



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 • OCTOBER 26, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Oct 12, 2021 7:00 PM

III. PUBLIC HEARING

1. 519 W. Dorset Avenue

Variations to permit the Lot Coverage to be 47%, instead of 45% pursuant to Section 10.06 (g) (1) (b) of the Zoning Ordinance and to permit the total ground floor area of an accessory structure (pool) located in the rear yard to be 946 square feet, instead of the maximum allowable of 700 square feet, pursuant to Section 6.01 (a) (4) (a) of the Village of Palatine Zoning Ordinance

2. 371 S. Clyde Court

Special Use to permit a sun room addition to be setback 15 feet from the rear lot line, instead of the minimum required 40 feet pursuant to Section 10.06 (c) (12) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS

MINUTES • OCTOBER 12, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Sep 14, 2021 7:00 PM - **Accepted**
Ms. Roth-Wurster made a motion to accept the minutes of September 14, 2021; seconded by Mr. Luszczak.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Cindy Roth-Wurster, Commissioner
SECONDER:	Jerry Luszczak, Commissioner
AYES:	Roth-Wurster, Wood, Luszczak, Pirog
ABSENT:	Larson, McGinn, Cavanaugh

Minutes Acceptance: Minutes of Oct 12, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 237 W Helen Road - **Recommended to Approve**

Notice was published in the Daily Herald on September 27, 2021 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. Pictures submitted by Petitioner
5. Public Notice

Sworn in petitioner: Mr. Mark West 237 W Helen Rd

Mr. West explained his driveway is 2 cars wide by garage and at the apron by the street. He stated because it is narrower in the middle he runs over the grass and sometimes blocks the sidewalk. He explained his parents live with them and has 2 daughters and has to move vehicles around to avoid running over grass. Mr. West stated it would be nice to have the extra path to exit. He stated they will redo the apron to make it look nice.

Mr. Luszczyk clarified the width at the apron will remain the same.
Mr. West answered yes.

Ms. Wood clarified the goal is to have the driveway line up with the garage.
Mr. West answered yes explaining they want to align with apron and garage adding approx. 6ft. He pointed out the proposed driveway will be setback from the house to allow for the 2 existing window wells and leave a planting area. It will be adding approximately 6ft by 75ft. He spoke to drainage and how he redirected his gutters to pop up drains.

Mr. Pirog asked about the driveway sloping.
Mr. West stated it is less now. He stated both him and his neighbors have gutters running to pop up drains.

Ms. Wood asked about flooding issues in neighborhood.
Mr. West stated not much since the Village added the storm water drainage pipe down Helen toward creek.

Ms. Wood asked if it is common for driveways to line up with garage.
Mr. West yes stating a lot of them do pointing out the property kiddie corner widened theirs before they sold. He explained his lot is different because it very narrow.

Mr. Pirog asked if it is an abnormal lot bringing the percentage so high
Mr. West answered yes referring to aerial to show how narrow it is compared to

the other homes in neighborhood.

Ms. Bremanis gave a brief overview explain the lot width is smaller being 57.9ft wide. She spoke to the uniqueness being when they built the garage and addition in 2004 lot coverage was not a requirement. She further explained this work has put them over the allowed lot coverage but because lot coverage as not contemplated in code at the time they did not need relief.

Mr. Pirog asked if garage was more than a garage being so large.
Mr. West stated it is 4 car garage being 2 car tandem.

Mr. Pirog asked why this is needed now.

Mr. West explained he would have done when they did addition but didn't have the money. He explained widening the driveway will allow for easier access rather than having to move vehicles or run over grass.

Mr. Pirog asked why there are so many cars in driveway if they have a 4 car garage.

Mr. West explained there are 2 cars, a truck and motorcycles in the garage. He stated their family previously had a car business and likes to restores cars and stores them in the garage.

Ms. Roth-Wurster asked staff if they are aware of any other properties at this percentage.

Mr. West stated most lots are larger than his.

Ms. Bremanis stated she is not aware of any.

STAFF RECOMMENDATION:

The Petitioners are requesting to expand with width of the driveway at the subject property. At 51%, the property currently exceeds the maximum lot coverage (45%) as the addition and garage expansion, which were approved in 2004 that included relief for setback and total accessory structure square footage. At that time it also increased the total lot coverage to approximately 51% although this was prior to when the lot coverage requirements were added to the zoning ordinance in 2007. Staff believes the proposed driveway extension will not alter the essential character of the area, as total width of the driveway meets the maximum width. The proposed driveway extension will further increase the overall lot coverage that already exceeds the maximum permitted. However, the Village Engineer did not identify any specific storm water management issues related to the Subject Property or surrounding area.

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

1. The Variation shall substantially conform to the Site Plan submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.

Ms. Wood asked about ordinance and how lot coverage percentage was not looked at in 2004.

Ms. Bremanis explained the 45% lot coverage wasn't adopted until 2007.

Discussion on the difference of what was allowed in 2004 and current.

Ms. Bremanis stated if this driveway was proposed in 2004 it would be allowed without relief because it meets all other standards.

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

Mr. Luszczyk made a motion to approve subject staff's conditions; seconded by Ms. Wood.

DELIBERATIONS:

Mr. Luszczyk stated they have a 2 car garage and the curb is set to 2 car so they are just extending to garage so doesn't see any issues.

Ms. Wood stated they are not over generous with lot coverage being careful of the neighborhood and the effect it will have on it. She stated it is in essence 6% increase at this time and makes sense to line up with garage. She stated it should not have a negative impact and aesthetically will look better. Jan spoke to the unique circumstance with size of lot and addition being approved when lot coverage was not in effect.

Mr. Luszczyk pointed out the sewer system was improved and there are no issues with flooding.

Ms. Wood stated the Village Engineer has reviewed and had no issues.

Ms. Roth-Wurster stated she lives close to area and thinks it makes sense to have driveway widened. She spoke to the standards stating she does not think they made a good case for reasonable return. She spoke to the timing of the request pointing out if they would have requested in 2004 it would not have been questioned. Cindy upon review has initial pause and concern but knows area well and is leaning toward accepting.

Mr. Pirog stated he thinks the percentage is too high. He stated the aerial doesn't show any other properties that close to lot coverage. He stated he understands the narrowness but thinks 57% is too high.

Ms. Wood stated she thinks it will aesthetically look good.

Ms. Roth-Wurster stated she thinks driving over grass looks bad and this will make it look nicer. She pointed out the Village Engineer has reviewed and the increase is not enough to cause issues with flooding.

Ms. Wood summarized that this request has met the standards and was approved by a vote of 3-1. This item will tentatively go to Village Council on October 18, 2021.

RESULT:	RECOMMENDED TO APPROVE [3 TO 1]
MOVER:	Jerry Luszczak, Commissioner
SECONDER:	Jan Wood, Commissioner
AYES:	Roth-Wurster, Wood, Luszczak
NAYS:	Pirog
ABSENT:	Larson, McGinn, Cavanaugh

2. 327 W. Northwest Highway - Recommended to Approve

Notice was published in the Daily Herald on September 27, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in staff: Ms. Lyn Bremanis

Sworn in the petitioner: Ms. Corey Raymond manager, Ms. Debra Heuer owner 46 E Palatine Rd

Ms. Raymond explained they are looking to relocate their current dog grooming business. She explained they need to move because their current landlord filed for liquidation bankruptcy so are now on a month to month lease and the current building has not been maintained. Ms. Raymond stated they have been in business for 4 years and would like to stay in Palatine.

