



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 1, 2020

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Oct 27, 2020 7:00 PM

III. PUBLIC HEARING

1. 1116-1120 W. Northwest Highway

To be continued to the December 22, 2020 ZBA Meeting

2. 140 W. Wood Street #415

Variation to allow a multifamily unit to be 362 square feet, instead of the minimum required 500 square feet pursuant to Section 10.07 (d) (2) of the Palatine Zoning Ordinance

3. 658 E Home Street

Variation to permit a residential driveway to be 28 feet in width at the lot line instead of the maximum permitted 25 feet, for a minimum distance of 5 feet, pursuant to Section 7.04 (i) (3) of the Village of Palatine Zoning Ordinance.

4. 832 N. Glenn Drive - Variation

Variation to permit a concrete patio to be set back 16 feet, instead of the minimum required 20 feet from the side lot line abutting a street, pursuant to Section 10.06 (h) (3) of the Village of Palatine Zoning Ordinance.

5. 1576 N. Rand Road

Special Use Amendment to Ordinance #O-31-94 to permit a restaurant expansion, pursuant to Section 14.05 (b) of the Village of Palatine Zoning Ordinance

Variation to permit an addition to be set back 36 feet from the front lot line, instead of the minimum required 40 feet, pursuant to Section 11.06 (h)(1) of the Village of Palatine Zoning Ordinance.

Variation to permit 47 parking spaces instead of the minimum required 57 parking spaces, pursuant to Section 7.03 (b) (1) of the Village of 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 • OCTOBER 27, 2020

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Oct 13, 2020 7:00 PM - **Accepted**

Mr. Dittrich made a motion to approve the minutes of October 13, 2020; seconded by Mr. Larson.

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

Minutes Acceptance: Minutes of Oct 27, 2020 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 203 S. Ashland Ave. - **Recommend to Deny**

Notice was published in the Daily Herald on October 12, 2020 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey/ Site Plan
4. Fence Elevation
5. Public Notice

Sworn in Staff: Ms. Lyn Bremanis

Sworn in the petitioner: Mr. Jaime Reyes 203 S. Ashland Avenue

Mr. Reyes stated a few years ago they came before the board for variation for setback to build home and are now seeking relief to build a fence. He explained they are seeking the variation because they would lose 300 sqft from their yard if they built to code. He stated due to the grading of the property the elevation of the fence at 0ft setback is actually lower than if setback at 5ft. He stated staff said no homes with 0ft setback though true in Meryl's across Palatine there is a home 4blocks away. He spoke to the neighbor's variation that was granted in 2015. Jaime explained they are trying to better their home and the community. He stated they are not seeking to change the character of the community. Jaime stated the proposed fence will make the community better and improve the value of the home and the surrounding properties.

Mr. McGinn asked why not build to code.

Mr. Reyes explained they are a corner lot with high traffic due to apartments to the east. He stated there is a lot of cut through traffic.

Mr. McGinn asked why not bring back to required setback.

Mr. Reyes restated they lose a lot of square footage.

Ms. Wood asked staff to address the grading comments.

Ms. Bremanis explained after looking at Cook County elevations in our gis10ft back there is a foot differential in grade. She stated the further back the fence is installed it will appear higher than on lot line.

Discussion of existing condition slides and location of fence.

Mr. Pirog pointed out with the slope of the property the last few feet are unusable. He asked if they considered the new code that allows a 4ft. fence 3ft. from the line which given the slope would be almost a 6ft fence.

Mr. Reyes explained they are looking for added security with the Bell Aire hotel

that has criminal activity wants more solid and higher fence. He stated he also has dogs.

Ms. Wood clarified they definitely want the 6ft solid board on board fence so the question is location. She clarified the reason to the lot line is to add square footage.

Mr. Reyes spoke to the code and how it relates to the location of his home being on the East West streets.

Mr. Larson asked where is the tree that would need to be removed.

Ms. Bremanis referred to existing condition slide and explained location of fence to tree.

Ms. Bremanis gave a brief overview of request stating the property is zoned R2, which is permitted to have the fence at a 5ft setback. She referred to the elevation slide to show the proposed style of fence. She spoke to the petitioners comments on the fence at 156 N Elmwood with a fence on the lot line. She explained the fence has been in existence for as far back as she can go so when replacing it didn't need relief rather just replaced an existing nonconforming fence. Ms. Bremanis referred to the existing neighbor conditions slide to show the landscaping of neighboring properties. She spoke to the neighbors approved variation explaining since that time Village Council has restated the fencing setback requirements for code amendment which requires landscaping. She stated part of their request is not to have landscaping. She stated Community Services and Engineering have reviewed and have no issues. She referred to the plat/Site plan slide to show location of the proposed fence in green and the fence at code in red. Ms. Bremanis went through the slides to show style and location of fence.

Ms. Wood clarified there are no ordinances for bushes that exceed height.

Ms. Bremanis stated there are no ordinances that address landscaping.

Ms. Roth-Wurster referred to the site plan slide and asked about the angled area.

Mr. Reyes explained this was done to improve the visibility when backing out.

Ms. Roth-Wurster asked staff if reviewed for line of site.

Ms. Bremanis answered yes Engineering reviewed.

Mr. Reyes spoke to the main point when setbacks are set but being mid-block it isn't a concern and are addressing by creating ample line of site. He stated he can't see a reason to take away square footage from a resident.

Ms. Roth-Wurster asked if there are other corner lots in area that have 6ft fence.

Ms. Bremanis stated she did not see any. She stated Mr. Reyes referred that there are a lot with landscaping but no fence, referring to slide.

Mr. Pirog asked if they considered the permitted 4ft decorative fence with the landscaping.

Mr. Reyes stated they would prefer to have solid fence with dogs.

Sworn in Ms. Mary Ellen Reyes 203 S. Ashland Avenue

Ms. Reyes stated as a new mother my main concern is there is no park nearby so the added square footage is a main reason.

STAFF RECOMMENDATION:

The Petitioners are requesting to build a 6-foot tall solid fence, 0 feet from the side lot line abutting a street, without the required landscape. Per code, the proposed fence requires a setback of 5-feet in a side yard abutting a street with landscaping. Solid fences in corner side yards are do not appear to be in any required side yards abutting a street in this neighborhood. This fence would be permitted set back 5 feet with landscaping, which would be more consistent to the existing conditions in the neighborhood. The proposed fence may alter the essential character of the neighborhood. In addition, the Village Council has provided additional policy direction regarding the setback and landscaping requirements for 6-foot fences in side yard abutting a street properties. Therefore, Staff recommends denial of the Zoning Board of Appeals. If the ZBA recommends approval, Staff recommends the following conditions:

1. The Variations for the fence shall substantially conform to the site plan and elevation plan submitted by the Petitioner on 8/6/20, except as such plans may be changed to conform to Village Codes and Ordinances.

Mr. Cavanaugh asked about the new guidance from village council.

Ms. Bremanis explained on side yards abutting a street you are allowed an open style 4ft high fence 3ft from lot line without landscaping.

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

Mr. Pirog made a motion to deny; seconded by Ms. Roth-Wurster.

DELIBERATIONS:

Mr. Pirog stated he empathizes with the situation but doesn't see how standards have been met. He stated they can build 5ft back. He pointed out the area they are losing is sloped.

Ms. Roth-Wurster stated there are always issues with corner lots. She stated concessions can be made for open style fence. She stated the standards not been met but conditions are preexisting. Ms. Roth-Wurster pointed out there are not a lot of fences in the area that are 6ft at 0 lot line.

Ms. Wood would like to vote in favor to help the petitioner out. She stated they can put a 6ft fence 5ft back. She stated standards have not been met.

Mr. Larson agreed. He stated he doesn't like the permitted landscaping that

hangs over the sidewalk and fences are not but the request does not meet the standards.

Mr. Dittrich stated he would vote to approve but the slope is unique and makes the area almost dead space. He stated it is better served with 5ft setback.

Mr. Cavanaugh agreed with James. He stated he was originally compelled to approve but with the slope of the property the added space is dead space.

Ms. Wood summarized that this request has not met the standards and was unanimously denied by a vote of 7-0. This item will tentatively go to Village Council on December 7, 2020.

RESULT:	RECOMMEND TO DENY [UNANIMOUS]
MOVER:	John Pirog, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Larson, Roth-Wurster, Wood, McGinn, Cavanaugh, Dittrich, Pirog
ABSENT:	Luszczak

2. 939 N. Franklin Avenue - **Recommended to Approve**

Notice was published in the Daily Herald on October 12, 2020 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey/ Site Plan
4. Petitioners Exhibits
5. Petitioner Exhibit background information
6. Letters of Support- adjacent and surrounding property sign off
7. Public Notice
8. Objectors email

Ms. Bremanis explained the yellow aerial stars in support and red star is objecting on the aerial slide.

Sworn in the petitioner: Ms. Jesso Jesso & Mitch Picchiotti. 939 N Franklin Ave

Ms. Jesso explained they would like to keep a chicken coop for food security for their family. She stated they believe in sustainability stating they already garden. She stated the chickens will lay healthier eggs than store bought eggs, provide good fertilizers for gardeners, help to control insects and weeds, and help dispose of kitchen scraps. Ms. Jesso stated they would care and love them as pets considering them as an extension of their family. She stated the main benefit is for the fresh eggs. She stated all adjoining neighbors are in support. Ms. Jesso stated their house is setback 95ft from street with the street to the coop at 134ft. She stated their neighborhood was originally unincorporated with most lots being approximately an half an acre and 100 ft wide. Ms. Jesso explained her neighborhood has a stream, is heavily wooded, include wetlands and have no sidewalks. She stated it mirrors the unincorporated area that is just a couple hundred feet away to the east where chickens are permitted.

Ms. Bremanis referred to aerial to show the Village of Palatine limits.

Ms. Jesso spoke to the chicken coop in unincorporated that is just to the east. Ms. Jesso spoke to the common concerns. She explained they are proposing to get an Eglo chicken coop which is designed for urban settings being easy to clean and maintain. She referred to the coop elevation slide to show how it is easily maintained for waste, food and security. She pointed out they keep their yard well maintained

Mr. Pirog asked if there will be a fence around the coop.

Ms. Jesso explained they proposed 2 locations for the coop with one being setback below grade with natural landscape to provide natural camouflage.

Mr. Pirog asked if there is a fence directly surrounding the coop.
Mr. Picchiotti referred to slide showing fence around the coop.
Ms. Jesso explained the fencing would be reinforced with hardware cloth to prevent predators.

Mr. Dittrich asked if their rear yard is completely fenced.
Ms. Jesso answered yes.
Mr. pointed out their 6ft fence in the existing conditions slide.

Mr. Pirog asked if they would remain outside year round.
Ms. Jesso answered yes pointing out this is addressed in their submittal documents in the packet.
Mr. Picchiotti stated urban chicken keeping has been a growing over the last few years. He stated Chicago and Rolling Meadows allows chickens.
Ms. Jesso stated 10 suburban areas have allowed chickens in the last 3 years. She stated they are only looking to keep hens not roosters that are loud. She stated they plan to get a quieter breed. Ms. Jesso explained a hen at its noisiest is when it lays an egg which is comparable to a normal human conversation. She stated dogs are louder. She stated they plan to get a hardier breed for winter conditions stating the Eglo is designed for all weather conditions. She spoke to the added measures they would take in the winter.

Mr. Cavanaugh asked about controlling the smell.
Ms. Jesso explained chickens themselves don't smell. She stated the smell comes from their feces which they plan to maintain the area and clean on a regular basis. She stated she participated in the Windy City Chicago Coop tour and there were no issues with smell. She stated urban keeping has come a long way to address these concerns including support groups to aid in issues. Ms. Jesso stated her friend has the same coop and has had no issues or complaints.

Ms. Wood asked if the chickens will stay in the fenced area.
Ms. Jesso answered yes.

Mr. Pirog asked if approved will it be for them or for the property.
Ms. Bremanis stated to them.

Ms. Wood asked if their fence is in good working order.
Mr. Picchiotti answered yes.

Mr. Dittrich asked if they spoke to the neighbors behind on Quentin.
Ms. Jesso explained it is commercial. She stated they spoke to their Councilman who said they did not need to.

Mr. Dittrich asked about coyotes.
Ms. Jesso explained there are all sorts of animals but the security and protection they will put in place will deter them.
Mr. Picchiotti explained the hardware cloth will make it impossible for them to get in.

Mr. Cavanaugh asked staff if the statute limits to 6 hens or just the request.
Ms. Bremanis explained the petitioner is requesting 6 hens and is included as a condition.

Ms. Jesso explained the proposed Eglo coop allows for 6 hens.

Ms. Wood asked if the lot size meets code.

Ms. Bremanis gave a brief overview explaining the lot is zoned R1 which is the largest of the residential lots. She stated staff considers a chicken coop an accessory structure and this meets the required setbacks. She stated the coop would be approx. 35ft. from the closest neighbor's house and the yard is completely fenced in referring to the existing conditions slides. Ms. Bremanis spoke to the different locations that were proposed explaining the petitioner and staff agrees the one below grade is the preferred choice. She stated Community Services and Engineering have reviewed and had no issues and Environmental Health stated the owner shall obtain all required permits and registration for chickens.

Mr. Pirog asked why there is no 6 month follow up.

Ms. Bremanis stated it can be added. She stated If any complaints they would be addressed regardless.

Ms. Roth-Wurster asked if each chicken needs to be registered individually.

Ms. Jesso stated they are purchased in a flock so registered together.

Ms. Roth-Wurster asked if it is a county permit.

Ms. Jesso stated it is from the Department of Agriculture. She explained they have been wanting to do this for a long time and have been looking to relocate to unincorporated Palatine to do so. She stated her neighbors said they would support so thought this would be an opportunity to stay in the Village. She stated she spoke to their Councilman and were encouraged to apply.

Sworn in Ms. Sara Murphy 925 N Franklin Av

Ms. Murphy stated they have been neighbors for 2 months located directly adjacent and have no concerns.

Sworn in Mr. Dan Schumacher 955 N Franklin Av

Mr. Schumacher stated he is in favor of the chickens. He stated they maintain for their property and are good neighbors and know they will take care of chickens. He expressed his concern with heavy snows and how they will protect the chickens. Mr. Schumacher asked if they need a permit.

Ms. Bremanis explained they will need to register with the Illinois Department of Agriculture and will have an ordinance that is tied to the site plan.

Mr. Schumacher asked if they will do inspections.

Ms. Bremanis stated that is under the Department of Agriculture.

Ms. Jesso stated she spoke to the neighbor that sent in the objectors email. She

stated she tried to answer all her questions and assured her that if anything bothers her they will work with her to address them. She addressed Mr. Schumacher's concerns about snow explaining they don't want moisture in coop so best to keep dry. She pointed out their patio area is pea gravel which provides good drainage so not a lot of snow accumulates.

STAFF RECOMMENDATION:

The Petitioners are requesting to have a chicken coop, with up to six chickens in the rear yard of their property. The location proposed for the coop complies with the accessory structure height and setback requirements. The Petitioners have provided support from the seven of the surrounding property owners and are proposing a coop, which outlines specific maintenance procedures. In addition, the property abuts a vacant commercially zoned property to the rear. The coop would be located in an area that is approximately 3-4 feet lower in elevation than the rest of the yard and is screened by a solid 6-foot fence on both sides of the property, which abut other residential properties. The business plan identifies specific maintenance practices and requirements and is included as a required condition.

