



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 • JANUARY 9, 2018

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. MINUTES APPROVAL

1. Zoning Board of Appeals - Regular Meeting - Dec 12, 2017 7:00 PM

III. CASE STAFF STATEMENTS

1. 217 N. Benton Street

Variation to permit a canopy to encroach 6 feet into the required front yard pursuant to Section 10.01 (d)(1)(a) of the Palatine Zoning Ordinance.

2. 225 W. Kenilworth Avenue

Special Use to permit an addition to be setback 5 feet from the side lot lines instead of the required 10 feet pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance.

3. 108 N. Forest Avenue

Special Use to permit an addition to be setback 7 feet from the rear lot line instead of the required 40 feet pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance.

4. 231 N. Northwest Highway

Special Use to permit a Medical Office (Chiropractor) pursuant to Section 11.03 (d) (43) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



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 MINUTES • DECEMBER 12, 2017

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Brent Larson	Commissioner	Late	7:15 PM
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	Present	

Staff present: Ms. Katie Romack

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Nov 28, 2017 7:00 PM - **Accepted**
Mr. Dittrich made a motion to accept the minutes from November 28, 2017; seconded by Mr. Cavanaugh.

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

Minutes Acceptance: Minutes of Dec 12, 2017 7:00 PM (Minutes Approval)

III. PUBLIC HEARING

1. 755 S. Benton Street - **Recommended to Approve**

Notice was published in the Daily Herald on November 27, 2017 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Proof of Ownership
3. Plat of Survey
4. Plans
5. Business Plan
6. Parking Agreement
7. Ordinance # O-14-13
8. Public Notice

Ms. Wood mentioned an objector's exhibit submitted by Ms. Naomi Saladin.

Sworn in staff: Ms. Katie Romack.

Ms. Romack gave the background of the request. The Subject Property contains the existing Immaculate Conception Ukrainian Byzantine Catholic Church. The Church (Petitioner) has proposed to construct an addition to the existing building, demolition of the accessory structure, and expansion to the existing parking lot. Therefore, the Petitioner is requesting:

1. **Special Use to permit an addition to be set back 11 feet from the interior side lot line instead of the required 15 feet**
2. **Special Use to permit an addition to be set back 32 feet from the rear yard instead of the required 50 feet**
3. **Variation to permit lot coverage to be 74 percent instead of the maximum permitted 30 percent**
4. **Variation to permit 51 parking spaces instead of the minimum required 178 parking spaces**
5. **Variation to permit an addition to exceed 2 ½ stories in height**

SITE ANALYSIS:

- The Subject Property is zoned R-1 Single Family and has a lot area of approximately 42,235 square feet. The existing church is approximately 2,100 square feet and there is an existing 1,200 square foot accessory building as well as associated parking spaces.
- In 2013, the Church received Variation approval to exceed maximum building height, number of parking spaces, and maximum lot coverage. At this time, the Church proposed to demolish the existing church building and accessory structure and construct a new church building (with a footprint of approximately 4,000 square feet). The previously proposed church had seating for 202 persons. Despite receiving approval from Village Council, the Church never followed

through with the demolition and construction of the new church building.

- The total footprint of the proposed church with the addition is 5,579 square feet.
- The existing church has 90-seat capacity, but with the new addition the Nave and Mezzanine will be able to accommodate 202 seats.
- The existing footprint of the church is existing non-conforming because it does not meet the required rear and corner side yard abutting a street setbacks. The existing building is set back 46.79 feet from the rear yard instead of the required 50 feet and 20.57 feet from the corner side yard abutting a street instead of the required 40 feet.

	Existing Setbacks	Proposed Setbacks	Required Setbacks
Front	203.61'	>170'	40'
Rear	46.79'	32.55'	50'
Interior Side	60.38'	11.94'	15'
Corner Side	20.57'	20.57'	40'

- The midpoint of the roof is approximately 30 feet, which meets Code. The overall height of the building is 39'-10", which meets Code. However, the proposed addition will exceed 2 ½ stories, which is the maximum number of stories permitted in the R-1 district.
- While the proposed addition does not exceed the maximum height requirements, there are 66 inches of the basement raised above grade, which makes the proposed building a three-story structure per the Zoning Ordinance definition. The definition of a half-story allow for up to 54 inches above finished grade.
- The roof design also includes a cupola with a spire. The Zoning Ordinance allows for cupolas and spires to be the maximum height allowed in the zoning district plus 25% of the maximum height. The overall height with the cupola and spire is approximately 56', which meets Code.
- The parking lot would be expanded from 34 parking spaces to 53 parking spaces. A total of 178 parking spaces are required for the expansion of the church.
The public notice states that 51 parking spaces are proposed instead of 53. However, the Petitioner was able to make some changes to the site plan, which allowed there to be a total of 53 parking spaces.
- The parking requirement is based on 30% of the maximum occupancy. The proposed maximum occupancy is 592 persons when all rooms are filled to capacity.
- The Church has a parking agreement with the Ukrainian Youth Center, directly adjacent to the Subject Property at 136 E. Illinois Avenue, to use their 49 parking spaces during peak hours. This would provide the church with a total of 102 parking spaces.
- In November, the Village's Traffic Committee reviewed the proposed plans to determine if additional signage or parking restrictions were necessary. It was determined that "NO PARKING HERE TO CORNER" signs would be installed near the northeast intersections of Illinois Avenue and Benton Street to prevent vehicles from parking too close to the intersections and blocking views of those

trying exit from Benton Street onto Illinois Avenue.

- The proposed improvements would cover 74% of the lot with impervious surface. The maximum lot coverage in the R-1 district (for uses other than residential) is 30%. The lot coverage variation is largely caused by the parking lot expansion, which is a reflection of the minimum parking requirements for assembly uses. The Village Engineer has reviewed the plans and did not have any specific concerns about the increased lot coverage.
- Additional parkway trees are required along Benton Street.

BUSINESS OPERATIONS:

- There are 3 church services on Sunday - 8:30 AM (80-120 people), 10:00 AM (40-60 people), and 11:15 AM (60 people).
- Approximately 6 times a year, there are two Sunday services (8:30 AM and 10:00 AM) where there are up to 100 people in attendance.
- Services and meetings during the week can have up to 15 people in attendance.

DEPARTMENTAL REVIEWS:

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

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

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.

Ms. Wood asked if there are any questions on Staff's presentation.

Mr. Cavanaugh asked if there is any on-street parking on Illinois west of Benton.

Ms. Romack stated she is not certain.

Mr. Pirog asked if a lot of the grass area will become parking lot.

Ms. Romack stated most will become parking. She referred to the site plan on page 39 of the packet and explained the parking expansion. She also pointed out they are keeping the 3 existing parkway trees along Illinois and adding additional parkway trees along Benton.

Mr. Dittrich clarified the new height variation request is needed because it exceeds the previously approved height variation.

Ms. Romack explained though the requests for relief are similar with parking lot coverage and height being almost the same, the previous request proposal was to demolish the existing church and build new, but now they are requesting a building addition.

Mr. Dittrich asked if other churches in Palatine have exceeded the height limit.

Ms. Romack stated she is not sure.

Mr. Cavanaugh clarified the lot coverage is a standard request for churches.

Ms. Romack stated yes and explained the required parking takes up a lot of their lot coverage.

Mr. Pirog clarified the pervious approval was for 4,000 square feet and the current request if for 5,579 square feet.

Ms. Romack answered that is correct.

Sworn in petitioner Mr. Joseph Mycyk, 1000 S. Western Park Ridge, IL, Architect

Mr. Mycyk explained the reasons for expansion:

- increase of parishioners
- the current church is tight on space
- not oriented according to the Ukrainian style - not being in a crucifix form

He explained the request will allow them to increase capacity, orientate the alter to the east side, and to come in with the crucifix form. Mr. Mycyk explained the difference between the current project and past approval. He pointed out these changes will allow them to keep more of the history from the existing church. He spoke to the style being Ukrainian style and materials being used to match this style. Mr. Mycyk stated they tried various designs and layouts and this one allowed the maximum amount of parking and worked well to not go beyond the west setback. He explained the church as it sits now is not compliant. He spoke to the standards stating it won't impact negatively any adjacent properties, as to natural light or ground water runoff, and will be better for the Youth Center because the engineering of the parking lot will allow proper run off to the 2 catch basins and the underground water retention.

Mr. McGinn asked how the catch basin and the water runoff will be handled.

Mr. Mycyk explained the high part of the parking lot is around the perimeter and it

pitches downward into 2 catch basins. He spoke to the preliminary engineering drawings they submitted done by Bono Consulting and the underground retention area using a product called Cultec.

Mr. Pirog asked if there is an official relationship with the Ukrainian Youth Center. Mr. Mycyk explained they are two separate entities but members of each are members of the other. He stated there is a good working relationship between the two and pointed out the Youth Center is allowing the Church to do Sunday service in the gymnasium.

Mr. Pirog asked if the Youth Center has activities at the same time as the church services.

Mr. Mycyk explained the Youth Center is a youth scouting organization and have activities for their membership.

Ms. Wood asked if on Sunday's primarily are there activities at the Youth Center.

Sworn in Father Michael Kuzma - 745 S. Benton Street, Palatine

Father Kuzma stated he has been there for 20 years. He stated until recently they had 2 services on Sunday, which they changed to 3 because of the increase of Ukrainian immigrants coming from Ukraine. He explained the Youth Center has most of their activities on Saturdays and throughout the week so they agreed to let the church use their lot on Sundays. He stated the head of the Youth Center is also a member of the parish.

Mr. McGinn asked how many parishioners attend the service.

Father Kuzma stated there are approximately 100 at the first service, 35 at the second service which is in English, and around 80 at the third service. He pointed out the parish has been growing so the future attendance is unknown.

Mr. McGinn asked how long the services are.

Father Kuzma explained they are on average 1 hour and 15 minutes.

Mr. Pirog asked if they have looked at other locations since they are more than doubling their capacity.

Father Kuzma stated they have not due to not having the money for it. He explained that even though they are growing, not a lot of their parishioners are well-off to contribute financially.

Ms. Wood asked if they are currently using the Youth Center for overflow parking. Father Kuzma answered yes. He pointed out most people park as close to the Church as possible but agrees the no parking signs should be put to restrict parking to the corner to help with traffic issues.

Ms. Wood asked how soon attendance would double and where would those parishioners park.

Father Kuzma stated that is unknown.

Ms. Wood asked if they will add services.

Father Kuzma explained they are there to serve the people so if it is necessary they will add additional services.

Ms. Wood asked if those services would be on Sunday only.
Father spoke to their service schedule and attendance on weekdays and Holy days.

Ms. Wood asked if they would add Saturday evening services.
Father Kuzma stated it is a possibility.

Mr. Dittrich asked if they see a big increase during Holy week.
Father Kuzma answered yes.

Mr. Dittrich asked if this addition would accommodate their current increase of parishioners.
Father Kuzma answered yes it will be more than what they need now.

Ms. Roth-Wurster asked about height current and what kind of impact the new height will make.
Mr. Mycyk explained the ridge height difference and explained the new height is below the height from the previous approval.

Ms. Roth-Wurster how does that fit in the Ukrainian style of architecture.
Mr. Mycyk explained this proposal follows the typical Ukrainian church style with an odd number of domes, and cupolas.

Father Kuzma added presently they have a few parishioners that are unable to attend church due to the church not having a lift but with the new renovations it will be accessible to everyone.

Ms. Wood asked what is the average number of parking spaces used during the 8:30 am Sunday mass.
Father Kuzma stated he has no idea since he is usually celebrating the services or taking confessions but has seen cars parked on the street. He further explained the sidewalk will make it easier for people to park at the youth center and walk over and plans on announcing this to his parishioners.

Ms. Wood asked if the Youth Center gets plowed on Sundays.
Father Kuzma stated the Youth Center as well as the Church has someone who plows it regularly.

Sworn in Ms. Naomi Saladin, 758 S. Benton Street, Palatine, Resident

Ms. Saladin stated she has lived there for 15 years and thinks the Church and Father Mike are great neighbors. She explained her concerns are for safety due to the narrow streets and the lack of sidewalks. She stated she would like to see the sidewalks extended all the way down Michigan Avenue because people walk in the street.

Ms. Saladin also spoke of the corner of Benton and Illinois. She proposed adding signage on all three sides of that intersection because people park on that corner and it blocks visibility. She spoke to overflow parking moving towards Benton Street instead of to the Youth Center due to the lack of walkway but pointed out the proposal is adding this. Ms. Saladin restated the Church is a good neighbor and all concerns are about safety due to the narrowness of the street.

Mr. Pirog asked if she has seen any accidents in the 15 years she has lived there.

Ms. Saladin stated no but has seen and been part of many near misses.

Mr. Cavanaugh asked if there have been times when they park on Michigan Avenue.

Ms. Saladin stated they have during large festivals.

Mr. Cavanaugh asked if they have parked south of Illinois Avenue.

Ms. Saladin stated no because crossing Illinois Avenue can be dangerous.

Ms. Wood asked if there are any flooding issues.

Ms. Saladin stated yes the neighbors to the south and behind have had flooding issues. She stated hopefully that won't create more issues.

Sworn in Father Yaroslav Mandyuk, Associate Pastor of the Church & Financial and Legal Affairs

Father Mandyuk commented on Ms. Saladin's concerns. He explained the addition is a necessity because the building is old. He explained the new building will have ramp for disabled. He spoke to the street parking pointing out there is no parking on the west part of Benton and how traffic control can be improved when they add the no parking signs. Father Mandyuk stated they had several meetings with the Village, Police, and Fire that provided necessary information and guidance. He stated during their picnics there is no parking on Benton Street, and they have guards and police cooperation to help regulate traffic. He stated practically all members of the Ukrainian Youth Association are members of the parish. He stated there are no activities at the Youth Center when Sunday services so they are able to use their parking lot and will encourage their parishioners to do so. Father Mandyuk explained the reason for the new project is to be able to keep the existing church which has been a sacred place for many people for over 50 years. He stated the design is beautiful and it will bring a better look for the area as well as provide extra safety because it will be built according to codes.