Ms. Wood asked about the business plan and the noise related to the dogs. Ms. Raymond explained they have had 2 previous locations and never had noise complaints nor had any issues with current neighbors. She pointed out the proposed space is an addition so the one wall is cinder block so they won't disturb the neighbor. Ms. Raymond stated they offered to put sound block on the other wall to not disturb the other neighbor (a fitness personal training facility) but was told they are not concerned.

Ms. Wood asked if they spoke to training neighbors.
Ms. Raymond answered no but the real estate agent did.

Ms. Wood asked how many animals they would see in a day.
Ms. Raymond stated they would see approx. 18 spread out throughout the day. She stated they will have 3 full time groomers.

Ms. Wood asked what the max amount of dogs at one time.
Ms. Raymond stated maybe 10 at the busiest.

Mr. Pirog asked where they would walk the dogs.
Ms. Raymond stated they don't explaining it is a drop off and pick up business. She stated they keep the dogs on average for 3-4 hours, with all being kenneled when not being actively groomed. She explained they clean up accidents and have dumpster in back.

Mr. Pirog asked about day care.

Ms. Raymond answered they only provide grooming services not daycare or boarding.

Ms. Wood pointed out their old location was not next to any businesses and asked about the noise level during grooming.

Ms. Heuer explained the dogs that bark they get out as quick as possible.

Ms. Raymond stated they were next to a law and tax service office and they never had any complaints.

Mr. Pirog asked if there are cases where dogs play together.

Ms. Raymond explained they are all separated unless siblings of same house.

Ms. Wood asked how many dogs per day.

Ms. Raymond stated approx. 18.

Ms. Bremanis gave a brief overview explaining they are relocating into a shopping plaza that is zoned B2. She referred to the floor plan slide to show the layout of the building. She spoke to the business plan and the hours of operation. Ms. Bremanis explained they require 4 parking spaces but the lot is over parked so there is no issues. She stated Community Services and Fire Prevention have reviewed and had no issues. Ms. Bremanis stated the Village is not aware of any complaints on their current business at the previous location.

STAFF RECOMMENDATION:

The Petitioner is proposing to operate a dog grooming business at the Subject Tenant Place. The Subject Property has adequate parking for the proposed use, and the Petitioner is relocating an existing location in Palatine. This would be occupying a current vacant tenant space and the proposed use should not have a negative impact on the surrounding properties. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner on 8/30/21, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Mr. Pirog spoke to the standards stating he thinks they are met and beyond. He spoke to the unique circumstance with the current landlord filing for bankruptcy. He stated it won't alter the locale being a drop off business and should give a boost to the area.

Ms. Roth-Wurster stated the standards have been met. She pointed out they are a long time business in Palatine who know what they are doing and good to keep in Palatine.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 4-0. This item will tentatively go to Village Council on October 18, 2021.

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

IV. COMMUNICATIONS**V. ADJOURNMENT****1. Motion to Adjourn - Motion Carried by Voice Vote**

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

Minutes Acceptance: Minutes of Oct 12, 2021 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 10/26/21 07:00 PM

CASE STAFF STATEMENT (ID # 7158)

519 W. Dorset Avenue

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: John Kalmar

PETITIONER: Chris Kartsunes

CASE NUMBER: 21-78

ADDRESS: 519 West Dorset Avenue

PROPOSAL:

Variations to permit the Lot Coverage to be 47%, instead of 45% pursuant to Section 10.06 (g) (1) (b) of the Zoning Ordinance and to permit the total ground floor area of an accessory structure (pool) located in the rear yard to be 946 square feet, instead of the maximum allowable of 700 square feet, pursuant to Section 6.01 (a) (4) (a) of the Village of Palatine Zoning Ordinance.

<u>LOCATION:</u> 519 W. Dorset Ave. District 2 (Lamerand)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
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SURROUNDING CONDITIONS:

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

BACKGROUND:

The Petitioner is proposing install a new in-ground pool, which will exceed permitted lot coverage. Therefore the Petitioner is requesting:

Variations to permit the Lot Coverage to be 47%, instead of 45% and to permit the total ground floor area of an accessory structure (pool) located in the rear yard to be 946 square feet

SITE ANALYSIS:

- The Property is 8,400 square feet in size and zoned R-2 Single Family and has a lot width of 70 feet.

- The property contains a single-story ranch style home. It has two (2) driveways. One which serves the existing one car garage on the east side of the home. The other driveway is approximately 10 wide and extends to the rear elevation of the home and appears to have existed for some time.
- The Petitioner is proposing to install an in-ground pool that will be approximately 946 square feet in size and that will be located in the rear yard. The pool will exceed the maximum ground floor area for accessory structures in the rear yard.
- The property, with the proposed pool, will also exceed the maximum lot coverage (45%) by 110 sf (46.3%). The Petitioner removed a patio and shed from the rear yard in anticipation of installing the pool.
- The proposed pool would meet the building coverage and setbacks requirements. It will also be located outside the existing utility easement running parallel to the rear property line.

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR 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 add an 946 square-foot in-ground pool to the Subject Property. This puts the total lot coverage over the permitted maximum 45% however the Petitioner is removing an existing concrete patio and shed to offset the total lot coverage on the property increasing the total lot coverage to 47%. Engineering did not have any concerns and the additional 2% lot coverage should not have a negative

impact on the surrounding area. In addition the proposed pool should not change the essential character of the neighborhood and any perceived impact would be to the Subject Property. Therefore, Staff recommends approval of the proposal, subject to the following conditions:

1. The Variation shall substantially conform to the Site Plan submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Site Plan
- Pool Plan
- Public Notice

3.1.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	Zoning Case #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S) Chris Kartsunes		Business Name (if applicable)	
	Subject Property Address 519 W Dorset Ave. Palatine, IL 60067			
	AUTHORIZED AGENT (if applicable) Mike Francisco		Business Name (if applicable) Classic Pools Inc.	
	Address 403 Channel DR		City/State/Zip Code Island lake, IL 60042	
	Telephone 815-482-1281	Fax	Email Mfclassicpools@gmail.com	
	Relationship to Petitioner (contractor, architect, etc.) Contractor			
	TYPE OF APPLICATION (check one) ☐ Special Use ☐ Special Use Amendment ☒ Variation			
	Existing Zoning District R 2	Existing Land Use residential	Proposed Land Use —	
	Generally describe your request: 1. Requesting variance to install an inground pool in our backyard. 2. Due to lot size, variance is required			

Attachment: Application (519 W. Dorset Avenue)

VILLAGE OF PALATINE

VARIATION

Required Materials

- ☒ Filing Fee of \$ 275.00
- ☐ 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