The Village amended the Zoning Ordinance in 2012 to allow residentially zoned properties to petition for special uses for an accessory unique use. This process allows the Zoning Board of Appeals to evaluate the specific characteristics of the proposal and its compliance with the standards. However, chicken coops are not permitted by right and there is presently only one property in the Village, which received an accessory unique use approval. That property is also zoned R-1 and represents the largest minimum lot size requirement in the Village. The Petitioners have submitted sign-off approvals from seven of the surrounding properties and have presented a thorough business plan, as part of the proposal. Nevertheless, this Special Use category is ultimately a policy decision for the Village Council. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the ZBA recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the site plan and operations and submitted by the Petitioner on 9/21/20 attached hereto except as such plans shall be revised to conform to Village Codes and Ordinances.
2. Roosters shall be prohibited from property.
3. Any perimeter fencing along the side and rear yards or landscaping on the subject property, which provides screening for this accessory unique use, shall remain in place while the accessory unique use is in existence.
4. A maximum of 6 hens shall be allowed as part of the Accessory Unique Use.
5. Any eggs produced as a result of the Accessory Unique Use shall not be used for business or commercial purposes.
6. In addition to zoning approval with the Village of Palatine, the property owner shall obtain all other required permits and registration, and provide proof of registration with the Illinois Department of Agriculture Livestock Premises

Registration to the Village's Environmental Health Department.

7. The slaughter of hens at the property shall be prohibited.

Ms. Wood asked what #7 condition was.

Ms. Bremanis restated.

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

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

DELIBERATIONS:

Mr. Larson stated the location of the property makes sense being that there is nothing behind and all adjacent properties are in support. He stated it won't have a negative impact on the surrounding properties. Mr. Larson stated their presentation makes it clear they will operate in a manner consistent with the public health safety and welfare so thinks it meets the standards and should be approved.

Ms. Wood asked staff if there has been any complaints of the one existing coop in Palatine.

Ms. Bremanis stated not that she are aware of.

Mr. Cavanaugh stated he is impressed with the petitioner's info and due diligence. He pointed out the petitioners stated they grew up with chickens so thinks they know how to handle them He agreed with Mr. Larson about neighbors being in support pointing out the lot size is adequate.

Ms. Wood stated the petitioner addressed the public health safety and welfare standards. She stated there is no info on it having a negative impact. She pointed out the neighbors are in favor and they have spoken to the one objecting. Ms. Wood stated staffs' conditions make sense. She says they don't have a lot of research to go by but all info provided gives a good sense of assurance and supports the standards.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on December 7, 2020.

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

3. 784 E. Dundee Road - **Recommended to Approve**

Notice was published in the Daily Herald on October 12, 2020 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
5. Business Plan
6. Plat of Survey
7. Plaza Use Plan
8. Public Notice

Sworn in the petitioners: Hiren Patel and Darshil Ranpariya

Mr. Ranpariya stated they have a joint ownership. He stated they currently have 2 other locations with this being their third. He stated both are licensed dentists being in practice since 2011 and 2014.

Mr. Cavanaugh asked where the other locations are.

Mr. Ranpariya answered West Chicago and Waukegan.

Mr. McGinn asked if there are any concerns with parking.

Mr. Ranpariya stated as mentioned in business plan they start with 2-3 chairs. He stated they will only see 1-2 patients at a time. He pointed out in the floor plan there is 7 chairs which would have maximum 6 patients.

Mr. McGinn asked if they plan on using the rear parking in complex.

Mr. Ranpariya answered Yes for staff.

Sworn in Mr. Steve Haramaris owner of shopping center

Mr. Haramaris stated it is the old Verizon space. He stated Verizon had 8-10 employees and at any time 10-14 customers so this is way less usage. He explained they are taking 2 of the 3 tenant spaces. He spoke to the parking and usage explaining they have signage directing to additional parking in back. Mr. Haramaris stated generally employees park in the back. He stated Verizon's absorption of parking was greater and didn't need approval.

Ms. Bremanis gave a brief overview stating it is zoned Planned Development following the B2 use list so they require a special use. She stated they are taking 2 tenant spaces with a total of 2230 sq. ft. She spoke to the center having 3 buildings with this space being to the far east referring to the slides showing current tenants. Ms. Bremanis spoke to the hours of operation being 5 days a week 9-5. She spoke to parking. She stated Community Services and Fire

Prevention have reviewed and had no issues. She referred to existing conditions slides to show center and parking.

Mr. Pirog asked if having 2 medical in a center a problem.

Ms. Bremanis stated it is something to be aware of. She stated there were 2 medical uses proposed a few years ago in a center and that parking can vary depending on the practice so staff recommends action of discretion.

Mr. Pirog asked if there is a limit on the number of dentists.

Ms. Bremanis explained the petitioners spoke to the amount of staff. She stated they have 7 exam rooms so want to ensure if the business plan changes and want more than 2 dentists at a time they will have to come back for approval.

STAFF RECOMMENDATION: STAFF RECOMMENDATION:

The Petitioner is requesting to open a dental office in the proposed tenant space, which was previously occupied by Verizon. The center as a whole is over parked by 6 spaces, with 34 spaces located in the rear of the building. The property manager indicates employee parking is encouraged, behind the buildings to allow for maximum customer parking in the front. The proposed use would be occupying a vacant tenant space, however it would be the second medical office use in the building. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the ZBA decides to recommend approval Staff recommends the following conditions.

1. The Special Use shall substantially conform to the business operations and floor plan submitted by the Petitioner on 9/21/20 attached hereto except as such plans shall be revised to conform to Village Codes and Ordinances.
2. Additional Village of Palatine review will be required to increase the number of dentists identified within the business plan or for any significant expansion of the hours of operation, as determined by the Village of Palatine.

Ms. Wood asked about the second condition. She stated it is not normal to limit expansion

Ms. Bremanis explained they will have 7 exam rooms with 2 staff. She stated the layout created pause. She explained staff wants to make sure it does not grow outside of business plan.

Ms. Wood clarified if that was for parking.

Ms. Bremanis answered yes.

Mr. Cavanaugh asked if they would just meet with staff or have to come back before the board.

Ms. Bremanis stated it depends what the new proposal is.

Mr. Haramaris expressed concern that staff is using other centers as an example for the 2 medical uses. He stated for their center it is not a valid concern. He spoke to other medical use in their center (Epic) being sparsely used. He stated

he is not concerned with parking and conflicts with other tenant spaces.

Ms. Wood asked about the condition on changes of hours and what deems significant.

Ms. Bremanis stated staffs main concern is not the hours but rather the possibility of additional dentists.

Discussion on staffs concern of expansion.

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

Mr. Cavanugh made a motion to approve subject staff's conditions; seconded by Mr. McGinn.

DELIBERATIONS:

Mr. Cavanaugh stated he understands the parking concerns with urgent care in the same center but the landlord has stated it will be less busier than Verizon. He stated this at its busiest will barely compare. He stated there is no concern with parking and it's a great use for a vacant spot. Mr. Cavanaugh stated it is good to fill vacancies and are always in favor of more healthcare providers.

Mr. McGinn noted the petitioners have testified that they each have many years of experience so will operate in a manner consistent with the public health safety and welfare of the community. He stated he would eliminate the second condition but is okay with the motion the way it is.

Ms. Wood stated she understands the increase of the number of dentists but is stuck on the significant expansion of hours being not clear.

Ms. Bremanis stated the condition on hours can be removed.

Mr. Pirog stated there is no harm with condition.

Discussion on what staff meant as substantial expansion.

Discussion on changing approval to include the removal of "expansion of hours".

Mr. Cavanaugh withdrew the motion as written.

Mr. Cavanaugh made a motion to approve subject staff's conditions with the second condition omitting the hour expansion portion; seconded by Mr. Larson.

Mr. Larson stated he suggests that the employees park in the back because parking gets a little tight.

Ms. Wood spoke to other tenant spaces and the busyness of the center.

Ms. Roth-Wurster pointed out this use will be mostly be by appointment so will have more control.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on November 9, 2020.

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

IV. COMMUNICATIONS**V. ADJOURNMENT**

Minutes Acceptance: Minutes of Oct 27, 2020 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 12/01/20 07:00 PM

CASE STAFF STATEMENT (ID # 6410)

1116-1120 W. Northwest Highway

This item will be continued to the December 22, 2020 ZBA Meeting due to public notice requirements not being met.

ATTACHMENTS:

- Aerial map

1116-1120 W Northwest Highway

3.1.a

VILLAGE OF
PALATINE

865 N

855 N

835 N

881 N
889 N 885 N 877 N 869 N

865 N
861 N
857 N
853 N
849 N
845 N

821 N 825 N 837 N 841 N
829 N

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1061 W 1055 W

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1049 W

1031 W

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795 N

1196 W

1201 W

1204 W

W NORTHWEST HWY

N COVE DR

N STERLING AV

N MORRISON AV

N AUGUSTUS CT

W COLF

0 125 250
Feet
1 in. = 110 ft.

1160 W

Attachment: Aerial map (1116-1120 W. Northwest Highway - SU VAR Restaurant)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 12/01/20 07:00 PM

CASE STAFF STATEMENT (ID # 6411)

140 W. Wood Street #415

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Katie Rivard, AICP

PETITIONER: Meaghan Barnick (Sraga) and Matthew Sraga

CASE NUMBER: 20-51

ADDRESS: 140 W. Wood Street #415

PROPOSAL:

Variation to allow a multifamily unit to be 362 square feet, instead of the minimum required 500 square feet pursuant to Section 10.07 (d) (2) of the Palatine Zoning Ordinance

<u>LOCATION:</u> 140 W. Wood Street #415	<u>CURRENT ZONING:</u> R-3 Multi-Family Residential
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SURROUNDING CONDITIONS:

North:	Planned Development - The Metropolitan
South:	Palatine Train Station
East:	R-3 High Density Multi-Family District
West:	Planned Development - Gateway Center

BACKGROUND:

The Petitioners are proposing to convert a 2-bedroom condominium unit into two units. This would result in a 1-bedroom unit and a studio unit, which would be under the Zoning Ordinance minimum required size of 500 square feet. Therefore, the Petitioners are requesting:

Variation to allow a multifamily unit to be 362 square feet, instead of the minimum required 500 square feet.

SITE ANALYSIS:

- The Subject Property is zoned R-3 Multi Family is part of Park Towne Condominiums. The conversion from apartments to condominiums took place in

1995, which included the consolidation of certain 1-bedroom and studio units into 2-bedroom units. The table below identifies the existing and proposed unit distribution, within Park Towne:

	Existing	Proposed
Studio	41 units	42 units
1 - Bedroom	51 units	52 units
2 - Bedroom	37 units	36 units
Total	129 units	130 units

- The Petitioners are requesting to restore the units back to the previous condition, with a 1-bedroom unit (644 square feet) and studio unit (362 square feet). However, per Code there is minimum of 500 square feet ground floor area per unit for the R-3 District requirements in multi-family units. There are other existing studio units within the building that are similar in size and do not meet the minimum ground floor area requirement. A recent Variation request was approved in 2019. In addition to this request, there are two remaining 2-bedroom units that could potentially be converted back to their previous condition.
- The Petitioners purchased the 2-bedroom unit in 2015 and it is currently vacant. The condominium has been on the market for over a year with significant interest. However, the monthly HOA fees are more than the monthly mortgage thus doubling the cost of the unit.
- The Petitioners received approval for the conversion from the Park Towne HOA.
- Park Towne recently reconfigured their parking lot. The total number of parking spaces is now 189. In addition to the 2019 request for a condominium conversion, a Variation was granted to reduce the required number of parking spaces from 2 spaces/unit (258) to 1.4 spaces/unit (180). With the increase of one unit, the total number of required parking spaces is 182. Therefore, parking is not an issue. At the time of construction, the Village Code requirement for multi-family parking was 1.5 spaces/unit or 192 parking spaces.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	N/A
Environmental Health	N/A
Fire Prevention	No Issues Identified
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:

In 1995, Park Towne was converted from apartments to privately owned condominiums. At the time, several studio and 1-bedroom units were combined into single 2-bedroom units. The Petitioners are requesting to divide their unit back to its original form. Per Code, multi-family units must be over 500 square feet. The addition of a studio unit should not affect the existing characteristics of the units within the building. Staff also reviewed the proposed request within the circumstances of the existing multi-family residential building, use, and its unit characteristics, as opposed to either a new building or conversion proposal from another use. Therefore, Staff recommends approval of the proposed Variation, subject to the following conditions:

1. The Variation shall substantially conform to the floor plan prepared by the Petitioners and submitted on 08/19/19, except as such plans may be changed to conform to Village codes and Ordinances.

ATTACHMENTS:

- Aerial map
- Application
- Plat of Survey
- Plat of Survey for Unit #415
- Floor plans
- Public Notice

3.2.a



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 <u>162</u>	Zoning Case # <u>20-51</u>
	Filing Fee <u>\$240</u>	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S) <u>Meaghan Barnick (Sraga)</u> <u>Matthew Sraga</u>		Business Name (if applicable)		
	Subject Property Address <u>140 W Wood St #415, Palatine, IL 60067</u>				
	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: <u>Proposing to convert 2 bedroom condo back to original state of two separate units. This would result in a 1 bedroom unit and a studio unit, where the studio would be under the minimum 500 sqft. Requesting variance to allow multi-family unit to be approx 380 sqft instead of minimum required 500 sqft.</u>				

Attachment: Application (140 W. Wood Street #415 - VAR for multi-family unit square footage)

VILLAGE OF PALATINE

VARIATION

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
Unit in its current configuration has been on the market over a year, with lots of interest, however the monthly HOA payment is more than monthly mortgage pmt thus doubling the cost of the unit.
2. That the plight of the owner is due to unique circumstances
HOA has obtained financing for large capital improvements. In order to pay for them, assessments increased 14.9% for 3 years to cover cost of loan. HOA is approaching \$700/month, depreciating value of property. Burden mitigated by separating unit, thus cost sq ft
3. That the variation, if granted, will not alter the essential character of the locality
No exterior work to be performed. Converting back to original helps to conform to rest of building.

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
b. No building in vicinity has HOA dues nearly this amount.
 - c. The request is not based on a desire to make more money out of the property
c. Request is not to make more money, but to avoid more losses, due to property not selling b/c of
 - d. The petitioner has not created the alleged hardship for the property
d. Unit is renovated and updated (New carpet, New kitchen cabinets/counters). Building is old and in need extensive repair, causing high HOA dues.
 - e. The request will not be detrimental to the public welfare or other properties in the neighborhood
e. No other owners will be affected.
 - 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
f. No other owners will be affected. Changes will all be internal to unit. Changes include: moving internal walls to original position.

Attachment: Application (140 W. Wood Street #415 - VAR for multi-family unit square footage)

PARCEL 2:
That part lying South of the South line of Colfax Street of the Warm Beds of Lot B, in Block 6, in Precinct 5, subdivisions of part of the Southeast quarter of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian and other property according to the Plat thereof recorded April 10, 1877 as Document 121679, all in Cook County, Illinois, (excepting Town and Parcel 1 and 2, and part dedicated for public streets by Documents 20394741 and 20394742 in Cook County, Illinois.

