



# 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 • DECEMBER 13, 2022

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Village Hall - Council Chambers

Regular Meeting

7:00 PM

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### I. CALL TO ORDER

### II. MINUTES APPROVAL

1. Zoning Board of Appeals - Regular Meeting - Oct 25, 2022 7:00 PM

### III. PUBLIC HEARING

1. 948 N. Topanga Drive

Variations to permit a fence to be set back 0 feet from the side property line abutting a street, instead of the minimum required 5 feet, and to not install the required landscaping materials between the fence and the lot line abutting a public street.

2. 1153 N. Edgewater Court

Special Use to permit an addition to be set back 36 feet from the rear lot line, instead of the minimum required 40 feet.

3. 126 N. Elmwood Ave

Variation to permit an accessory structure to be 770 square feet, instead of the maximum permitted 700 square feet.

### 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 • OCTOBER 25, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

#### I. CALL TO ORDER

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

#### II. MINUTES APPROVAL

- Zoning Board of Appeals - Regular Meeting - Sep 27, 2022 7:00 PM - **Accepted**

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

Minutes Acceptance: Minutes of Oct 25, 2022 7:00 PM (Minutes Approval)

### III. PUBLIC HEARING

#### 1. 990 S. Cedar Street - **Recommended to Approve**

Notice was published in the Daily Herald on October 10, 2022 and mailed to the owners of the surrounding properties.

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

1. Application for Special Use
2. Proof of Ownership
3. Site Plan
4. Floor Plan & Elevations
5. Public Notice

#### **Sworn in staff: Mr. Alex Bradshaw**

#### **Sworn in the petitioner: Mr. Robert Gerowitz 990 S. Cedar Street & Ms. Kristin Berryhill Owner of Archadeck 395 W Northwest Hwy**

Ms. Berryhill stated they are looking to build a screened-in porch. She stated it would be an open porch with no air-conditioning or insulation and will be located off the back of the house.

Mr. Gerowitz further explained they are looking for setback relief. He stated the existing deck has settled and is unsafe to walk on. Mr. Gerowitz stated this will be a great improvement to the quality of life.

Ms. Wood clarified what is remaining and what is coming down.

Mr. Gerowitz explained the gazebo and deck will come down. He further explained they are not adding any decking but rather using the existing footprint. He pointed out they currently have a deck and a swimming pool.

Ms. Roth-Wurster clarified they are not adding any additional decking.

Mr. Gerowitz answered that is correct.

Mr. Pirog asked if there will be a concrete foundation.

Mr. Gerowitz answered no.

Ms. Wood asked if there was any way to do without relief.

Mrs. Berryhill answered no due to the position of the entrance.

Mr. Bradshaw gave a brief overview stating the subject property is zoned R-2 with a 40ft rear yard setback. He stated the rear yard abuts Birchwood swimming pool referring to the aerial slide. He stated the addition would not encroach in either side yard setback. Mr. Bradshaw spoke to the unique shape of lot pointing out any changes would require relief. He pointed out there is a comparable setback relief granted in 2017 for 991 S. Cedar. Mr. Bradshaw stated Community Services, Engineering, and Fire Prevention reviewed and had no issues.

**STAFF RECOMMENDATION:**

The Subject Property has an existing deck and gazebo that will be demolished to make space for a sunroom addition off the rear of the home. The proposed sunroom will encroach 8 feet into the rear yard, which abuts the Birchwood Park Community Pool. As there was a Special Use granted to the property across the cul-de-sac, for greater rear yard setback relief, the proposed addition should not negatively impact the surrounding properties. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan, Floor Plan, and Elevation Plans submitted by the Petitioner, Korreen Gerowitz, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

Mr. Cavanaugh stated it meets the standards for safety and welfare of residents. He pointed out they are not changing the existing footprint just making it more user friendly for the resident.

Ms. Roth-Wurster agreed that it meets the standards. She pointed out they are replacing with similar configuration.

Ms. Wood stated it won't cause injury to value of property. She pointed out it butts up to Birchwood and the neighbor has similar setback. She stated it will be done professionally and is in favor.

**Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 4-0. This item will tentatively go to Village Council on November 7, 2022**

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

Minutes Acceptance: Minutes of Oct 25, 2022 7:00 PM (Minutes Approval)

2. 855 E. Palatine Road - **Recommended to Approve**

Notice was published in the Daily Herald on October 10, 2022 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

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

**Sworn in the petitioner: Ms. Amanda Arvanitis 855 E. Palatine Rd**

Ms. Arvanitis started massage career 10 years ago. She stated she opened a solo practice in Chicago but recently had a baby and moved to the suburbs so wants to move business closer to home.

Ms. Roth-Wurster asked about her business plan.

Ms. Arvanitis explained it is just her. She stated she does everything, except her taxes. Ms. Arvanitis stated she wanted to create a trauma free environment explaining she only does one style of massage being a relaxing deep tissue massage and wanted to create a safe space.

Ms. Wood asked if she will be the only employee.

Ms. Arvanitis answered yes.

Ms. Wood asked how many patients at one time.

Ms. Arvanitis answered one. She explained she spaces her patients out to give time to cleanup and talk in between. She stated she will have approx. 4 clients a day and is in a building full of healthcare professionals.

Ms. Wood asked if the space was vacant.

Ms. Arvanitis stated she thinks it used to be a dental office.

Mr. Bradshaw gave a brief overview stating the subject property is zoned R-1 single family and was granted a special use in 1970 that permitted a medical office building to be constructed solely for medical and dental professionals. He spoke to the business plan outlined in the packet including square footage, hours, and employees. He stated the parking requirement will remain the same. Mr. Bradshaw stated Community Services and Police have reviewed and had no issues.

**STAFF RECOMMENDATION:**

The proposed massage therapy office will occupy a vacant tenant space within an office building designated for professional medical and dental offices. The Petitioner is a licensed Massage Therapist with the State of Illinois, and Police

had no issues that were identified following their review. Lastly, the parking requirements do not change for this use. Therefore, Staff recommends approval of the Special Use subject to the following condition:

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

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

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

**DELIBERATIONS:**

Mr. Cavanaugh stated she is a medical practitioner in a medical office so it's a perfect use for space.

Ms. Roth-Wurster stated it meets the standards.

Ms. Wood agreed.

**Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 4-0. This item will tentatively go to Village Council on November 7, 2022**

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

Minutes Acceptance: Minutes of Oct 25, 2022 7:00 PM (Minutes Approval)

3. 550 W. Wood Street #300 - **Recommended to Approve**

Notice was published in the Daily Herald on October 10, 2022 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

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

**Sworn in the petitioner: Ms. Katy Cushing 550 W. Wood Unit 300**

Ms. Cushing stated they opened their original location in 1994, out grew the space and moved training to 550 W Wood. She stated space has become available for whole facility to be moved under one roof. She stated the goal is to have all together relocating the programs currently on Northwest Hwy.

Ms. Wood asked if they are taking up the entire building.

Ms. Cushing answered no referring to the plat of survey slide.

Ms. Wood asked about the effect on parking and noise on other tenants.

Ms. Cushing stated the other tenants are Concept Plumbing and Brian Edwards Landscaping.

Ms. Wood asked about noise concerns.

Ms. Cushing stated they have measures in place to control barking. She explained they have a smaller dog to staff ratio for daycare and smaller social groups. Ms. Cushing spoke to the noise concerns explaining they are moving daycare to be inside and adding extra sound proofing. She spoke to the indoor potty system that will be installed that will prevent the need to go outside to go to the bathroom.

Ms. Wood asked about times they will take dogs outside.

Ms. Cushing stated only when the owners drop them off and pick up. She stated occasionally owners ask for their dogs to be walked which would be one handler and one dog. Ms. Cushing explained currently they have an area in the back for bathroom and when outside is used there is a 3 dog rotation.

Ms. Wood asked if classes are with owners.

Ms. Cushing answered yes.

Ms. Wood asked about parking.

Ms. Cushing stated there is free commuter parking along Wood Street. She stated she is unsure how many spots are allotted for her business. She stated the group classes have up to 15 and don't hold more than one class at a time.

Ms. Cushing stated the private sessions or evaluations are approx. 5 at a time.

Ms. Wood asked if they hold classes now.

Ms. Cushing answered yes.

Ms. Wood asked where they park now.

Ms. Cushing explained in the lot. She stated additional parking will not be needed.

Ms. Wood asked if there are any current parking concerns.

Mr. Bradshaw answered no. He explained the majority of the space is warehouse which is calculated at a lower rate and they have space to grow.

Mr. Pirog asked what the max dogs is.

Ms. Cushing explained currently it is 35-40 and proposed 70. She stated they can house 120 dogs currently with summer being the busiest for boarding.

Mr. Pirog asked with expansion how many max.

Ms. Cushing explained currently 80 and 120 will be max total.

Ms. Wood asked if there will be 3 tenants total in building.

Ms. Cushing answered yes.

Mr. Pirog asked if they have the experience to handle that many dogs in one location.

Ms. Cushing answered yes.

Mr. Pirog asked about the outside staff ratio.

Ms. Cushing explained 1 person is always stationed outside and 1 brings the dogs out.

Mr. Cavanaugh asked if they will use the outside in the new space.

Ms. Cushing explained the goal with adding the indoor potty areas is to not need the outside area.

Ms. Roth-Wurster asked about overnight care noise.

Ms. Cushing explained they currently have overnight and dogs are typically exhausted and sleep through the night so no issues.