For family use, we are requesting to install an
inground pool

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

Due to lot ~~is~~ size, we are requesting a ~~is~~ standard
variance

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

We would like to enhance the use of our backyard

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

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

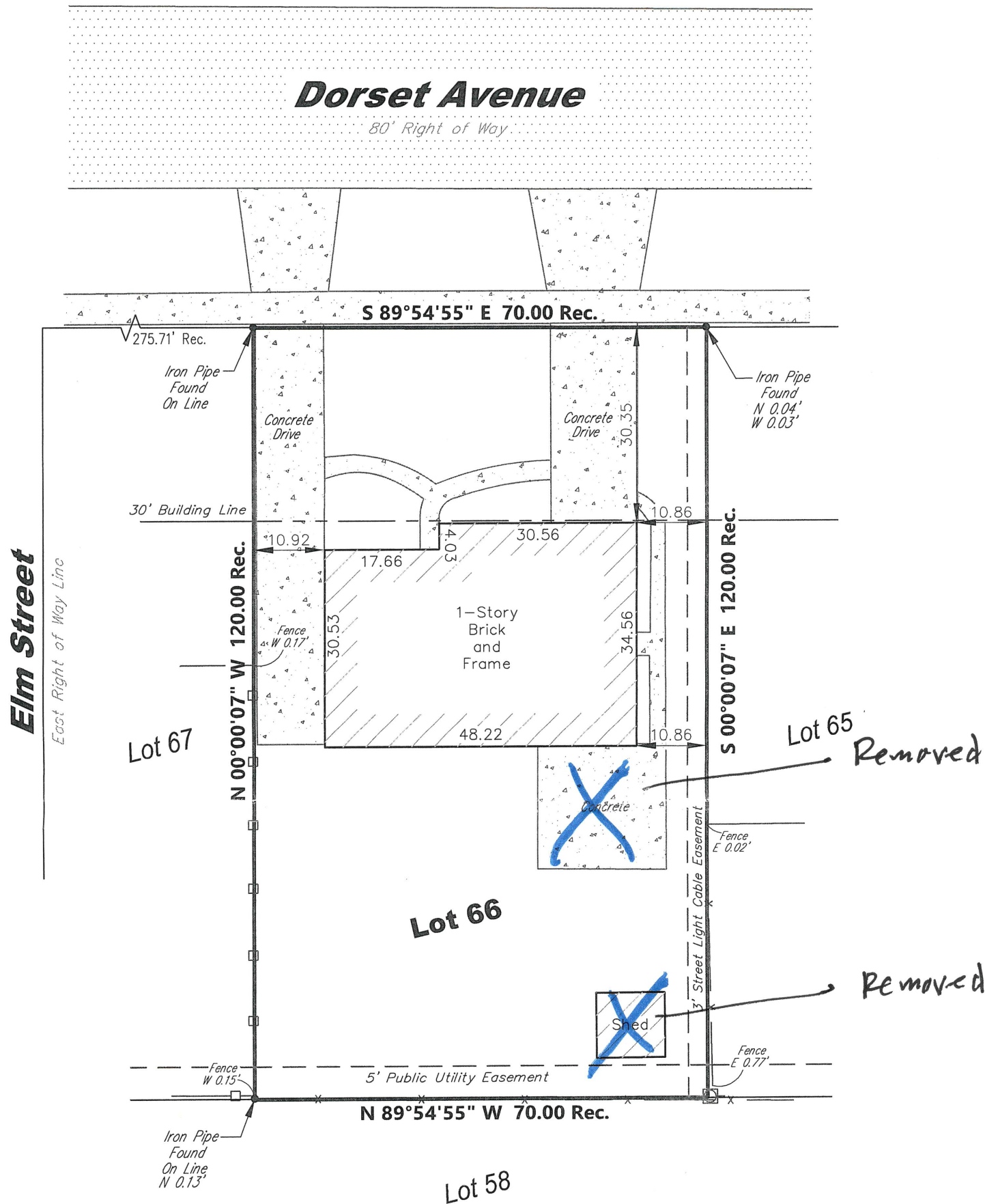
The inground pool is for family recreation

Attachment: Application (519 W. Dorset Avenue)



PLAT OF SURVEY

LOT 66 IN UNIT 4 PLEASANT HILL ESTATES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Legend:

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

Surveyor Notes:

1. Field Work Completed on 03-30-2020
2. Prepared for John T. Clery P.C., for real estate transaction.
3. Site Address: 519 W. Dorset Ave., Palatine, IL 60067
4. Pin No.: 02-22-302-010-0000
5. The easements shown hereon are provided from the current title dated March 4, 2020 as number 200256204561 and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.
8. The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
9. All building dimensions and ties are to the current siding material and not to the foundation.

State of Illinois)
 County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found on the date of said survey.

Given under my hand and seal this 31st day of March, A.D. 2020 in Lake Zurich, Illinois.
 Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
 License Expiration Date 11-30-20

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



Job Number LS200247
Sheet Name PLAT OF SURVEY
Sheet Number SURVEY

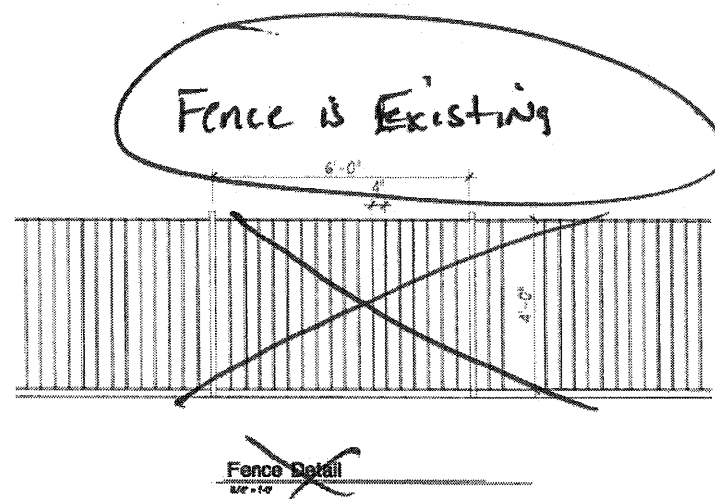
Land Surveying Services, Inc.

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

Field Work Completed:	03-30-2020
Scale: 1" = 20'	Date: 03-31-2020
Site Address:	
519 W. Dorset Ave.	
Palatine, Illinois	