PARCEL 2:
That part lying South of the South line of Colfax Street of the Warm Beds of Lot B, in Block 6, in Precinct 5, subdivisions of part of the Southeast quarter of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian and other property according to the Plat thereof recorded April 10, 1877 as Document 121679, all in Cook County, Illinois, (excepting Town and Parcel 1 and 2, and part dedicated for public streets by Documents 20394741 and 20394742 in Cook County, Illinois.

NO WEST WOOD ST
PALM SPRING, CALIF
OR 92262

PARK TOWNE CONDOMINIUM

NORTH SMITH

STREET

STRENGTH

WEST COLFAX

This is to certify that I have surveyed the above described property, according to the official Records and that the said boundary diagram correctly represents said survey.

ZARKO BOKERIZ AND ASSOCIATES
IN WEST WASHINGTON STREET
CHICAGO, ILLINOIS

Grade: 1 inch + 20 feet

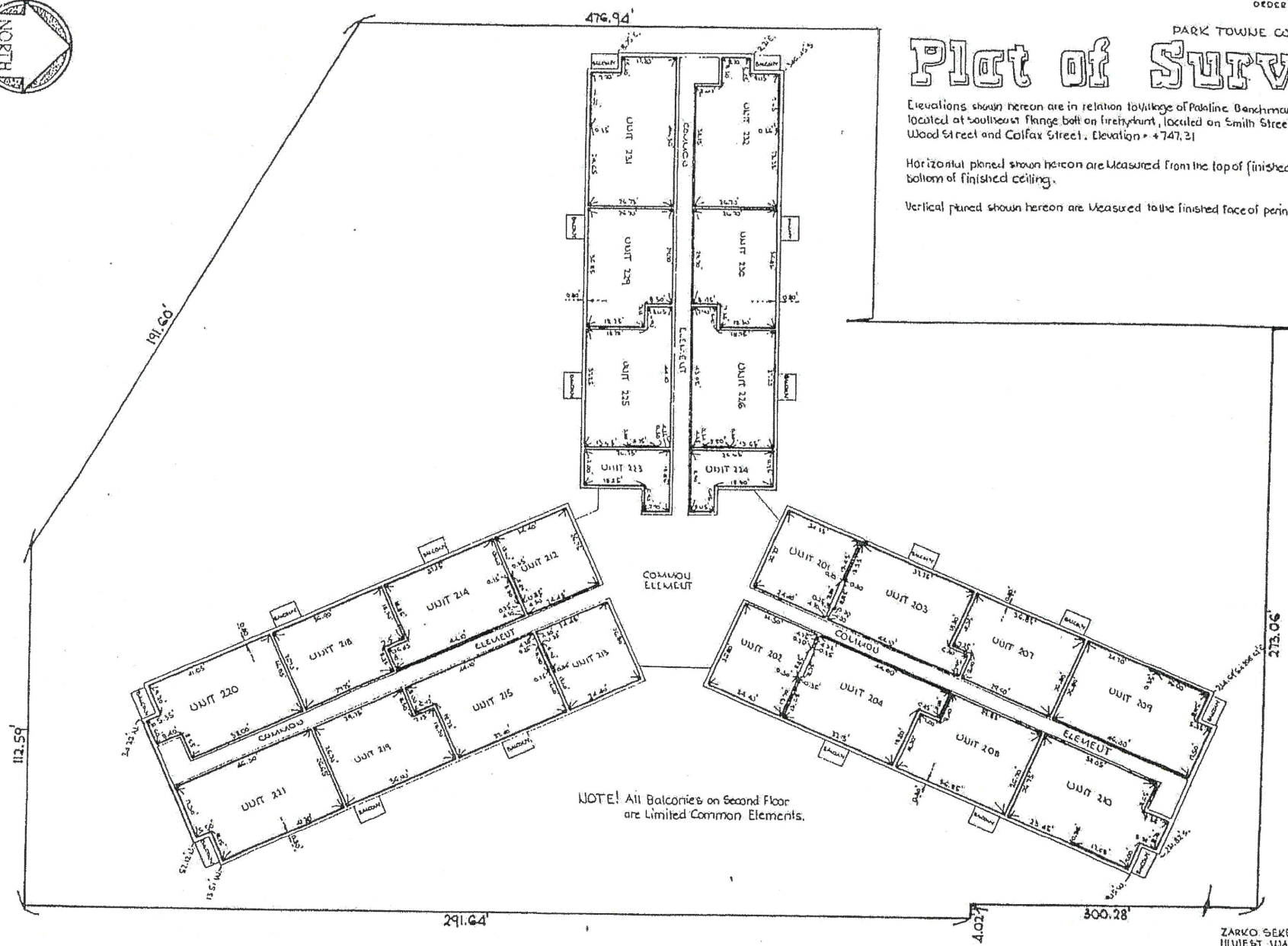


Plot of Survey

Elevations shown hereon are in relation to Village of Palatine Benchmark Datum, located at southeast flange both on fire hydrant, (located on Smith Street) halfway between Wood Street and Colfax Street. Elevation = +747.31

Horizontal planes shown herein are measured from the top of finished floor to the bottom of finished ceiling.

Vertical planes shown herein are measured to the finished face of perimeter walls.



NOTE! All Balconies on Second Floor
are Limited Common Elements.

Upper Elevation = 4767.92
Lower Elevation = 4759.89
for all Units on Second Floor
SECOND FLOOR

ZARKO SEKERETZ AND ASSOCIATES
111 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602

Scale: 1 inch = 20 feet
JUL 1, 1974

EXHIBIT 'A' PAGE 406C

This is to certify that I have surveyed the above described property, according to the official Records and that the Plat hereto drawn correctly represents said Survey.

1140016 LAND SURVEYOR # 25-2271



Plot of Survey

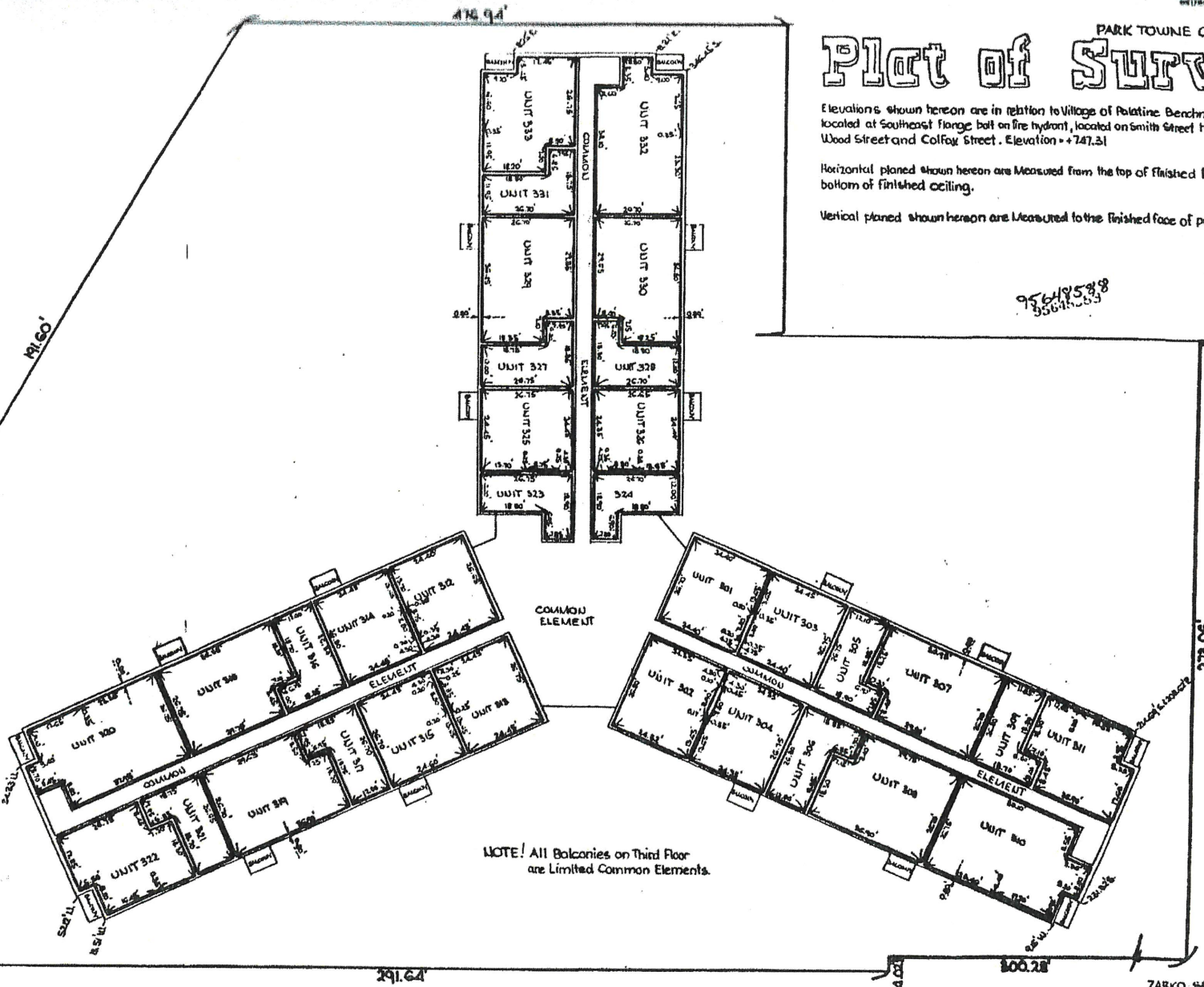
PARK TOWNE CONDOMINIUM

Elevations shown hereon are in relation to Village of Palatine Benchmark Datum, located at Southeast flange but on the hydrant, located on Smith Street half-way between Wood Street and Colfax Street. Elevation = +747.31

Horizontal planes shown hereon are measured from the top of finished floor to the bottom of finished ceiling.

Vertical planes shown hereon are measured to the finished face of perimeter walls.

95649588
95649588



NOTE! All Balconies on Third Floor
are Limited Common Elements.

Upper Elevation = +771.02
Lower Elevation = +768.99
for all Units on Third Floor
THIRD FLOOR

ZARKO WEKEREZ AND ASSOCIATES
111 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602

Scale: 1 inch = 20 feet
JUNE 1, 1994

FIRST AMENDED AND RESTATED EXHIBIT "C" TO DECLARATION FOR PARK TOWNE CONDOMINIUM

OF EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM
OF THE PARKTOWN CONDOMINIUM

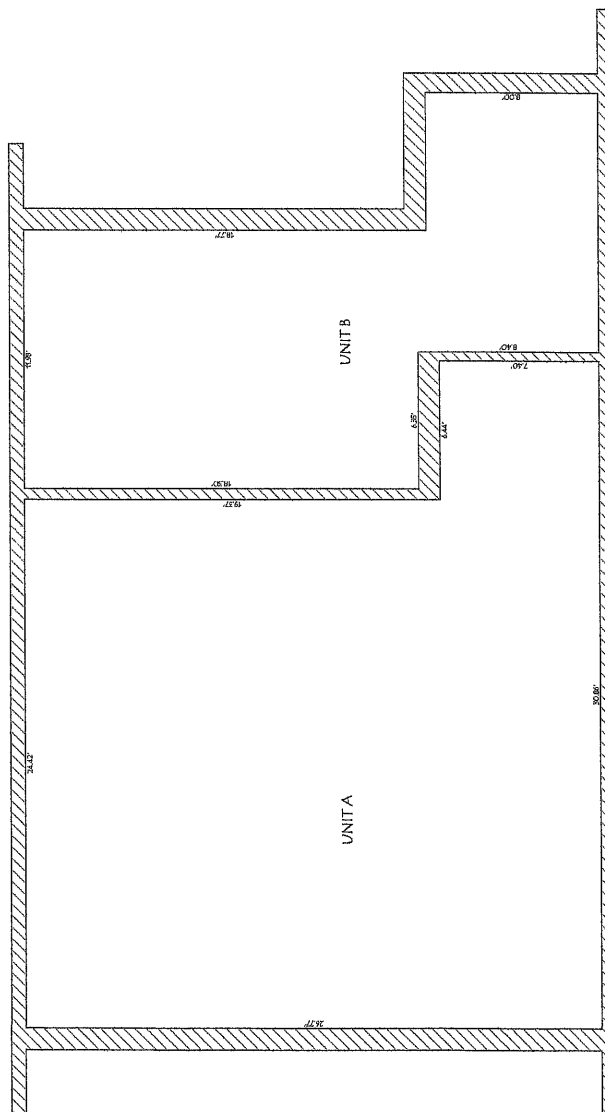
1st FLOOR
PAGE 3 of 6



SCALE: 1 inch = 4 feet

Graphic Scale

VICINITY MAP
no scale



COMMON ELEMENT

PROPERTY DESCRIPTION:

UNIT 418 IN THE PARK TOWNE CONDOMINIUM AS DELINEATED ON A MAP OF CERTAIN LOTS OR PARCELS THEREOF LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95448986. TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED, IN COOK COUNTY, ILLINOIS.

MISCELLANEOUS NOTES:

1) UNIT P.I.N.: 02-15-407-049-1007
2) TOTAL UNIT AREA: 1,020.0 sq.ft.
o UNIT A: 701.4 sq.ft.
o UNIT B: 318.6 sq. ft.

Survivor's Certification

To: MATT SRAGA

I, the undersigned, an Illinois Registered Land Surveyor, hereby certify to the above named party that on the date shown a survey of the real estate described herein was made and that to the best of my knowledge and belief this plat represents the facts found at said time.

PRELIMINARY

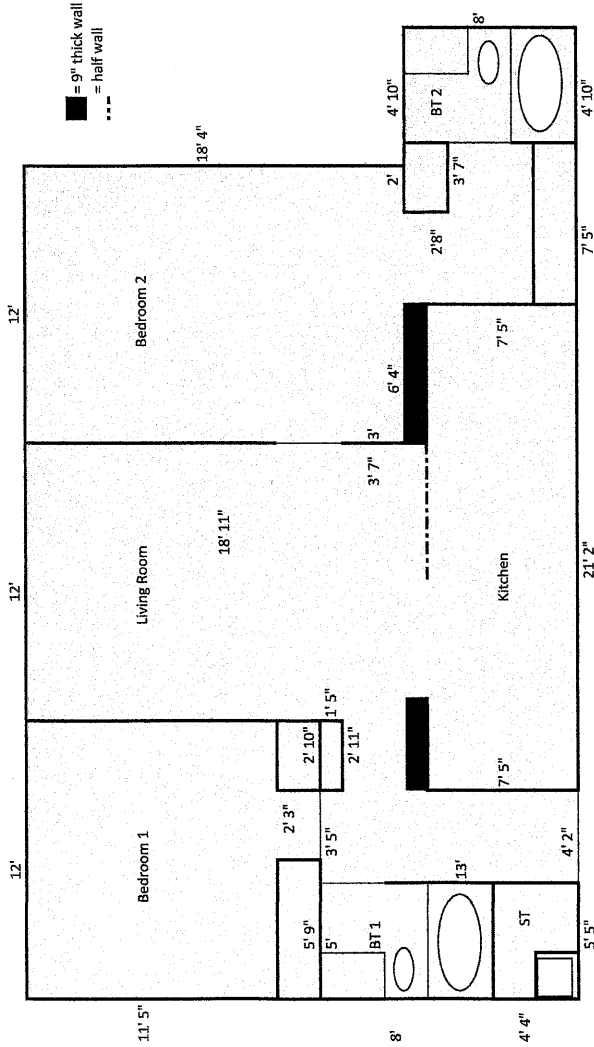
PRELIMINARY
RUSSELL WAID DILLON
Professional Land Surveyor No. 3153
LICENSE EXPIRATION DATE: November 30, 2020
Date of Survey: February 28, 2020

No dimensions should be assumed by scale measurements upon plat. Contractor should verify and compare all points before beginning any construction and at once report any discrepancies to the surveyor. Surveyor should be contacted for construction layout of any improvements.

