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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/22/2015 01:09 PM Pg: 1 of 12

Property of Cook County Clerk's Office

ORDINANCE NO. 0-107-15

**AN ORDINANCE AMENDING PLANNED DEVELOPMENT ORDINANCE #0-71-75,
855 N. STERLING AVENUE**

Pin: 02-09-402-046

Village of Palatine
Village Clerk's Office
200 E. Wood Street
Palatine, IL 60067

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on September 14, 2015

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ORDINANCE NO. 0-107-15

**AN ORDINANCE AMENDING
PLANNED DEVELOPMENT ORDINANCE #0-71-75
855 N. STERLING AVENUE**

WHEREAS, upon petition of owners of said property, a public hearing was held by the Plan Commission on August 18, 2015 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Planned Development Amendment to allow a charitable office to provide services to the disabled, on the following legally described property:

Parcel 1: The South 228.80 feet of Lot 2 in Countryside Commercial Area, being a subdivision of part of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian, according to plat thereof registered in the Office of the Register of Titles of Cook County, Illinois on March 8, 1972 as Document 2611595 in Cook County, Illinois.

commonly known as 855 N. Sterling Avenue (PIN # 02-09-402-046)

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

SECTION 1: That a Planned Development Amendment to allow a charitable office to provide services to the disabled, is hereby granted, subject to the following condition(s):

- 1. The proposed use shall substantially conform to the business/ operations' plan and proposed floorplan, except as such may be changed to conform with Village Codes and Ordinances.**
- 2. A Chapter 34 review shall be completed in a manner acceptable to the Director of Fire Prevention.**

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3. Based upon the results of the Chapter 34 review, the maximum occupancy will be established in a manner acceptable to the Director of Fire Prevention.


SECTION 2: The petition, a copy of the public notice and minutes of the Plan Commission are attached hereto and form a part hereof.

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

PASSED: This 14 day of September, 2015


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

APPROVED by me this 14 day of September, 2015



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk
this 14 day of September, 2015



Village Clerk

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JAMES K. LENNON, P.C.345 N. Quentin Rd., Suite 201
Palatine, Illinois 60067Tel: (847) 776-6190
Fax: (847) 776-6191

June 17, 2015

Kevin Anderson
Department of Planning & Zoning
Village of Palatine
200 E. Wood Street
Palatine, IL 60067Re: 855 N. Sterling Ave
Palatine, IL 60067

Dear Kevin,

As you are aware, The Wheat Mission In Chicago (Wheat Mission) is requesting an Amendment to the Countryside Mall Planned Development to allow the use of 855 N. Sterling Ave as its administrative offices and as a facility to provide social, spiritual and vocational services and activities for developmentally disabled individuals (including children, teens and adults) and their families. The specific categories of uses in the building will include:

1. Offices/ Administrative Spaces for use by the mission staff which currently consists of the pastor. An administrative assistant and possibly an additional administrator are expected users of this office area. Offices for use by volunteers assisting in programming are also anticipated.
2. Meeting/ Training rooms for use in : conducting group meetings with developmentally disabled individuals; conducting arts/ crafts classes; holding discussions and activities to foster social and spiritual growth in these individuals; and conducting meetings to assist the individuals and their families to learn how to obtain needed services and counseling. The rooms will also be used for training volunteers and for providing a forum for families to discuss the challenges they face.
3. General open area for use in performing light physical activities and socializing outside of the more structured meeting rooms.

The Wheat Mission is currently located at the Northwest Presbyterian Church, 301 Ridge Avenue, Elk Grove Village, IL 60007. At this time, the Wheat Mission conducts a Saturday School from 10:00 a.m. until 2:30 p.m. each Saturday for 15- 20 developmentally disabled individuals. The participants are dropped off by their families between 9:00 a.m. and 10:00 a.m. and are picked up between 2:30 p.m. and 3:00 p.m. There are also about 25 volunteers who come to assist with these activities. About 13 of

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JAMES K. LENNON, P.C.