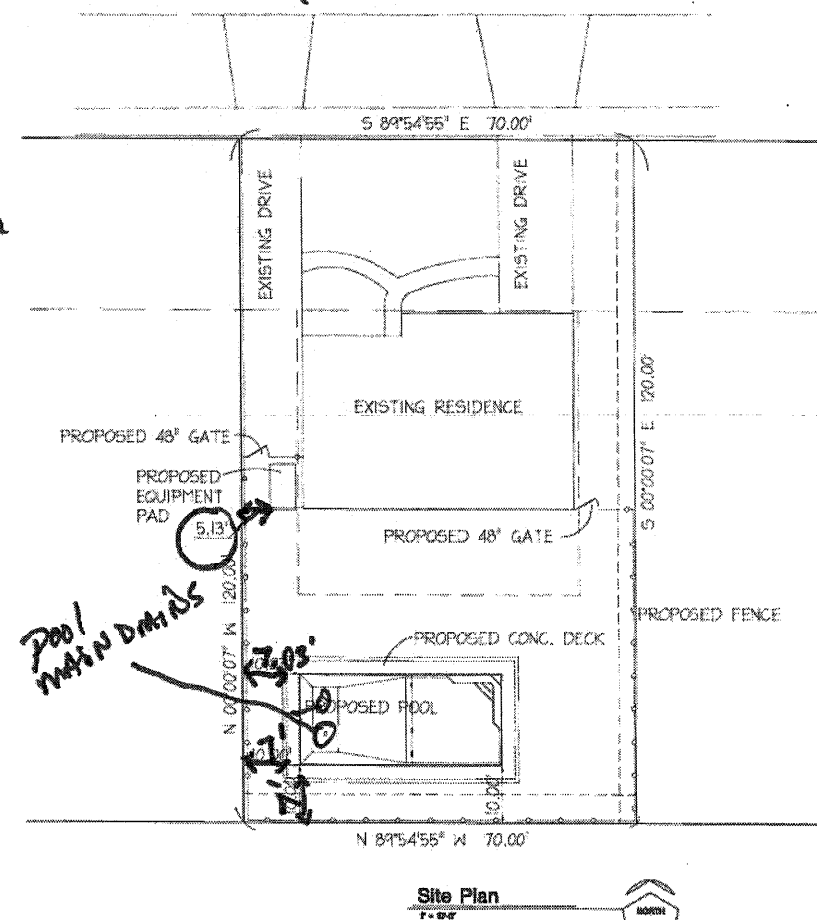
Drafted By : LR	
Drawing Revisions	
REVISION	Date

- Pool Filter is Cartridge Filter No Backwash line
 - Pool Runoff concrete will Remain on Property DORSET AVE.
 - IS NO pool DRAIN to locate there is NO Backwash line.
- ONLY pool DRAIN is main DRAIN of pool which is closed system with pool.

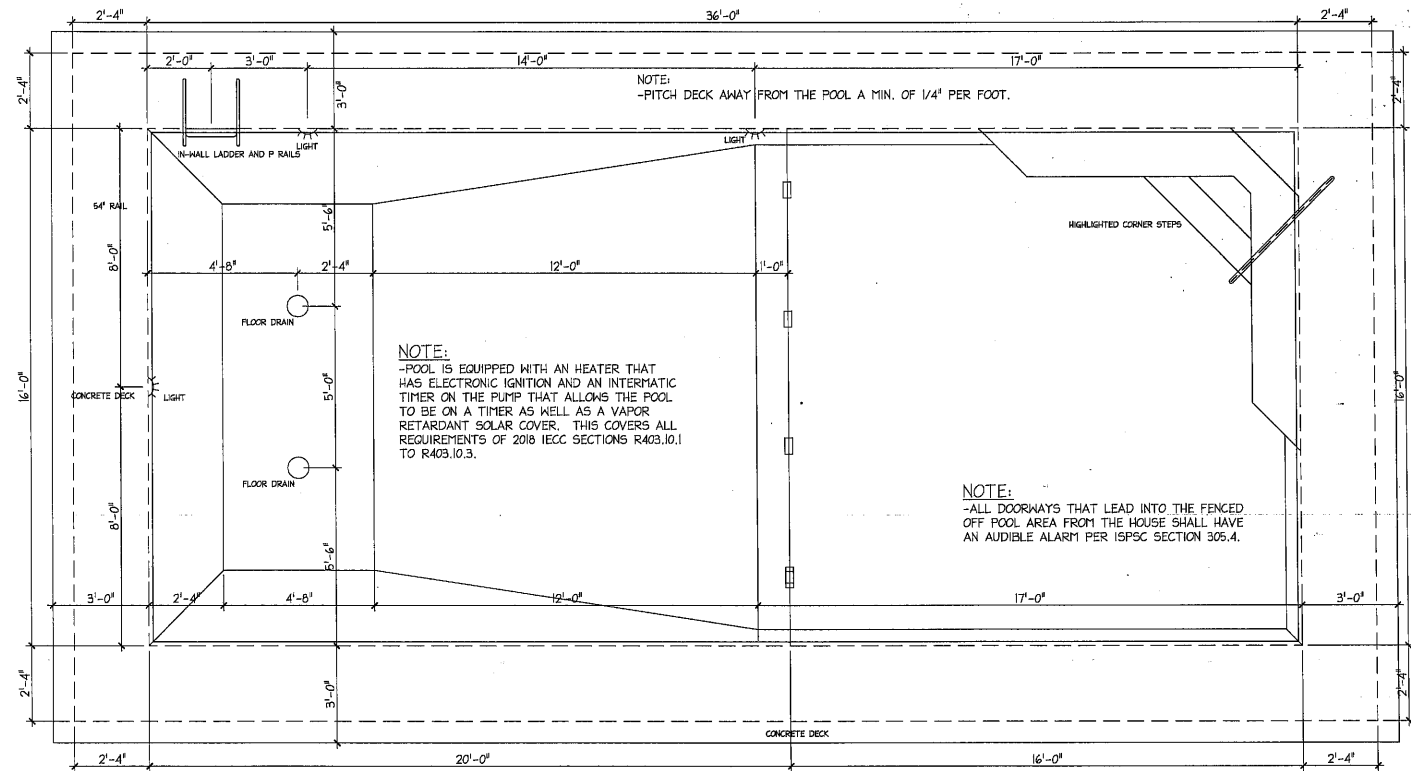


- PVC Fence 6' TALL NO OPENINGS in Fence panels Are solid.

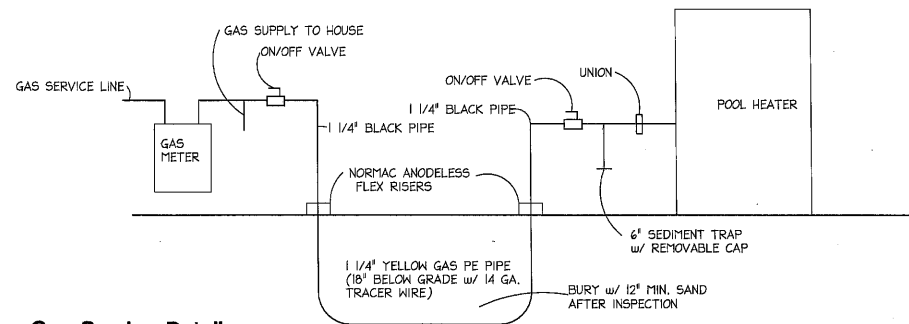
- General Notes Talk about Gates on page 1



Pool Deck sglt - ~~3044 sq ft~~ > 946 sq ft
 Pool sglt - ~~436 sq ft~~
 Total proposed impervious - 946 sq ft
 lot Area - 8400 sq ft
 Existing impervious - 2641.93 sq ft



Pool Plan
1/8" = 1'-0"



Gas Service Details

NTB

Dave Henry Architecture, P.C.
AIA Architect / AIA Planner
1871 888-3444
info@davehenryarchitecture.com