The legal description noted on this plat was provided by the client and must be compared with deed and/or title policy. For building restrictions and/or easements refer to your deed, contract, title policy, and/or zoning regulations. This plat is valid only if it contains the original signature and embossed seal of

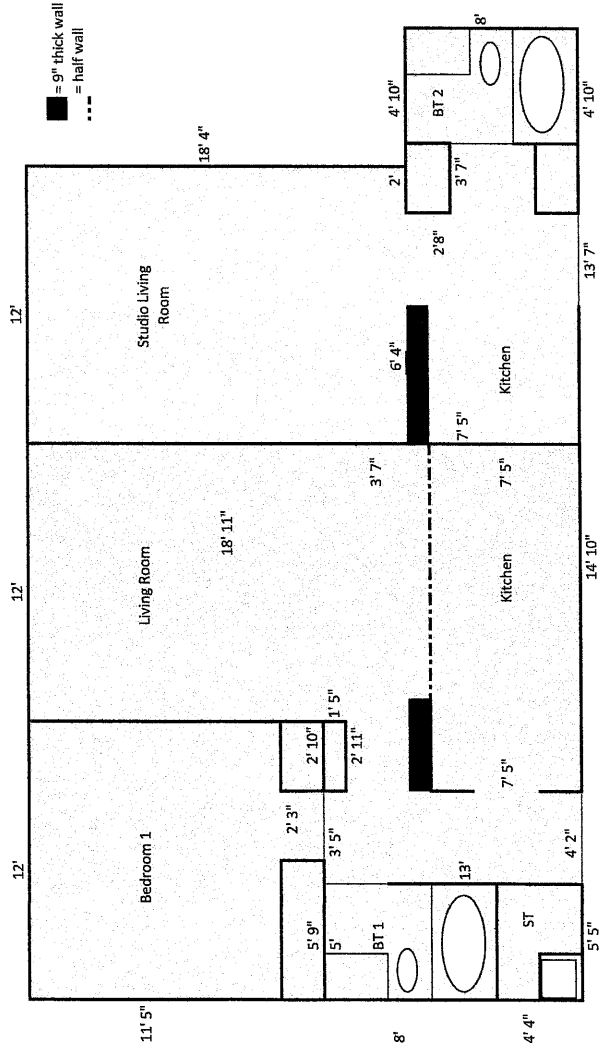
Attachment: Plat of Survey for Unit #415 (140 W. Wood Street #415 - VAR for multi-family unit square footage)

Floor Plan Current State

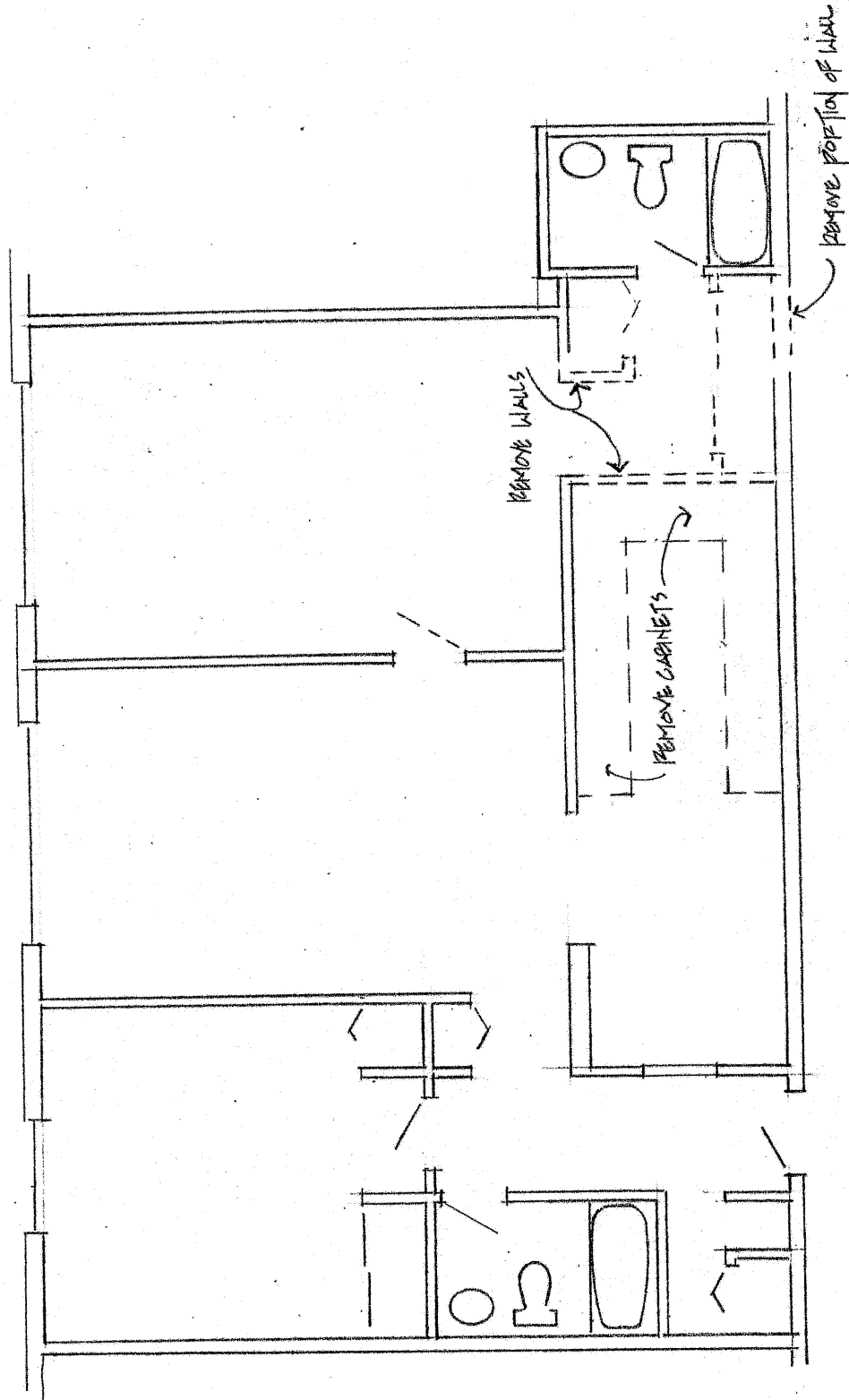


Bedroom 1: 12' x 11'	164
Bedroom 1 w/ closets: 12' x 13' 8"	
Living Room: 12' x 18' 11"	227
Bathroom 1 (BT 1): 8' x 5'	49
Storage Room (ST): 4' 4" x 5' 5"	23.5
Foyer: 13' x 4' 2" + 2' 11" x 4' 2" + 2' 11" x 1' 5"	54.2
	12.2
	4.13
Kitchen: 21' 2" x 7' 5"	157
Bedroom 2: 12' x 18' 4"	220
Closets/Hallway: 7' 5" x 8' 2"	60.6
Bathroom 2 (BT 2): 4' 10" x 8'	38.7
Rough Total	1010

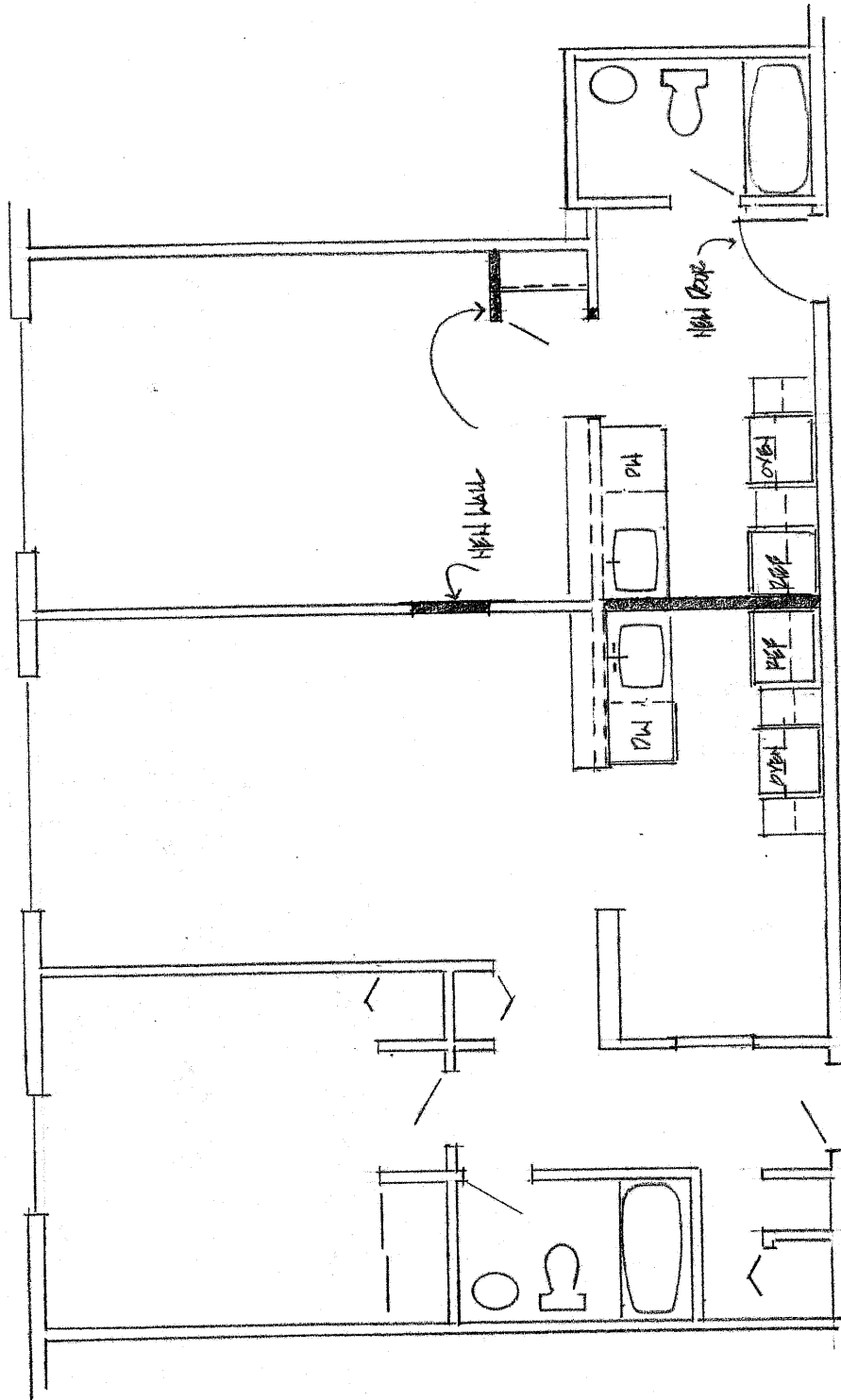
Future State



1 Bedroom/1 Bathroom	
Bedroom 1: 12' x 11'	164
Bedroom 1 w/ closets: 12' x 13' 8"	
Living Room: 12' x 18' 11"	227
Bathroom 1 (BT 1): 8' x 5'	49
Storage Room (ST): 4' 4" x 5' 5"	23.5
Foyer: 13' x 4' 2" + 2' 11" x 4' 2" + 2' 11" x 1' 5"	54.2
	12.2
	4.13
Kitchen: 14' 10" x 7' 5"	110
Studio	644
Living room: 12' x 18' 4"	220
Kitchen: 7' 5" x 10'	74.2
Bathroom 2 (BT 2): 4' 10" x 8'	38.7
Hallway/Closets: 3' 7" x 8' 2"	29.3
	362
Rough Total	1006



DEMOLITION PLAN 1/4" = 1'-0"



Proposed Plan 1/4" = 1'-0"

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, December 1, 2020 at 7:00 P.M. in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use Amendment to ordinance #0-31-94 to permit a restaurant expansion pursuant to Section 14.05 (b) of the Village of Palatine Zoning Ordinance.

Variation to permit an addition to be set back 36 feet from the front lot line instead of the minimum required 40 feet pursuant to Section 11.06 (h)(1) of the Village of Palatine Zoning Ordinance.

Variation to permit 47 parking spaces instead of the minimum required 56 parking spaces pursuant to Section 7.03 (b) (1) of the Village of Palatine Zoning Ordinance.

The property is commonly known as 1578 N. Rand Road (02-12-100-032).

The Petitioners are proposing to build a 1,500 square foot addition onto the existing McDonald's Restaurant. The above petition has been filed by Joe Minorik, McDonald's USA, LLC and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 20-59
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals

DATED: This 16th day of November, 2020
 Published in Daily Herald
 November 16, 2020 (4554285)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/16/2020 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4554285

Attachment: Public Notice (140 W. Wood Street #415 - VAR for multi-family unit square footage)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 12/01/20 07:00 PM

CASE STAFF STATEMENT (ID # 6407)

658 E Home Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Steven and Zhanna Parquette

CASE NUMBER: 20-67

ADDRESS: 658 E. Home Avenue

PROPOSAL:

Variation to permit a residential driveway to be 28 feet in width at the lot line instead of the maximum permitted 25 feet, for a minimum distance of 5 feet, pursuant to Section 7.04 (i) (3) of the Village of Palatine Zoning Ordinance.

<u>LOCATION:</u> 658 E. Home Ave. District 2 (Myslinski)	<u>CURRENT ZONING:</u> P - Planned Development
--	---

SURROUNDING CONDITIONS:

North:	P - Planned Development (Concord Mills Subdivision)
South:	P - Planned Development (Concord Mills Subdivision)
East:	P - Planned Development (Concord Mills Subdivision)
West:	P - Planned Development (Concord Mills Subdivision)

BACKGROUND:

The Petitioners constructed a paver ribbon without a building permit along the sides of the existing driveway increasing the width to be greater than permitted. Therefore, the Petitioner are requesting:

Variation to permit a residential driveway to be 28 feet in width at the lot line instead of the maximum permitted 25 feet, for a minimum distance of 5 feet.

SITE ANALYSIS:

- The Subject Property is zoned Planned Development and is part of the Concord Mills Unit 6 Subdivision, which follows the R-2 setback and bulk standards.
- The Petitioners constructed a paver ribbon on both sides of their existing driveway increasing the width of the driveway from approximately 23 feet 6

inches to 27 feet 4 inches at 5 feet off the lot line. Driveways are permitted with a maximum width of 25 feet, for the first 5 feet off the lot line; thus, it requires a Variation.

- Both building and lot coverage meet code at 26% and 44.6% (maximum of 35% and 45% in the R-2 district).
- The Zoning Ordinance was amended in 2004 to include a maximum driveway width within the first 5 feet off the property line. This was adopted to develop a minimum and maximum standard residential driveway dimension standard and likely to prohibit excessive residential driveway widths.

