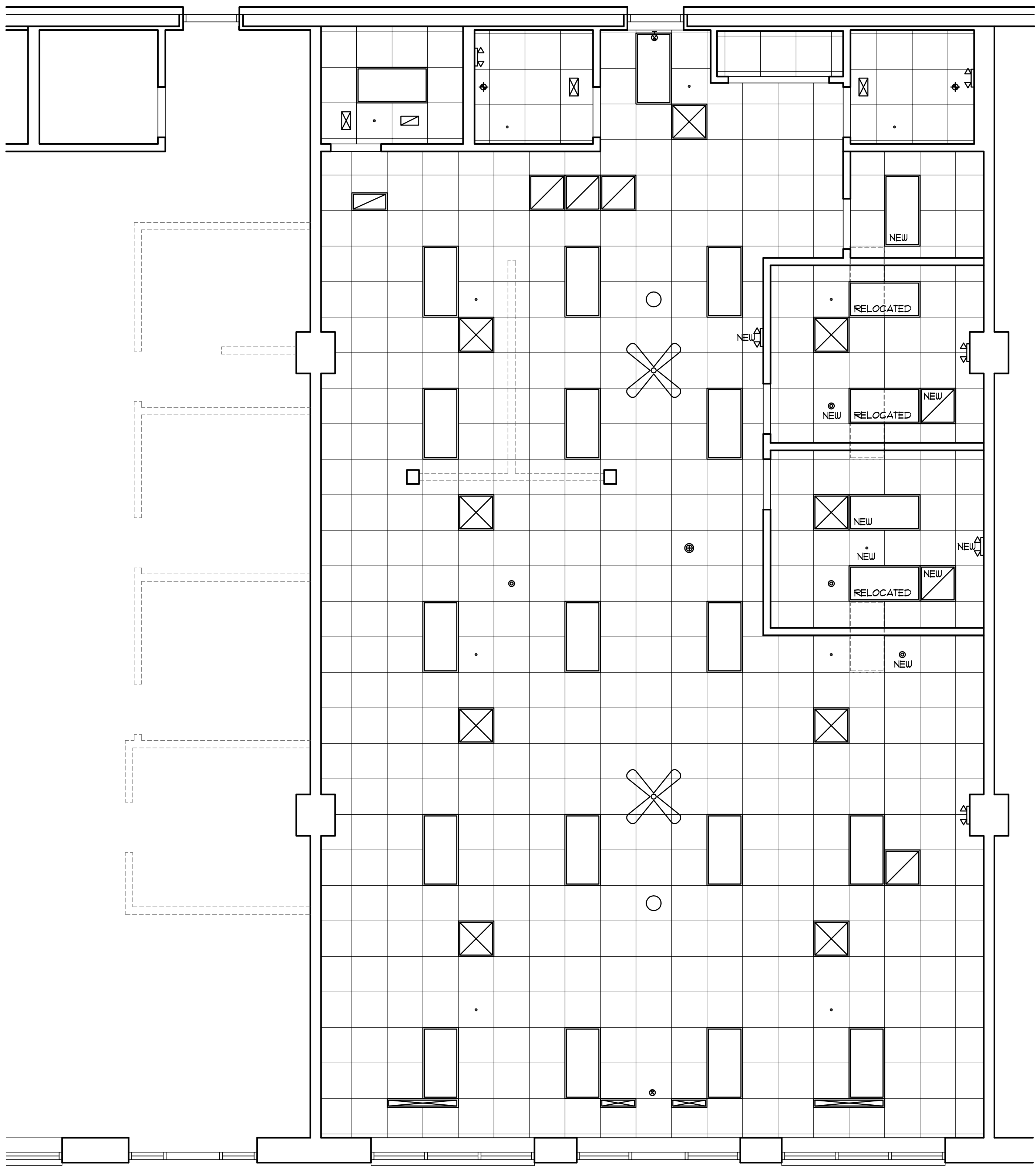
INTERIOR REMODEL FOR
Evolve Chiropractic
19 W. Wilson Street
Palatine, IL 60067