Sworn in Mr. Norris Harstad, 735 S. Oak Street (cul-de-sac north of the church), Palatine, Resident

Mr. Harstad stated a sidewalk would be beneficial because on Sundays Benton Street becomes narrow. He explained the area is an older section of Palatine that doesn't have sidewalks which is a problem in the whole area. He spoke to the water issues and stated the property at 734 S. Oak Street has had issues with water but that may be related to the original way the back yard was done. He

also spoke to the water flow that comes from the Ukrainian Center but the architect says their plans are correcting all issues. Mr. Harstad stated he has no objections and restating the church has been great neighbors and adding sidewalks will benefit Palatine.

Sworn in Kaunish Patel 748 S. Benton Street, Palatine, Resident

Mr. Patel agreed on the need for sidewalks and suggested connecting the two parking lots.

Mr. Harstad stated he can see the Youth Center parking lot from his house and it is not used that often.

Mr. Mycyk stated they looked at connecting the two lots but would lose 2-4 parking spaces.

Ms. Wood stated she thinks losing the 2-4 spots is worth it.

Mr. Mycyk spoke to the circulation of the existing lot and the new proposed lot. He stated they will educate the parishioners. He pointed out they will learn and get into a routine, depending on the direction they are coming from they can scope out available parking accordingly.

Mr. Larson can you have signs indicating where additional parking is located.

Mr. Mycyk answered yes.

Mr. Pirog clarified the plans do not include a sidewalk connecting them.

Mr. Mycyk explained there is an existing sidewalk that goes along the property and butts up to the proposed parking lot.

Ms. Wood asked how the work may help with flooding in neighborhood.

Mr. Mycyk explained the current run off goes from Benton Street east toward the church property into the Youth Center which is one of the reasons the youth center has water issues on its northwest corner. He further explained the new plans and how a lot of the water will run to the center of the new lot and to the two catch basins. He stated they are not changing the grading between the Church and the rectory since they are not doing any construction there.

Mr. Cavanaugh clarified the grading drains to middle of the parking and asked if they ever considered grading toward Illinois Avenue.

Mr. Mycyk explained the catch basins that the engineer has located are on the right hand side of the lot which is the low point. He further explained then it goes southbound to the storm sewer toward Illinois Avenue.

Ms. Wood asked if any other questions for Petitioner. There were no further questions for the Petitioner.

STAFF RECOMMENDATION:

The Church would like to upgrade their facilities by constructing a building addition, demolishing the existing accessory structure and expanding the existing parking lot. In 2013, the Church received approval to demolish and construct a

new Church building with an expansion to their parking lot but never followed through with the project. Currently, the Church is existing non-conforming as the principal structure does not meet the required rear yard and side yard abutting a street setbacks. The Church is not changing the side yard abutting a street setback; however, it is decreasing the rear yard setback and encroaching in the required interior side yard setback with the proposed addition. Staff does not feel it will have a negative impact on the neighborhood or surrounding properties since the property directly north at 745 S. Benton Street and the Youth Center at 136 E. Illinois Avenue are affiliated with the Church.

While, the proposed addition requires a Variation for number of stories, it is below the overall maximum building height. Since a portion of the basement is more than 54 inches above the finished grade, it becomes a story instead of a half-story. Furthermore, the Church is constrained by the size of its existing site, which makes it impossible to provide the minimum required number of parking spaces on the Subject Property. The parking requirement is based on 30% of the maximum occupancy (all rooms filled to capacity). The maximum occupancy is 592 persons; however, the Church has identified in their application that it is unlikely all rooms would be filled to capacity concurrently, based on the operations and schedule of the Church. With that being said, Staff recommends approval of the Special Uses and Variations, subject to the following conditions:

1. The Special Uses and Variations shall substantially conform to the site plan, floor plan, and elevation plan prepared by Joseph Mycyk Architects dated 09/13/2017 and the business plan prepared by Fr. Mykhailo Kuzma, pastor for Immaculate Conception Ukrainian Byzantine Catholic Church, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The parking agreement between the Church and the Youth Center shall be maintained, in order to allow the shared parking agreement between the two adjoining properties.
3. The temporary layout for church services at the Youth Center must be approved and inspected by the Fire Prevention Department prior to utilizing.
4. A sidewalk shall be installed across 745 and 755 S. Benton Street. (745 N. Benton Street is owned by the church and considered part of the site.)
5. Parking lot lighting shall be installed in a manner acceptable to the Village of Palatine and in compliance with Code.
6. Two (2) additional parkway trees shall be planted in the parkway along Benton Street. These parkway trees cannot be any of the five (5) required overstory trees in the parking lot area.
7. A landscaping plan shall be submitted in a manner acceptable to the Planning and Zoning Director.
8. Staff will conduct a 6-month parking review and analysis of the proposed improvements.
9. In addition to the spaces available through the parking agreement, any overflow parking from the Church shall utilize the public parking spaces along Illinois Avenue.
10. The Traffic Committee shall review the on-street parking available along Illinois Avenue and Benton Street to determine if any additional signage or parking

restrictions are necessary.

Ms. Wood asked if there were any questions on Staff's recommendation.

Mr. Cavanaugh referred to condition #4 and asked why a sidewalk for Illinois Avenue was not included

Ms. Romack stated the sidewalk was shown across both sides of 755 S. Benton Street (both on Benton Street and Illinois Avenue) in the drawings but they did not show a sidewalk going across the 745 S. Benton Street property. They will be required to install a sidewalk along both Illinois Avenue and Benton Street.

Mr. Cavanaugh asked if there is an easement at 101 E. Michigan Avenue that would allow a sidewalk to be added and asked if they can add a condition requiring this to satisfy the neighbors' concerns.

Ms. Romack explained they cannot require them to install sidewalks there since it is not adjacent to their property but if the church chooses to pursue a sidewalk across 101 E. Michigan Avenue, Staff can assist them with that.

Discussion on installing sidewalks and 50/50 program.

Ms. Romack pointed out the condition for the 6-month review and explained at that time they can always take it back to the Traffic Committee and Staff to determine if further parking restrictions and/or sidewalks are necessary.

Ms. Wood clarified the no parking signs to restrict parking to the corner have not been put up yet and asked why it wasn't in staff's recommendations.

Ms. Romack explained the Village will be installing those.

Ms. Romack referenced slide where they will be installed.

Ms. Roth-Wurster asked if the Traffic Committee in Condition #10 is the Village's Traffic Committee.

Ms. Romack answered yes and explained it is composed of Engineering, Administration, Planning and Zoning, Police, and Public Works, and they meet to discuss policy decisions on issues in the right-of-way.

Ms. Roth-Wurster clarified that Condition #10 is knowledge based for this specific petition.

Ms. Romack answered yes but we can always go back to the Traffic Committee to discuss any concerns about traffic or the need for additional signage.

Ms. Wood asked if residents can address the Traffic Committee.

Ms. Romack stated if they have additional concerns they can contact Staff or if they notice vehicles parked too close to the corner they can always contact the Police.

Mr. Pirog referred to Condition #3 and asked how long they would be holding the services at the Youth Center.

Ms. Romack stated she was not sure.

Ms. Saladin asked for clarification on what the decision on the sidewalk

concerns.

Ms. Romack explained they are not requiring the church to install a sidewalk in front of 101 E. Michigan Avenue because they do not own this property. She stated if they would like to pursue it, Staff will help with that process.

Father Kuzma stated they will do their best to teach their parishioners to park in the Youth Center parking lot and to park further away from the corners of Benton Street and Illinois Avenue. He explained if they had the money they would extend the sidewalk to Michigan Avenue but their biggest problem is the financial situation.

Ms. Wood clarified the current plan is to follow staff's recommendations.

Father Kuzma answered yes and stated they can talk to the neighbors but at this moment they are elderly and not sure if they want to spend the money on a new sidewalk.

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 as the architect says the parish has done their due diligence and has put together a plan that is safer and more code compliant. He stated it doesn't detract from the neighborhood and will not have a negative impact to the surrounding properties. He pointed out the church is adding more parking spots and more connectivity with the required sidewalks. He stated he thinks it's a well thought out plan with good conditions in place from staff that will address any major issues.

Ms. Roth-Wurster stated the variations have been addressed. She pointed out the Church was being a good neighbor by having an open house. She stated the improvements will not only be beneficial to the Church and their parishioners, and adding a better look and comply with architectural standards for the Church the engineer covered a lot to make the lots work together. She stated the conditions cover enough to look favorably on the plan.

Mr. Pirog disagreed because they are only adding 19 spots but more than doubling the capacity. He stated he thinks they will continue to park on Benton Street since its closer and the neighbors' concerns have not been addressed. He stated plan is good and well thought out but is concerned that a bigger church will attract more people and can affect safety.

Ms. Roth-Wurster stated this is no different than any other church on a Sunday such as St. Thomas of Villanova where people are good about walking where they need to. She stated they will educate their parishioners to park by the Youth Center. She pointed out no business would be required to add sidewalks to property they do not own so this would come down to the taxpayers.

Mr. McGinn pointed out in 2013 the Village approved a similar variance.

Ms. Wood stated at first look the request seems like a lot but after reviewing it is mostly affected on Sundays. She pointed out all churches in the area have the same traffic and lot coverage issues. She stated if it was on a regular basis there may be more to think about. She spoke to the unique circumstances with the agreement with the Youth Center, trying to conform to architectural style and religious cultural belief with the alter location. She spoke to the conditions and how the parking restrictions will help protect the residents.

Ms. Roth-Wurster addressed the standards to be able to yield a reasonable return with the installation of the ramp will make it more accessible and safer for its parishioners, has unique circumstances, and won't alter the locality.

Ms. Wood summarized that this request had met the standards and was approved by a vote of 6-1. This item will go to Village Council on January 8, 2017.

RESULT:	RECOMMENDED TO APPROVE [6 TO 1]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Larson, Roth-Wurster, Wood, McGinn, Cavanaugh, Dittrich
NAYS:	Pirog
ABSENT:	Luszczak

IV. COMMUNICATIONS

Ms. Romack stated the requests from the November 28th Zoning Board of Appeals meeting have all gone to council.

1340 E. Rosita Drive (Special Use to permit a gazebo addition) was approved

235 W. Northwest Highway (Special Use and Variation for Pizzatecca restaurant) was approved.

590 W. Colfax (Variation for the fence) was approved.

853 N. Quentin Road (Special Use to permit a veterinarian office) was denied.

The meeting scheduled for December 26, 2017 has been canceled. The next meeting is scheduled for January 9, 2018 and there will be 3-4 items on the agenda.

V. ADJOURNMENT

1. Motion to Adjourn - **Motion Carried by Voice Vote**

Mr. Cavanaugh made a motion to adjourn; seconded by Mr. Dittrich.

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	James Dittrich, Commissioner
AYES:	Larson, Roth-Wurster, Wood, McGinn, Cavanaugh, Dittrich, Pirog
ABSENT:	Luszczak

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 01/09/18 07:00 PM

CASE STAFF STATEMENT (ID # 4135)

217 N. Benton Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Charles and Jamie Rowley

CASE NUMBER: 17-87

ADDRESS: 217 N. Benton Street

PROPOSAL:

Variation to permit a canopy to encroach 6 feet into the required front yard pursuant to Section 10.01 (d)(1)(a) of the Palatine Zoning Ordinance.

<u>LOCATION:</u>	217 N. Benton Street District 6 (Helms)	<u>CURRENT ZONING:</u>	R-2 Single Family Residential
-------------------------	--	-----------------------------------	----------------------------------

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 replaced the second story over the existing first floor. The proposed design will include a canopy over the entrance including the stoop and stairs. Therefore, the Petitioner is requesting approval of the following:

Variation to permit a canopy to encroach 6 feet into the required front yard.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family. The existing first floor residence has a legally non-conforming from the front yard setback at approximately 27 feet, instead of the minimum required 30 feet.
- The Petitioners replaced the existing second floor with a higher roof line through the issuance of a building permit. The replaced second story includes dormer

windows, which are set back from the legally non-conforming front yard for the principal structure and was approved through a building permit.

- A second component of the planned residential improvements requires relief from the Zoning Ordinance. The Petitioners would also like to install a new canopy that will encroach 9 feet into the required front yard.
- Per code, canopies can encroach 3 feet into the front yard. In this instance, the established front yard is approximately 27 feet. As the proposed canopy encroaches 9 feet into that yard, the required relief is 6 feet or a front yard setback of 18 feet.
- Both building and lot coverage meet code.

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 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 Petitioners are proposing to install a canopy that will encroach into the front yard setback. The first floor principal structure is existing non-conforming and the proposed canopy will encroach farther into the required front yard. The addition of the canopy should not impact the surrounding property owners or alter the essential character of the neighborhood. In advance applying for this relief, the Petitioners submitted sign-off approvals from the 5 immediately adjacent surrounding property owners indicating their support of the requested relief. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the site plan and elevation plan prepared by Warren Johnson Architects, Inc dated 11/16/2017 except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Site Plan
- Elevations
- Public Notice

217 N Benton Street

3.1.a

VILLAGE OF
PALATINE

238 N

249 N

248 N

114 E

243 N

126 E

237 N

E COLFAX ST

222 N

223 N

117 E

121 E

125 E

216 N

217 N

208 N

209 N

210 N

202 N

203 N

126 E

E LINCOLN ST

156 N

157 N

154 N

0 75 150
1 in. = 66 ft. Feet

Attachment: Aerial (217 N. Benton Street - VAR for canopy in FY)

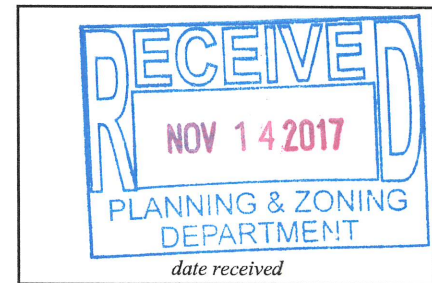


VILLAGE OF PALATINE

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 <i>Lyn Bremanis</i>	Zoning Case # <i>17-87</i>
	Filing Fee <i>229</i>	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	Petitioner(s) <i>Charles B. & Jamie Rowley</i>		Business Name (if applicable)		
	Subject Property Address <i>217 N. Benton St.</i>				
	Authorized Agent (if applicable)		Business Name (if applicable)		
	Address		City/State/Zip Code		
	Telephone [REDACTED]	Fax [REDACTED]	Email [REDACTED]		
	Relationship to Petitioner (contractor, architect, etc.)				
	Type of Application (check one) ☐ Special Use ☐ Special Use Amendment ☒ Variation				
	Existing Zoning District		Existing Land Use		Proposed Land Use
	Generally describe your request: <i>- add front canopy to the house</i> <i>- sides will be open - only want a canopy to</i> <i>provide a new look along with protecting visitors (ourselves)</i> <i>from inclement weather when entering the house</i>				

Attachment: Application (217 N. Benton Street - VAR for canopy in FY)



VARIATION

Required Materials

- ☐ Filing Fee of \$ 225
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, electronic version preferred**
- ☒ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Attach a separate sheet if necessary.