Kevin Anderson
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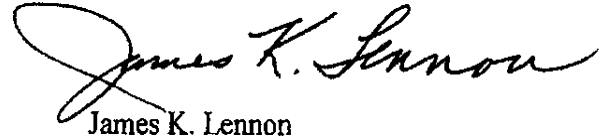
June 15, 2015

the volunteers are dropped off and some of the others come as a group. There are currently 10 cars that park in the lot during this time. It is not anticipated that this number will change. There is also a Tuesday evening members meeting that involving 6 to 7 individuals. There are currently 5 cars that park in the lot during this time.

The Wheat Mission anticipates adding an after school program for the benefit of developmentally disabled students and their families. This would be up to three days a week and would involve numbers of individuals similar to those involved in the Tuesday evening meetings.

If you have any questions, please contact me.

Very Truly Yours,

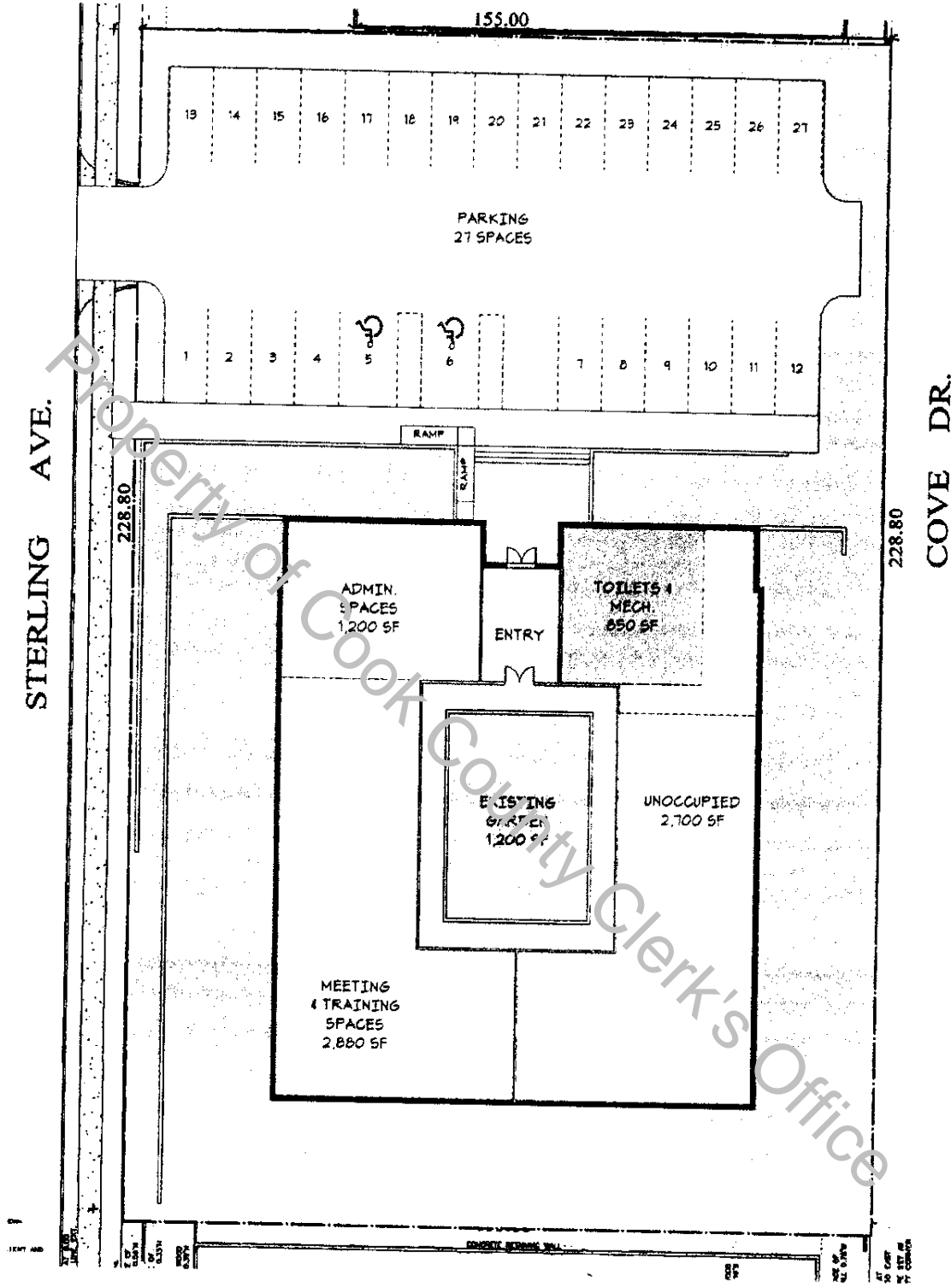


James K. Lennon

Jkl/hl

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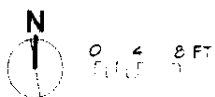
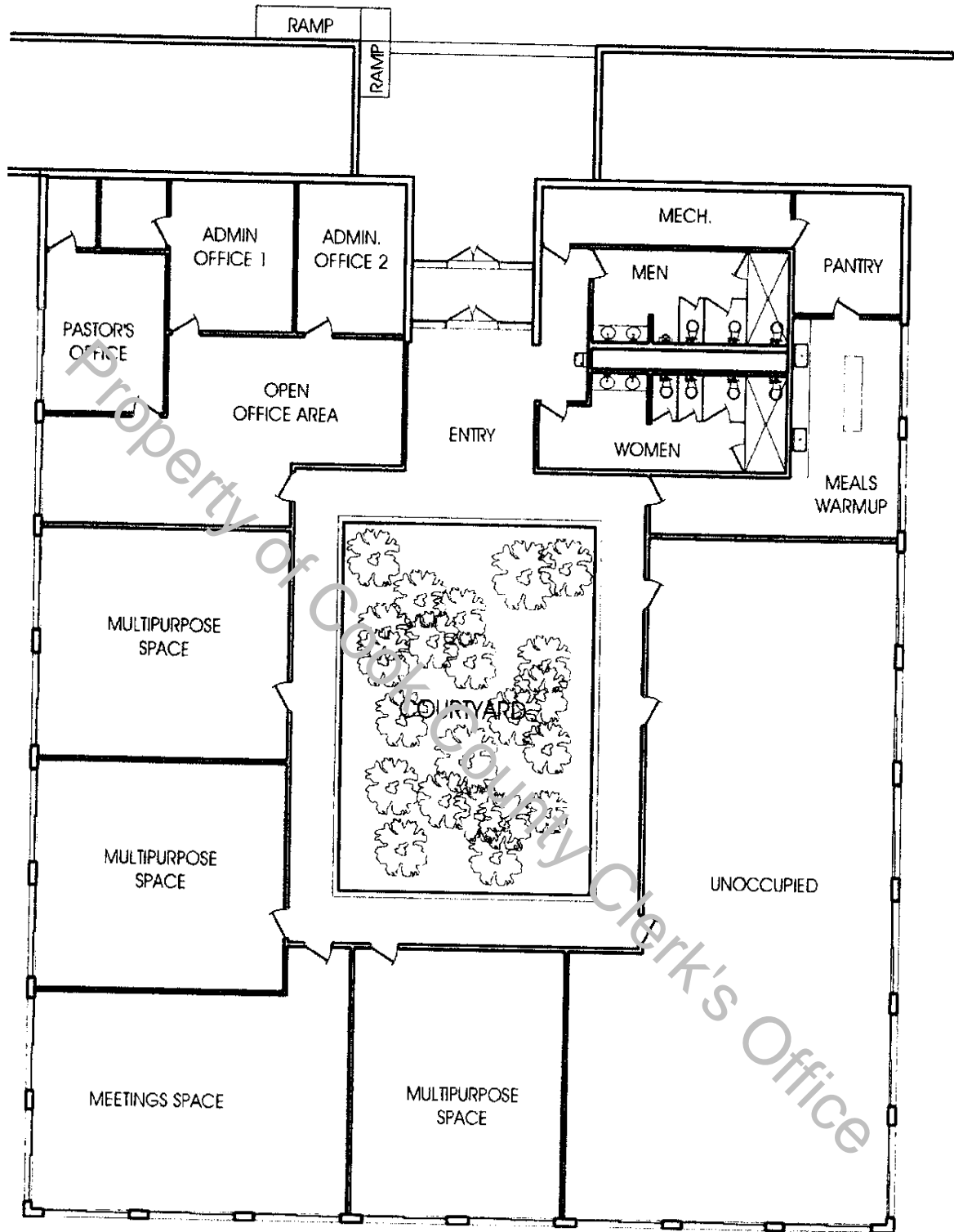
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SITE PLAN