Ms. Roth-Wurster asked if someone stays there overnight or is it monitored.

Ms. Cushing stated it is monitored and have had no issues.

Mr. Bradshaw spoke to the history of complaints for noise that were brought to the Village's attention with the most recent being in February of 2022 which the petitioner has worked through. He stated staff reached out to the residents with issues regarding the expansion meeting and they all were grateful for the steps A Closer Bond has made to rectify the issues and had no issues with the expansion. Mr. Bradshaw spoke to the business plan that consists of group,

private, and in-residency training for on leash and off leash training as well as behavior problem solving such as house training. He stated they were approved for a special use in 2014 and later amended in 2017 to include the turf area. Mr. Bradshaw spoke to the business plan outlined in the packet including, staff count, hours of operation and class times. He stated there is no plan to expand outside area rather adding indoor bathroom area with K9 turf and a drainage system connected to the sanitary sewer for the building eliminating the need for an outdoor enclosure.

Mr. Pirog asked if there is a commitment to eliminate outdoor space.

Mr. Bradshaw stated it is part of the business plan.

Ms. Cushing explained the plan was always to have everything inside but they had a bad builder who took all the money and left her with half a building so needed the space outside. She explained with the additional space they will be able to build the dog potties inside. Ms. Cushing explained the outdoor space will remain intact in case of an emergency. She stated they won't use outdoor areas for potty break.

Ms. Wood asked when the proposed area will be completed.

Ms. Cushing stated they are hoping 3 months.

Ms. Wood asked when they will expect to move.

Ms. Cushing stated once completed.

Mr. Pirog asked staff if condition #4 is concern with possible barking.

Mr. Bradshaw answered yes pointing out it is similar to the original special use. He explained he will explain during the recommendation.

#### **STAFF RECOMMENDATION:**

The Petitioner is proposing to expand their existing floor plan into the 4,000 square foot adjoining tenant space to the south. This expansion will provide adequate space for *A Closer Bond* to begin the process of consolidating all business operations to a single location. As the majority of the operations will continue to take place inside the building, there should not be any injury to the value of the surrounding properties. Therefore, Staff recommends approval of the requested Special Use Amendment with the following conditions:

1. The Special Use Amendment shall substantially conform to the conditions set by the original Special Use (O-74-14), and the Floor Plan and Business Plan submitted by the Petitioner, Katy Cushing, except as such plans may be changed to conform to the Village Codes and Ordinances.
2. The Petitioner shall install baffles within the expansion tenant space to further reduce any noise generation from the dog training use, in a manner acceptable to the Village of Palatine.
3. Any expansion of the fenced-in outdoor space, east of the building, shall require additional Village review.

4. A *Closer Bond* shall be subject to a three-month and nine-month Staff review. Following A *Closer Bond's* expansion and ongoing operations, if determined to be necessary by the Staff review, an additional review will take place before the Village Council. If additional review by the Village Council is necessary, the Village Council reserves the right to impose any additional conditions on the Special Use without further public hearing, at such time of the three-month and nine-month review. Nothing shall preclude the Village from any other enforcement and/or compliance actions afforded under the Code of Ordinances.

Ms. Wood asked when the time starts for 3 months review.

Mr. Bradshaw explained it will start after CO is issued.

Discussion on condition #4 wording.

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**

Mr. Cavanaugh stated they have been in business for years and have addressed all complaints quickly so residents are happy. He stated the expansion is in line with what the area needs and what the standards require.

Ms. Roth-Wurster agreed with Mr. Cavanaugh and understands why they want to consolidate. She spoke to the improvements being made and stated they won't cause substantial injury to the property in area.

Mr. Pirog expressed concern but thinks with their experience it should be okay and meet standards.

Ms. Wood understands Mr. Pirog's concern with the amount of dogs but thinks it should be easier to manage in one area. She pointed out there is no parking complaints and it is reassuring that no residents are in attendance with concerns or complaints. Ms. Wood pointed out it is not abutting a residential area so noise with conditions should not be a concern. She pointed out they have been operating for years and is experienced. She expressed concern with overnight boarding without staff but pointed out it is common in other businesses and there are no concern or problems.

**Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 4-0. This item will tentatively go to Village Council on November 14, 2022**

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

Minutes Acceptance: Minutes of Oct 25, 2022 7:00 PM (Minutes Approval)

**IV. COMMUNICATIONS**

**V. ADJOURNMENT**

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

<b>RESULT:</b>	<b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Kevin Cavanaugh, Commissioner
<b>SECONDER:</b>	Cindy Roth-Wurster, Commissioner
<b>AYES:</b>	Roth-Wurster, Wood, Cavanaugh, Pirog
<b>ABSENT:</b>	Luszczak, McGinn

Minutes Acceptance: Minutes of Oct 25, 2022 7:00 PM (Minutes Approval)



VILLAGE OF PALATINE  
Zoning Board of Appeals

SCHEDULED 12/13/22 07:00 PM

**CASE STAFF STATEMENT (ID # 8015)**

**948 N. Topanga Drive**

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

**FROM:** Alex Bradshaw

**PETITIONER:** Antonios Sacketos

**CASE NUMBER:** 22-47

**ADDRESS:** 948 N. Topanga Drive

**PROPOSAL:**

Variations to permit a fence to be set back 0 feet from the side property line abutting a street, instead of the minimum required 5 feet, and to not install the required landscaping materials between the fence and the lot line abutting a public street.

<b>LOCATION:</b> 948 N. Topanga Drive District 6 (Helms)	<b>CURRENT ZONING:</b> R-2 Single-Family Residential
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**SURROUNDING CONDITIONS:**

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

**BACKGROUND:**

The Petitioner has extended an existing fence on the Subject Property's southern lot line abutting E. Reseda Parkway. The fence extension enclosed the side yard between the house and the parkway (right-of-way) Therefore, the Petitioner is requesting:

**Variation to permit a fence to be set back 0 feet from the side property line abutting a street, instead of the minimum required 5 feet.**

**Variation to not install the required landscaping materials between the fence and the lot line abutting a public street.**

**SITE ANALYSIS:**

- The Subject Property is zoned R-2, Single Family Residential and is part of the Reseda Subdivision. It is located at the NW corner of the E. Reseda Pkwy and N.

Topanga Drive intersection. It is directly east of N. Hicks Road.

- The Subject Property had an existing fence along the property, and was issued a permit to remove and replace the fence as is. However, the fence was extended to enclose additional space within the side yard abutting E. Reseda Pkwy, which prompted the required zoning relief.
- The Petitioner has installed a 6' tall wood privacy fence on the property line along E. Reseda Pkwy, which requires a variation. The submitted site plan does not indicate that there will be any additional landscaping between the fence and the sidewalk along E. Reseda Pkwy.
- Per the submitted application, the Petitioner has indicated that the justification for the fence extension is to allow more space for pets and to increase the family's private outdoor space.
- The property located directly south of the Subject Property, at 936 N. Topanga Drive, also has a fence along E. Reseda Pkwy. It appears to also be located on their side property line abutting the street without any landscaping buffer.

#### **DEPARTMENTAL REVIEWS:**

<b>Community Services</b>	No Issues Identified.
<b>Engineering</b>	Petitioner should remove all existing landscaping material (bushes, shrubs, plantings, etc.) on the exterior of the fence abutting the parkway to alleviate line of sight concerns for pedestrians.
<b>Environmental Health</b>	N/A
<b>Fire Prevention</b>	N/A
<b>Public Works</b>	N/A
<b>Police</b>	N/A