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

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

NON-CONFORMING. < 30ft setback

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

adding a front canopy will stay true to the already added canopies/front porches in our neighborhood. In other words, we want our house to be like our neighbors

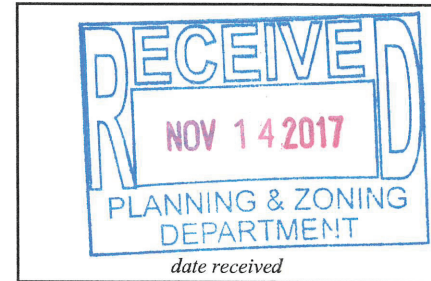
4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:
 - a. The particular surroundings, shape, or topographical conditions of the property
 - b. A unique hardship for the property not generally applicable to other properties in the same zoning district
 - c. The request is not based on a desire to make more money out of the property
 - d. The petitioner has not created the alleged hardship for the property
 - e. The request will not be detrimental to the public welfare or other properties in the neighborhood
 - f. The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values

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 <i>Lyn Bremanis</i>	Zoning Case # <i>17-87</i>
	Filing Fee <i>229</i>	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	Petitioner(s) <i>Charles B. & Jamie Rowley</i>		Business Name (if applicable)		
	Subject Property Address <i>217 N. Benton St.</i>				
	Authorized Agent (if applicable)		Business Name (if applicable)		
	Address		City/State/Zip Code		
	Telephone [REDACTED]	Fax [REDACTED]	Email [REDACTED]		
	Relationship to Petitioner (contractor, architect, etc.)				
	Type of Application (check one) ☐ Special Use ☐ Special Use Amendment ☒ Variation				
	Existing Zoning District		Existing Land Use		Proposed Land Use
	Generally describe your request: <i>- add front canopy to the house</i> <i>- sides will be open only want a canopy to</i> <i>provide a new look along with protecting visitors (ourselves)</i> <i>from inclement weather when entering the house</i>				

Attachment: Application (217 N. Benton Street - VAR for canopy in FY)



VARIATION

Required Materials

- ☐ Filing Fee of \$ 225
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, electronic version preferred**
- ☒ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Attach a separate sheet if necessary.

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

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

NON-CONFORMING. < 30ft setback

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

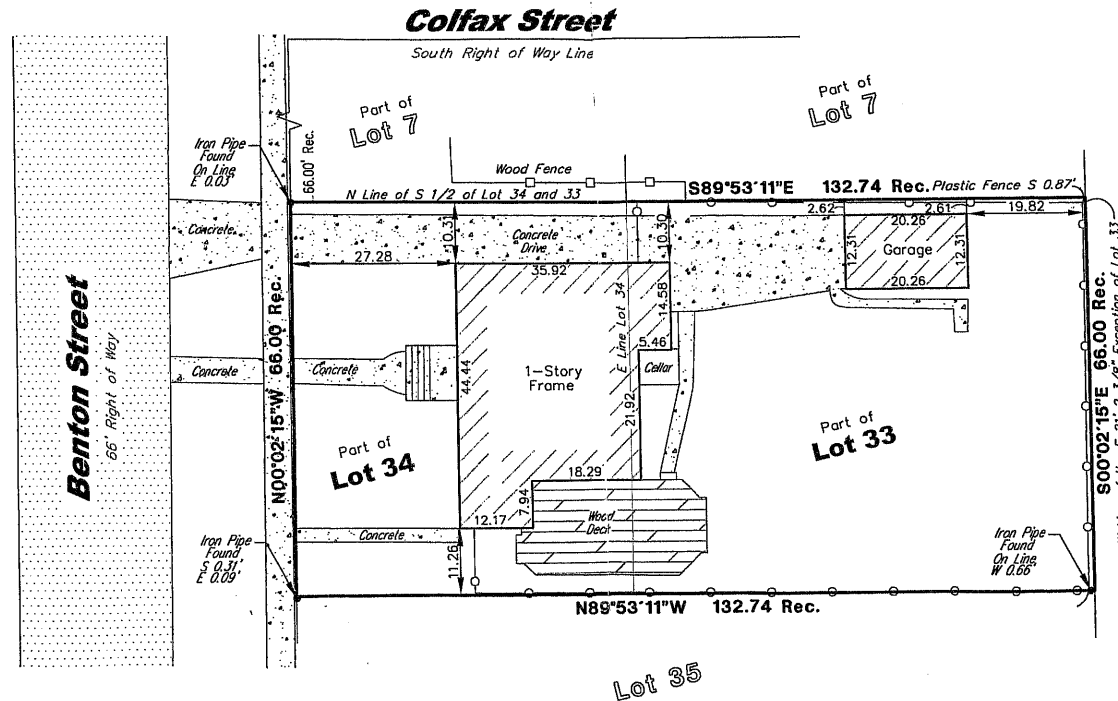
adding a front canopy will stay true to the already added canopies/front porches in our neighborhood. In other words, we want our house to be like our neighbors

4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:
 - a. The particular surroundings, shape, or topographical conditions of the property
 - b. A unique hardship for the property not generally applicable to other properties in the same zoning district
 - c. The request is not based on a desire to make more money out of the property
 - d. The petitioner has not created the alleged hardship for the property
 - e. The request will not be detrimental to the public welfare or other properties in the neighborhood
 - f. The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values



PLAT OF SURVEY

THE SOUTH 1/2 OF LOT 33 (EXCEPT THE EAST 21 FEET AND 2 1/4 INCHES THEREOF) AND THE SOUTH 1/2 OF LOT 34, IN JOEL WOODS SUBDIVISION OF BLOCK "Z" IN THE ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15 AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Legend:

- O-Set 1/2" Iron Pipe
- Found Iron Pipe
- X-Found Cross

Surveyor Notes:

1. Field Work Completed on 3-26-2014
2. Prepared for Angelina & Herrick P.C., for real estate transaction.
3. Site Address: 217 N. Benton St., Palatine, IL 60067
4. Pin No.: 02-14-311-002
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad files will not be released under this contract.
8. Due to snow and unplowed areas, some information is approximated and may not have been located and should be verified.

State of Illinois)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed and mapped the property and that this is the Plat that represents the conditions found on the ground.
Given under my hand and seal this 28th day of March, A.D. 2014.
Gloria Jean Koter, an agent for Land Surveying Services, Inc.
Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-14

This professional service conforms to the current Illinois minimum standards for a land survey.



Drawn By:	LP	Checked By:	GJK
Drawing Revisions			
REVISION	Date	Drawn	Check

Field Work Completed:	03-26-2014
Scale:	1" = 20'
Date:	03-28-2014
Site Address:	217 N. Benton Street Palatine, Illinois

Land Surveying Services, Inc.
514 N. Colfax Street
Palatine, Illinois 60067
(847) 991-7700 Fax (847) 991-7707
Equal Opportunity Employer License No. 184-003632

Job Number	LS140122
Sheet Name	PLAT OF SURVEY
Sheet Number	SURVEY

Attachment: Plat of Survey (217 N. Benton Street - VAR for canopy in FY)

3.1.d

**WARREN JOHNSON
ARCHITECTS, INC.**

14 N. GREELEY STREET
PALATINE, ILLINOIS 600
TEL 847.354.1616
FAX 847.354.1641

ISSUE DATES / REVISIONS

design review 11/16

DESCRIPTION

WARREN JOHNSON ARCHITECTS
2017
THESE DOCUMENTS ARE THE
PROPERTY OF WARREN JOHNSON
ARCHITECTS, INC. & MAY NOT BE
REUSED, COPIED OR REPRODUCED
WITHOUT WRITTEN PERMISSION FROM
THE AUTHOR.

DRAWN BY : BLT

CHECKED BY : W. JOHNSON

DATE : 11/16/2017

PROJECT No :

**ROWLEY RESIDE
ADDITION
217 N. BENTON
PALATINE, ILLINOIS**

SHEET

A-1

Attachment: Site Plan (217 N. Benton Street - VAR for canopy in FY)

EXISTING BUILDING

NEW GABLE ROOF TO
MATCH EXISTING (ABOVE)

EXIST. MASONRY &
CONCRETE STOOP/
STEPS

3 foot permitted
encroachment

6 foot required
relief

Existing Front Yard
Setback

WEST PROPERTY LINE



FIRST FLOOR PLAN

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

27'-3 1/2" (+/-)

18'-10 1/2" (+/-)

8'-5"

10'-0" (+/-)

**WARREN JOHNSON
ARCHITECTS, INC.**

 14 N. GREELEY STREET
 PALATINE, ILLINOIS 60067
 TEL. 847.351.9616
 FAX 847.359.4641

ISSUE DATES / REVISIONS

DESCRIPTION	DATE
design review	11/16/2017

WARREN JOHNSON ARCHITECTS, INC.
 2017
 THESE DOCUMENTS ARE THE
 PROPERTY OF WARREN JOHNSON
 ARCHITECTS, INC. & MAY NOT BE
 REUSED, COPIED OR REPRODUCED
 WITHOUT WRITTEN PERMISSION FROM
 THE AUTHOR.

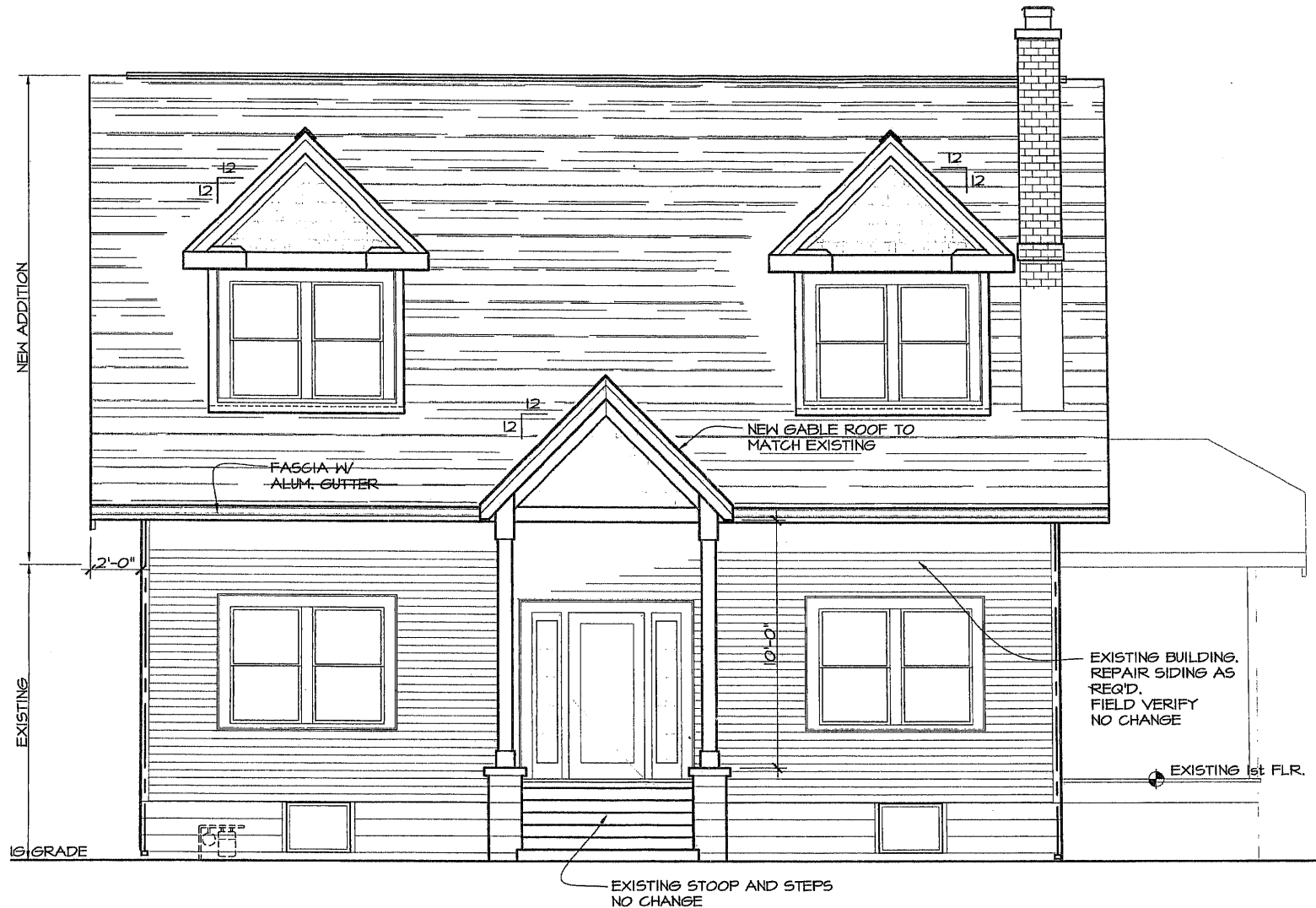
DRAWN BY	: BLT
CHECKED BY	: W. JOHNSON
DATE	: 11/16/2017
PROJECT No	:

**ROWLEY RESIDENCE
ADDITION**
 217 N. BENTON
 PALATINE, ILLINOIS

SHEET

A-2

Attachment: Elevations (217 N. Benton Street - VAR for canopy in FY)


WEST ELEVATION

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

**WARREN JOHNSON
ARCHITECTS, INC.**

14 N. GREELEY STREET
PALATINE, ILLINOIS 60067
TEL: 847.359.9616
FAX: 847.359.9641

ISSUE DATES / REVISIONS

design review : 11/16/2017

DESCRIPTION : DA1

WARREN JOHNSON ARCHITECTS, INC.
2017
THESE DOCUMENTS ARE THE
PROPERTY OF WARREN JOHNSON
ARCHITECTS, INC. & MAY NOT BE
REUSED, COPIED OR REPRODUCED
WITHOUT WRITTEN PERMISSION FROM
THE AUTHOR.