THE WHEAT MISSION
855 N. STERLING AVE
PALATINE, IL 60067



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PROPOSED FLOOR PLAN

THE WHEAT MISSION
855 N. STERLING AVE
PALATINE, IL 60067



III. PUBLIC HEARINGS

1. 855 N. Sterling Drive 1. Planned Development Amendment to allow a charitable office to provide services to the disabled. - **Recommended to Approve**

Notice was published in the Daily Herald on August 3, 2015, and mailed to the owners of surrounding properties.

Petitioner's exhibits:

- 1 Petition for Planned Development Amendment
- 2 Real Estate Disclosure
- 3 Residential Real Estate Contract
- 4 Plat of Survey
- 5 Letter from James K. Lennon, PC dated June 17, 2015
- 6 Site Plan
- 7 Proposed Floor Plan
- 8 Existing Floor Plan
- 9 Ordinance #0-71-75

The petitioner's representative, James Lennon, introduced others: Gregory Geslicki, architect; Okhee Choi, board member, and Rev. Sungwoo Nam, President of the Wheat Mission in Chicago. The Wheat Mission is a non-profit that's been operating since 1979 and has been located in Elk Grove for the last four years. Its purpose originally was to educate the public about people with mental and physical disabilities and how to make life better for them. The second purpose is to reach out to individuals in need and their families and to interact with them and the community, and to provide services. The Wheat Mission is primarily involved with Korean families. They are here tonight to request an amendment to the existing PUD for offices to allow use of the building by the Mission. In addition to offices, classrooms and meeting rooms will be used for training and social interaction. The offices will be the corporate office for the for the Mission and will house the pastor, plus 1 other full time employee and 2 part time employees. There will also be a space designated for volunteer activities to use as a home base. Group activities will be held, sharing information, doing arts and craft, discussions, socialization. The general area will be used for socialization and some physical activities. The primary function of the Wheat Mission was included in a letter, stating there has been no impact on the neighbors.

The major activity is held on Saturdays, "Saturday School" for individuals who interact with 20 + volunteers. The clients are dropped off, some are children and some are adults with special needs. There is involvement with the clients and high school volunteers and adult volunteers. The activity operates 10:30 to 2:30, with one on one socialization and is a well run and highly impactful activity. This activity involves 10 cars, many of the high school volunteers are dropped off or come as a group. They do require 3 parents to stay for Saturday School, to keep them involved, they will be rotating parents.

The other activity is Tuesday evening, for a members meeting, which involves

about 10 people, so about 5 cars will be parking. Their short term plan will be to add another evening activity, 6 to 9.

There is food involved in Saturday School, which is brought in from churches and agencies, there will be no cooking on site. The kitchen sink would be used for washing up, but there will be no food preparation.

Mr. Lennon gave a history of the building, as an anchor tenant of a restaurant and bar, then a banquet hall, then the New Life Church, a Korean church. This requested use is not a dramatic change.