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

#### **STAFF RECOMMENDATION:**

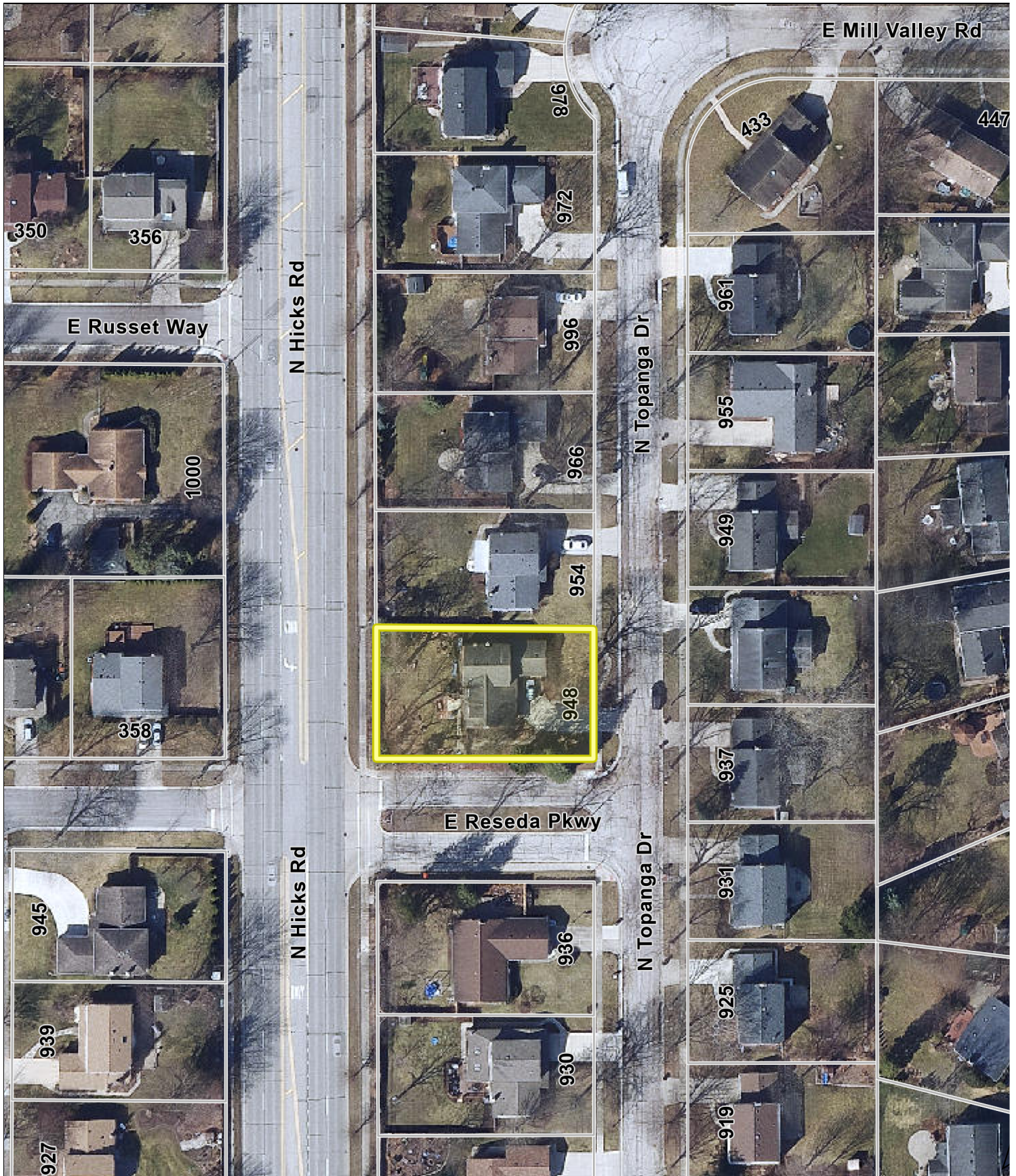
The Petitioner has extended an existing fence along the Subject Property's side property line abutting E. Reseda Parkway. The fence extension will continue along the same line as the existing fence, with no further encroachment. Additionally, the home

across the parkway to the south, 936 N. Topanga, has a similar solid fence along the side property line abutting the street. In response to the comment from the Engineering Department, the Petitioner has since removed the existing shrubs and bushes on the exterior of the fence to alleviate line of sight concerns for pedestrians. Therefore, Staff recommends approval of the Variations, subject to the following condition:

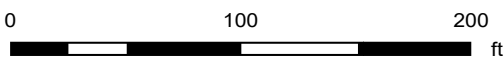
1. The Variations shall substantially conform to the Site Plan and Fence Elevation submitted by the Petitioner, Antonios Sacketos, except as such plans may be changed to conform to Village Codes and Ordinances.

**ATTACHMENTS:**

- Aerial Map
- Application
- Plat of Survey
- Site Plan
- Fence Elevation
- Public Notice



Attachment: Aerial Map (948 N. Topanga Drive - VAR Fence)



Print Date: 10/28/2022

Notes  
Cook County Aerial 2020

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

# VILLAGE OF PALATINE

## SPECIAL USE & VARIATION APPLICATION

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

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



Background Information	<b>Petitioner(s)</b>		<b>Business Name (if applicable)</b>	
	ANTONIOS SACKETOS			
	Subject Property Address			
	948 N TOPANGA DR PALATINE			
	<b>Authorized Agent (if applicable)</b>		<b>Business Name (if applicable)</b>	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	<b>Type of Application (check one)</b>			
	<input type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input checked="" type="checkbox"/> Variation			
Existing Zoning District		Existing Land Use	Proposed Land Use	
Generally describe your request:				
REQUEST TO EXCEED THE EXISTING FENCE 6 FT.				

Attachment: Application (948 N. Topanga Drive - VAR Fence)

# VILLAGE OF PALATINE

# VARIATION

### Required Materials

- Filing Fee of \$ 258
- 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

PETS PRIVATE.

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

WIFE BY POLLAR

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

YES ALTHO SIMILAR PROPERTIES

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

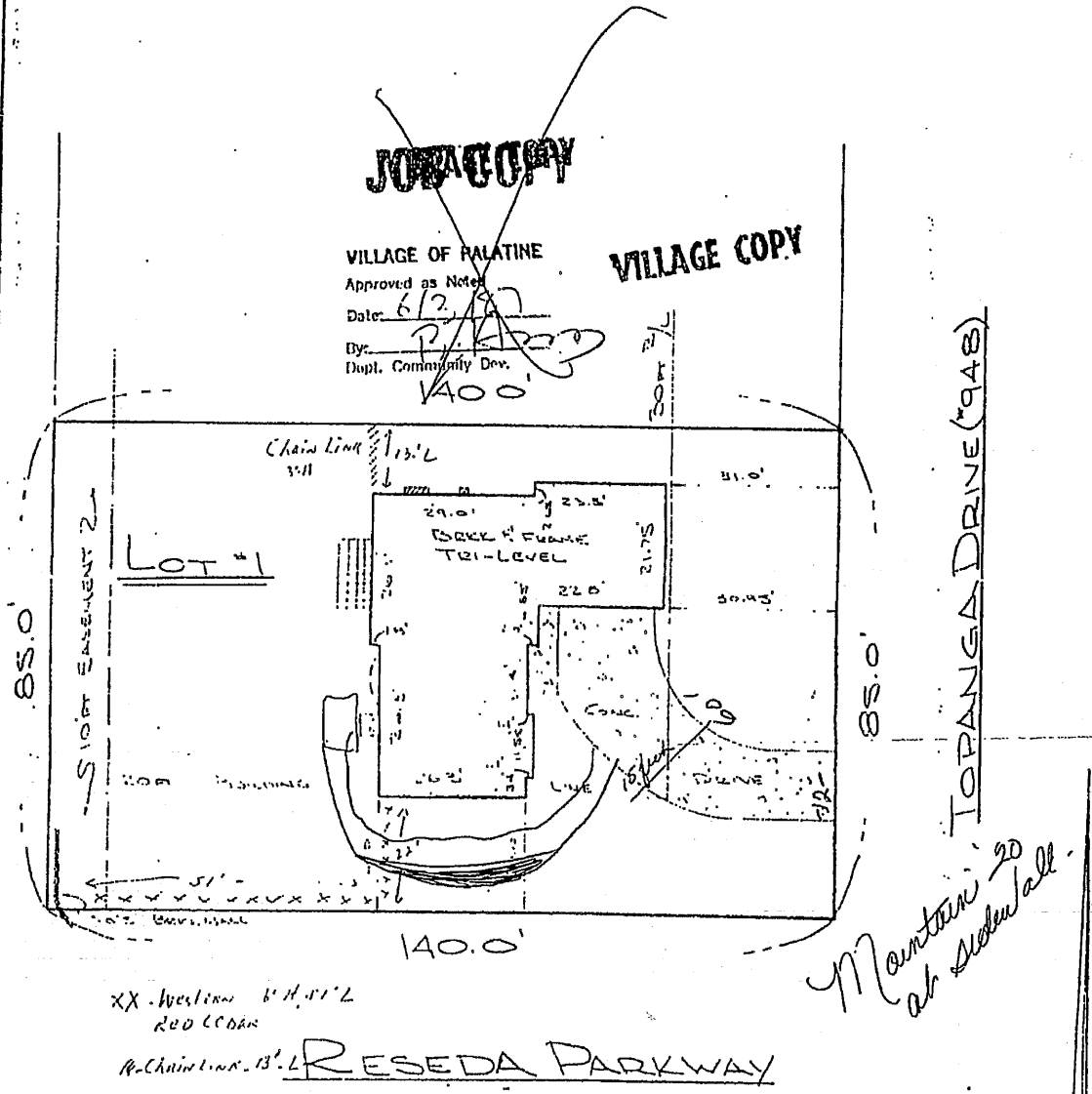
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attachment: Application (948 N. Topanga Drive - VAR Fence)

# Plat of Survey

OF PROPERTY DESCRIBED AS:

Lot 1 in Reseda Subdivision, also described as the North 80 rods of the South 111 rods of the Southeast Quarter of Section 11, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.