DRAWN BY : BLT

CHECKED BY : W. JOHNSON

DATE : 11/16/2017

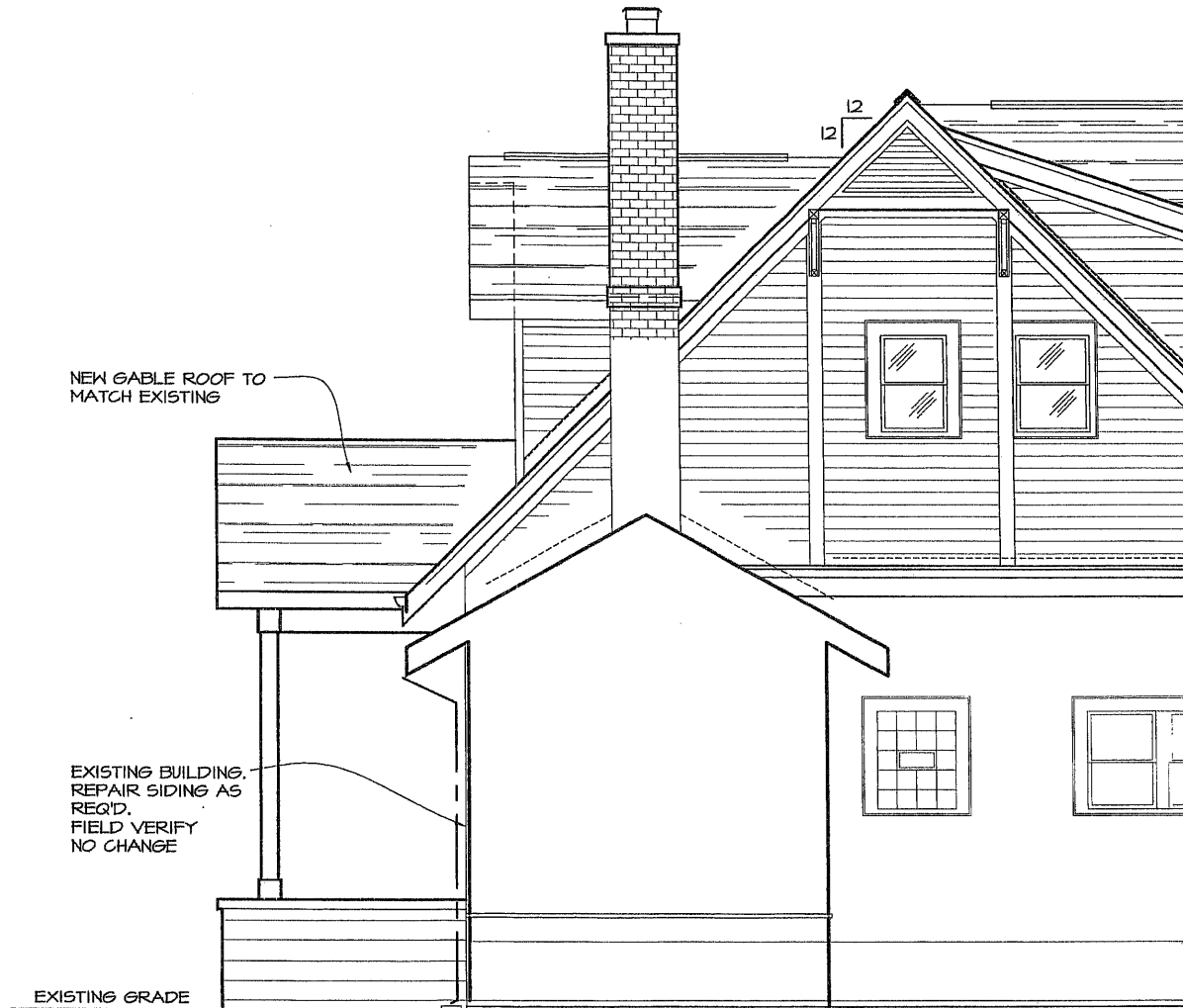
PROJECT No :

**ROWLEY RESIDENT
ADDITION
217 N. BENTON
PALATINE, ILLINO**

SHEET

A-3

Attachment: Elevations (217 N. Benton Street - VAR for canopy in FY)



SOUTH ELEVATION

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

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, January 9, 2018 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 East Wood Street, relative to a request for the following:
 Variation to permit a canopy to encroach 6 feet into the required front yard pursuant to Section 10.01 (d)(1)(a) of the Palatine Zoning Ordinance.
 The property is commonly known as 217 N. Benton Street (PIN# 02-14-311-002). The Petitioners are proposing to build a canopy over the front stoop and stairs.
 The above petition has been filed by Charles and Jamie Rowley and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 17-87
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 25th day of December, 2017.
 Published in Daily Herald
 December 25, 2017 (4489818)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Hanover Park, Hoffman Estates, Inverness, Mt Prospect, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, South Barrington, Streamwood, Wheeling

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published December 25, 2017 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

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

Control # 4489818

Attachment: Public Notice (217 N. Benton Street - VAR for canopy in FY)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 01/09/18 07:00 PM

CASE STAFF STATEMENT (ID # 4137)

225 W. Kenilworth Avenue

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Monique and David Desalvo

CASE NUMBER: 17-93

ADDRESS: 225 W. Kenilworth Ave.

PROPOSAL:

Special Use to permit an addition to be setback 5 feet from the side lot lines instead of the required 10 feet pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 225 W. Kenilworth Ave. District 2 (Lamerand)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
---	---

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 Petitioners are proposing to construct an addition over an existing structure and extend the footprint that currently encroaches into the side yard setbacks. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit an addition to be setback 5 feet from the side lot lines instead of the required 10 feet.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family. The existing residence is legally non-conforming for both of the interior side yard required setbacks, at approximately 5 feet instead of the minimum required 10 feet.
- The Petitioner is proposing to build an addition that would align with the existing

structure and maintain the existing approximately 5 foot side yard from both side property lines towards the rear of the property. They are also proposing a portico over the entrance that meets the setback requirements.

- The peak height meets code.
- Both building and lot coverage meet code.

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 Petitioners are proposing to build an addition over the existing house and extend the footprint to the south, which will encroach into the required side yard setbacks. The residence is existing non-conforming and the proposed addition will not change the existing setbacks. Furthermore, this addition should not impact the surrounding property owners or alter the essential character of the neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the site plan and elevation plan prepared by Thomas Buckley Architect dated 12/4/2017 except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial

Case Staff Statement (ID # 4137)
Meeting of January 9, 2018

- Application
- Plan of Survey
- Site Plan
- Floor Plan
- Elevations
- Public Notice

VILLAGE OF
PALATINE



Attachment: Aerial (225 W. Kenilworth Avenue - SU setback reduction)

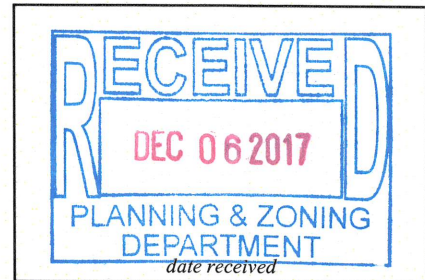


VILLAGE OF PALATINE

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 <i>Lyn Bremanis</i>	Zoning Case # <i>17-94</i>
	Filing Fee <i>\$337</i>	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S)		Business Name (if applicable)	
	<i>Monique & David DeSalvo</i>			
	Subject Property Address <i>225 W Kenilworth Ave</i>			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	<i>Thomas Buckley Architect Inc.</i>			
	Address <i>2400 Hassell Rd #340 Hoffman Estates, IL 60169</i>		City/State/Zip Code	
	Telephone <i>847-310-9530</i>	Fax	Email <i>tom@thomasbuckleyarchitect.com</i>	
	Relationship to Petitioner (contractor, architect, etc.) <i>architect</i>			
	TYPE OF APPLICATION (check one)			
	☒ Special Use ☐ Special Use Amendment ☐ Variation			
Existing Zoning District <i>R2</i>		Existing Land Use <i>Residential</i>		Proposed Land Use
Generally describe your request: <i>We want to extend our garage, master bedroom, and add an addition to the rear of our home. We would also like to cover our front stoop with a roof. We would like to add the space in direct line with the existing footprint of our home which is approx. 5 ft. from both sides of our lot.</i>				

Attachment: Application (225 W. Kenilworth Avenue - SU setback reduction)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ 337
- ☐ 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

In order to extend our garage and master bedroom, we would need to follow the existing walls of the home.

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

We will follow all safety rules required.

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

The additional square footage will/should benefit nearby property values

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

NA

170X 10 1985

Mr. P. respect. H. 190050

W. KENILWORTH AVENUE

CURB

CONCRETE

IRON PIPE

WALK

CROSS-NOTCH IN WALK IS 2'0" NORTH OF LOT CORNER

IRON ROD

71'-0"

75'-0"

35'-0"

35'-0"

30 FOOT

WALK

CONC. PORCH

BUILDING

15'-2"

0'-5"

45'-5 1/2"

1'6" x 22'8" FRAME OVERHANG

BRICK & FRAME RESIDENCE NO. 225

25'-1 1/2"

15'-2"

0'-4"

45'-5 1/2"

BASEMENT ENTRY

WOOD DECK

1'-8" x 1'-3"

WALK

CONCRETE PATIO

AIR POND

RAISED FRAME PORCH

25'-9"

5'-0"

5'-0"

143'-0"

5

71'-0"

5 FOOT PUBLIC UTILITY & DRAINAGE EASEMENT

10'-0" VINYL SHED

WOOD FENCE

IRON ROD

FENCE 0'-1 1/2" EAST & 0'-1 1/2" NORTH

FENCE 1'-9 3/4" SOUTH & 0'-5 7/8" WEST

CHAIN LINK FENCE 1'-9 3/4" SOUTH & 0'-1 1/4" EAST

STATE BUILDING

PROFESSIONAL LAND SURVEYOR
ANTON ADAMS
35-2810
MT. PROSPECT
ILLINOIS
STATE OF ILLINOIS

MOUNTAIN PROSPECT ILLINOIS September 5 AD 2017

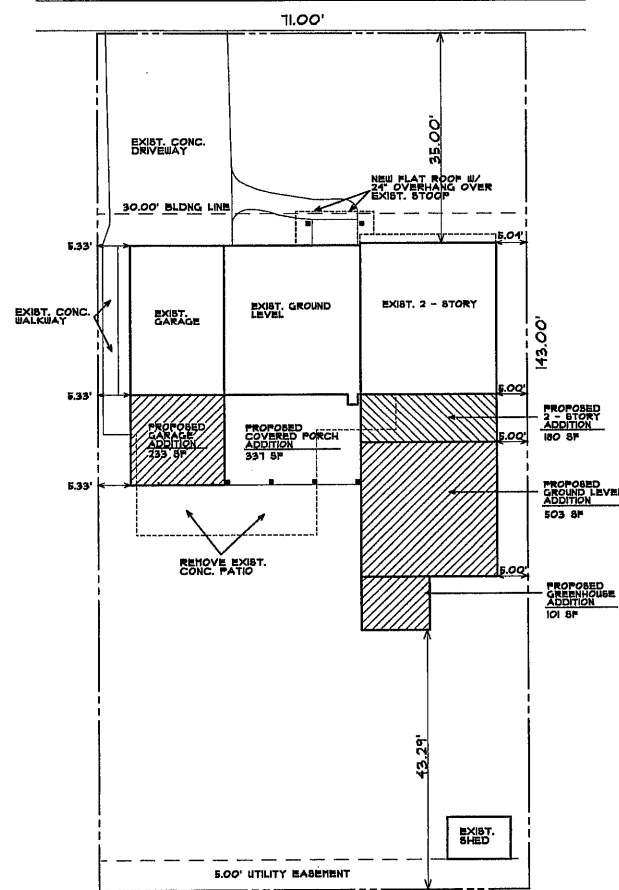
[Signature]
Films Professional Land Surveyor