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 installed a paver ribbon along both sides of the driveway without a building permit, which now requires relief for maximum width at the lot line. While ribbons are not uncommon in the area, other driveways appear to meet Code for maximum driveway width. The addition of the ribbons should not change the character of the locality and the addition of any paver edge would require relief for any existing driveway, which is at the maximum driveway width within the first five feet of the property line. Nevertheless, Staff recommends action at the discretion of the Zoning Board of Appeals. If the ZBA decides to recommend approval, Staff recommends the following conditions:

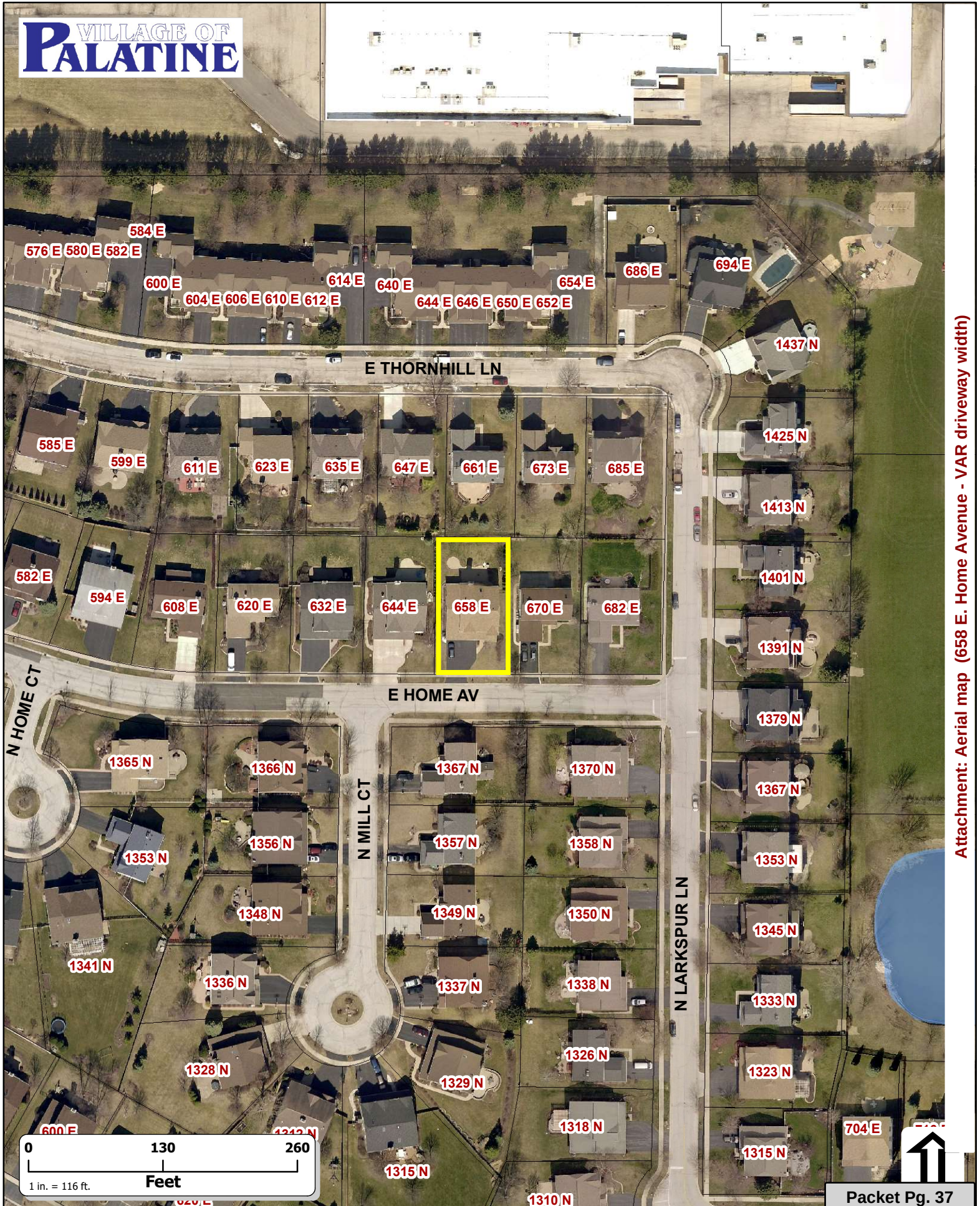
1. The Variation shall substantially conform to the site plan submitted by the Petitioners, Steven and Zhanna Parquette, except as such plans may be

changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial map
- Application
- Plat of Survey
- Site Plan
- Photos submitted by Petitioner
- Letter of Support
- Letter of Support 2
- 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

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

date received

Background Information	PETITIONER(S) STEVEN & ZHANNA PARQUETTE		Business Name (if applicable)		
	Subject Property Address 658 E HOME AVE, PALATINE, IL 60074				
	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 PCO App A Sec 07.04 Residential Driveways				
	Existing Zoning District		Existing Land Use		Proposed Land Use
	Generally describe your request: Applying for a variance of the driveway width when measured five feet in from front property line. Palatine's ordinance allows for 25 feet (300 inches) and we are seeking 27ft 4in (328 inches). This variation is being requested after the fact as we had to apply for an express permit after laying our decorative paver bricks down alongside our existing driveway and not knowing doing so classifies as a "driveway extension". We followed our existing driveway pattern on both sides and did it to better our curb appeal. We have seen multiple homes in our subdivision borders similar to this and followed suit not only because it looks better but keeps the grass on either side green since the summer sun heats up asphalt to scorching temperatures and kills the grass. We look forward to having this evaluated at city council.				

Attachment: Application (658 E. Home Avenue - VAR driveway width)



VARIATION

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

YES

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

YES

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

CORRECT

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



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS

2100 N. 15th AVENUE, SUITE C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887 FAX: (224) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

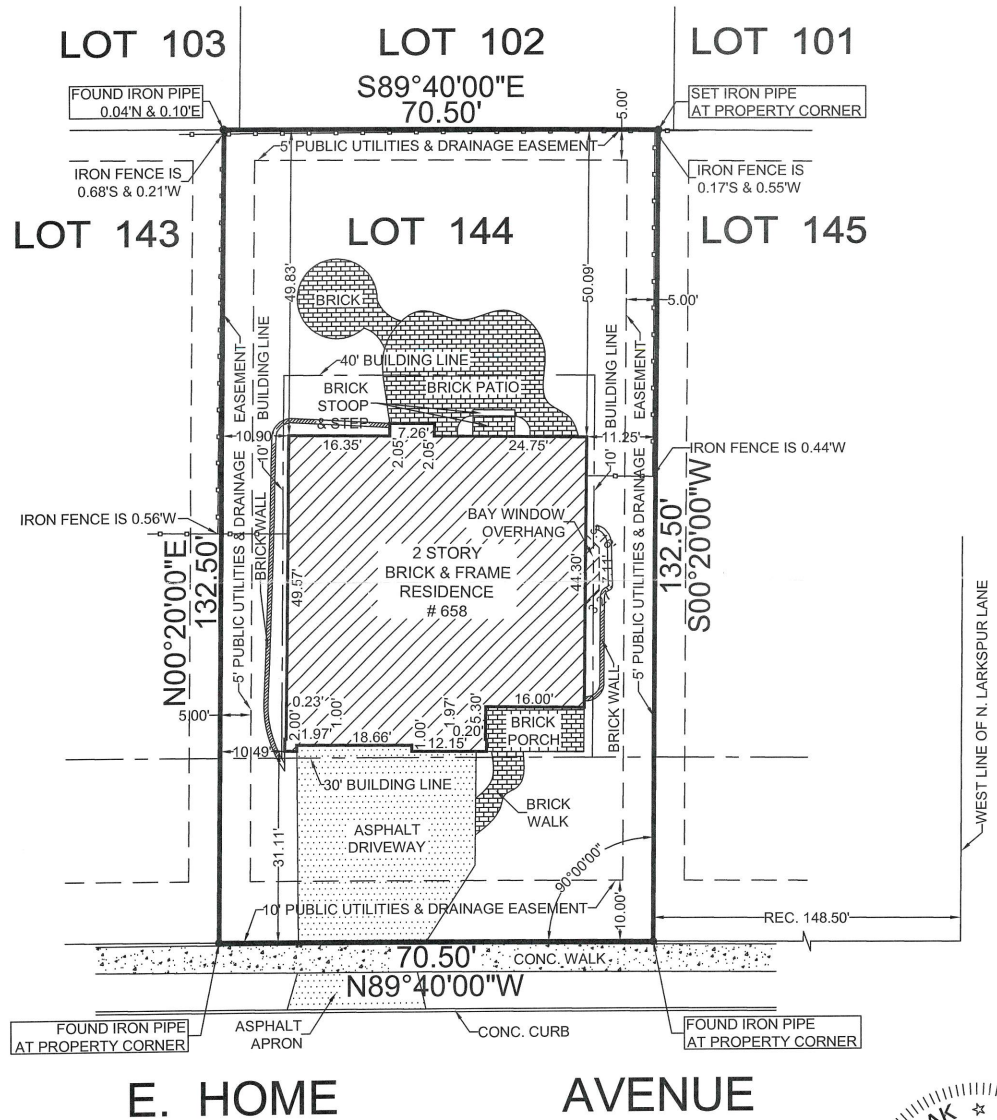
3.3.c

PLAT OF SURVEY OF

LOT 144 IN CONCORD MILLS UNIT 6, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 3, 1996 AS
DOCUMENT NO. R96-669788, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **658 E. HOME AVENUE, PALATINE, ILLINOIS**

PERMANENT INDEX NUMBER: 02 - 11 - 210 - 045 - 0000



E. HOME AVENUE

Attachment: Plat of Survey (658 E. Home Avenue - VAR driveway width)

UPDATED : JUNE 10, 2016

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

ORDERED BY:
ZEPUR TORAMANIAN

DATE : SEPTEMBER 5, 1997

SCALE : 1" = 20'

ORDER No.: 1997-3270-1

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO
RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT.
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY
DIFFERENCE.

STATE OF ILLINOIS)
COUNTY OF COOK)

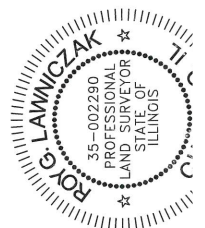
I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE
LOCATED THE BUILDING ON THE ABOVE PROPERTY.

Roy G. Lawniczak
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

STATE OF ILLINOIS)
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE
SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE
PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID
SURVEY.
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE
CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. THIS
PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR BOUNDARY SURVEY.

Roy G. Lawniczak
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004576





UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS

2100 N. 15th AVENUE, SUITE C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887 FAX: (224) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

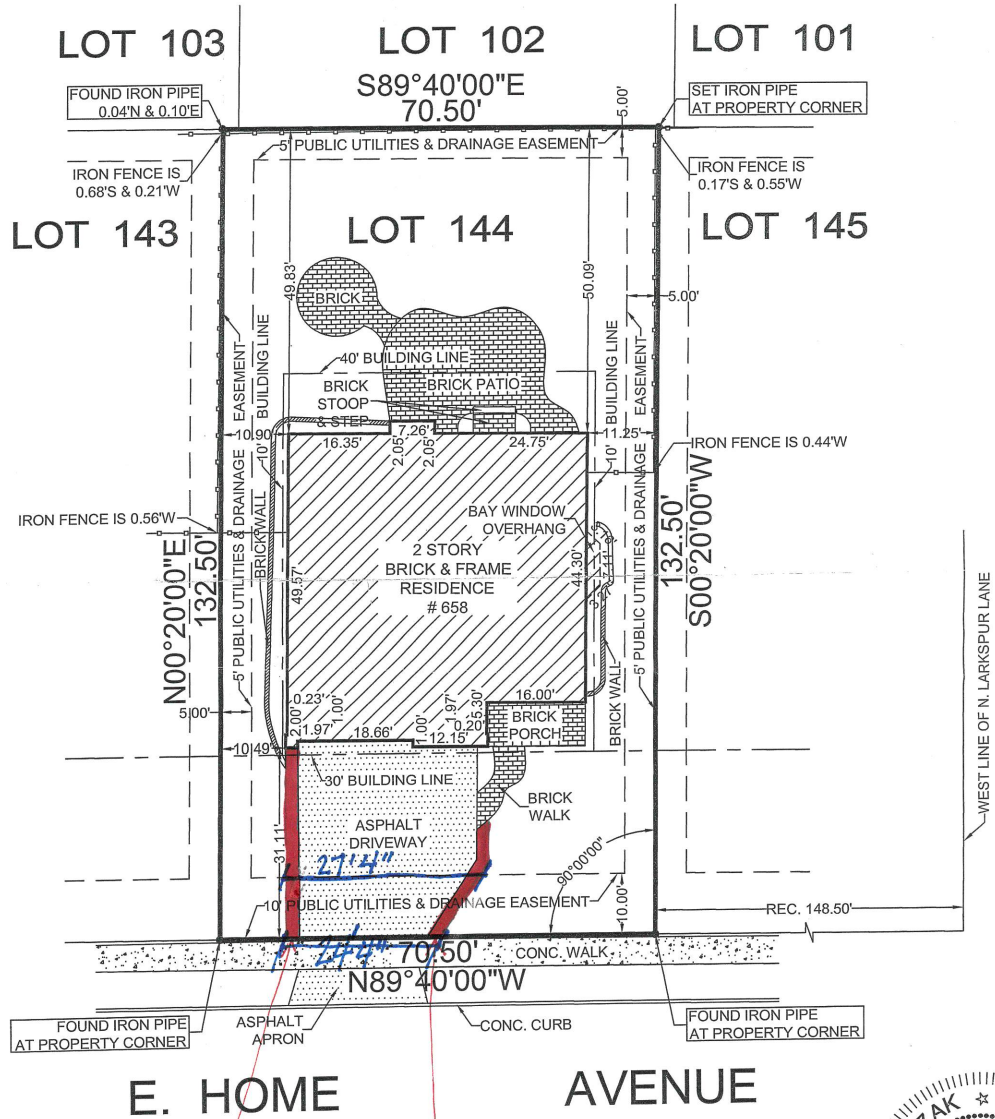
3.3.d

PLAT OF SURVEY OF

LOT 144 IN CONCORD MILLS UNIT 6, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 3, 1996 AS
DOCUMENT NO. R96-669788, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **658 E. HOME AVENUE, PALATINE, ILLINOIS**

PERMANENT INDEX NUMBER: 02 - 11 - 210 - 045 - 0000



Attachment: Site Plan (658 E. Home Avenue - VAR driveway width)

Width = 22.5 inches

Width = 22.5 inches

UPDATED : JUNE 10, 2016

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

ORDERED BY:
ZEPUR TORAMANIAN

DATE : SEPTEMBER 5, 1997

SCALE : 1" = 20'

ORDER No.: 1997-3270-1

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

Roy G. Lawniczak
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF AID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.

Roy G. Lawniczak
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004576





Attachment: Photos submitted by Petitioner (658 E. Home Avenue - VAR driveway width)

MAY 2020



Attachment: Photos submitted by Petitioner (658 E. Home Avenue - VAR driveway width)

OCT 2020

Lyn Bremanis

From: [REDACTED]
Sent: Friday, November 20, 2020 12:28 PM
To: Lyn Bremanis
Cc: [REDACTED]
Subject: 658 E Home Avenue 02-11-210-045 File No. 20-67

Hello Lyn, I am a neighbor of Steven and Zhanna Parquette, in fact I live 2 doors down and I am perfectly fine with the driveway and the brick ribbon they installed. It looks great and much better than some of the other homes in our subdivision. They keep up their house and this shouldn't be an issue.