Classic Pools Inc.
408 Diamond Dr. Mund Lake, IL 60048

Proposed Pool For:
The Kartsunes Residence
519 W. Dorset Ave.
Palatine, Illinois 60067

21000

7/26/21

DDH

2 of 2

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, October 26, 2021 at 7:00 P.M., in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variations to permit the Lot Coverage to be 47%, instead of 45% pursuant to Section 10.06 (g) (1) (b) of the Zoning Ordinance and to permit the total ground floor area of an accessory structure (pool) located in the rear yard to be 946 square feet, instead of the maximum allowable of 700 square feet, pursuant to Section 6.01 (a) (4) (a) of the Village of Palatine Zoning Ordinance
 The property is commonly known as 519 West Dorset Avenue (02-22-302-010-0000). The Petitioner is proposing to construct in-ground swimming pool that exceeds the maximum lot coverage by approximately 110 sf and exceed the total ground floor area in the rear yard by approximately 250 sf.
 The above petition has been filed by Chris Kartsunes and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 21-78
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 11th day of October, 2021
 Published in Daily Herald
 October 11, 2021 (4571680)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 10/11/2021 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

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

Control # 4571680

Attachment: Public Notice (519 W. Dorset Avenue)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 10/26/21 07:00 PM

CASE STAFF STATEMENT (ID # 7157)

371 S. Clyde Court

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: John Kalmar

PETITIONER: Binu George

CASE NUMBER: 21-75

ADDRESS: 371 S. Clyde Court

PROPOSAL:

Special Use to permit a sunroom addition to be setback 15 feet from the rear lot line, instead of the minimum required 40 feet pursuant to Section 10.06 (c) (12) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 371 S. Clyde Court District 1 (Millar)	<u>CURRENT ZONING:</u> Planned Development
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SURROUNDING CONDITIONS:

<u>North:</u>	Planned Development (Open Space)
<u>South:</u>	R-1A Single Family Residential
<u>East:</u>	Planned Development (Vacant)
<u>West:</u>	Planned Development (Single Family Residential)

BACKGROUND:

The Petitioner is requesting to build a sun room that will encroach into the required rear yard setback. Therefore, the Petitioner is requesting:

Special Use to permit a sunroom addition to be setback 15 feet from the rear lot line, instead of the minimum required 40 feet

SITE ANALYSIS:

- The Subject Property is located in the Oakwood Glen Subdivision and is zoned Planned Development (following the R-2 standards). The lot size is 15,425 square feet and is irregularly shaped. The house is set back 35 feet from the rear lot line, which is non-conforming, 40 feet is required.
- The Petitioner is proposing to remove an existing deck and add a sunroom, which will be 17.5 feet X 22 feet (385 square feet). It will extend off the rear of

the home into the rear yard setback and, at its closest point, will be 15 feet from the rear lot line, instead of the minimum 40 feet required in the R-2 District.

- The sunroom would be elevated above the existing grade due to the grading and topography on the property. It will be a one-story structure and will tie into the proposed deck, as described below. It meets the height requirements.
- As a part of this project, a new deck will also be constructed over an existing patio. It will be approximately 216 square feet and will connect to the existing elevated deck located at the south corner of the house. Similar to the addition, the deck will be approximately 6 feet above the grade and at least 28 feet, at its closest point, to the rear property line. The deck complies with the zoning requirements.
- The property, with the proposed addition, meets the required building and lot coverage requirements at approximately 22% and 38%.
- The rear yard of the Subject Property backs into the approximately 10-acre Oakwood Glen detention basin and there are no surrounding homes on the north and east sides of the property. To the south, there are two homes along Whytecliff Road, with the homes approximately 200 feet from the proposed addition. Additionally, there is an established tree line in between these properties.

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:

The Petitioner is requesting to construct a new sunroom addition, which encroaches into the rear yard. The property is unique as it is at the end of a cul-de-sac, an irregular shape and any addition would require relief. In addition, the proposal should not create any line of sight issues with the neighboring properties and the properties back up to up

to a 10-acre detention basin, which is the closest property to the addition. However, this setback reduction from 40 feet to 15 is substantial. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the Special Use is approved Staff recommends the following condition:

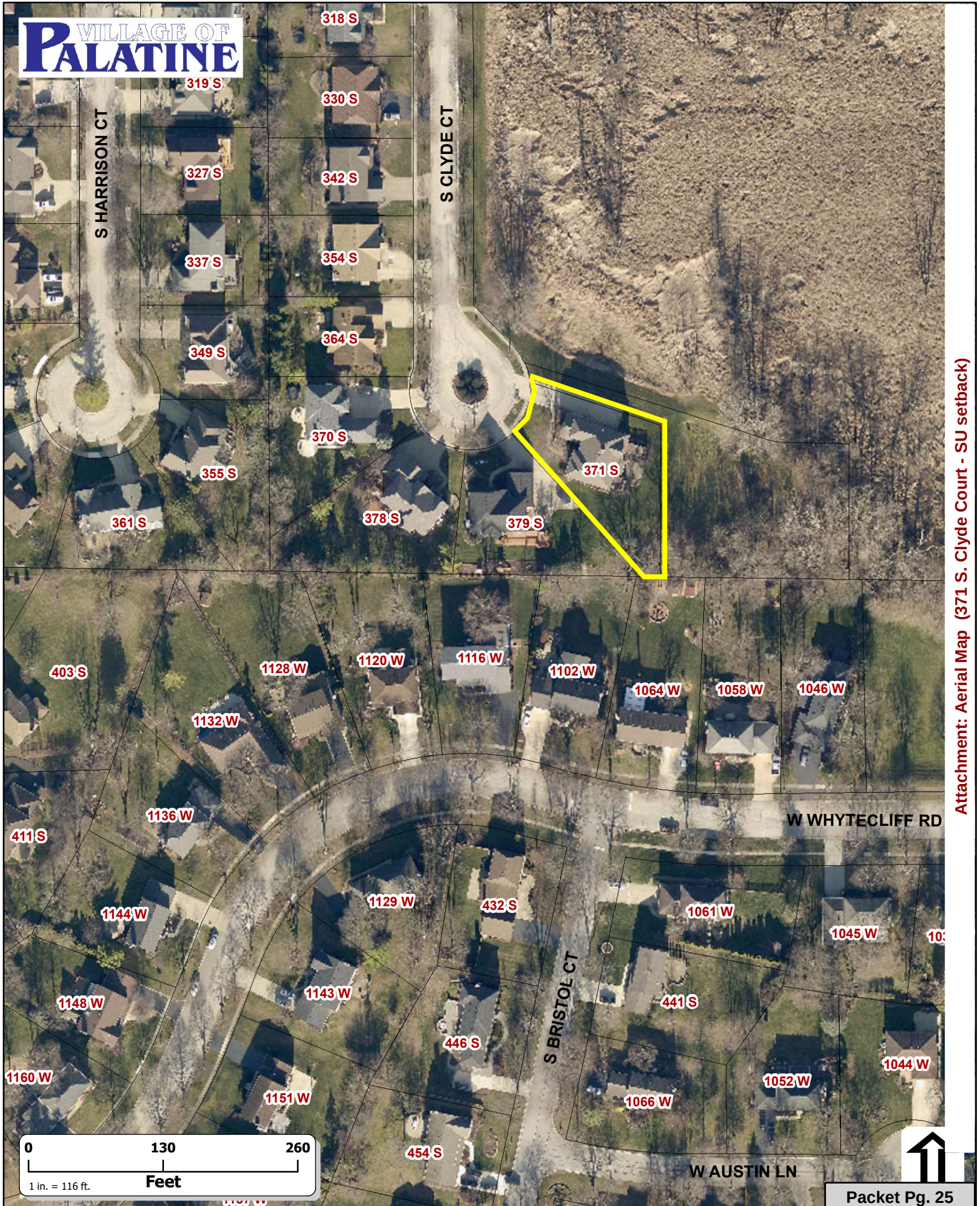
1. Special Use shall substantially conform to the site, floor and elevation plans submitted by the Petitioners on 5/26/20, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Aerial Map - expanded view
- Oakwood Glen SUB and detention basin
- Application
- Plat of Survey
- Site Plan
- Elevations and Floor Plan
- Public Notice