DeSALVO RESIDENCE

225 W. KENILWORTH AVE.

PALATINE, IL

W. KENILWORTH AVE.



SITE PLAN

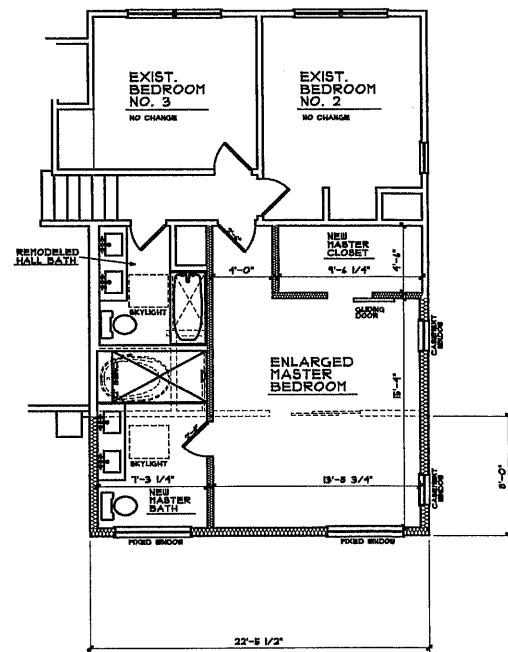
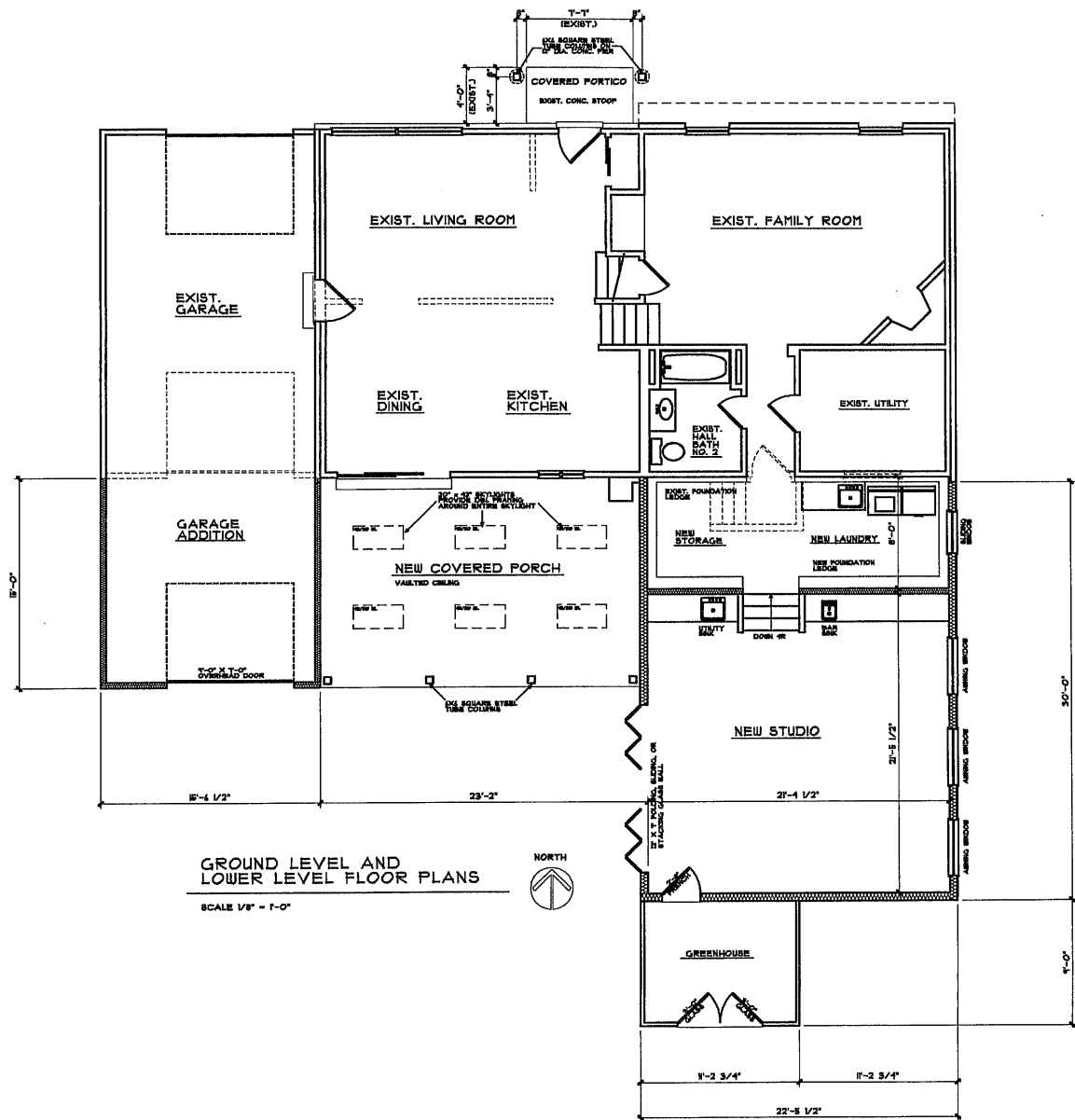
SCALE 1" = 20.0'



INDEX OF DRAWINGS	
SHEET	DESCRIPTION
G-1	SITE PLAN
A-1	CONSTRUCTION PLANS
A-2	EXTERIOR ELEVATIONS

PROPOSED MULTIPLE ROOF ADDITIONS	12-2-11 RELEASED FOR SPECIAL USE SUBMITTAL	DeSALVO RESIDENCE
THOMAS DUCKLEY ARCHITECT P.O. BOX 1624 NORTHMAN ESTATES, IL 60062 TEL. 847-340-1930 tom@thomasduckleyarchitect.com	ARCHITECT'S CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.	225 W. KENILWORTH PALATINE, ILLINOIS 3011-014A 15 12-4-11 OF 11

Attachment: Site Plan (225 W. Kenilworth Avenue - SU setback reduction)



UPPER LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"

**PROPOSED MULTIPLY
ROOM ADDITIONS**

12-5-17 RELEASED FOR
SPECIAL USE SUBMITTAL

DeSALVO
RESIDENCE

**THOMAS
BUCKLEY
ARCHITECT**

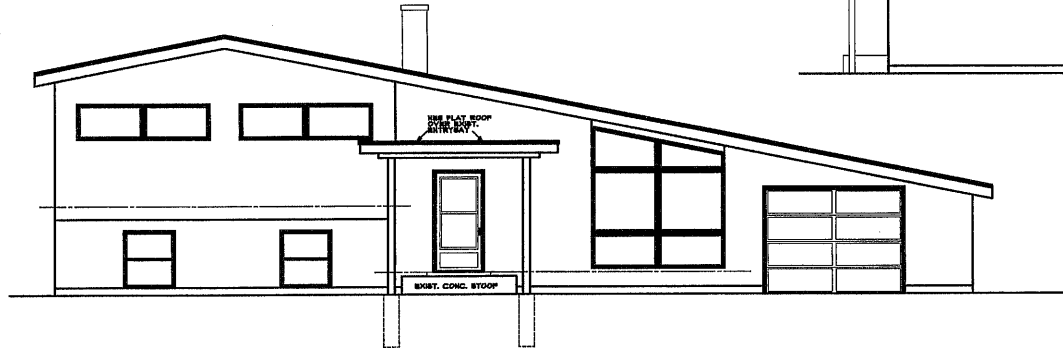
P.O. BOX 96124
HOFFMAN ESTATES, IL 60162
TEL. 847-310-1630
tom@thomasbuckleyarchitect.com

225 W. KENILWORTH
PALATINE, ILLINOIS

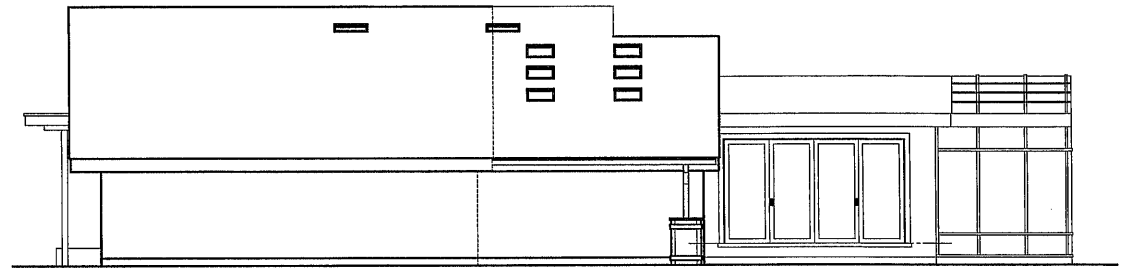
20П-071А
ТБ

12-4-П

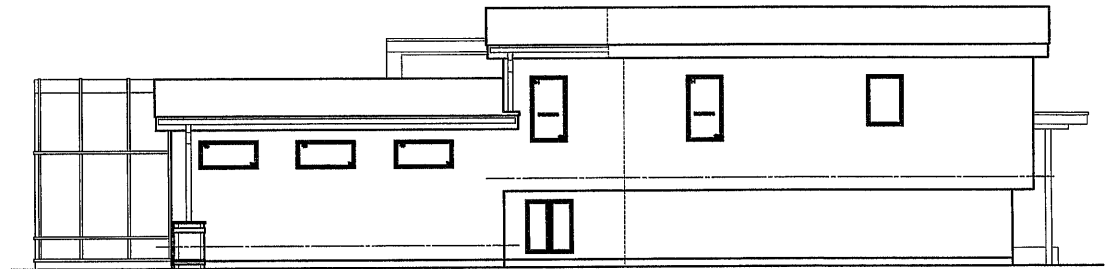
A -
OF TH



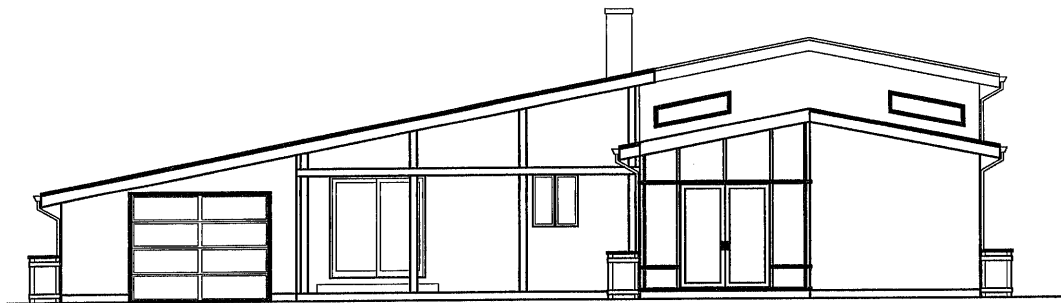
NORTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

	PROPOSED MULTIPLE ROOM ADDITIONS	12-3-11 RELEASED FOR SPECIAL USE SUBMITTAL	DeSALVO RESIDENCE
	THOMAS BUCKLEY ARCHITECT P.O. BOX 16234 HOPKINS ESTATES, IL 60136 TEL. 815-310-1330 e-mail tba@thomasbuckleyarchitect.com		225 W. KENILWORTH PALATINE, ILLINOIS 3011-014A 1B 12-4-11 OF TH

Attachment: Elevations (225 W. Kenilworth Avenue - SU setback reduction)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, January 9, 2018 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 East Wood Street, relative to a request for the following:
 Special Use to permit an addition to be setback 5 feet from the side lot lines instead of the required 10 feet pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance.
 The property is commonly known as 225 W. Kenilworth Ave (PIN# 02-22-213-024).
 The Petitioners are proposing to build a second story addition and maintain the current side yard setbacks. The above petition has been filed by Monique and David DeSalvo and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 17-93
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 25th day of December, 2017.
 Published in Daily Herald
 December 25, 2017 (4489819)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Hanover Park, Hoffman Estates, Inverness, Mt Prospect, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, South Barrington, Streamwood, Wheeling

County(ies) of Cook

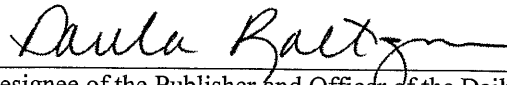
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published December 25, 2017 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY



Designee of the Publisher and Officer of the Daily Herald

Control # 4489819

Attachment: Public Notice (225 W. Kenilworth Avenue - SU setback reduction)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 01/09/18 07:00 PM

CASE STAFF STATEMENT (ID # 4136)

108 N. Forest Avenue

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Jerry Pysz

CASE NUMBER: 17-91

ADDRESS: 108 N. Forest Avenue

PROPOSAL:

Special Use to permit an addition to be setback 7 feet from the rear lot line instead of the required 40 feet pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 108 N, Forest Avenue District 6 (Helms)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
--	--

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 construct a second story addition over an existing structure that currently encroaches on the rear yard setback. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit an addition to be setback 7 feet from the rear lot line instead of the required 40 feet.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family Residential. The residence has an existing legally non-conforming rear yard setback of approximately 7 feet. The current minimum required rear yard setback in the R-2 District is 40 feet.
- The Petitioner is proposing to build a second story addition over the existing first story. The footprint will be expanded to include a garage addition; however, the garage addition meets the setback requirements.

- The peak height of the addition meets code. Both building and lot coverage meet code.
- The existing 7 foot rear yard setback will be maintained with the second story addition and therefore a setback reduction is required.

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 Petitioners are proposing to build a second story addition that encroaches into the required rear yard setback. The existing residence is legally non-conforming and the proposed addition will not alter the existing setbacks. Furthermore, this addition should not impact the surrounding property owners or alter the essential character of the neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the site plan and elevation plan prepared by EKI Architects dated 11/20/2017 except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial
- Application

Case Staff Statement (ID # 4136)
Meeting of January 9, 2018

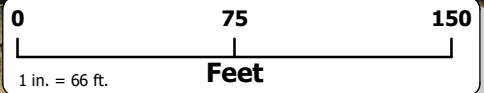
- Plat of Survey
- Site Plan
- Floor Plans
- Elevations
- Public Notice

108 N Forest Avenue

VILLAGE OF
PALATINE



Attachment: Aerial (108 N. Forest Avenue - SU setback reduction)

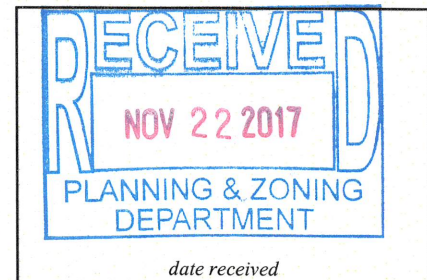


VILLAGE OF PALATINE

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 <i>Lyn Bremanis</i>	Zoning Case # <i>17-91</i>
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S) <i>JERRY PYSZ</i>		Business Name (if applicable)	
	Subject Property Address <i>108 N. FOREST PALATINE IL 60067</i>			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) ☐ Special Use ☐ Special Use Amendment ☒ Variation			
	Existing Zoning District	Existing Land Use	Proposed Land Use	
	Generally describe your request: <i>We would like to build the second floor within the existing footprint of the house and expand the garage</i>			

Attachment: Application (108 N. Forest Avenue - SU setback reduction)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ☒ Filing Fee of \$ include email
- ☒ 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

Any addition would require relief because of the special conditions

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

there will be no negative impact

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

Will have no negative impact and it will be beneficial to neighbors.