I will not be able to attend but wanted you to know that I have no problem with the driveway

Regards
Rory & Laura Fritz
632 E Home Avenue
Palatine, IL 60074
[REDACTED]

Attachment: Letter of Support (658 E. Home Avenue - VAR driveway width)

Lyn Bremanis

From: Ceci Vitale [REDACTED]
Sent: Tuesday, November 24, 2020 2:37 PM
To: Lyn Bremanis
Subject: Public Hearing on Dec.1,2020

Dear Lyn,

My name is Cecilia Vitale and I live at 661 E Thornhill Lane in Palatine. I will not be able to make the Public Hearing on Dec.1,2020 at 7:00 P.M. for 658 Home Street the owners Steven and Zhanna Parquette due to Covid. I just wanted to say that the work that they did to there driveway looks beautiful and it is an enhancement to the neighborhood.

Sincerely,

Cecilia Vitale

Attachment: Letter of Support 2 (658 E. Home Avenue - VAR driveway width)

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, December 1, 2020 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to permit a residential driveway to be 28 feet in width at the lot line instead of the maximum permitted 25 feet, for a minimum distance of 5 feet, pursuant to Section 7.04 (i) (3) of the Village of Palatine Zoning Ordinance.

The property is commonly known as 658 E. Home Street (02-11-210-045).

The Petitioners constructed a brick ribbon along either both sides of the driveway, which resulted in the driveway exceeding the maximum allowable width at the lot line.

The above petition has been filed by Steven and Zhanna Parquette and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 20-67

VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals

DATED: This 16th day of November, 2020
 Published in Daily Herald
 November 16, 2020 (4554282)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/16/2020 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4554282

Attachment: Public Notice (658 E. Home Avenue - VAR driveway width)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 12/01/20 07:00 PM

CASE STAFF STATEMENT (ID # 6408)

832 N. Glenn Drive - Variation

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Andrew Rice

CASE NUMBER: 20-66

ADDRESS: 832 N. Glenn Drive

PROPOSAL:

Variation to permit a concrete patio to be set back 16 feet, instead of the minimum required 20 feet from the side lot line abutting a street pursuant to Section 10.06 (h) (3) of the Village of Palatine Zoning Ordinance.

<u>LOCATION:</u> 832 N. Glenn Drive District 4 (Solberg)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
--	--

SURROUNDING CONDITIONS:

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

BACKGROUND:

The Petitioner constructed a concrete patio without a building permit, which encroaches into the required side yard abutting a street setback. Therefore, the Petitioner is requesting:

Variation to permit a concrete patio to be set back 16 feet, instead of the minimum required 20 feet from the side lot line abutting a street.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family and is improved with a single-

family home and related improvements.

- The Petitioner constructed a concrete patio, without a building permit, which encroaches approximately 4 feet into the minimum required 20-foot side yard abutting a street. Per Code, patios are not contemplated as permitted obstructions in the side yard abutting a street, therefore a variation is required.
- Both building and lot coverage meet code at 19% and 34% (maximum of 35% and 45% in the R-2 district).

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 Petitioner installed a concrete patio, without a building permit, which encroaches into the required side yard abutting a street setback. In addition to not being allowed as a permitted obstruction, patios encroaching into the setback are not typical for corner properties in this neighborhood. While the Petitioner could have constructed the patio elsewhere on the property, which met Code and did not require zoning relief, the installed patio encroaches 4 feet into the required side yard. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the ZBA decides to recommend approval, Staff recommends the following conditions:

1. The Variation shall substantially conform to the site plan submitted by the Petitioner, Andrew Rice, except as such plans may be changed to conform to Village Codes and Ordinances.

Case Staff Statement (ID # 6408)
Meeting of December 1, 2020

ATTACHMENTS:

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

832 N Glenn Drive

3.4.a

VILLAGE OF
PALATINE



Attachment: Aerial map (832 N. Glenn Drive - VAR patio)



SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S) Andrew Rice		Business Name (if applicable)	
	Subject Property Address 832 N. Glenn Dr. Palatine, IL 60074			
	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 R-2	Existing Land Use Residential	Proposed Land Use Residential	
	Generally describe your request: I am looking to obtain a variation for the approximately 20% encroachment for my back yard patio that does not meet the required 20 foot set back for a side yard abutting a street.			

Attachment: Application (832 N. Glenn Drive - VAR patio)



VARIATION

Required Materials

- Filing Fee of \$ 240.00
- 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

A patio is a customary benefit for a resident's property in the Village of Palatine.

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

The lot is an irregular shape. If the lot were square and not skewed on the North side, there would be no need for a variation.

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

If a variation is granted, the property would not be dissimilar to the surrounding properties.

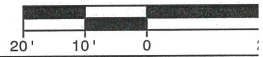
4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:

- 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

a. If the lot were square, there would be no need for a variation. b. If the lot were square, there would be no need for a variation.

c. The request is being made to be able to utilize our back yard space for our own needs. d. The curved road existed before we purchased the property. e. Every neighbor that walks past compliments the overall appearance and progress of our property

since we purchased and began maintaining the home. f. The patio will not negatively affect the safety, appearance, or value of neighboring properties.



BASIS OF BEARING:
WEST LINE OF GLENN DRIVE AS FOUND
MONUMENTED AND OCCUPIED PER RECORD
SUBDIVISION.
S 00°00'00" E (A)

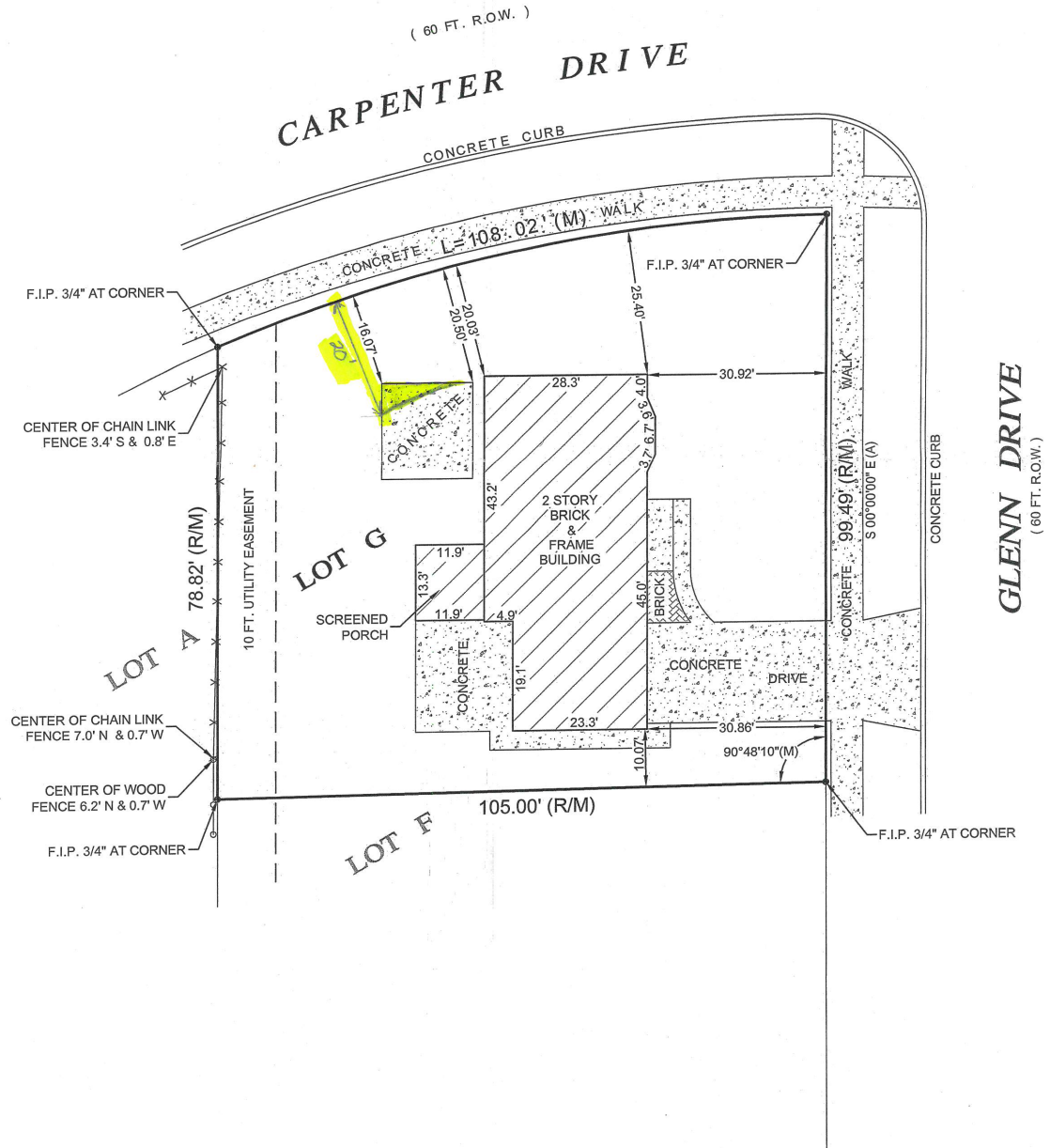
LEGEND	
A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P. = SET IRON PIPE
FT. = FEET/FOOT	S.I.R. = SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	
X X	= CHAIN LINK FENCE
— X —	= WOOD FENCE
— O —	= METAL FENCE
— Δ —	= VINYL FENCE
---	= EASEMENT LINE
---	= SETBACK LINE
---	= INTERIOR LOT LINE

PLAT OF SURVEY OF

LOT G IN WINSTON PARK NORTH WEST UNIT 5 BEING A SUBDIVISION OF BLOCK 59 AND LOTS 2 THRU 7 BOTH INCLUSIVE IN BLOCK 63 AND THAT PART OF CARPENTER DRIVE VACATED BY VILLAGE OF PALATINE ORDINANCE NUMBER 03665 ALL IN WINSTON PARK NORTH WEST UNIT 4 BEING A SUBDIVISION IN SECTION 12 AND SECTION 13, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

CONTAINING 9.746 SQ. FT. OR 0.22 ACRES MORE OR LESS



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

STATE OF ILLINOIS, ss
COUNTY OF DUPAGE, ss
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 8TH DAY OF APRIL, A.D. 2020, AT Lisle, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2026
ILLINOIS BUSINESS REGISTRATION NO. 184-00245



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 HERE.
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 832 N. GLENN DRIVE
PALATINE, ILLINOIS

CLIENT ANDREW RICE

FIELDWORK DATE (CREW) 04/07/2020 (RJ/DL/KW)

DRAWN BY: RT REVISED: 04/11

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, December 1, 2020 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to permit a concrete patio to be set back 16 feet, instead of the minimum required 20 feet from the side lot line abutting a street pursuant to Section 10.06 (h) (3) of the Village of Palatine Zoning Ordinance.
 The property is commonly known as 832 N. Glenn Drive (02-12-305-015).
 The Petitioner constructed a patio that encroaches into the required side yard abutting a street.
 The above petition has been filed by Andrew Rice and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 20-66
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 16th day of November, 2020
 Published in Daily Herald
 November 16, 2020 (4554283)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/16/2020 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4554283

Attachment: Public Notice (832 N. Glenn Drive - VAR patio)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 12/01/20 07:00 PM

CASE STAFF STATEMENT (ID # 6402)

1576 N. Rand Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Joe Minorik (McDonald's USA LLC)

CASE NUMBER: 20-59

ADDRESS: 1576 N. Rand Road (McDonald's)

PROPOSAL:

Special Use Amendment to Ordinance #O-31-94 to permit a restaurant expansion pursuant to Section 14.05 (b) of the Village of Palatine Zoning Ordinance

Variation to permit an addition to be set back 36 feet from the front lot line, instead of the minimum required 40 feet, pursuant to Section 11.06 (h)(1) of the Village of Palatine Zoning Ordinance.

Variation to permit 47 parking spaces, instead of the minimum required 56 parking spaces, pursuant to Section 7.03 (b) (1) of the Village of Palatine Zoning Ordinance.

<u>LOCATION:</u> 1576 N. Rand Road District 4 (Solberg)	<u>CURRENT ZONING:</u> B-5 Highway Business District
---	--

SURROUNDING CONDITIONS:

<u>North:</u>	B-2 General Business District
<u>South:</u>	B-5 Highway Business District
<u>East:</u>	B-2 General Business District
<u>West:</u>	B-5 Highway Business District

BACKGROUND:

The Petitioner is requesting to complete an expansion to the existing McDonalds Restaurant, which will encroach into the minimum required front yard setback and reduce the total number of parking spaces. Therefore, the Petitioner is requesting:

Special Use Amendment to Ordinance #O-31-94 to permit a restaurant expansion.

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

Variation to permit 47 parking spaces, instead of the minimum required 56 parking spaces.

SITE ANALYSIS:

- The Subject Property is zoned B-5 General Business and contains McDonald's restaurant with drive-thru and associated parking lot. In 1994, the property was annexed into the Village and was also rezoned to B-5, with a Special Use approval for a restaurant and drive-thru.
- The Petitioner is seeking to remodel the existing McDonald's, which includes an addition on the front of the building set back approximately 36 feet (40 feet is required) and an addition on the rear of the back of the building set back approximately 42 feet (35 feet is required). The building will go from approximately 4,060 square feet to 5,598 square feet.
- The proposed improvements include exterior and interior building modifications (painting, new décor, new seating, and ADA complaint bathrooms) and site work (freezer/cooler addition, Play Place addition, updated drive-thrus, ADA sidewalks and parking stalls and landscaping).
- The existing restaurant has 97 seats. With the addition, the total number of seats increasing to 101. The hours of operation are 24 hours daily, with 10-12 employees per shift.
- The site currently has 51 parking spaces. With the improvements there will 47 parking spaces. With the proposed expansion, 56 parking spaces will be required per the 1/100 square feet (most restrictive requirement); therefore, a parking variation is required.
- Per the submitted application, the previous addition and implementation of the dual drive-thru system has allowed McDonald's to accommodate drive-thru percentages that are approximately 70-75%. Therefore, McDonald's parking demand has decreased with the increase in drive-thru usage. This particular McDonald's site has a surrounding parking lot and will lose only 4 parking spaces due to the proposed expansion. The submitted justification further indicates that the proposed reduction of 4 spaces for a total of 47

parking spaces is more than sufficient to sustain customer parking demand at this location, provided the existing drive-through systems.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	No Issues Identified
Environmental Health	No Issues Identified
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.

STAFF RECOMMENDATION:

The Petitioner is requesting to expand an existing McDonald's to include an addition on the front of the building for both additional seating and a play place that encroaches 4 feet into the required minimum 40-foot front yard setback. The plans also contemplate an addition onto the rear of the building for a walk-in cooler that meets the required rear yard setback. There are other buildings along this section of Rand Road that provide setbacks between 17' and 32'; therefore, this encroachment should not alter the character of the area. Staff also notes that the existing building, parking, and setbacks were established in unincorporated Cook County and subsequently annexed into the Village. The Subject Lot allows minimal areas for expansion.