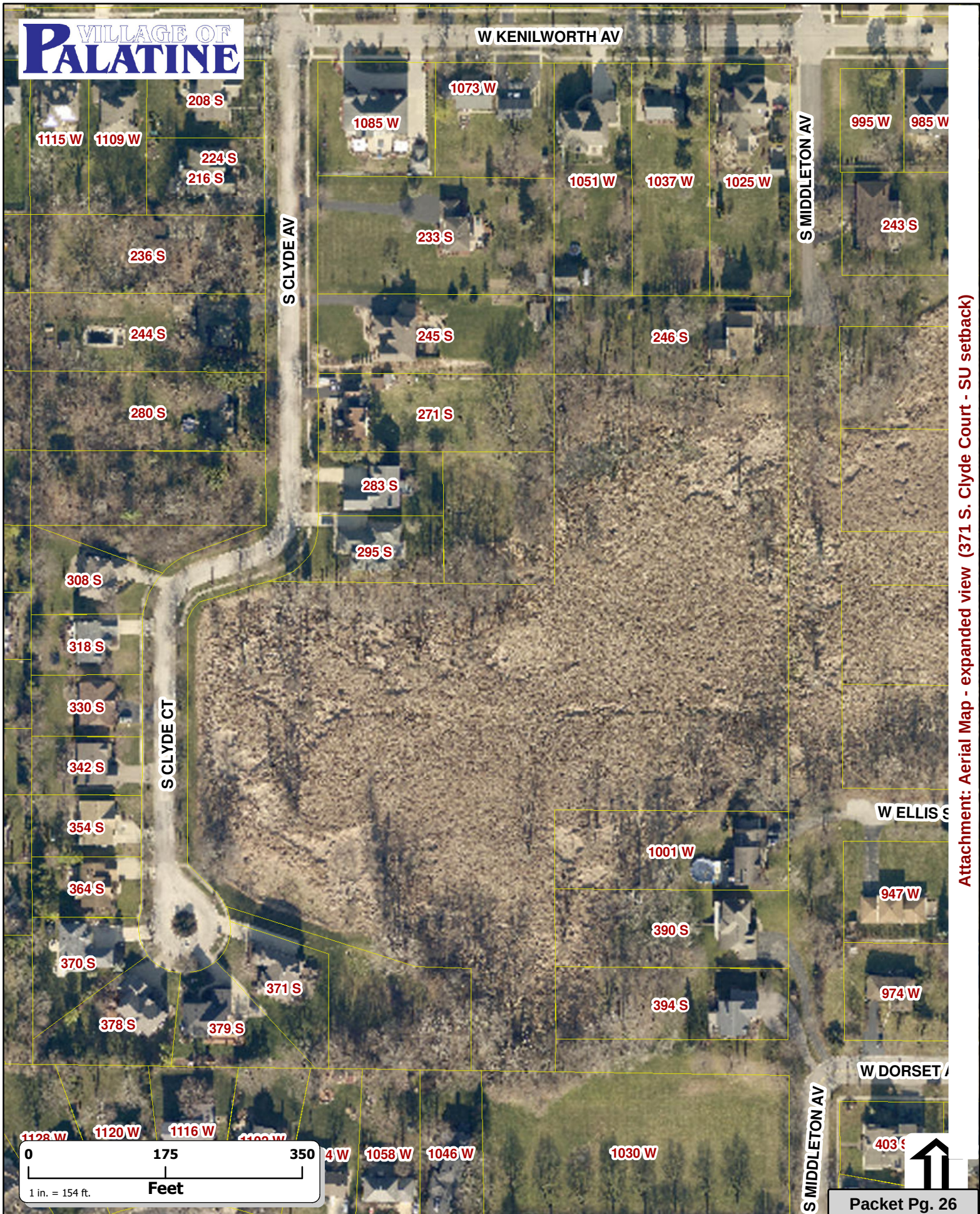
371 N. Clyde Court

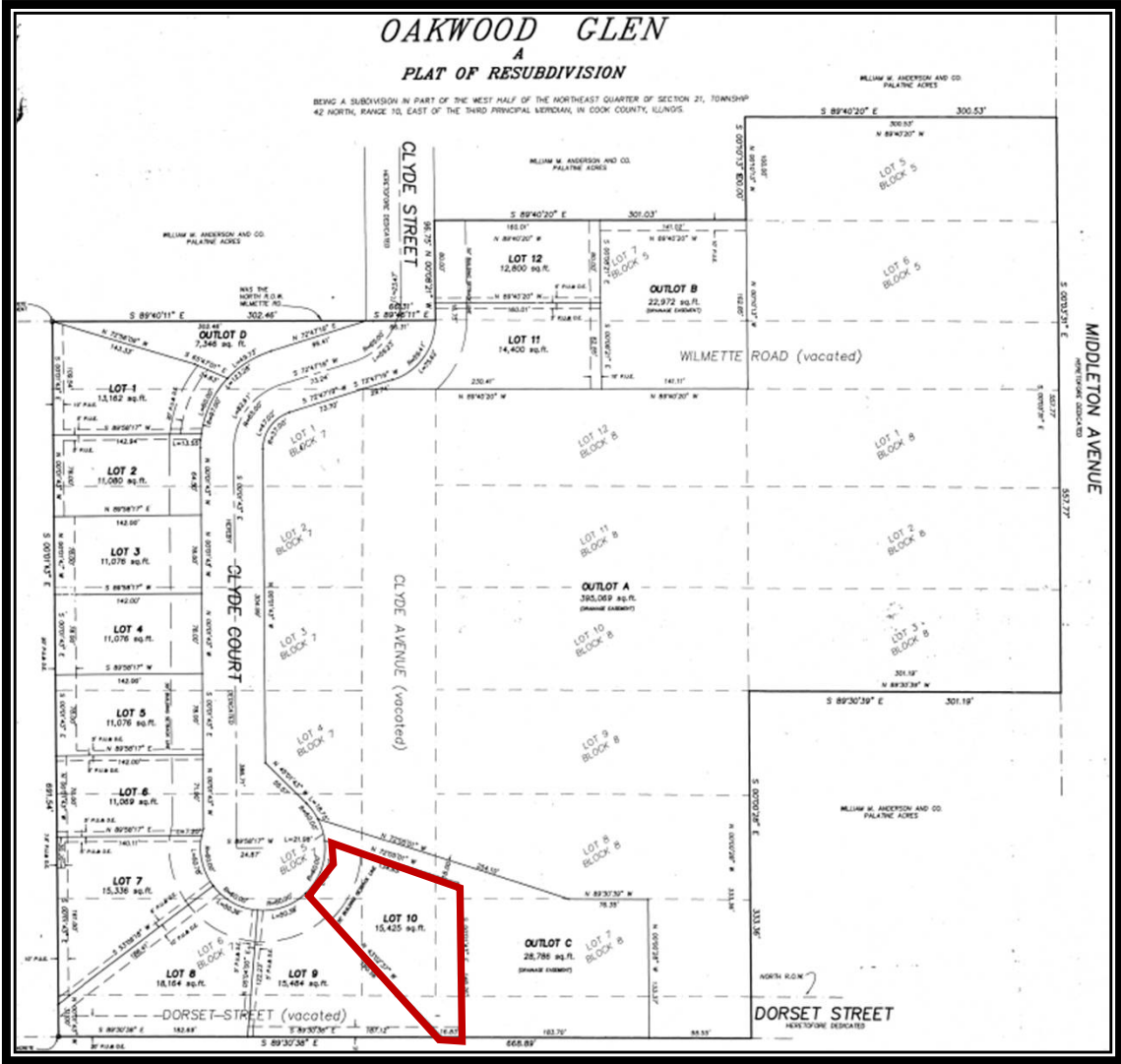
3.2.a



371 S. Clyde Court - expanded view

3.2.b





Attachment: Oakwood Glen SUB and detention basin (371 S. Clyde Court - SU setback)

VILLAGE OF PALATINE

SPECIAL USE ~~& VARIATION~~ APPLICATION

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

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Subject Property Address			
	371 S. Clyde Ct. Palatine, IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Shawn Purnell		Purnell Architects Inc	
	Address		City/State/Zip Code	
	20 Hawley Ct. Grayslake IL 60030			
	Telephone	Fax	Email	
	847-989-2772		shawn@shawnpurnell.com	
	Relationship to Petitioner (contractor, architect, etc.)			
Architect				
TYPE OF APPLICATION (check one)				
☒ Special Use ☐ Special Use Amendment ☒ Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
P (R-2)				
Generally describe your request:				