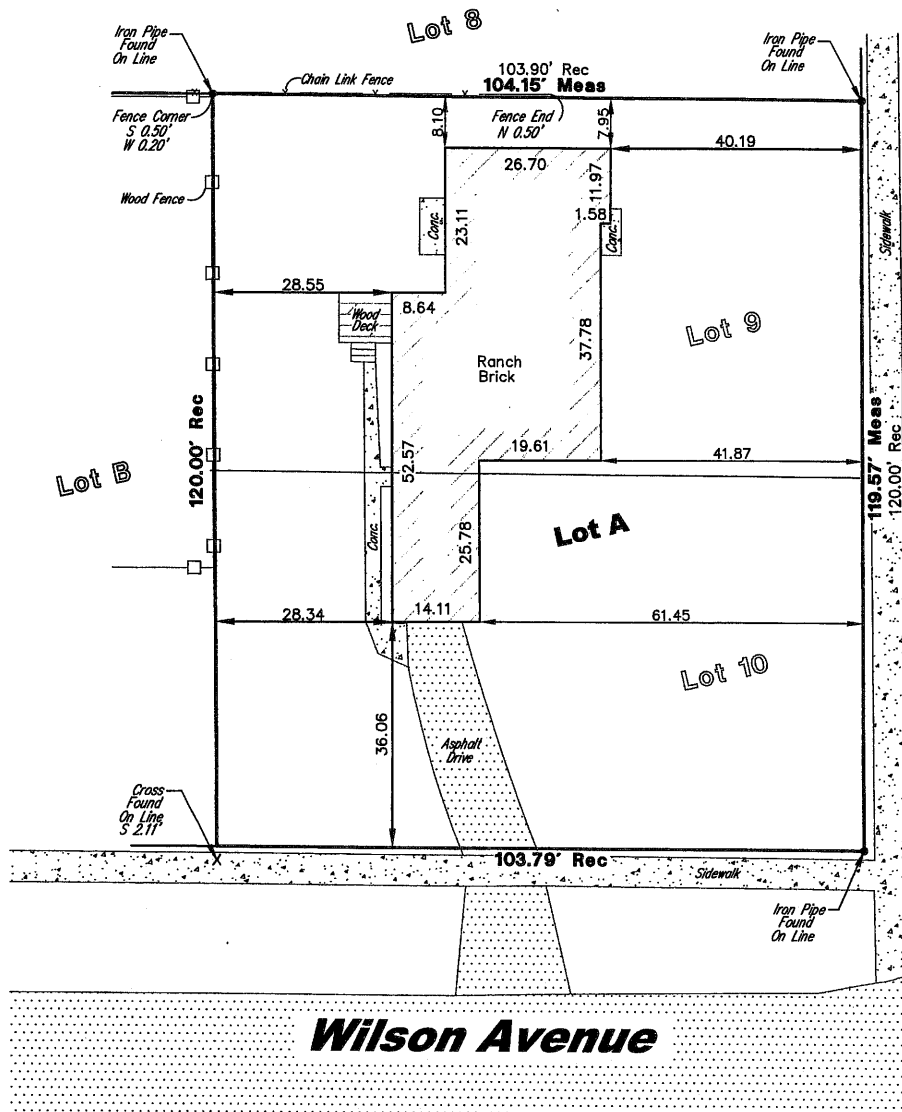
4. With respect to live entertainment uses, the use shall not:
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on 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



PLAT OF SURVEY

3.3.c

LOT A IN KONISHI'S RESUBDIVISION OF LOTS 9 AND 10 IN BLOCK 1 OF ARTHUR T. MCINTOSH & CO'S. PALATINE NORTHWEST HIGHWAY IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1966 AS DOCUMENT 19875266, IN COOK COUNTY, ILLINOIS.



Legend:

- Set 1/2" Iron Pipe
- Found Iron Pipe
- X-Found Cross

Surveyor Notes:

- Field Work Completed on 10-11-17
- Prepared for Jerry Pysz, homeowner.
- Site Address: 108 N. Forest Avenue, Palatine, IL 60067
- Pin No.: 02-14-404-024
- No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad Files will not be released under this contract.
- No boundary corners were set at time of field survey of the subject property by client agreement.
- This plat was prepared without the aid of a title commitment. Refer to a current title commitment for any building lines or easements not shown on this plat.
- All building dimensions and ties are to the current siding material and not to the foundation.

State of Illinois)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above property and that this is the Plat that represents the conditions found at the time of said survey. Given under my hand and seal this 13th day of October, A.D. 2017, in the County of Cook, State of Illinois.
Gloria Jean Koter, an agent for Land Surveying Services, Inc.
Illinois Professional Land Surveyor Number 3823
License Expiration Date 11-30-18
This professional service conforms to the current Illinois minimum standards for a minimum



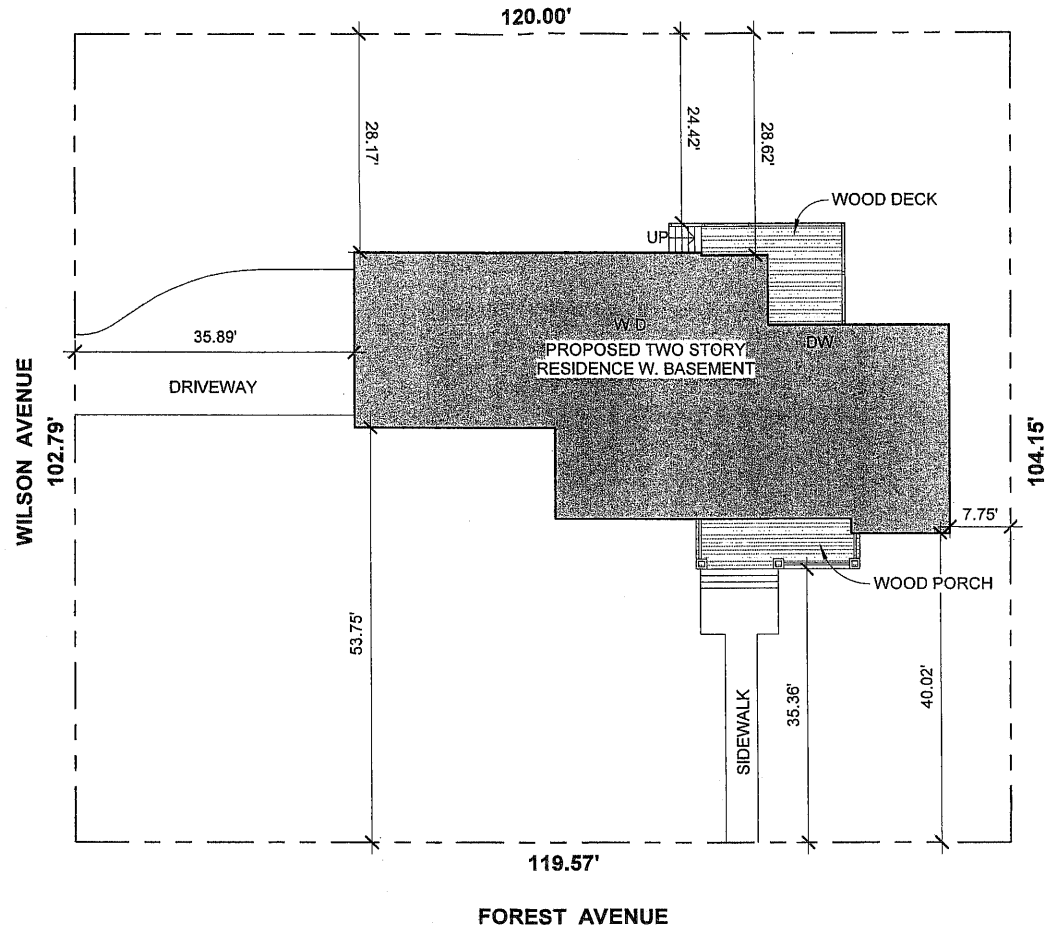
Job Number	LS060189-1
Sheet Name	PLAT OF SURVEY
Sheet Number	SURVEY

	Land Surveying Services, Inc.
1182 Heather Drive	Lake Zurich, Illinois 60047
Ph. (847)847-1079	Fax. (847)847-1279
Professional Design Firm License No. 184-003632	

Field Work Completed:	10-11-17
Scale:	1" = 20'
Date:	10-13-17
Site Address:	108 N. Forest Avenue Palatine, Illinois

Drawn By:	EB	Checked By:	K
Drawing Revisions			
REVISION		Date	
Revised Building Dimension		11/6/2017	
Packet Pg. 47			

Attachment: Plat of Survey (108 N. Forest Avenue - SU setback reduction)



SITE PLAN - PROPOSED

1/16" = 1'-0"

eki architects LTD.

111 W. LONNQUIST BLVD, MT. PROSPECT, IL 60056
Tel: 847. 749 4021 Fax: 847. 749 3322

EKI ARCHITECTS, LTD. SHALL RETAIN ALL COPYRIGHTS, STATUTORY AND COMMON LAW RIGHT WITH REGARD TO THESE PLANS AND BUILDING DESIGN. REPRODUCTION, CHANGES OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT OBTAINING EXPRESS WRITTEN PERMISSION AND CONSENT OF EKI ARCHITECTS, LTD.

SFR

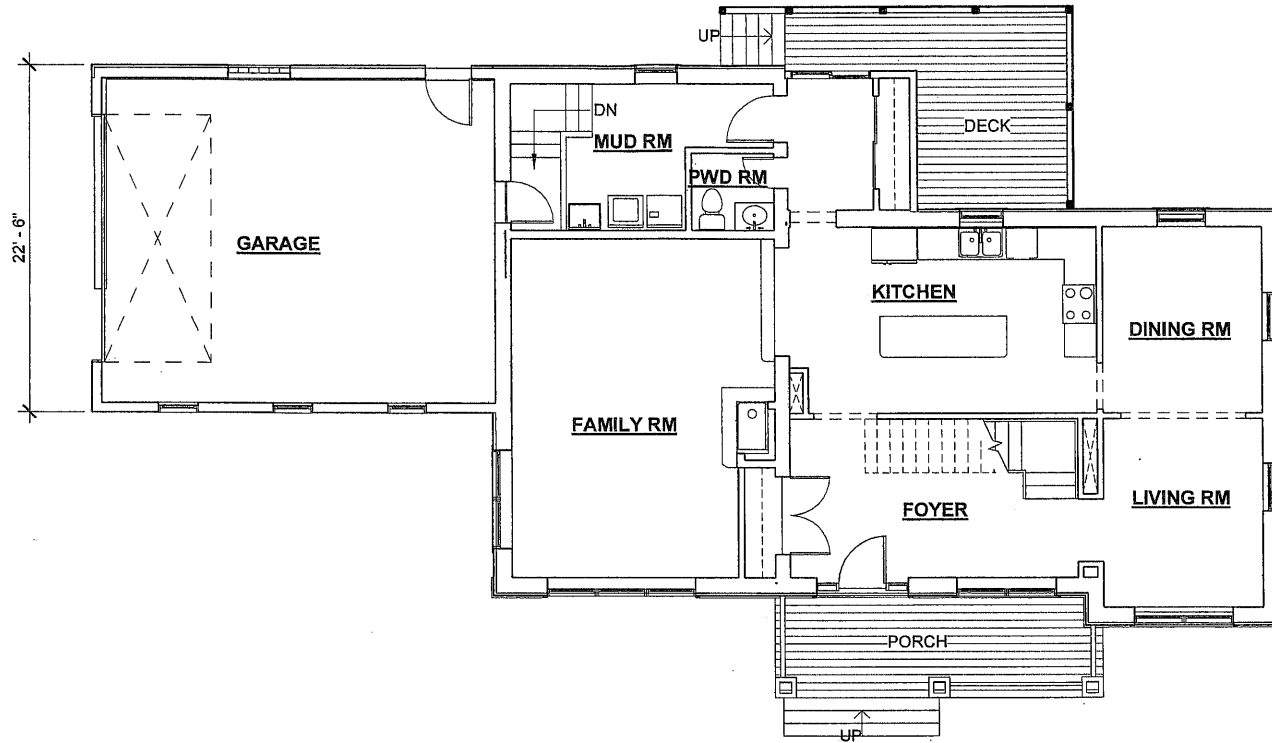
SFR - REMODELING AND ROOM ADDITION

108 N FOREST AVE, PALATINE, IL 60047

SITE PLAN - PROPOSED

Project number	1740-136	2
Date	11/20/17	
Drawn by	PE	
Checked by	PE	
Scale 1/16" =		

Attachment: Site Plan (108 N. Forest Avenue - SU setback reduction)



1st FLOOR PLAN - PROPOSED

1/8" = 1'-0"

eki architects LTD.
111 W. LONNQUIST BLVD, MT. PROSPECT, IL 60056
Tel: 847. 749 4021 Fax: 847. 749 3322

EKI ARCHITECTS, LTD. SHALL RETAIN ALL COPYRIGHTS, STATUTORY AND COMMON LAW RIGHT WITH REGARD TO THESE PLANS AND BUILDING DESIGN. REPRODUCTION, CHANGES OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT OBTAINING EXPRESS WRITTEN PERMISSION AND CONSENT OF EKI ARCHITECTS, LTD.