He noted that the building is located behind another building off Northwest Highway, that there will not be a lot of traffic for this use. The Wheat Mission will take good care of the building.

Changes to the building include a ramp for accessibility, no changes to the structure inside.

Mr. Hanson asked if the clients will be outside; no, these are inside activities only. Reverend Nam concurred. There may be future activities off site. Mr. Hanson asked if this will be a tax exempt use; yes, they plan to apply to Cook County.

Architect Gregory Geslicki of OCGG Architects, reviewed the building's design and how it will work well for this proposed use. There would be few modifications, a few walls would be removed. The interior courtyard will offer natural light. It will complement the Mission's function.

There were no questions of Mr. Geslicki.

Mr. Lennon said there were several board members and parents present, in support of this request.

Mr. Anderson was sworn in. This PUD has evolved over time. The Comprehensive Plan suggests office use. There is adequate parking for the proposed use, and hours of operation will be offset from nearby uses.

Audience member, Kathy Amatulli was sworn in. She understands the concept and asked what sources the funding was coming from. Mr. Lennon responded that funds come from donations, they don't rely on State and County funding.

There was nothing further.

Mr. Anderson stated the proposal would operate primarily on the weekends. Many of the surrounding office uses and the adjacent childcare facility operate primarily during the week. Therefore, Staff does not believe there would be conflicts with the surrounding land uses. However, the Comprehensive Plan identifies this property as Office.

Therefore, Staff recommends action at the discretion of the Plan Commission. If the Plan Commission recommends approval of the proposal Staff would recommend the following condition:

1. The project shall be operated in a manner that substantially conforms to the attached business operations plan.

Mr. Dwyer asked how long the building has been vacant; 3 or 4 months. The property violations (like parking junk cars in the lot) have been corrected.

Ms. Williams made a motion to close the public hearing, seconded by Mr. Noonan and passed with all ayes.

DELIBERATIONS:

Mr. Dwyer said it would be nice if this was an office use, but this is a good use for the property; Mr. Noonan agreed.

Mr. Hanson asked the Petitioner if he could meet the condition; yes.

Mr. Dwyer summarized that the request had met the standards and was approved by a vote of 5-0, it is tentatively scheduled for September 14.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Rodney Bettenhausen
AYES:	Hanson, Dwyer, Noonan, Williams, Bettenhausen
ABSENT:	Bond, Muldowney, Robins, Smith

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CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published August 3, 2015 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 Daula Baltz
Authorized Agent

Control # 4415167

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, August 18, 2015, at 8:00 PM, at the Palatine Police Department in the Community Meeting Room, 595 N. Hicks Road, relative to a request for the following:
1. Planned Development Amendment to allow a charitable office to provide services to the disabled.
The property is commonly known as 855 N. Sterling Avenue.
The above petition has been filed by The Wheat Mission and is available for examination in the office of the Village Clerk, 150 W. Wilson Street.
FILE # 15-61
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 3rd day of August, 2015
Published in Daily Herald
August 3, 2015 (4415167)

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, MARGARET R. DUER, do hereby certify that I am the duly elected, qualified and acting Clerk of the Village of Palatine, Cook County, Illinois, and that I am the keeper of the records, journals, entries, ordinances and resolutions of the said Village of Palatine.

I do further certify that the foregoing Ordinance is a true and correct copy of an Ordinance passed and adopted by the Village Council of the Village of Palatine at a Regular meeting held on the 14th day of September, 2015, and that said ordinance was deposited and filed in the office of the Village Clerk on the 14th day of September, 2015.

I do further certify that the original of which the foregoing is a true copy, is entrusted to my care for safekeeping and that I am the keeper of the same.

I further certify that the vote of the Village Council on the motion to adopt said ordinance was as follows:

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

BY WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Palatine this 16th day of September, 2015.

(SEAL)


 Margaret R. Duer
 Palatine Village Clerk