A requested reduction of the rear yard setback to 17' to allow construction of a new Sunroom.				



SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☒ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. **If you are applying for a Variation only, you do not need to answer these items.**

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

This Project will not inconvenience the Public

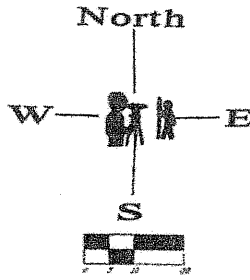
2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected

This ~~is~~ will not have negative impact on the Public Health

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

This will not have negative impact on the surrounding properties

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



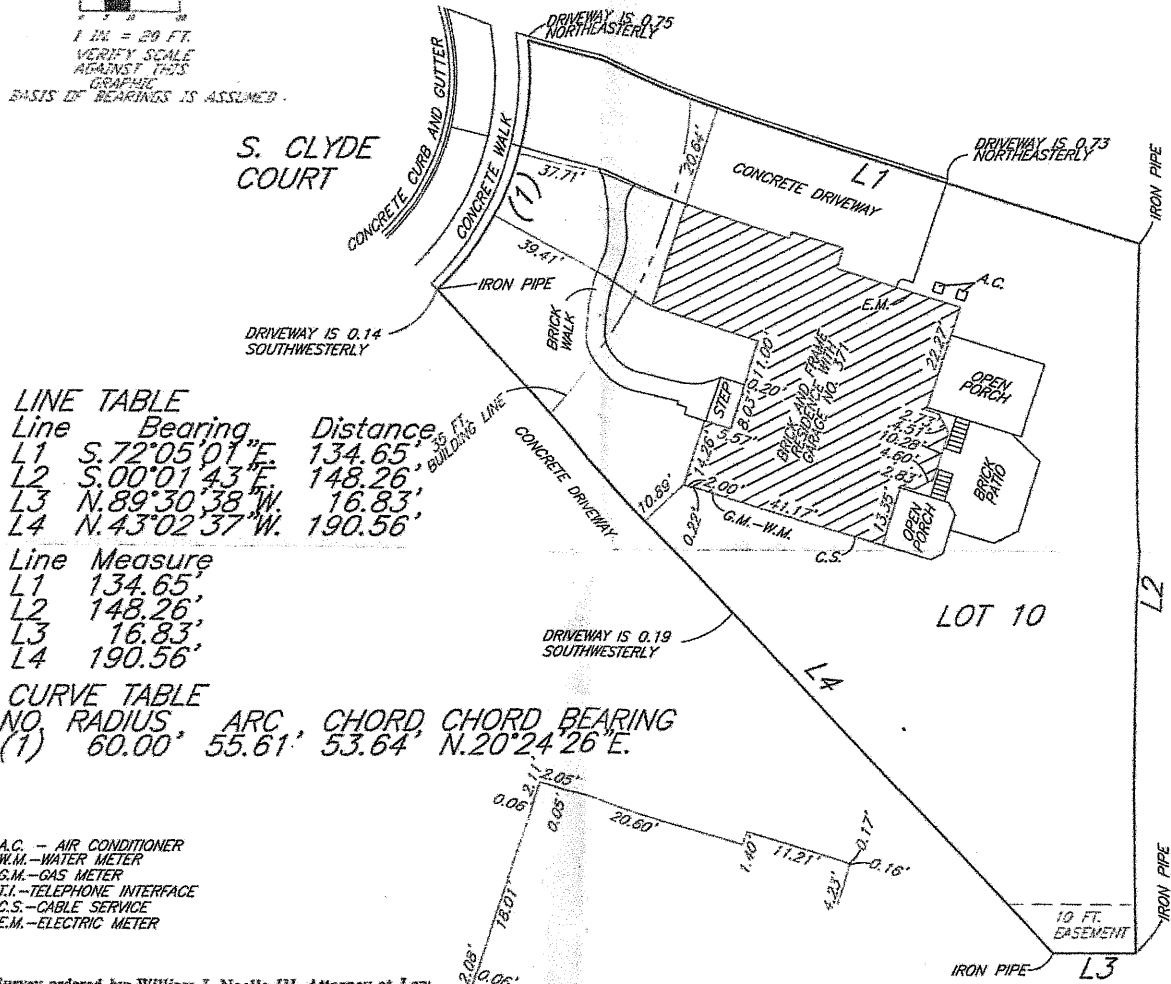
1 IN. = 20 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC
BASIS OF BEARINGS IS ASSUMED.

PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.