SFR

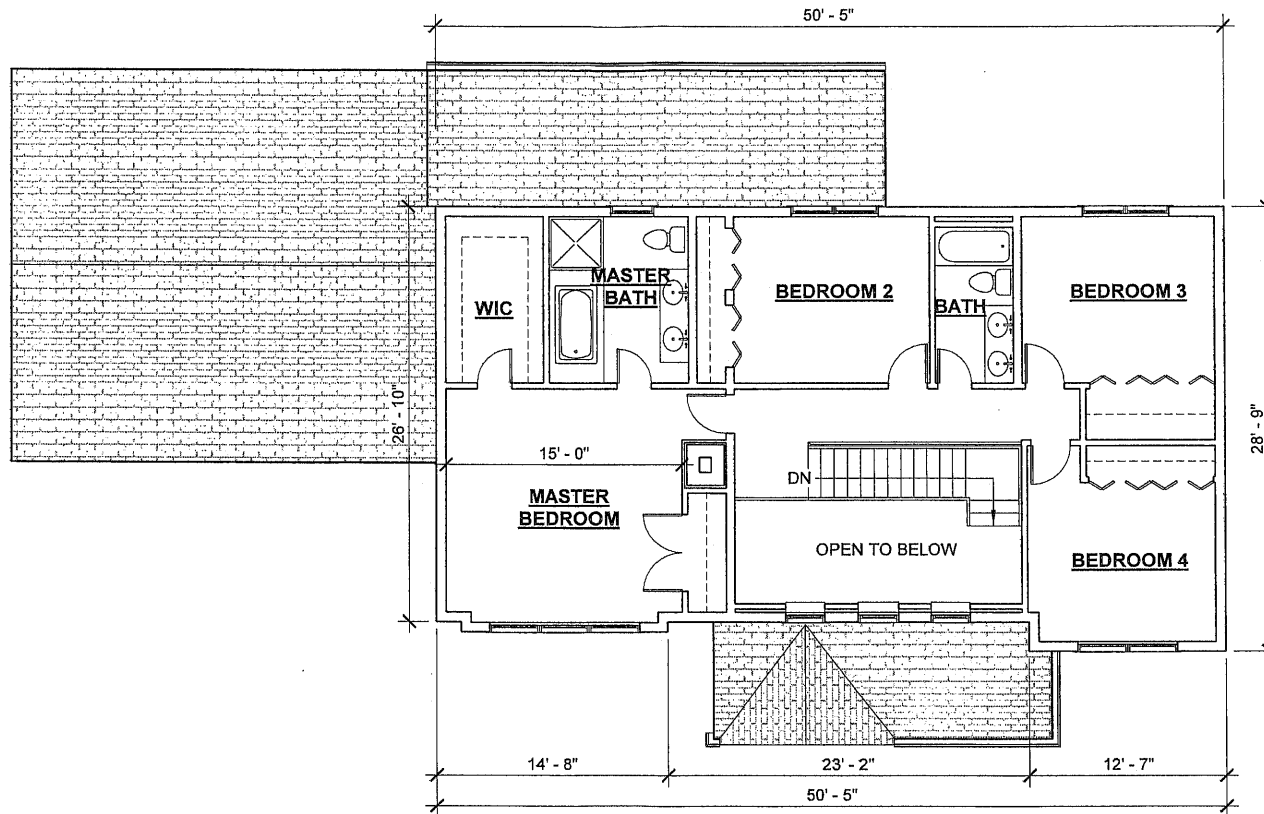
SFR - REMODELING AND ROOM ADDITION

108 N FOREST AVE, PALATINE, IL 60047

FIRST FLOOR PLAN - PROPOSED

Project number	1740-136	3
Date	11/20/17	
Drawn by	PE	
Checked by	PE	Scale 1/8" =

Attachment: Floor Plans (108 N. Forest Avenue - SU setback reduction)



2nd FLOOR PLAN - PROPOSED

1/8" = 1'-0"

eki architects LTD.
111 W. LONNQUIST BLVD, MT. PROSPECT, IL 60056
Tel: 847. 749 4021 Fax: 847. 749 3322

EKI ARCHITECTS, LTD. SHALL RETAIN ALL COPYRIGHTS, STATUTORY AND COMMON LAW RIGHT WITH REGARD TO THESE PLANS AND BUILDING DESIGN. REPRODUCTION, CHANGES OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT OBTAINING EXPRESS WRITTEN PERMISSION AND CONSENT OF EKI ARCHITECTS, LTD.

SFR

SFR - REMODELING AND ROOM ADDITION

108 N FOREST AVE, PALATINE, IL 60047

SECOND FLOOR PLAN - PROPOSED

Project number	1740-136	4
Date	11/20/17	
Drawn by	PE	
Checked by	PE	
Scale		1/8" =

Attachment: Floor Plans (108 N. Forest Avenue - SU setback reduction)



EAST ELEVATION

1/8" = 1'-0"

eki architects LTD.
111 W. LONNQUIST BLVD, MT. PROSPECT, IL 60056
Tel: 847. 749 4021 Fax: 847. 749 3322

EKI ARCHITECTS, LTD. SHALL RETAIN ALL COPYRIGHTS, STATUTORY AND COMMON LAW RIGHT WITH REGARD TO THESE PLANS AND BUILDING DESIGN. REPRODUCTION, CHANGES OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT OBTAINING EXPRESS WRITTEN PERMISSION AND CONSENT OF EKI ARCHITECTS, LTD.

SFR

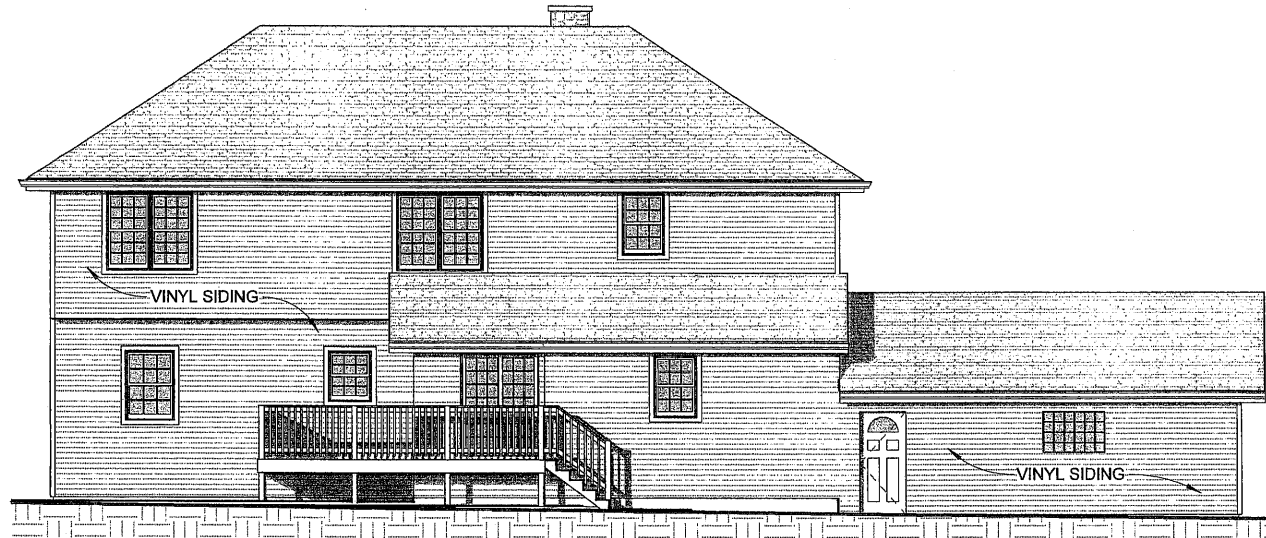
SFR - REMODELING AND ROOM ADDITION

108 N FOREST AVE, PALATINE, IL 60047

EAST ELEVATION - PROPOSED

Project number	1740-136	5
Date	11/20/17	
Drawn by	PE	
Checked by	PE	
Scale		1/8" =

Attachment: Elevations (108 N. Forest Avenue - SU setback reduction)



WEST ELEVATION

1/8" = 1'-0"

eki architects LTD.
111 W. LONNQUIST BLVD, MT. PROSPECT, IL 60056
Tel: 847. 749 4021 Fax: 847. 749 3322

EKI ARCHITECTS, LTD. SHALL RETAIN ALL COPYRIGHTS, STATUTORY AND COMMON LAW RIGHT WITH REGARD TO THESE PLANS AND BUILDING DESIGN. REPRODUCTION, CHANGES OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT OBTAINING EXPRESS WRITTEN PERMISSION AND CONSENT OF EKI ARCHITECTS, LTD.

SFR

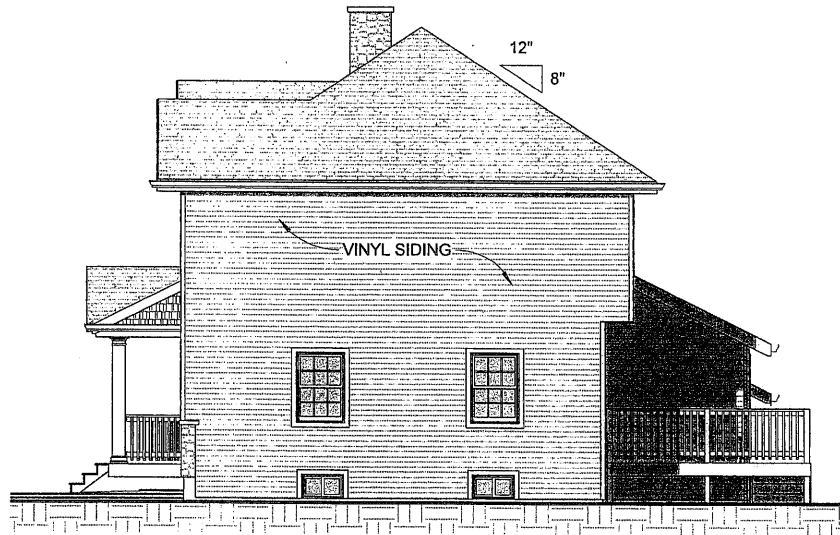
SFR - REMODELING AND ROOM ADDITION

108 N FOREST AVE, PALATINE, IL 60047

WEST ELEVATION - PROPOSED

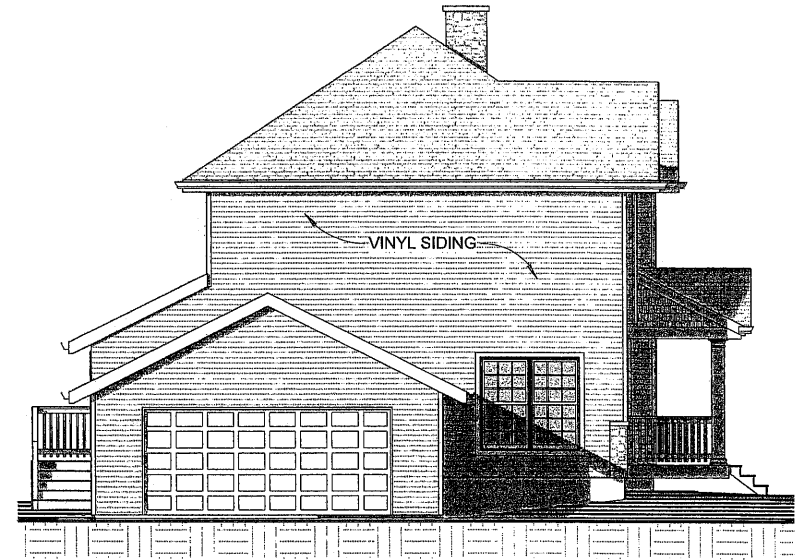
Project number	1740-136	6
Date	11/20/17	
Drawn by	PE	
Checked by	PE	
Scale		1/8" =

Attachment: Elevations (108 N. Forest Avenue - SU setback reduction)



NORTH ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



EKI ARCHITECTS, LTD. SHALL RETAIN ALL COPYRIGHTS, STATUTORY AND COMMON LAW RIGHT WITH REGARD TO THESE PLANS AND BUILDING DESIGN. REPRODUCTION, CHANGES OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT OBTAINING EXPRESS WRITTEN PERMISSION AND CONSENT OF EKI ARCHITECTS, LTD.

111 W. LONNQUIST BLVD, MT. PROSPECT, IL 60056
Tel: 847. 749 4021 Fax: 847. 749 3322

SFR

SFR - REMODELING AND ROOM ADDITION

108 N FOREST AVE, PALATINE, IL 60047

NORTH & SOUTH ELEVATION - PROPOSED

Project number	1740-136	7
Date	11/20/17	
Drawn by	PE	
Checked by	PE	
Scale		1/8"

Attachment: Elevations (108 N. Forest Avenue - SU setback reduction)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, January 9, 2018 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 East Wood Street, relative to a request for the following:
 Special Use to permit an addition to be setback 7 feet from the rear lot line instead of the required 40 feet pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance.
 The property is commonly known as 108 N Forest Ave (PIN# 02-14-404-024).
 The Petitioner is proposing to build a second-story addition.
 The above petition has been filed by Jerry Pysz and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 17-91
VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 25th day of December, 2017.
 Published in Daily Herald
 December 25, 2017 (4489816)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Hanover Park, Hoffman Estates, Inverness, Mt Prospect, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, South Barrington, Streamwood, Wheeling

County(ies) of Cook

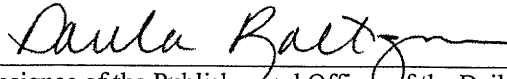
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published December 25, 2017 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY



Designee of the Publisher and Officer of the Daily Herald

Control # 4489816

Attachment: Public Notice (108 N. Forest Avenue - SU setback reduction)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 01/09/18 07:00 PM

CASE STAFF STATEMENT (ID # 4138)

231 N. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Kevin Coyne, Agent for Illinois Spine Care

CASE NUMBER: 17-98

ADDRESS: 231 N. Northwest Highway

PROPOSAL:

Special Use to permit a Medical Office (Chiropractor) pursuant to Section 11.03 (d) (43) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 231 N. Northwest Hwy District 6 (Helms)	<u>CURRENT ZONING:</u> B-2 General Business District
--	--

SURROUNDING CONDITIONS:

<u>North:</u>	B-2 General Business District
<u>South:</u>	B-2 General Business District
<u>East:</u>	R-2 Single Family Residential
<u>West:</u>	B-2 General Business District

BACKGROUND:

The petitioner is seeking a Special Use to permit a medical office (chiropractor) at 231 N. Northwest Highway. Therefore, the Petitioner is seeking approval of the following:

Special Use to permit a Medical Office (Chiropractor)

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business.
- This is currently Bea's Hair Design and is approximately 1800 ft².
- Staff will include 6 employees, 1 full-time doctor, 1 massage therapist and 4 support staff.
- Business hours will be 9 AM - 7 PM Monday through Friday. The business plan

anticipates approximately 20-30 clients per day, with peak times of 10 AM - 11 AM and 6 PM - 7 PM.