Additionally the expansion will remove 4 existing parking spaces and add 4 additional seats to the total seat count. However, the Petitioner has indicated that they are typically 75% drive-thru and are confident that 47 parking spaces will sufficiently handle

the parking demand. Therefore, Staff recommends approval of the Special Use Amendment and Variations subject to the following conditions:

1. The Special Use Amendment and Variations shall substantially conform to the business operations submitted by the petitioner dated 9/9/2020, the floor plan prepared by the architect, EIS dated 9/18/20 and site plans prepared by Watermark Engineering dated 10/10/20 attached hereto except as such plans shall be revised to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial map - 1576 N. Rand Road
- Application
- Site Plans
- Elevations
- Floor Plan
- Business Plan
- Plat of Survey
- Public Notice

1576 N. Rand Road

3.5.a

VILLAGE OF
PALATINE



Attachment: Aerial map - 1576 N. Rand Road (1576 N. Rand Road - SU Amendment & VAR)



SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S) Joe Minorik		Business Name (if applicable) McDonald's	
	Subject Property Address 1576 North Rand Road			
	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 Building Setback and Parking Spaces			
	Existing Zoning District B-5 Highway Business District	Existing Land Use McDonald's Restaurant	Proposed Land Use McDonald's Restaurant	
	Generally describe your request:			
	Request special and use to upgrade the existing McDonald's building with a PlayPlace addition and new freezer/cooler. Also request variation for relief for building setback along Rand Road along and parking spaces. Improvements include upgrading the existing double drive-through lane system with a new double drive-through lane system, ADA and site improvements, and update site landscaping accordingly.			

Attachment: Application (1576 N. Rand Road - SU Amendment & VAR)

PALATINE

SPECIAL USE

Required Materials

- Filing Fee of \$ 898.00
- 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 existing McDonald's has been operating at this location for many years and would like to upgrade, modernize, and become a more efficient business in the community. With the above mentioned, it is McDonald's objective to remain a pillar in the community by providing efficient service as well as provide a valuable family destination for the community for years to come.

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

The proposed improvements to the property will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The proposed improvements are intended to efficiently and effectively serve customers without sacrificing safety.

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

The proposed improvements represent a significant reinvestment in the property and should not be injurious to the use or enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values within 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

Duly noted.

Required Materials

- Filing Fee of \$ 898.00
- ☐ 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 most feasible space available and visibility for the PlayPlace addition is in the front of the store along Rand Road. PlayPlace visibility from Rand Road is of utmost importance as it is McDonald's objective to remain a pillar in the community by providing efficient service as well as provide a valuable family destination for the community for years to come. The proposed number of parking spaces with respect to the site modifications and building efficiencies are sufficient to sustain business and customer satisfaction.

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

The plight of the owner is unique in the fact that the size and configuration of the site will not support the nature of the project. The most feasible space available and visibility for the PlayPlace addition is in the front of the store along Rand Road.

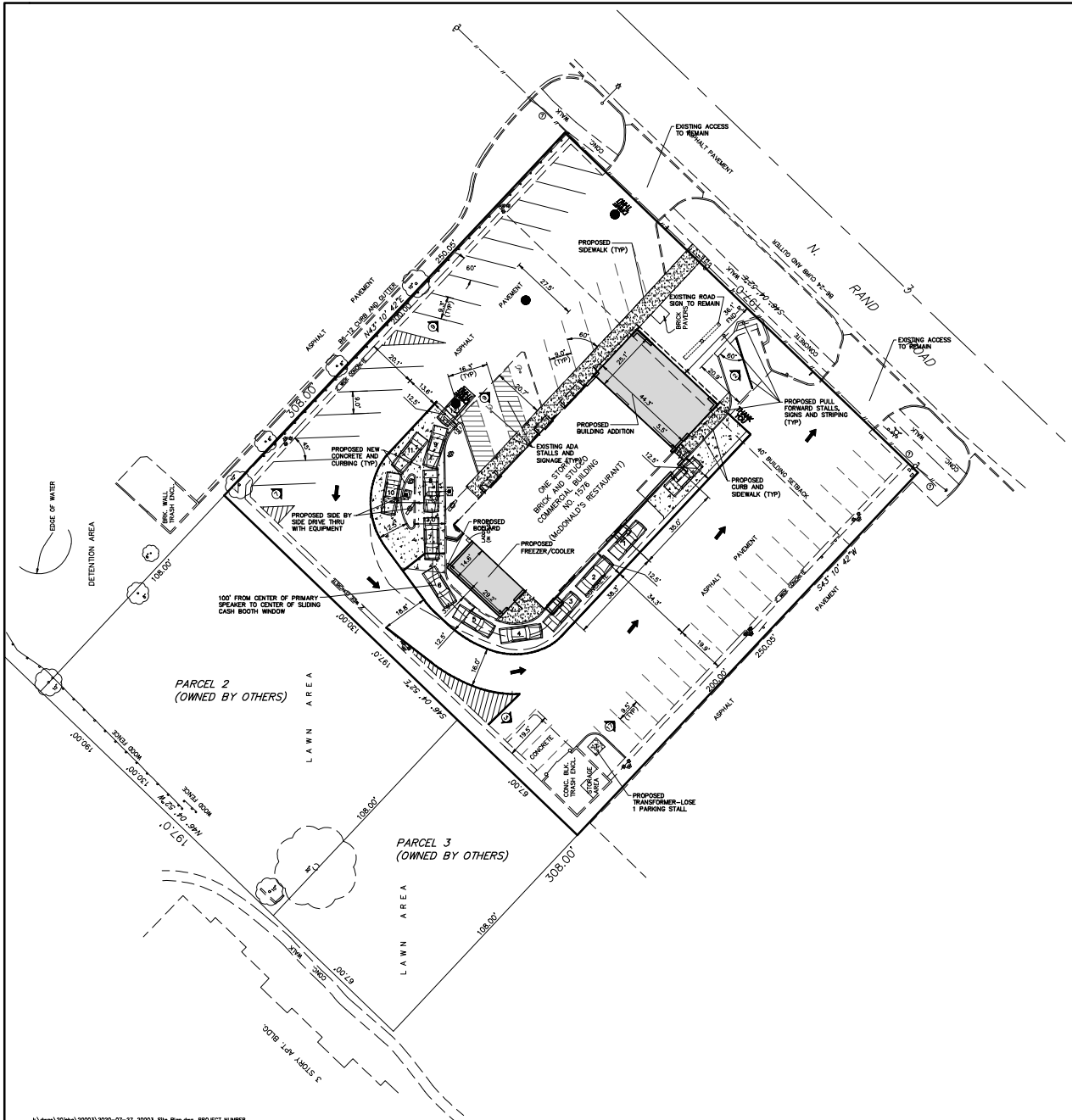
3. That the variation, if granted, will not alter the essential character of the locality

The existing McDonald's has been operating at this location for many years and would like to upgrade, modernize, and become a more efficient business in the community. The proposed improvements represent a significant reinvestment and stability in the community and will not impair property values within the neighborhood..

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

Duly noted.



SITE PLAN NOTES:

1. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
2. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.
4. WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.



SITE PLAN

— 100 —

1 of 1		CHECKED BY: D. OLSON DESIGNED BY: K. BACK DRAWN BY: K. BACK DATE: OCTOBER 10, 2008
PREPARED BY: J. WATSON DATE:	PREPARED BY: J. WATSON DATE:	McDonald's 7111 Jeno Blvd. 3rd Floor Oak Brook, IL 60523 McDonald's Restaurant #

PLANT LIST

SHADE, ORNAMENTAL AND CONIFEROUS TREES

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
1	TCA	Thuja occidentalis 'Tectum'	Tectum Arborvitae	6'
3	FGA	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'

FLOWERING AND EVERGREEN SHRUBS

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
14	IBB	Aronia melanocarpa 'Morton'	Black Chokeberry	5 Gal.
12	MKL	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 Gal.
3	DIV	Taxus x media 'Densiformis'	Densiformis Yew	5 Gal.
3	DSS	Spiraea japonica 'van'	Double Play Gold Spirea	3 Gal.
7	GVB	Buxus x 'Green Velvet'	Green Velvet Boxwood	5 Gal.

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
22	KFF	Calamagrostis x acutiflora 'Karl Forster'	Karl Forster Feather Reed Grass	1 Gal.
9	NSG	Panicum virgatum 'Northwind'	Northwind Switchgrass	1 Gal.
11	BOH	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	5 Gal.
10	SDD	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 Gal.
9	LSB	Rudbeckia speciosa (fulgida) var. sullivanti	Snowy Black Eyed Susan	1 Gal.
3	GGR	Gervat geranium	Rozanne	1 Gal.
5	PPC	Heuchera mirantha	Palace Purple Coral Bell	1 Gal.

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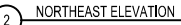
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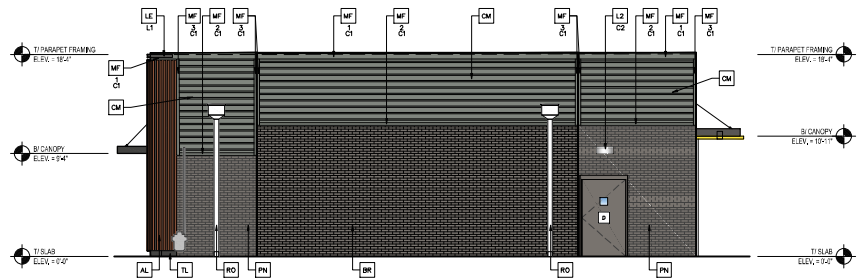
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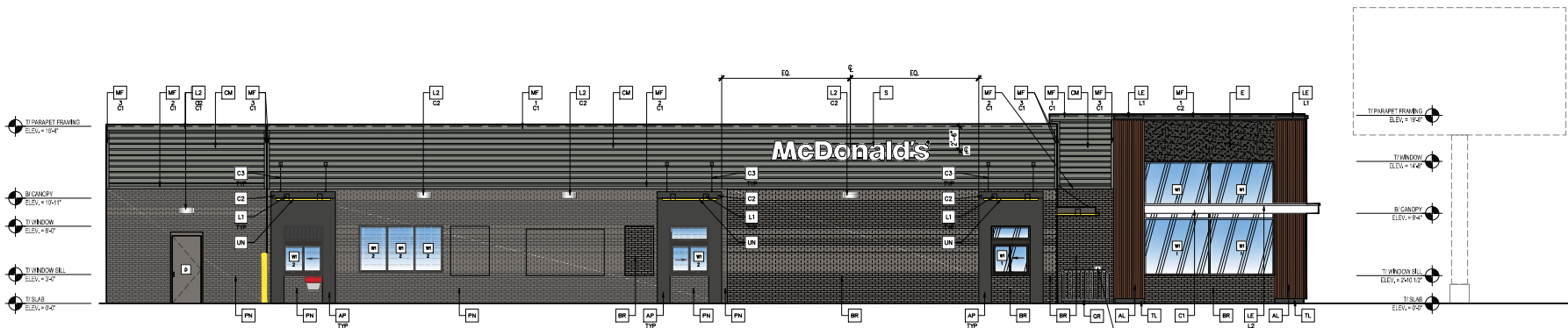
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VE. 110
ODM

(VAR)

[illegible]



2 SOUTHWEST ELEVATION

Scale: $3/16"=1'-0"$ 

1 SOUTHEAST ELEVATION

COORDINATE
OF INDEX

Scale: 3/16"=1'-0"

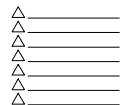
[illegible]

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BRAND RI
BB20 - MRP I
P.P. - SPEC

STATE ID:	NA
120265	37:
PROJECT #:	DA
19-642	03:
DRAWN BY:	CH
RP	CL

REVISIONS



CLIENT

McDonald's
USA, LLC

ADDRESS

1576 N RAN
PALATINE, IL

SHEET TITLE

PROPOSE
ELEVATION

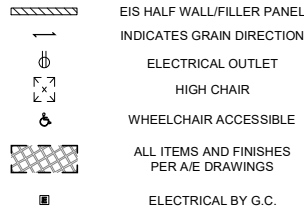
SHEET NUMBER:

A2.

NOTE:
 - DUE TO CONSTRUCTION OF THE SEATING STRUCTURES, EIS REQUIRES THAT ALL WINDOW SILLS BE FLUSH WITH THE FINISHED WALL.
 - THIS DRAWING SET IS PROPRIETARY TO EIS. ANY UNAUTHORIZED USE OR REPRODUCTION IS STRICTLY PROHIBITED.
 - EIS WILL NOT BE HELD LIABLE FOR NON-EIS ITEMS THE CUSTOMER PURCHASED AND DO NOT FIT IN THE INTENDED SPACE.



FLOOR PLAN KEY



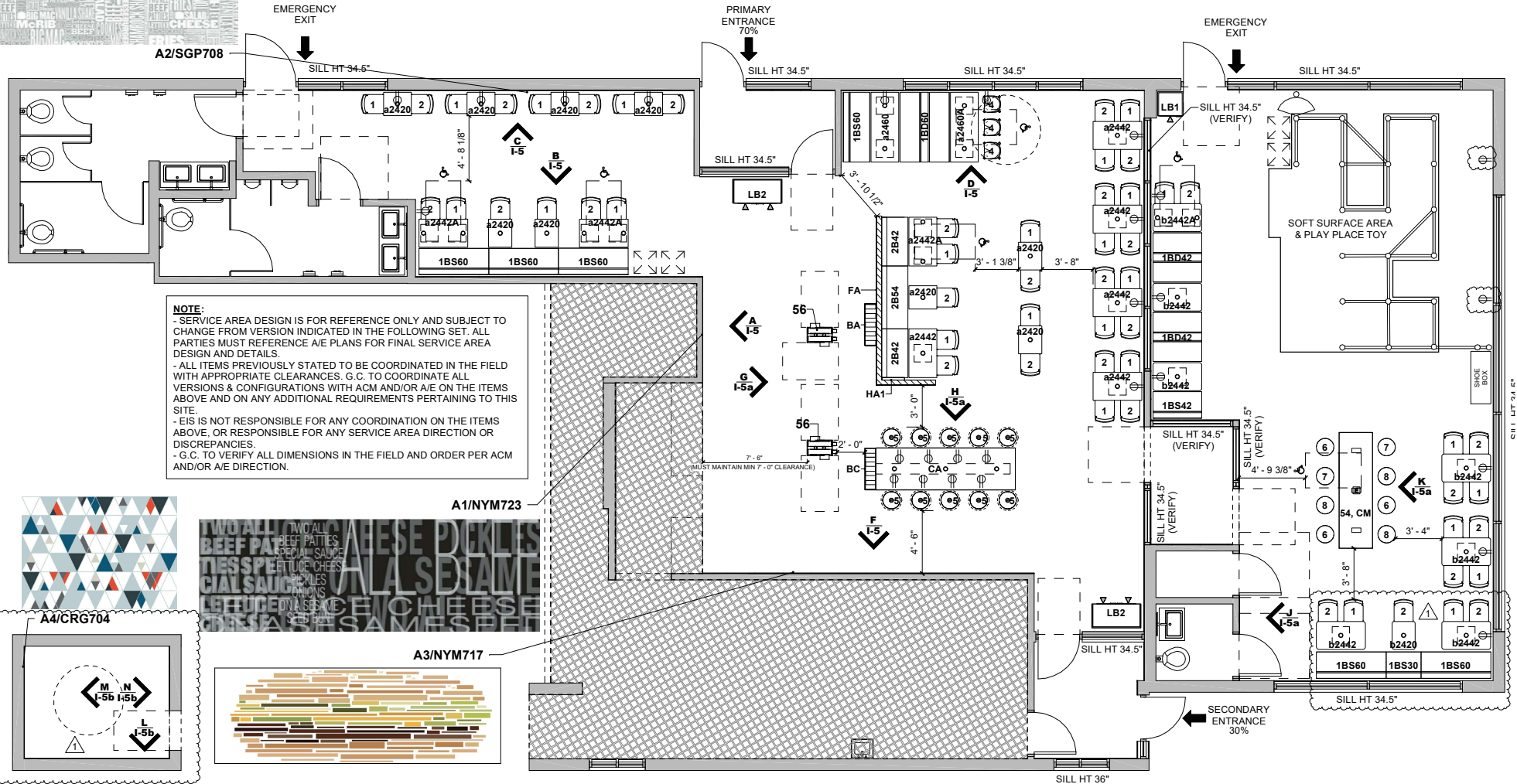
SEATS:	72	TABLES:	29
ONES:	10	TWOS:	10
TWOS:	18	THREES:	0
THREES:	0	FOUR:	8
FOUR:	32	FIVES & UP:	2
FIVES & UP:	12		
	4		5% W.C. ACCESSIBLE