Revisions / Issued for
ZONING SET
11/13/20

DATE : 11/6/20
SCALE : AS NOTED
DRAWN : TK
JOB : 334
SHEET : 2

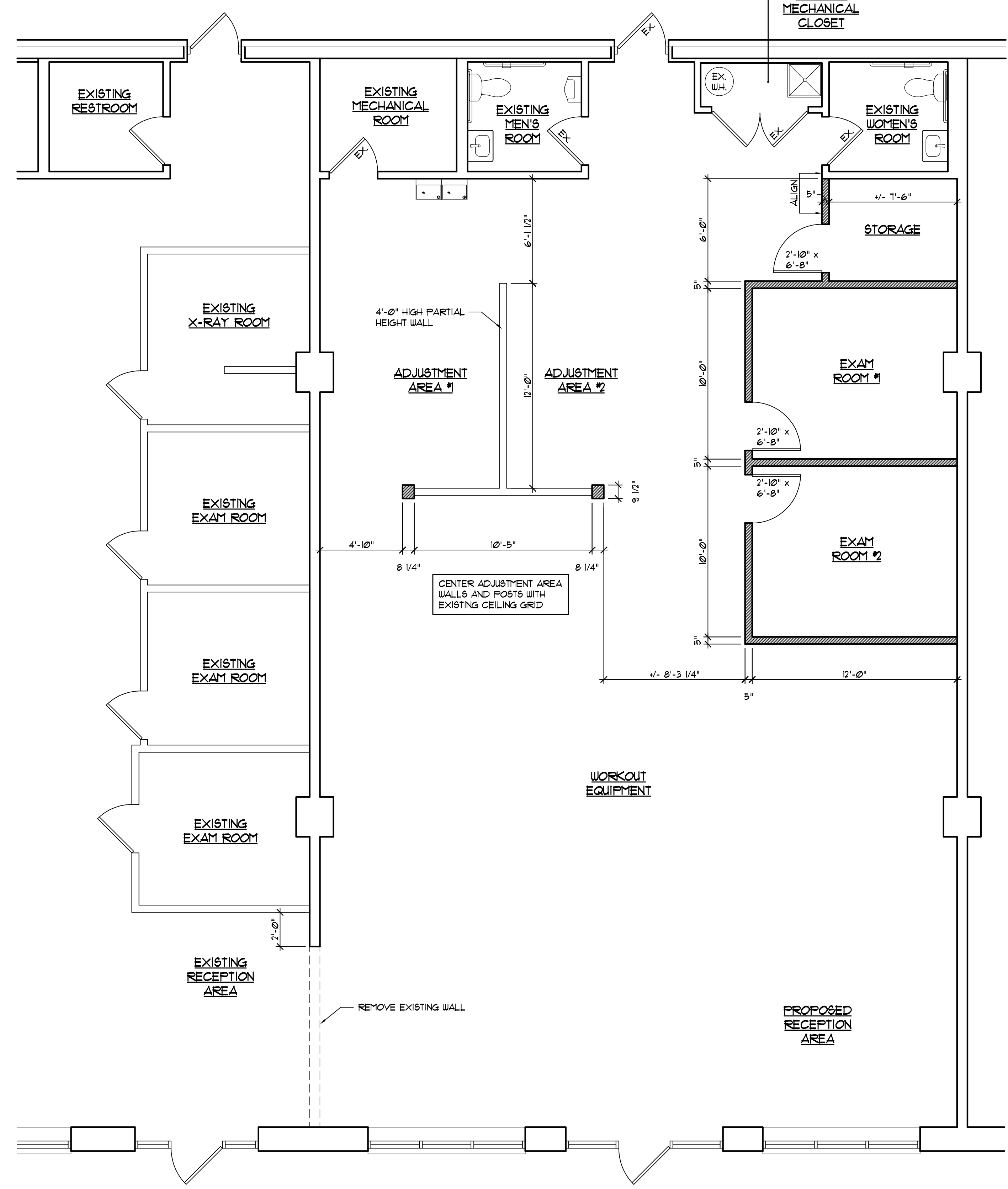
© COPYRIGHT 2020 - KIVLAND ARCHITECTS, INC.

Attachment: Evolve (Palatine) - Current and proposed floorplans (11-18-20) (19 W. Wilson Street)



2 PROPOSED REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

SYMBOL KEY	
	EXISTING 2' x 4' CEILING FIXTURE, UNLESS OTHERWISE NOTED
	EXISTING 2' x 2' CEILING GRID
	EXISTING 2' x 2' SUPPLY DIFFUSER
	EXISTING 2' x 2' RETURN GRILLE
	EXISTING EMERGENCY LIGHTING, UNLESS OTHERWISE NOTED
	EXISTING BATHROOM EXHAUST FAN
	EXISTING SPRINKLER HEAD, UNLESS OTHERWISE NOTED
	EXISTING FIRE STROBE
	EXISTING LIGHT SENSOR, UNLESS OTHERWISE NOTED
	EXISTING SPEAKER
	EXISTING CEILING MOUNT EXIT SIGN
	EXISTING WALL MOUNT EXIT SIGN
	EXISTING CEILING FAN