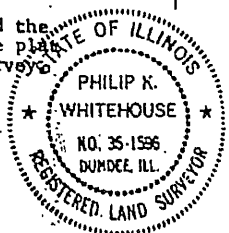
Attachment: Plat of Survey (948 N. Topanga Drive - VAR Fence)

Call Inspection Scheduling Hot Line  
 Inspection Scheduling ONLY  
 (847) 776-4745  
 General Contractors only please  
 Permit # and address required  
 24 hr. prior notice

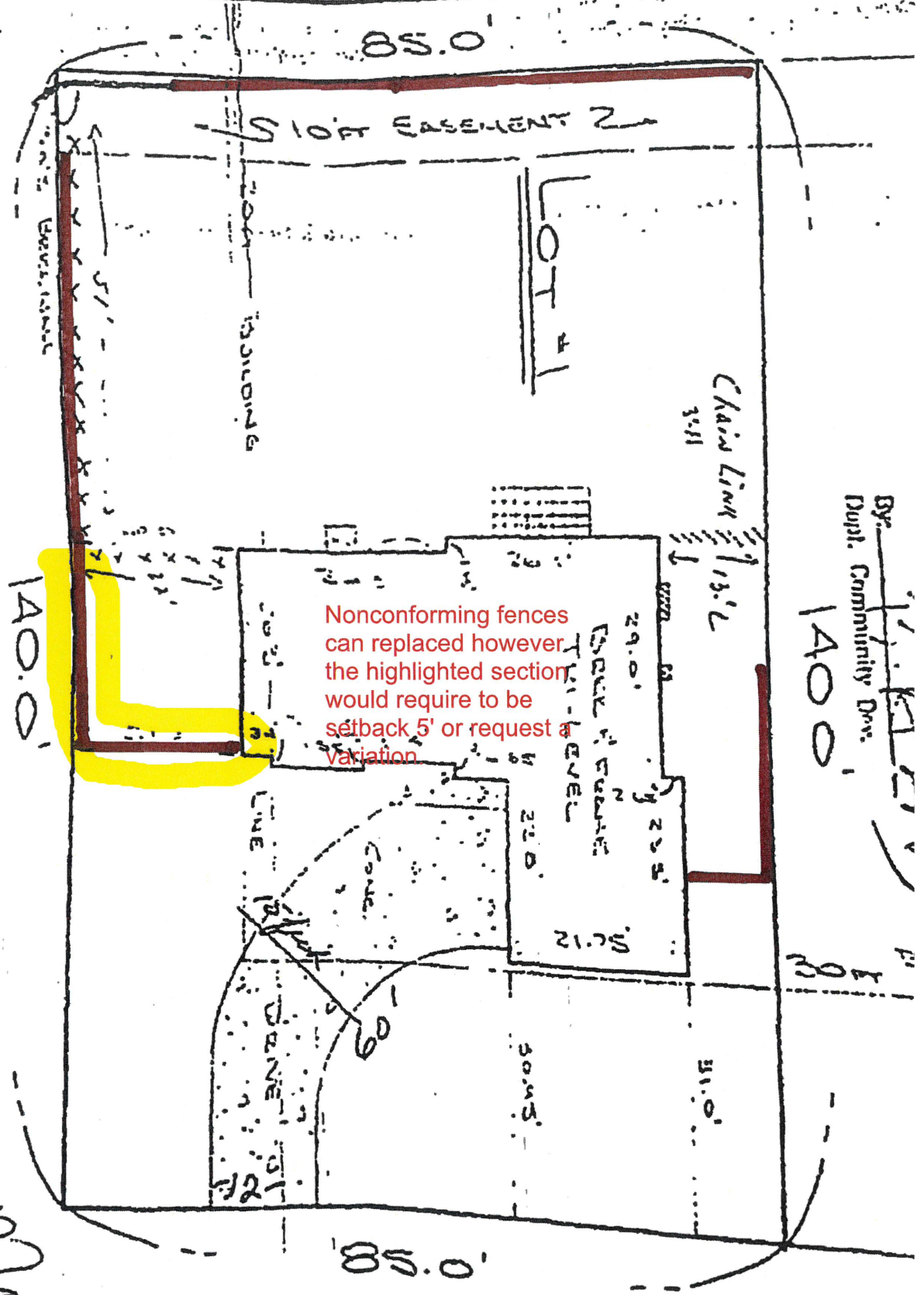
~~VILLAGE COPY~~  
 APPROVED 6-17-83 BY [Signature]  
 SEE CONDITIONS ATTACHED  
 FULL EXAMINATION REQUIRED

DUNDEE ENGINEERING (312)428-2929  
 Dundee, Illinois  
 Scale: 1" = 20.0'  
 Ordered: Frank Roux  
 Owner: \_\_\_\_\_  
 Page: 42 P-116  
 Job: 42151M

STATE OF ILLINOIS  
 COUNTY OF KANE SS 3-3-83  
 I hereby certify that I have surveyed the above described property and that the plat annexed correctly represents said survey.  
 [Signature]  
 Illinois Land Surveyor #53-1596



XX - WESTERN HIGHWAY  
RED CHAIN  
N-CHAIN LINK - 13' L  
**RESEDA PARKWAY**



Nonconforming fences can be replaced however the highlighted section would require to be setback 5' or request a variation

BY: [Signature]  
Dupl. Community Dev.  
1400'

XX - WESTERN HIGHWAY  
RED CHAIN  
N-CHAIN LINK - 13' L  
**RESEDA PARKWAY**

**TOPANGA DRIVE (94)**



Attachment: Fence Elevation (948 N. Topanga Drive - VAR Fence)

**PUBLIC NOTICE**  
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, December 13, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:  
**Variation to permit a fence to be set back 6 feet from the side property line abutting a street, instead of the minimum required 5 feet.**  
**Variation to not install the required landscaping materials between the fence and the lot line abutting a public street.**  
 The property is commonly known as 948 N. Topanga Drive.  
 The Petitioner has extended an existing fence on the Subject Property's southern lot line abutting E. Reseda Parkway. The fence extension enclosed the side yard between the house and the parkway (right-of-way).  
 The above petition has been filed by Antonios Sacketos and is available for examination in the office of the Village Clerk, 200 E. Wood Street.  
 FILE #: 22-47  
 VILLAGE OF PALATINE  
 Jan Wood, Chair  
 Palatine Zoning Board of Appeals  
 DATED: This 28th day of November, 2022  
 Published in Daily Herald November 28, 2022 (4591830)

**CERTIFICATE OF PUBLICATION**  
**Paddock Publications, Inc.**

**Northwest Suburbs**  
**Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 11/28/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.  
 DAILY HERALD NEWSPAPERS

BY *Daule Baltz*  
 Designee of the Publisher and Officer of the Daily Herald

Control # 4591830

Attachment: Public Notice (948 N. Topanga Drive - VAR Fence)

VILLAGE OF PALATINE  
Zoning Board of Appeals

SCHEDULED 12/13/22 07:00 PM

**CASE STAFF STATEMENT (ID # 8014)**

**1153 N. Edgewater Court**

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

**FROM:** Alex Bradshaw

**PETITIONER:** Paul & Terri Scaglione

**CASE NUMBER:** 22-44

**ADDRESS:** 1153 N. Edgewater Court

**PROPOSAL:**

Special Use to permit an addition to be set back 36 feet from the rear lot line, instead of the minimum required 40 feet.

<b>LOCATION:</b> 1153 N. Edgewater Court District 1 (Millar)	<b>CURRENT ZONING:</b> R-2 Single-Family Residential
---	--

**SURROUNDING CONDITIONS:**

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

**BACKGROUND:**

The Petitioners are proposing to construct a screened-in porch off the rear of their home, which will be set back 36 feet from the rear property line. Therefore, the Petitioner is requesting:

**Special Use to permit an addition to be set back 36 feet from the rear lot line, instead of the minimum required 40 feet.**

**SITE ANALYSIS:**

- The Subject Property is zoned R-2 Single Family and is part of the Morgan’s Gate Subdivision. The Subject Property is approximately 12,200 square feet. The lot currently consists of a single story home and a large patio off the SE corner of the home.
- The Petitioner is proposing to construct a screened-in porch off the rear of the home,

and is seeking a Special Use to permit the construction of said porch to encroach approximately 4 feet into the 40-foot required rear yard setback.

- The proposed deck will be located within the same footprint as a portion of an existing patio that will be removed, therefore the total lot coverage will not be increasing.
- The Subject Property is a uniquely shaped corner lot, and had an addition constructed off the rear of the home in 2008. Therefore, any additional work done in the rear yard now requires setback relief.
- The property to the north, 1161 N. Edgewater Ct, and the property to the west, 1606 W. Edgewater Ln, both appear to have substandard rear yard setbacks of approximately 30 feet.
- The proposed screened-in porch will not encroach into the either required side yard setback, and both building and lot coverage meet Code.

#### **DEPARTMENTAL REVIEWS:**

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

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

#### **STAFF RECOMMENDATION:**

The Petitioner is proposing to construct a new porch addition off the rear of their existing home. The proposed addition will encroach 4 feet into the rear yard of the Subject Property, thus will be set back 36 feet from the rear lot line. The addition should not negatively impact the surrounding properties, as the proposed setback is comparable to the directly adjacent properties to the north and west, where their rear yard setbacks are approximately 30 feet. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

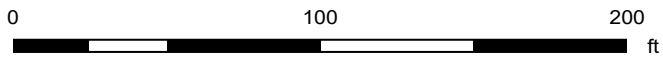
1. The Special Use shall substantially conform to the Site Plan, Floor Plan, and Elevation Plans submitted by the Petitioner, Paul & Terri Scaglione, except as such plans may be changed to conform to Village Codes and Ordinances.