Property located at:
371 S. CLYDE COURT

Legally described as:
LOT 10 IN OAKWOOD GLEN, BEING A RESUBDIVISION OF LOTS 6, 6 AND 7 IN BLOCK 5, LOTS 1 TO 3 INCLUSIVE, LOTS 7 TO 12 INCLUSIVE IN BLOCK 8 AND LOTS 1 TO 8 INCLUSIVE IN BLOCK 7, IN WILLIAM A. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 22, 1927 AS DOCUMENT NUMBER 9879349 AND THE VACATED RIGHT OF WAY OF WILMETTE ROAD, CLYDE STREET AND DORSET STREET, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID OAKWOOD GLEN RESUBDIVISION ON NOVEMBER 7, 1996 AS DOCUMENT 98855341, IN COOK COUNTY, ILLINOIS.



LINE TABLE

Line	Bearing	Distance
L1	S. 72° 05' 01" E	134.65'
L2	S. 00° 01' 43" E	148.26'
L3	N. 89° 30' 38" W	16.83'
L4	N. 43° 02' 37" W	190.56'

Line Measure

L1	134.65'
L2	148.26'
L3	16.83'
L4	190.56'

CURVE TABLE

NO.	RADIUS	ARC	CHORD	CHORD BEARING
(1)	60.00'	55.61'	53.64'	N. 20° 24' 26" E.

A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER

Survey ordered by: William J. Noelle III, Attorney at Law

State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc. does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements and other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Date of field survey: August 29, 2014

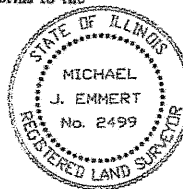
Dated this 29th. day of August, 2014.

By: _____ President

Professional Illinois Land Surveyor No. 2499

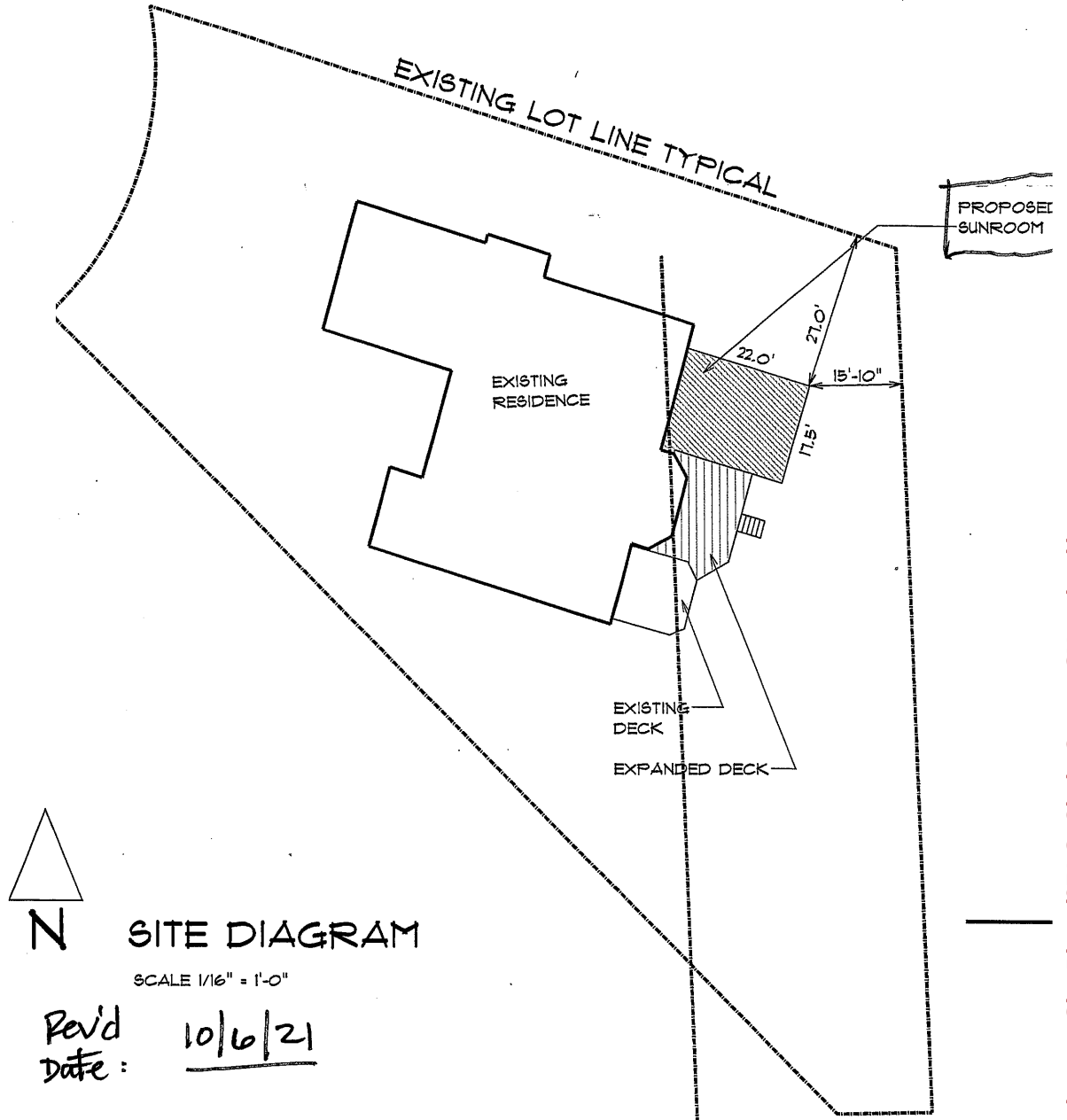
License expires on November 30, 2014

Professional Design Firm Land Surveyor Corporation No. 184.004811

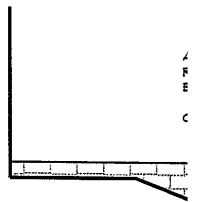
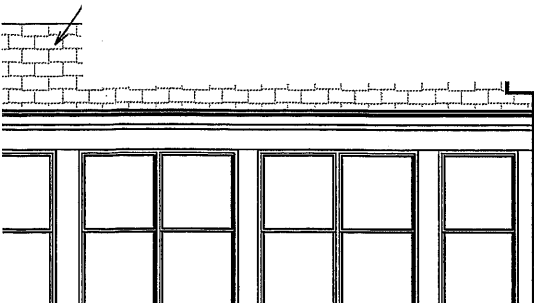


original plat is in colors
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387

Attachment: Plat of Survey (371 S. Clyde Court - SU setback)



Attachment: Site Plan (371 S. Clyde Court - SU setback)



PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, October 26, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a sunroom addition to be setback 15 feet from the rear lot line, instead of the minimum required 40 feet pursuant to Section 10.06 (c) (12) of the Palatine Zoning Ordinance.
 The property is commonly known as 371 South Clyde Court (02-21-218-037-0000).
 The Petitioner is proposing to construct a sunroom addition that encroaches approximately 25 feet into the minimum required rear yard setback of 40 feet.
 The above petition has been filed by Binu George and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 21-75
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 11th day of October, 2021
 Published in Daily Herald
 October 11, 2021 (4571679)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 10/11/2021 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY



Designee of the Publisher and Officer of the Daily Herald

Control # 4571679

Attachment: Public Notice (371 S. Clyde Court - SU setback)