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

ORDINANCE NO. 0-90-16

**AN ORDINANCE GRANTING A SPECIAL USE
17 W. WILSON STREET**

WHEREAS, upon petition of owners of said property, a public hearing was held by the Zoning Board of Appeals on June 28, 2016, in accordance with the Zoning Ordinance of the Village of Palatine, in such cases made and provided, and said Zoning Board of Appeals having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Special Use to permit a Chiropractic Office pursuant to Section 11.03 (d) (43) of the Palatine Zoning Ordinance, on the following legally described property:

Lot 1 in the Providence of Palatine being a subdivision of part of the East half of the Southeast quarter of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded July 23, 2004, as Doc. NO. 0420527133 in the Village of Palatine, Cook County, Illinois.

commonly known as 17 W Wilson Street (PIN# 02-15-424-011)

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

SECTION 1: A Special Use to permit a Chiropractic Office – Evolve Chiropractic - pursuant to Section 11.03 (d) (43) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner on 05/19/2016, except as such plans may be changed to conform to Village Codes and Ordinances.

Attachment: 17 W Wilson St - 2016 Special Use (19 W. Wilson Street)

2. All employees of Evolve Chiropractic shall enroll in and utilize the Downtown Employee parking areas.

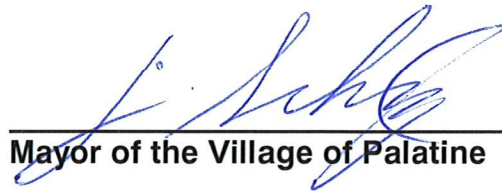
SECTION 2: That a copy of the public notice be attached hereto and form a part of this ordinance.

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

PASSED: This 11th day of July, 2016

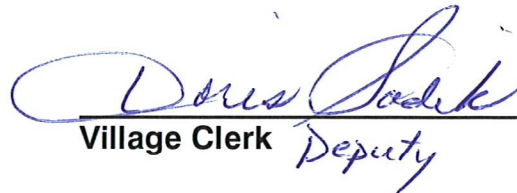
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 11th day of July, 2016



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
11th day of July, 2016



Village Clerk Deputy



May 5, 2016

VILLAGE OF PALATINE
 Department of Planning & Zoning
 200 E Wood St. Palatine, IL 60067

Re: Special Use Application Statement & Business Plan
 17 W. Wilson St – Palatine, IL 60067
 Current Retail Use – Requesting Medical Use

Dear Village Officials,

We are submitting on behalf of Drs. Scott Cruse and Ryan Felde with Evolve Chiropractic Palatine, LLC a statement and business plan as a requested element of your Special Use Application.

They wish to lease our available space, formerly a Women's Clothing Boutique, located at 17 W. Wilson St. The space is 1,410 square feet. A floorplan of the proposed changes to layout is attached.

The business is currently located at 1400 W Northwest Hwy in Palatine. The new location at 17 W. Wilson will see 100-300 patients per week. Staff will consist of two persons (one doctor and one employee), with peak hours of Monday through Wednesday from 8am-10:30am & 3pm-6pm, and Friday & Saturday from 8am-10:30am. These are relatively low demand hours for parking in the immediate downtown area.

Please contact me if you require any further information in order to process our Special Use Application.

Thank you for your time and consideration of this request.