**ATTACHMENTS:**

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



Attachment: Aerial Map (1153 N. Edgewater Court - SU Addition)



Print Date: 10/10/2022

Notes  
Cook County Aerial 2020

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

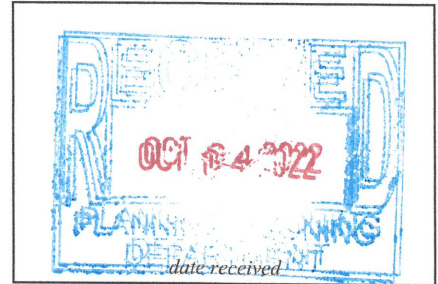
# VILLAGE OF PALATINE

## SPECIAL USE & VARIATION APPLICATION

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



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



Background Information	<b>PETITIONER(S)</b>		<b>Business Name (if applicable)</b>	
	Paul & Terri Scaglione			
	Subject Property Address 1153 N Edgewater Ct			
	<b>AUTHORIZED AGENT (if applicable)</b>		<b>Business Name (if applicable)</b>	
	Danielle Scaccia - Archadeck of Chicagoland			
	Address		City/State/Zip Code	
	395 W Northwest Hwy Ste A Palatine, IL 60067			
	Telephone	Fax	Email	
	847-496-4333		dscaccia@archadeck	
	Relationship to Petitioner (contractor, architect, etc.) Contractor			
<b>TYPE OF APPLICATION (check one)</b>				
<input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input type="checkbox"/> Variation				
Existing Zoning District		Existing Land Use	Proposed Land Use	
Generally describe your request:				
we are requesting to construct a deck that encroaches into the rear yard setback.				

Attachment: Application (1153 N. Edgewater Court - SU Addition)

**Required Materials**

- Filing Fee of \$ 360
- 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

The use is deemed necessary for the public convenience due to the fact that the addition and current patio already encroach into the set back. The client would like to add the screen porch to better enjoy their outdoor space.

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

The use is designed, located, and proposed to be operated that the public health, safety, and welfare will be protected. The client would like to enjoy their outdoor space without the concern of disease carrying insects.

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

The use will not cause substantial injury to nearby property values as the property already has structures encroaching the set back.

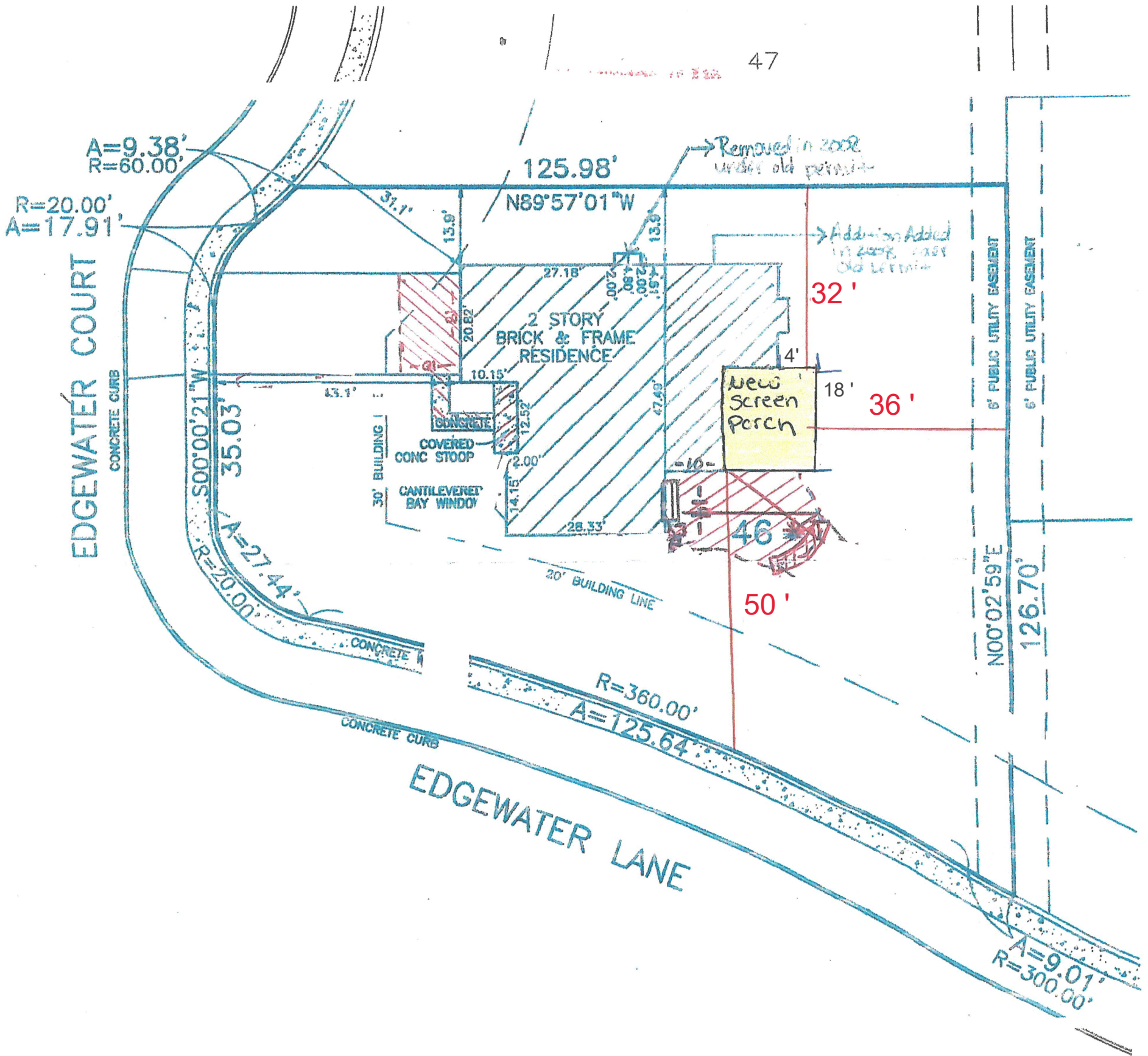
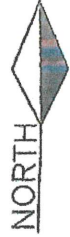
4. With respect to live entertainment uses, the use shall not:
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
  - b. Impose undue health, sanitation or safety burdens on the village
  - c. Create excessive demands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

with respect to live entertainment uses, the use shall not produce noise levels so great to constitute interference impose undue health, sanitation or safety burdens on the village. The use shall not create excessive demands on the village of Palatine Police department and it shall not be of a nature otherwise prohibited by law or village ordinance.

# Tommy Atkins, P.L.S. PLAT OF SURVEY

618 S. Broadway St.  
Mchenry, Il. 60050

LOT 46 IN MORGAN'S GATE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 8, AND THE SOUTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1897 AS DOCUMENT 87425912, IN COOK COUNTY, ILLINOIS.



Attachment: Plat of Survey - Site Plan (1153 N. Edgewater Court - SU Addition)

NO TITLE COMMITMENT PROVIDED TO THIS SURVEYOR TO AID IN THE PREPARATION OF THIS SURVEY.

ALL DISTANCES IN FEET AND DECIMAL

SCALE: one inch = 20 feet

FILE NO. TA136

ORDERED BY: DIMONTE & LIZAK

ADDRESS: 1153 N EDGEWATER COURT  
PALATINE, ILLINOIS

NOTE: ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

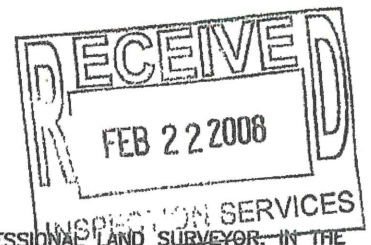


COUNTY OF MCHENRY } SS

I, TOMMY W. ATKINS, ILLINOIS PROFESSIONAL LAND SURVEYOR, IN THE STATE OF ILLINOIS, DO HEREBY STATE THAT I HAVE PREPARED THE PLAT OF SURVEY DEPICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

CERTIFIED AT MCHENRY, ILLINOIS THIS 21st DAY OF SEPTEMBER, 2003.

*Tommy W. Atkins*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3266  
MY LICENSE EXPIRES NOVEMBER 30, 2004







**PUBLIC NOTICE**  
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, December 13, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:  
**Special Use to permit an addition to be set back 36 feet from the rear lot line, instead of the minimum required 40 feet.**  
 The property is commonly known as 1153 N. Edgewater Court.  
 The Petitioners are proposing to construct a screened-in porch off the rear of their home, which will be set back 36 feet from the rear property line.  
 The above petition has been filed by Paul & Terri Scaglione and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 22-44  
 VILLAGE OF PALATINE  
 Jan Wood, Chair  
 Palatine Zoning Board of Appeals  
 DATED: This 28th day of November, 2022  
 Published in Daily Herald  
 November 28, 2022 (4591832)

**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 Gr  
Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview,  
Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Gr  
Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine,  
Park Ridge, Prospect Heights, River Grove, Rolling Meadows,  
Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwo  
Wheeling, Wilmette

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notice 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 copy, was published 11/28/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.  
 DAILY HERALD NEWSPAPERS

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

Control # 4591832

Attachment: Public Notice (1153 N. Edgewater Court - SU Addition)

VILLAGE OF PALATINE  
Zoning Board of Appeals

SCHEDULED 12/13/22 07:00 PM

**CASE STAFF STATEMENT (ID # 8016)**

**126 N. Elmwood Ave**

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

**FROM:** Alex Bradshaw

**PETITIONER:** Anna Trujillo

**CASE NUMBER:** 22-52

**ADDRESS:** 126 N. Elmwood Avenue

**PROPOSAL:**

Variation to permit an accessory structure to be 770 square feet, instead of the maximum permitted 700 square feet.

<b>LOCATION:</b> 126 N. Elmwood Avenue District 6 (Helms)	<b>CURRENT ZONING:</b> R-2 Single-Family Residential
--	--

**SURROUNDING CONDITIONS:**

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

**BACKGROUND:**

The Petitioner is proposing to expand an existing detached garage, in the rear yard of the Subject Property, from 440 square feet to 770 square feet. Therefore, the Petitioner is requesting:

**Variation to permit an accessory structure to be 770 square feet, instead of the maximum permitted 700 square feet.**

**SITE ANALYSIS:**

- The Subject Property is zoned R-2, Single Family Residential and is part of the Arthur T. McIntosh & Co.'s Palatine Manor Subdivision. The Subject Property currently consists of a 1 story brick frame home and a detached garage.
- The Petitioner is proposing to expand their existing detached garage from the existing 440 sf to 770 sf, for a total increase of 330 sf.