PERCENTAGE OF SEATS LOST: 26%
 EXISTING SEAT COUNT: 97

SEATS:	38	TABLES:	16
ONES:	8	TWOS:	8
TWOS:	2	THREES:	1
THREES:	0	FOUR:	7
FOUR:	28	FIVES & UP:	0
FIVES & UP:	0		
	2		5% W.C. ACCESSIBLE

PERCENTAGE OF SEATS LOST: 0%
 EXISTING SEAT COUNT: 0

3.5.e



NOTE:
 - SERVICE AREA DESIGN IS FOR REFERENCE ONLY AND SUBJECT TO CHANGE FROM VERSION INDICATED IN THE FOLLOWING SET. ALL PARTIES MUST REFERENCE A/E PLANS FOR FINAL SERVICE AREA DESIGN AND DETAILS.
 - ALL ITEMS PREVIOUSLY STATED TO BE COORDINATED IN THE FIELD WITH APPROPRIATE CLEARANCES. G.C. TO COORDINATE ALL VERSIONS & CONFIGURATIONS WITH ACM AND/OR A/E ON THE ITEMS ABOVE AND ON ANY ADDITIONAL REQUIREMENTS PERTAINING TO THIS SITE.
 - EIS IS NOT RESPONSIBLE FOR ANY COORDINATION ON THE ITEMS ABOVE, OR RESPONSIBLE FOR ANY SERVICE AREA DIRECTION OR DISCREPANCIES.
 - G.C. TO VERIFY ALL DIMENSIONS IN THE FIELD AND ORDER PER ACM AND/OR A/E DIRECTION.

A FLOOR PLAN
 3/16" = 1'-0"

Attachment: Floor Plan (1576 N. Rand Road - SU Amendment & VAR)



1575 N Rand Rd | Palatine, IL | Site ID: 12-0265 | National Number: 3755

RMM: Christopher Nikodem | PM: Bennet Emrich | Design: Rachel Pollex | CAD: DP | Job #: 114428 | Portfolio: Remix A

REV	DATE	BY	DESCRIPTION
	06/30/20	RP	Permit Set Created/Kiosk Review Approval
	07/23/20	RP/KP	Bid Set Created
1	09/18/20	RP	Revision to Bid Set: Playplace, Crew Room





September 9, 2020

Planning and Zoning Department
200 E. Wood Street
Palatine, IL 60067

Re: Project Description
McDonald's-1576 Rand Road
Palatine, IL 60067

Planning and Zoning Department,

The project description below is being submitted as a part of the Special Use Amendment application.

Project Description:

The proposed project seeks to remodel the existing McDonald's restaurant located at 1576 Rand Road. This includes both interior and exterior modifications to the building as well as minor site work. Work to the exterior of the building will include a freezer/cooler addition, McDonald's PlayPlace addition, constructing multiple brand walls, and painting of the existing materials to match. Internally, décor will be refreshed, new seating will be installed, and bathrooms will be updated for ADA compliance. The site work will consist of updating the existing double drive-through to McDonald's current standards and prototypes, ADA sidewalks and parking stalls, and refreshing the landscape.

The hours of operation at this McDonald's location will be open 24 hours seven days a week. The peak times are typically in the lunch hours between 11:00 A.M. to 1:00 P.M. This McDonald's location on any given shift will usually have between 10-12 employees for an approximate total of 36 employees.

Sincerely,

A handwritten signature in blue ink that reads 'Kenneth Sack'.

Kenneth Sack
Project Manager
Watermark Engineering Resources

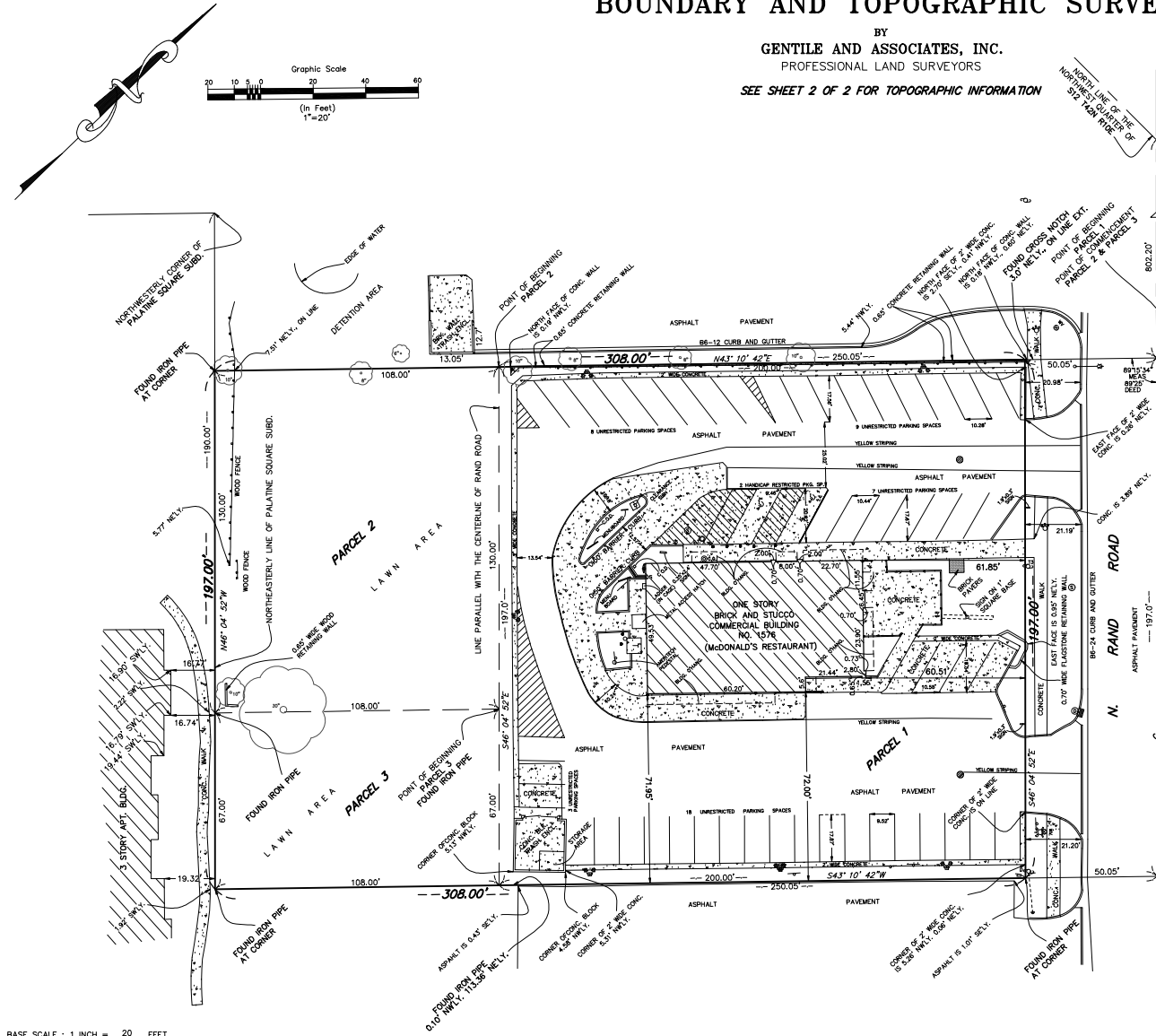
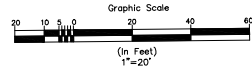
Attachment: Business Plan (1576 N. Rand Road - SU Amendment & VAR)

BOUNDARY AND TOPOGRAPHIC SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

SEE SHEET 2 OF 2 FOR TOPOGRAPHIC INFORMATION

550 E. ST. CHARL
LOMBARD, ILLINOIS
PHONE : (830) 9



PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF THE ORIGINAL CENTER LINE OF RAND ROAD DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE ORIGINAL CENTER LINE OF RAND ROAD, 802.20 FEET SOUTHEASTERLY FROM THE INTERSECTION OF SAID ORIGINAL CENTER LINE WITH THE NORTH LINE OF SAID NORTHWEST 1/4, THENCE SOUTHWESTERLY 250.05 FEET ON A LINE MAKING AN ANGLE OF 89 DEGREES 25 MINUTES TO THE SOUTH WITH THE ORIGINAL CENTERLINE OF RAND ROAD; THENCE SOUTHEASTERLY 197.0 FEET ON A LINE PARALLEL WITH SAID ORIGINAL CENTER LINE TO A POINT 250.05 FEET SOUTHWESTERLY OF THE ORIGINAL CENTER LINE OF RAND ROAD; THENCE NORTHEASTERLY 250.05 FEET TO THE ORIGINAL CENTERLINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE ORIGINAL CENTER LINE OF RAND ROAD 197.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING: 39,396.71 Sq Ft (0.90 Ac.)

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF THE ORIGINAL CENTER LINE OF RAND ROAD DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE CENTERLINE OF RAND ROAD, 802.20 FEET SOUTHEASTERLY FROM THE INTERSECTION OF SAID CENTERLINE OF RAND ROAD WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF (DEED DEGREES, 25 MINUTES, MEASURED ANGLE FROM SOUTHEAST TO SOUTHWEST 89 DEGREES, 15 MINUTES, 34 SECONDS, A DISTANCE OF 250.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY 130.00 FEET ON A LINE PARALLEL WITH SAID CENTERLINE OF RAND ROAD; THENCE SOUTHWESTERLY 108.00 FEET TO A POINT ON THE NORTHEASTLY LINE OF PALATINE SQUARE SUBDIVISION DOCUMENT 24058442 SAID PT BEING 190.00 FEET SOUTHEASTERLY OF THE NORTHWESTERLY CORNER OF SAID PALATINE SQUARE SUBDIVISION; THENCE SOUTHEASTERLY / THE AFOREMENTIONED PALATINE SQUARE SUBDIVISION 130.00 FEET TO A POINT; THENCE NORTHEASTERLY 108.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 14,038.83 Sq Ft (0.32 Ac.)

PARCEL 3:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF THE ORIGINAL CENTER LINE OF RAND ROAD DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE CENTERLINE OF RAND ROAD, 802.20 FEET SOUTHEASTERLY FROM THE INTERSECTION OF SAID CENTERLINE OF RAND ROAD WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF (DEED DEGREES, 25 MINUTES, MEASURED ANGLE FROM SOUTHEAST TO SOUTHWEST 89 DEGREES, 15 MINUTES, 34 SECONDS, A DISTANCE OF 250.05 FEET; THENCE SOUTHEASTERLY 130.00 FEET ON A LINE PARALLEL WITH SAID CENTERLINE OF RAND ROAD TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY 108.00 FEET TO A POINT ON THE NORTHEASTLY LINE OF PALATINE SQUARE SUBDIVISION, DOCUMENT 24058442, SAID PT BEING 190.00 FEET SOUTHEASTERLY OF THE NORTHWESTERLY CORNER OF SAID PALATINE SQUARE SUBDIVISION; THENCE SOUTHEASTERLY / THE NORTHEASTLY LINE OF SAID SUBDIVISION AFORESAID 67.00 FEET TO A POINT; THENCE NORTHEASTERLY 108.00 FEET TO A POINT C LINE PARALLEL WITH THE CENTER LINE OF RAND ROAD, DISTANT 197.00 FEET SOUTHEASTERLY FROM THE AFOREMENTIONED ANGLE LINE; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE 67.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7,235.40 Sq Ft (0.17 Ac.)

PROPERTY COMMONLY KNOWN AS: 1576 N. RAND ROAD, PALATINE, ILLINOIS.

LEGEND

- | | |
|--------------------------------------|--------------------------------------|
| ○ TREE WITH TRUNK DIAM. SIZE | W WATER SHUTOFF VALVE WITH 8" CASING |
| □ ELECTRIC METER | W FIRE HYDRANT |
| ○ GAS METER | W WATER SERVICE SHUTOFF VALVE |
| ○ UTILITY POLE | ○ CLOSED COVER DRAINAGE STRUCTURE |
| ○ UTILITY POLE (NO. OF TRANSFORMERS) | ○ OPEN COVER DRAINAGE STRUCTURE |
| ○ UTILITY POLE (WITH DROP) | ○ CURB INLET/CATCH BASIN |
| ○ "GUY" ANCHOR W/ WIRE | ○ SANITARY SEWER MANHOLE |
| ○ LIGHT POLES | ○ BOLLARD |
| ○ SIGN POST | |

SURVEYOR'S NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORDS PROVIDED SURVEYOR AND FIELD MARKERS ON SITE LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE DISCOVERED. NO EXAMINATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

STATE OF ILLINOIS S.S.
COUNTY OF DuPAGE

WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY SHOWN HEREON FOR THE DRAWMAN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARDS REQUIREMENTS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

MARCH 30, A.D. 2021

BY: *Joseph P. Gentile*

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925

MY LICENSE EXPIRES NOVEMBER 30, 2020

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.00285



BASE SCALE : 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY : WATERMARK ENGINEERING RESOURCES
DRAWN BY : VAF
CHECKED BY : JFG
SURVEYED BY : RWG
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE, FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.
ORDER NO. 11-20134-20
SHEET 1 OF 2
LC# 12-0265 (1576 N. RAND ROAD, PALATINE)

Attachment: Plat of Survey (1576 N. Rand Road - SU Amendment & VAR)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, December 1, 2020 at 7:00 P.M. in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use Amendment to ordinance #0-31-94 to permit a restaurant expansion pursuant to Section 14.05 (b) of the Village of Palatine Zoning Ordinance.
Variation to permit an addition to be set back 36 feet from the front lot line instead of the minimum required 40 feet pursuant to Section 11.06 (h)(1) of the Village of Palatine Zoning Ordinance.
Variation to permit 47 parking spaces instead of the minimum required 56 parking spaces pursuant to Section 7.03 (b) (1) of the Village of Palatine Zoning Ordinance.
 The property is commonly known as 1576 N. Rand Road (02-12-100-032).
 The Petitioners are proposing to build a 1,500 square foot addition onto the existing McDonald's Restaurant. The above petition has been filed by Joe Minorik, McDonald's USA, LLC and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 20-59
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 16th day of November, 2020
 Published in Daily Herald
 November 16, 2020 (4554285)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/16/2020 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4554285

Attachment: Public Notice (1576 N. Rand Road - SU Amendment & VAR)