Sincerely,

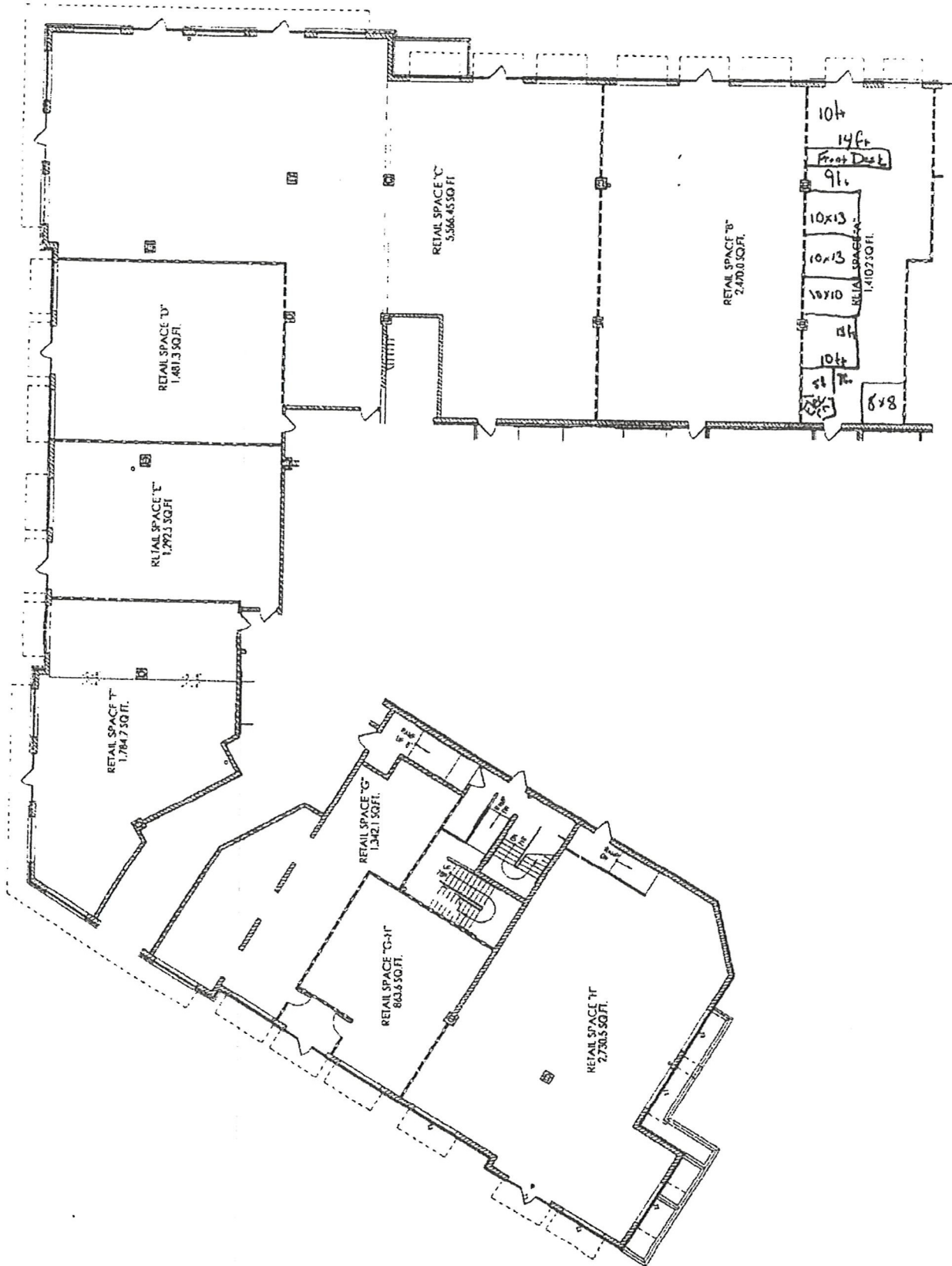
A handwritten signature in black ink, appearing to read "Charles Hass", is written over a horizontal line.

Charles Hass
 Managing Director
 847-757-7171 x 803
 chass@mperial.com

Attachment: 17 W Wilson St - 2016 Special Use (19 W. Wilson Street)

— PROPERTY MANAGEMENT LEASING & INVESTMENT SPECIALISTS —

110 North Brockway Street, Suite 320 Palatine, Illinois 60067 PHONE (866) Mperial FAX (847) 757-7171
 www.Mperial.com



Attachment: 17 W Wilson St - 2016 Special Use (19 W. Wilson Street)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 9, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 Special Use amendment to Ord. #O-090-16 to allow for a change in the approved floor plan for the expansion of a medical office, pursuant to Section 14.05 of the Zoning Ordinance.
 The property is commonly known as 19 W. Wilson Street.
 The Petitioner, Evolve Chiropractic (currently located at 17 W. Wilson Street) is seeking a Special Use Amendment to expand the medical office into an adjacent tenant space.
 The above petition has been filed by Dr. Ryan Felde, Evolve Chiropractic and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 21-04
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 25th day of January, 2021
 Published in Daily Herald
 January 25, 2021 (4557513)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 01/25/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY 
 Authorized Agent

Control # 4557513

Attachment: Public Notice (19 W. Wilson Street)