- The Petitioner is seeking approval of variations to permit an accessory structure to exceed the maximum permitted area of 700 sf.
- Per the submitted application, the Petitioner is seeking to expand their garage to create enough space to properly store their two Ford F-150 trucks and other items commonly stored in a garage (i.e. lawn mower, grill, personal items, etc.). On the application the Petitioner also explains that the additional garage space would also be utilized as a workshop area.
- Planning Staff has reviewed the surrounding area and found that there are a few properties in this neighborhood that have detached garages that exceed the maximum 700 sf for an accessory structure. The following are the properties identified: 38 N. Elmwood Ave, 120 N. Forest Ave, 109 N. Greenwood Ave (all of which are existing non-conforming).
- The proposed detached garage addition will not encroach into any of the required setbacks for accessory structures.
- With the proposed garage expansion included, both the building coverage (~16.1%) and lot coverage (~41.6%) for the Subject Property comply with Code.

#### **DEPARTMENTAL REVIEWS:**

<b>Community Services</b>	No Issues Identified.
<b>Engineering</b>	No Issues Identified.
<b>Environmental Health</b>	N/A
<b>Fire Prevention</b>	N/A
<b>Public Works</b>	N/A
<b>Police</b>	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 Petitioner is proposing to expand their existing detached garage so they can adequately store their personal vehicles and lawn maintenance equipment. As there are other comparable detached garages in the surrounding neighborhood, the proposal to increase the size of their existing detached garage to 770 square feet will not alter the

essential character of the locality. 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 Plans submitted by the Petitioner, Anna Trujillo, except as such plans may be changed to conform to Village Codes and Ordinances.

**ATTACHMENTS:**

- Aerial Map
- Application
- Plat of Survey
- Site Plan
- Garage Elevation
- Public Notice



# 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

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

*date received*

<b>Background Information</b>	<b>PETITIONER(S)</b> Anna Trujillo		<b>Business Name (if applicable)</b>	
	Subject Property Address 126 N Elmwood Ave Palatine IL 60074			
	<b>AUTHORIZED AGENT (if applicable)</b> N/A		<b>Business Name (if applicable)</b>	
	Address N/A		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	<b>TYPE OF APPLICATION (check one)</b>			
	<input type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input checked="" type="checkbox"/> Variation Addition to existing garage structure			
	Existing Zoning District	Existing Land Use	Proposed Land Use	
	Generally describe your request: Request to add a 15 x 22 addition to an existing garage structure that will be > 700 Sq Ft As the existing garage currently stands, homeowners are not able use the existing garage structure (20x22) for its intended purposes. The existing garage structure is too small to house homeowners current vehicles, motorcycle, various sports equipment, lawn and maintenace equipment.			

Attachment: Application (126 N. Elmwood Ave - VAR Garage)

**Required Materials**

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

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

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

**Petitioner Justification**

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

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

---

The size of the proposed garage square feet sum will exceed the 50% of the floor area of the principal structure and 700 sq ft.

---

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

The current garage is not long enough to house our two current owned Ford F150 trucks along with our other garaged items (ie.lawn mower. grills and personal items). The additional space would be for storage and a personal workshop room

---

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

The addition to the garage would not be seen from the street and will be seen as one cohesive building from the rear and sides.

---

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

The current garage dimensions are not large enough to house homeowners current truck vehicles and house homeowners personal property. The current lot has a large enough space to support the proposed garage structure which would not impose on any of the adjacent properties views or light. The proposed structure would only be visible on the side and back of the lot thus not altering the current streetview of the house and neighborhood.

---



www.exactalands.com | office: 773.305.4011



**PROPERTY ADDRESS:**  
126 N ELMWOOD AVENUE, PALATINE, ILLINOIS 60074

**SURVEY NUMBER:** IL2108.7518

**DATE SIGNED:** 09/23/21      **FIELD WORK DATE:** 9/22/2021

**REVISION DATE(S):**  
(REV.0 9/23/2021)

**POINTS OF INTEREST**  
1. ADJOINING CONCRETE DRIVEWAY OVER PROPERTY LINE

STATE OF ILLINOIS }  
COUNTY OF LASALLE }SS

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



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 11/30/2022  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008

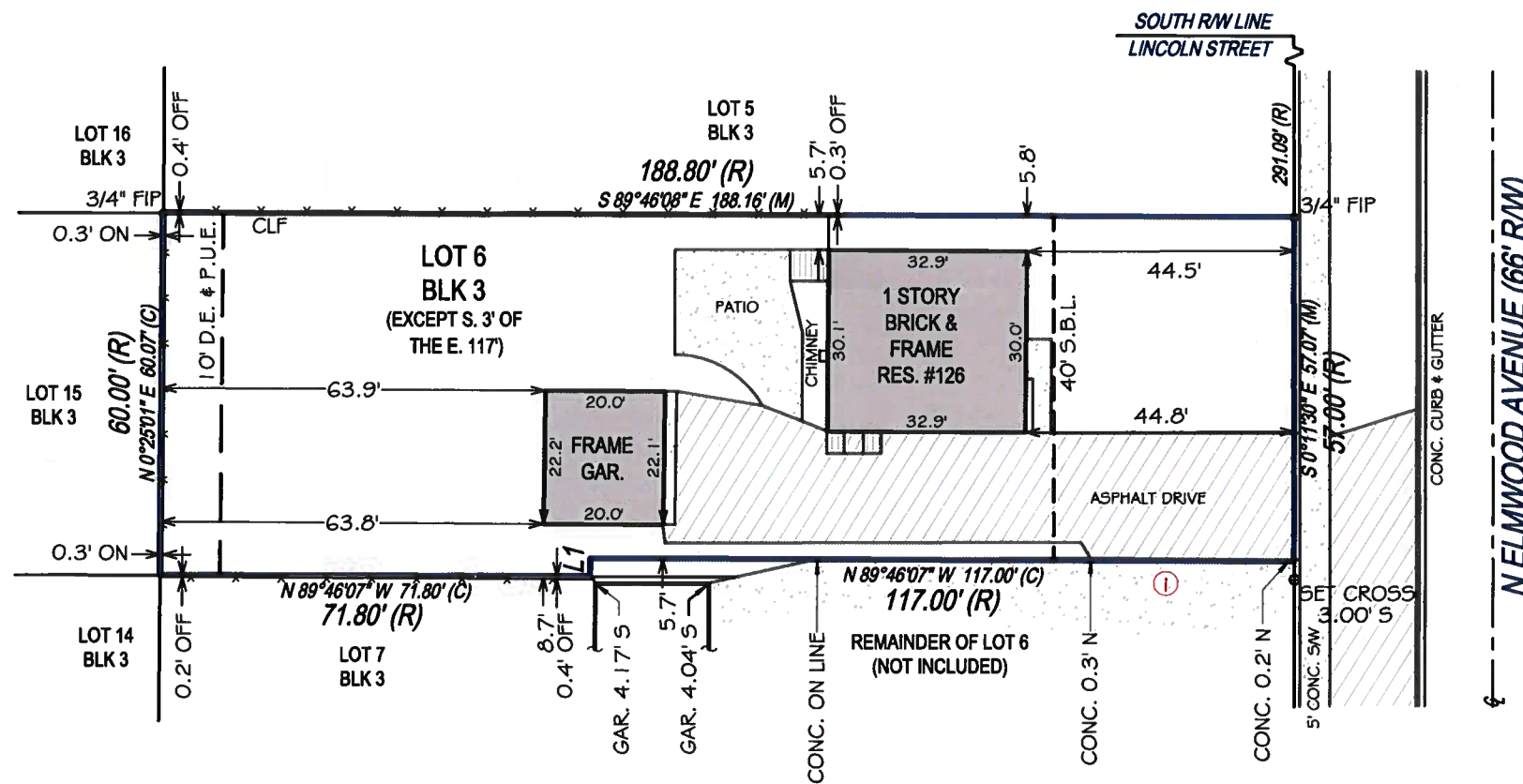


Exacta Land Surveyors, LLC  
PLS# 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450



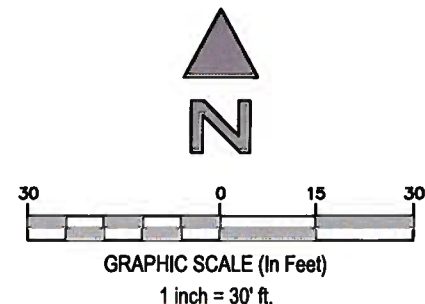
IL2108.7518  
BOUNDARY SURVEY  
COOK COUNTY

LINE TABLE:  
L1 3.00' (R)  
S 0°11'30" E 3.00' (C)