- 6 parking spaces would be required per the 1 parking space per 300 square feet standard. The subject property has 27 spaces.

DEPARTMENTAL REVIEWS:

Community Services	Upgrade exterior site to provide proper access through the building permit review process.
Engineering	No issues identified
Environmental Health	N/A
Fire Prevention	No issues identified
Public Works	N/A
Police	N/A

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, 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 proposed use should not have any negative impact on the neighboring businesses and Northwest Highway commercial corridor. Also, medical offices are contemplated as Special Uses within the business districts. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the business plan submitted by the Petitioner, Illinois Spine Care, on 12/08/2017 and floor plan dated 10/30/17, except as such plans may be revised to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial
- Application

Case Staff Statement (ID # 4138)
Meeting of January 9, 2018

- Plat of Survey
- Business Plan
- Floor Plan
- Public Notice

3.4.a

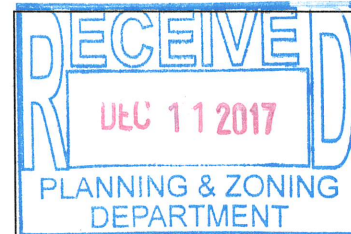




SPECIAL USE & VARIATION APPLICATION

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 # 17-98
	Filing Fee \$ 842	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



date received

Background Information	Petitioner(s) Illinois Spinal Care, Ltd.		Business Name (if applicable)	
	Subject Property Address 231 N. Northwest Hwy, Palatine, IL 60067			
	Authorized Agent (if applicable) Kevin Coyne		Business Name (if applicable) Momkus McCluskey, LLC	
	Address 1001 Warrenville Road, Suite 500		City/State/Zip Code Lisle, IL 60532	
	Telephone 630-434-0400	Fax	Email kcoyne@momlaw.com	
	Relationship to Petitioner (contractor, architect, etc.) Attorney			
	Type of Application (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District B-2	Existing Land Use B-2 Retail (Beauty Salon)	Proposed Land Use Physical and Health Services	
	Generally describe your request: Petitioner will operate a chiropractic health care business from this location. Petitioner will serve its clients' health and wellness and chiropractic needs. Petitioner will also offer education opportunities to clients on proper health and wellness living. Petitioner has been in operation for 10 years at its location in Elmhurst. The subject location in Palatine will be Petitioner's second location. Petitioner will operate Monday through Friday from 9 am to 7 pm. 20-30 customers a day are expected to visit this location. _____ _____ _____ _____			

Attachment: Application (231 N. Northwest Highway - SU Chiropractor)



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 (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, 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, floor plan, 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). Attach a separate sheet if necessary.

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

The use will provide a convenient health and wellness opportunity to the public and will compliment neighboring businesses.

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

The use's business is the furtherance of its client's health and wellness. No activity of a dangerous nature will take place from this location.

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

The use should only enhance the value of neighboring business by bringing a steady stream of health conscious consumers to the neighborhood.

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

N/A

LEGEND

A = ASSUMED
 C = CALCULATED
 CH = CHORD
 CL = CENTERLINE
 D = DEED
 E = EAST
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 FT. = FEET/FOOT
 L = ARC LENGTH
 M = MEASURED
 N = NORTH
 NE = NORTHEAST
 NW = NORTHWEST
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R = RECORD
 RAD = RADIUS
 R.O.W. = RIGHT OF WAY
 S = SOUTH
 S.I.P. = SET IRON PIPE
 S.I.R. = SET IRON ROD
 SE = SOUTHEAST
 SW = SOUTHWEST
 W = WEST

X = CHAIN LINK FENCE
 O = WOOD FENCE
 □ = METAL FENCE
 △ = VINYL FENCE
 --- = EASEMENT LINE
 --- = SETBACK LINE
 --- = INTERIOR LOT LINE

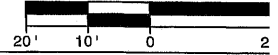
PLAT OF SURVEY

OF

THE SOUTH 50.00 FEET OF LOT C AND THE NORTH 25.00 FEET OF LOT B IN ARTHUR T. MCINTOSH AND COMPANY'S FAIR GROUNDS PARK, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

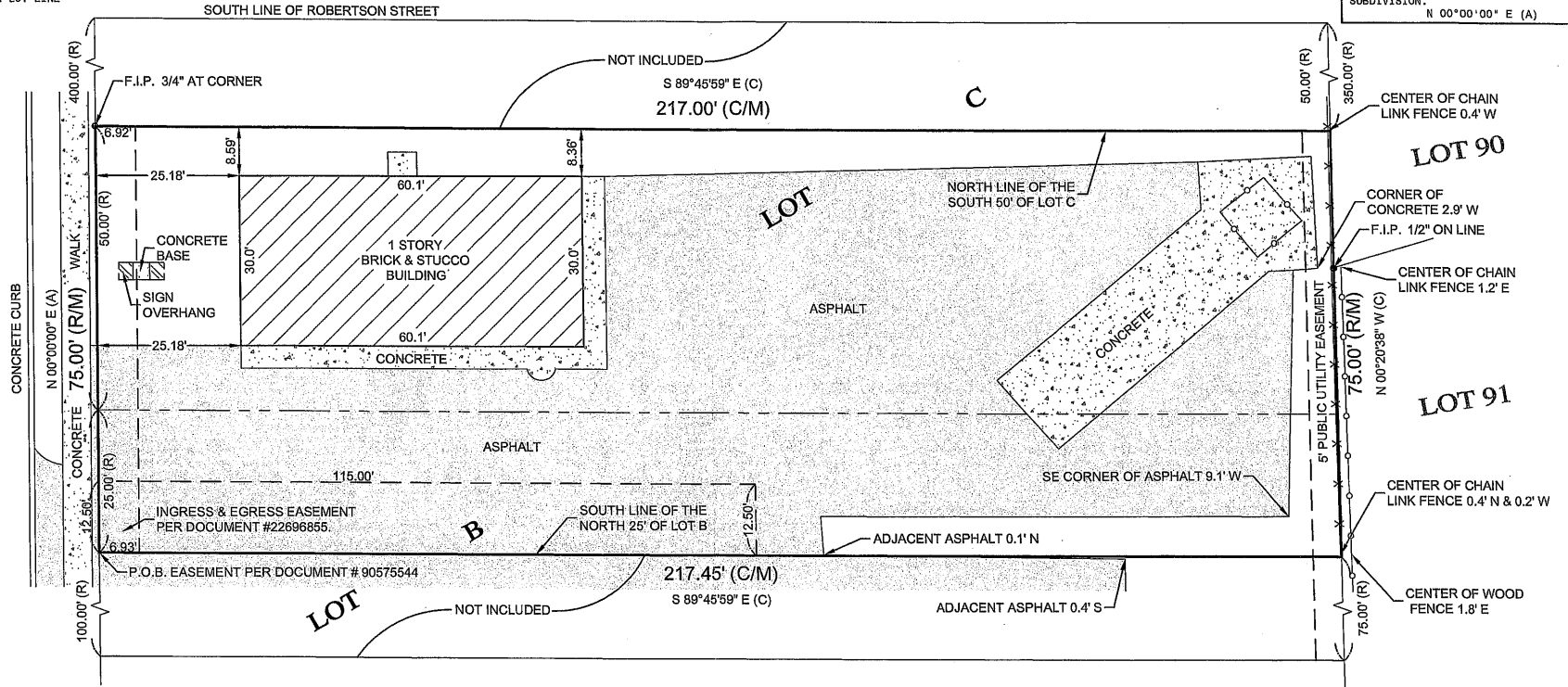
AREA OF SURVEY:

CONTAINING 16,292 SQ. FT. OR 0.37 ACRES MORE OR LESS



BASIS OF BEARING:
 EAST LINE OF N. NORTHWEST HIGHWAY AS
 FOUND MONUMENTED AND OCCUPIED PER REC'D
 SUBDIVISION.
 N 00°00'00" E (A)

N. NORTHWEST HIGHWAY
 (80' R.O.W.)



Morris Engineering, Inc.
 515 Warrenville Road, Lisle, IL 60532
 Phone: (630) 271-0770
 FAX: (630) 271-0774
 WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS } 99
 COUNTY OF DUPAGE }

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 30TH DAY OF OCTOBER, A.D., 2017,
 AT LISLE, ILLINOIS.

James Lee Morrison
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
 LICENSE EXPIRATION DATE NOVEMBER 30, 2018
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 231 N. NORTHWEST HIGHWAY
 PALATINE, ILLINOIS

CLIENT PAUL BELLISARIO

FIELDWORK DATE (CREW) 10/28/2017 (DS/WM)

DRAWN BY: LV REVISED: JOB NO. 17-10-1

Attachment: Plat of Survey (231 N. Northwest Highway - SU Chiropractor)



High Quality Care From People Who Care!

*Dr. Brian Mendoza
231 N. Northwest Highway
Palatine, IL 60067*

Illinois Spinal Care, Ltd.

Illinois Spinal Care's mission is to provide the people of ***Palatine*** and surrounding areas a service that will help patients achieve and maintain their highest potential for health. Chiropractic health care focuses primarily on spinal function and its relationship to the nervous system and overall health. The science of chiropractic is based on the premise that good health depends, in part, on a normally functioning nervous system. Chiropractic principle emphasizes that the body is a self-regulating, self-healing organism and that body function is controlled and coordinated by the brain, spinal cord and the nerves that branch throughout the body. The chiropractic approach to better health is to locate and remove spinal dysfunction and nerve interference, returning the body to its natural state of health and wellness. ***Illinois Spinal Care, Ltd.*** will promote chiropractic education to the public as well as provide quality chiropractic care, massage therapy, ***physiotherapy modalities and rehabilitation.***

Executive Summary

Company Background

Illinois Spinal Care, Ltd. has been a very successful business operating in Elmhurst, IL for the past 10 years. ***Illinois Spinal Care, Ltd.*** is excited to open its second location in order to expand services to the people of ***Palatine*** and surrounding areas. The Elmhurst location will remain the flagship office for the company providing support and security for the Palatine office.

Operations Summary

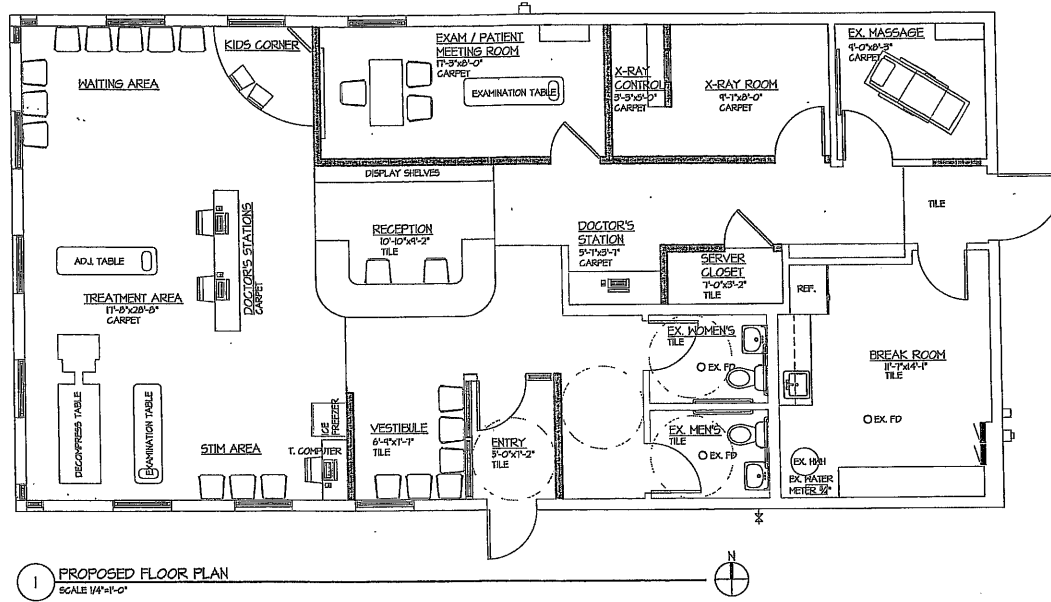
Illinois Spinal Care's Palatine office will be open for business Monday through Friday from 9 AM to 7 PM. It will employ 6 people in the beginning, a full time doctor, a massage therapist and a supporting staff of 4 assistants.

Dr. Brian Mendoza will be the lead doctor of ***Illinois Spinal Care's Palatine office.*** He is a graduate of Logan Chiropractic College, which is accredited by the Commission on Accreditation, of the Council on Chiropractic Education.

It is estimated that Illinois Spinal Care's Palatine office will service about 20-30 customers a day. Peak hours from 10am to 11am and 6pm to 7pm are expected to show a slightly increased customer count when compared to the rest of the day.

Company Location and Facilities

Illinois Spinal Care's Palatine office intends to occupy the entire 1800 sq. ft. office building located at 231 N. Northwest Highway, Palatine, IL 60067. The inside of the building will be renovated to accommodate our needs. The outside of the building will remain the same as it is today.



ILLINOIS SPINAL CARE

Attachment: Floor Plan (231 N. Northwest Highway - SU Chiropractor)

DRAWING TITLE: FLOOR PLAN

DATE: 10/17

FOR: [blank]

DRAWING BY: [blank]

CHECKED BY: [blank]

DATE: 10/17

FOR: [blank]

A2.0

OP -

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, January 9, 2018 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 East Wood Street, relative to a request for the following:
 Special Use to permit a Medical Office (Chiropractor) pursuant to Section 11.03 (d) (43) of the Palatine Zoning Ordinance.
 The property is commonly known as 231 N. Northwest Highway (PIN# 02-14-414-027).
 The Petitioner is proposing to open a Chiropractic Office.
 The above petition has been filed by Illinois Spinal Care, LTD and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 17-98
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 25th day of December, 2017.
 Published in Daily Herald
 December 25, 2017 (4489820)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Hanover Park, Hoffman Estates, Inverness, Mt Prospect, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, South Barrington, Streamwood, Wheeling

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published December 25, 2017 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baitz*
 Designee of the Publisher and Officer of the Daily Herald

Control # 4489820

Attachment: Public Notice (231 N. Northwest Highway - SU Chiropractor)