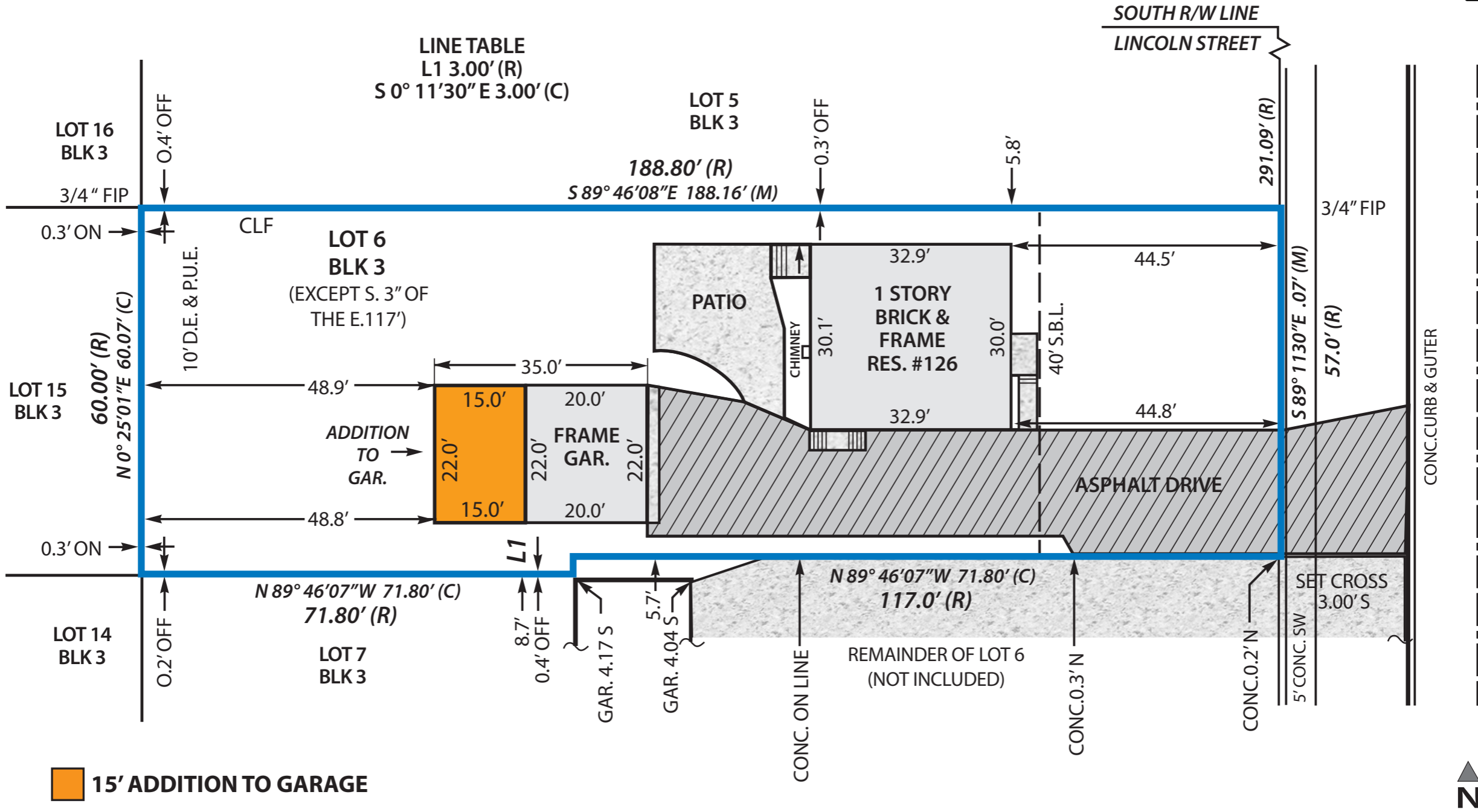


POINTS OF INTEREST:

- ① ADJOINING CONCRETE DRIVEWAY OVER PROPERTY LINE

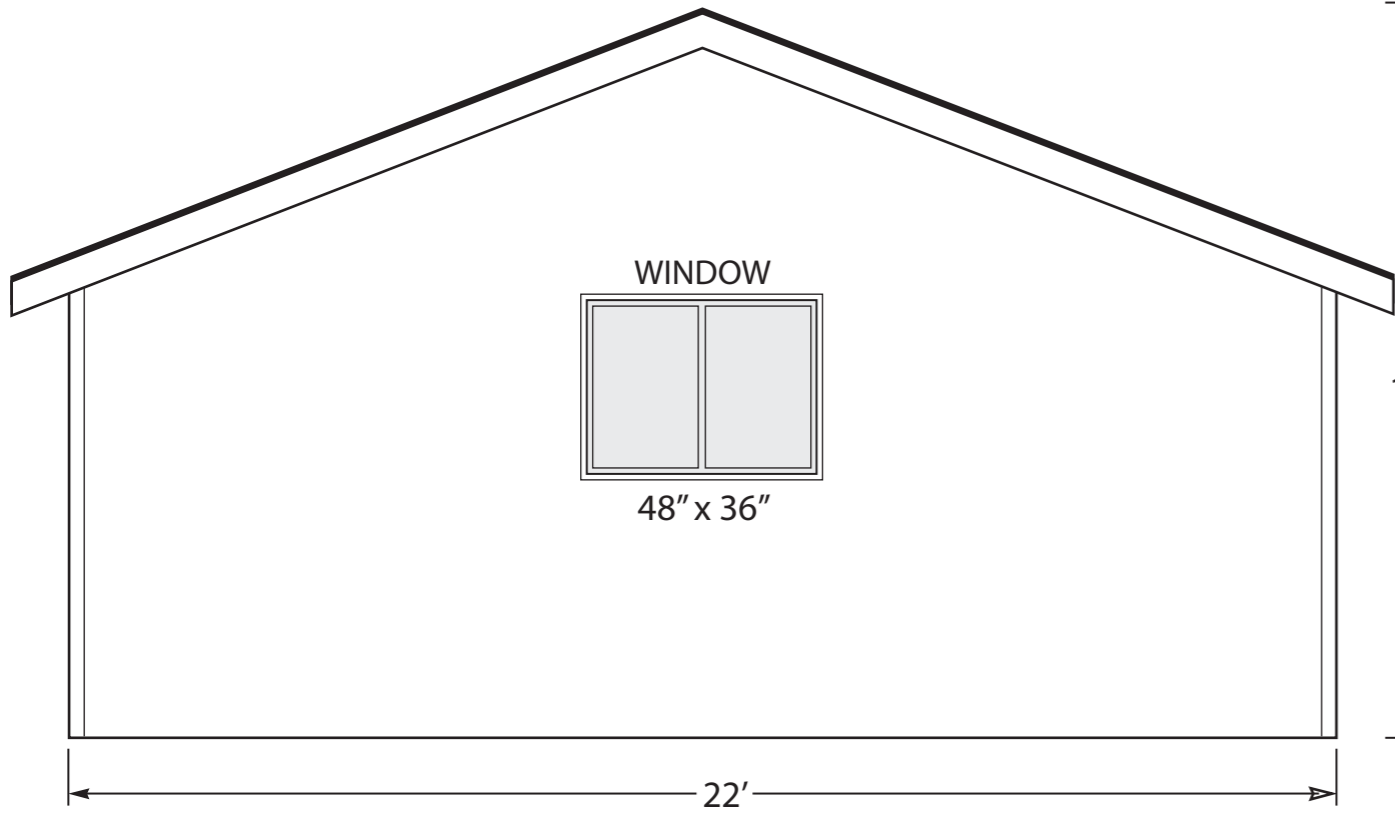


Attachment: Plat of Survey (126 N. Elmwood Ave - VAR Garage)

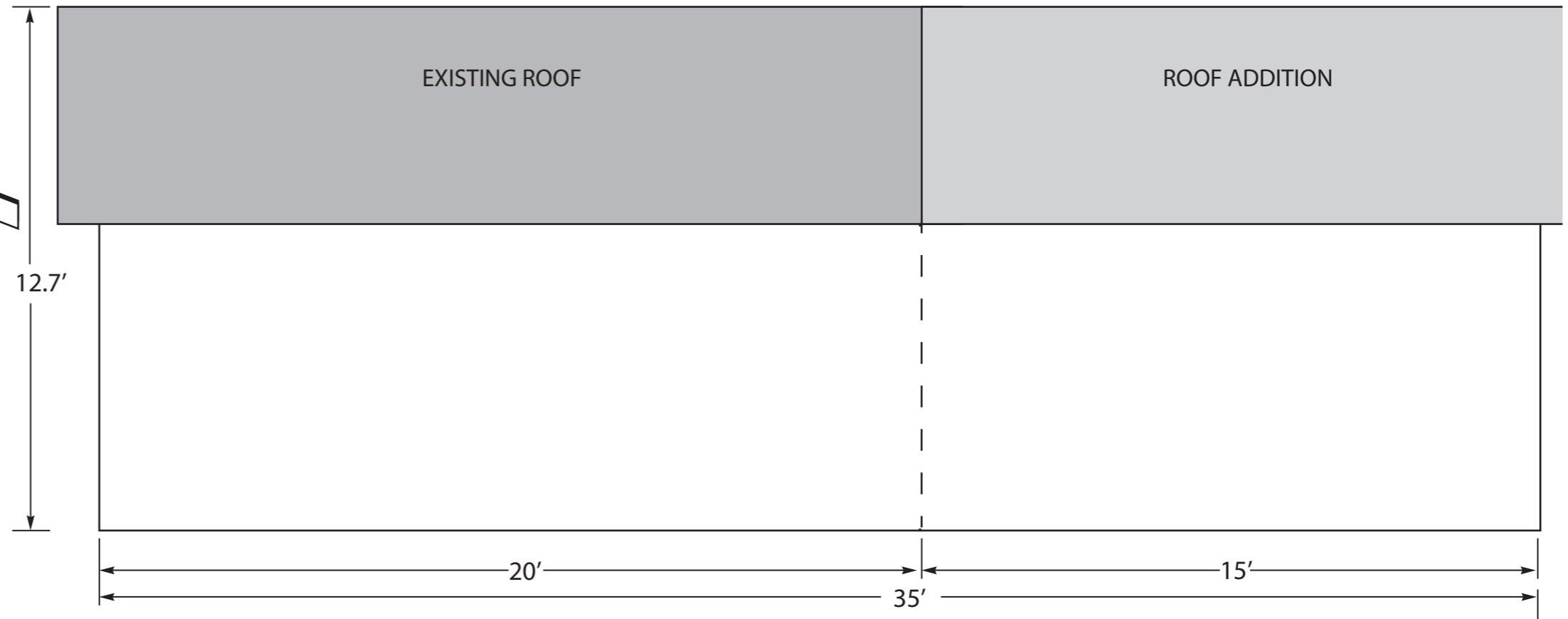


15' ADDITION TO GARAGE

BACK - WEST SIDE

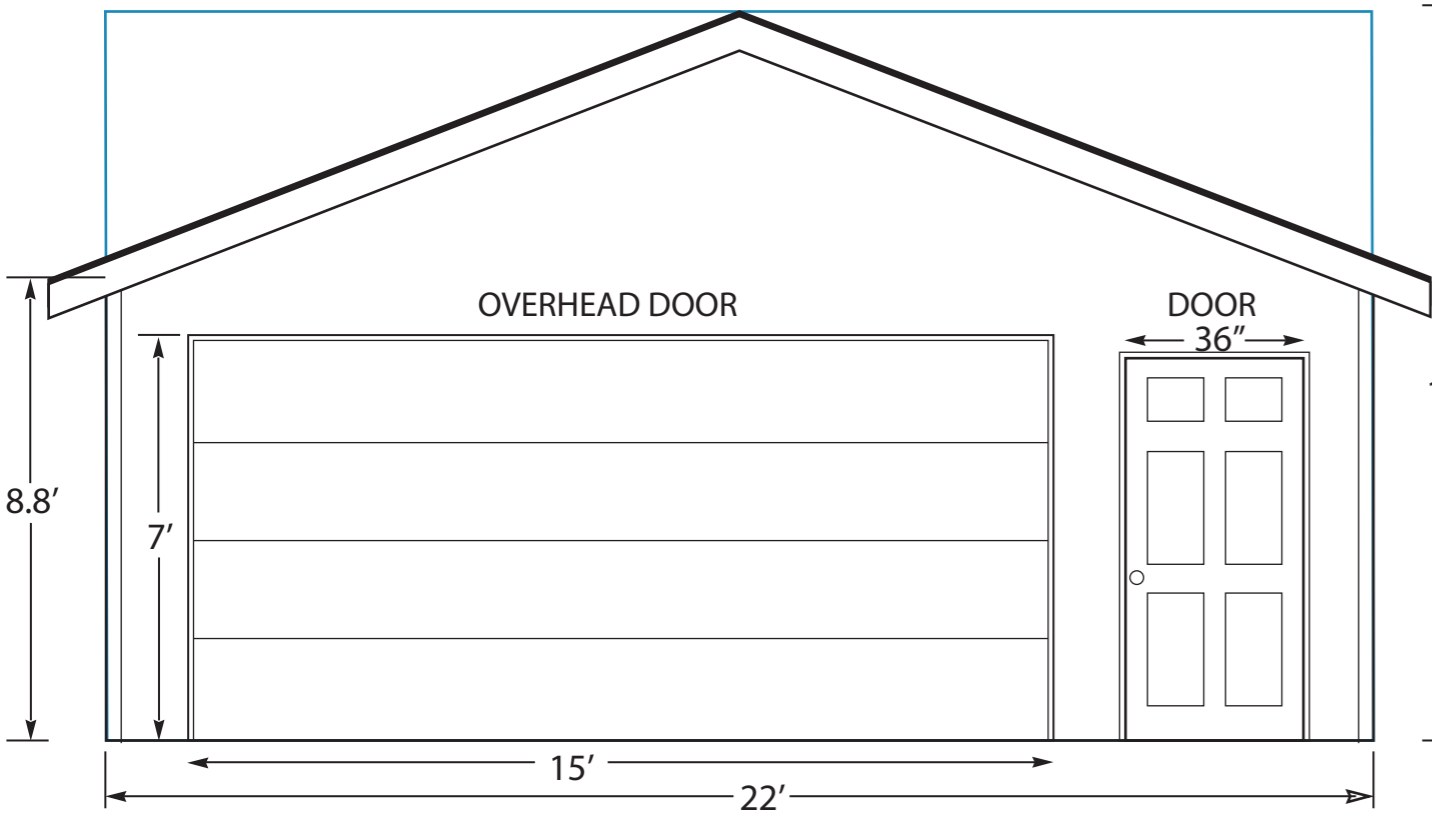


SOUTH SIDE

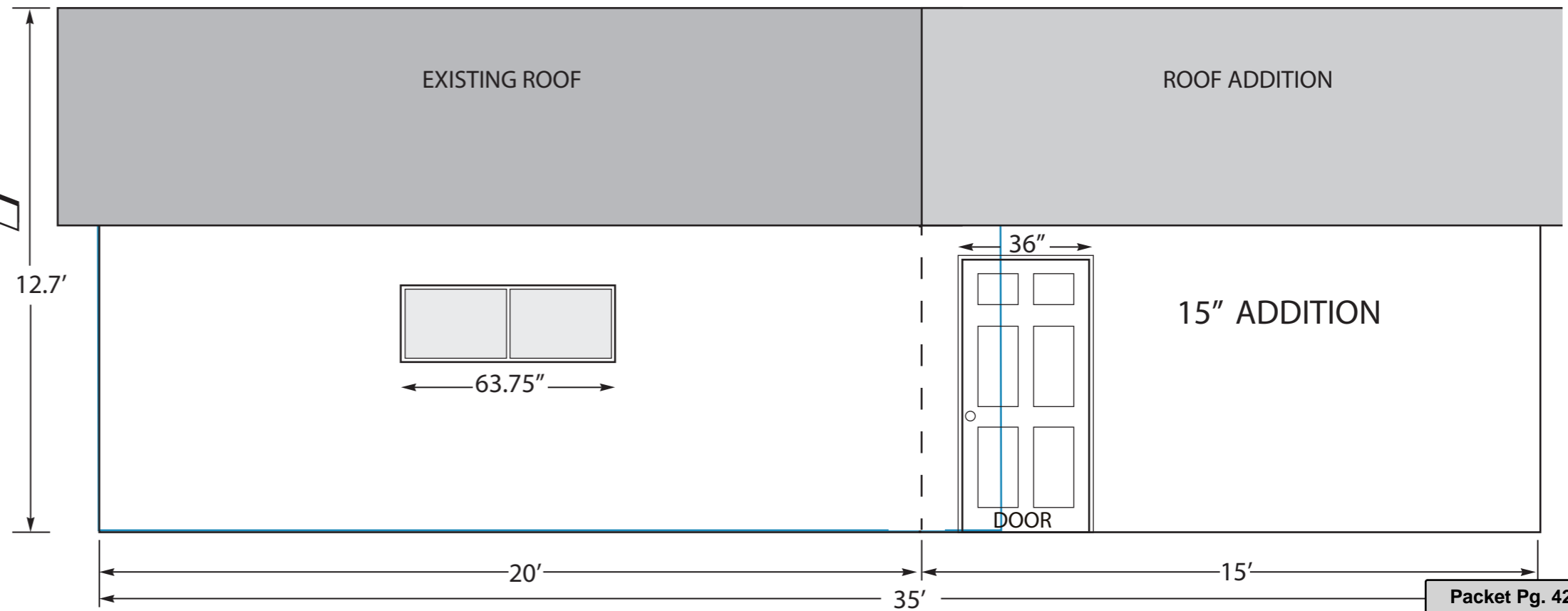


12 pt

FRONT - EAST SIDE



NORTH SIDE



Attachment: Garage Elevation (126 N. Elmwood Ave - VAR Garage)

**PUBLIC NOTICE**  
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, December 13, 2022 at 7 PM, in the Village Council Chambers of Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:  
**Variation to permit an accessory structure to be 770 square feet, instead of the maximum permitted 700 square feet.**  
 The property is commonly known as 126 N. Elmwood Avenue.  
 The Petitioner is proposing to expand an existing detached-garage, in the rear yard of Subject Property, from 440 square feet to 770 square feet.  
 The above petition has been filed by Anna Trujillo and is available for examination in the office of the Village Clerk, 200 E. Wood Street.  
 FILE #: 22-52  
 VILLAGE OF PALATINE  
 Jan Wood, Chair  
 Palatine Zoning Board of Appeals  
 DATED: This 28th day of November, 2022  
 Published in Daily Herald November 28, 2022 (4591829)

# CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

## Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook  
 and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and its 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 notice 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 copy, was published 11/28/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.  
 DAILY HERALD NEWSPAPERS

BY *Doula Baltz*  
 Designee of the Publisher and Officer of the Daily Herald

Control # 4591829

Attachment: Public Notice (126 N. Elmwood Ave - VAR Garage)