



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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ZONING BOARD OF APPEALS

MINUTES • OCTOBER 26, 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	Absent	
Theodore McGinn	Commissioner	Absent	
Kevin Cavanaugh	Commissioner	Present	
John Pirog	Commissioner	Present	

II. APPROVAL OF MINUTES

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

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

III. PUBLIC HEARING

1. 519 W. Dorset Avenue

PUBLIC HEARING

Notice was published in the Daily Herald on October 11th, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in Staff: Lyn Bremanis & Alex Bradshaw

Sworn in petitioner: Chris Kartsunes - 519 W. Dorset Ave

Mr. Kartsunes explains that they are requesting a special use to build a pool in their backyard. He states it would serve a dual purpose by adding aesthetics to his property and providing therapy for an existing health condition.

Mr. Pirog refers to a site plan picture and asks if the items that were recently removed were on concrete.

Mr. Kartsunes confirms that they did have concrete slabs. The patio was 25 X 25, the shed is 8 X 8 and will be removed when the pool is installed. The fence was installed last year in preparation of the new pool.

Ms. Wood asks if he is aware of any flooding in the area.

Mr. Kartsunes states that flooding is not an issue in his neighborhood.

Ms. Roth-Wurster asks the size of the pool and he states that it is 16 X 38.

Ms Wood asks staff for any additional information.

Ms. Bremanis provides a site analysis and explains that the property will exceed the maximum lot coverage by 110 square feet. She states that the pool would meet the building coverage and the shed from the rear yard would be removed in anticipation of installing the pool.

STAFF RECOMMENDATION:

The Petitioner is requesting to add a 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.

Mr. Pirog questions the square footage of the shed and has concerns if the resident would require additional storage in the future.

Mr. Kartsunes states that he would utilize the garage for any additional storage.

There were no further questions. The Zoning Board closed the Public Hearing.

Mr Pirog make a motion to approve subject to staff's conditions; seconded by Mr Cavanaugh.

DELIBERATIONS:

Mr. Pirog states that based on the standards it would meet his approval.

Ms. Wood states that the 2nd driveway predates the ownership of the property and the pool is low profile. She states there are unique circumstances and this request would not alter the character of the locality.

Ms. Roth-Wurster agrees and states that since engineering had no flood concerns she views this as a positive request.

Mr. Cavanaugh agrees with staff recommendation. Meets standard and believes it will be done professionally.

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 Monday, November 8th, 2021

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

2. 371 S. Clyde Court

PUBLIC HEARING

Notice was published in the Daily Herald on October 11th, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Elevation & Floor Plan

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.

Sworn in petitioner: Shawn Purnell - Purnell Architects, Inc.

Mr. Purnell is developing a design for a sunroom in the rear of the home. The footprint of the sunroom is the same as the existing deck. It is the intention to replace the deck with the proposed sunroom. He states that the design intent is to keep a low profile, lower roof lines and insure that it would not encroach any site lines. The unusual shape of the lot would assist in the variance request.

Mr. Cavanaugh refers to the drawing and confirms with Mr. Purnell that the exact dimensions are 17.5' X 22'. Mr. Purnell confirms that is correct.

Mr. Pirog asks if cement is the support under the sunroom.

Mr. Purnell states that the sunroom is elevated at the same height as the deck. The existing pier supports would have to be demolished as they would not support the sunroom and new concrete supports would be constructed.

Ms. Wood questions the setback from the rear lot line of 15' instead of 40' and asks if these are the dimensions to the retention base.

Ms. Roth-Wurster questions if the lot to the right of the property is a buildable lot.

Ms. Bremanis explains that it is in the flood plain and is virtually unbuildable.

Mr. Cavanaugh questions if the subject property is in the flood plain.

Ms. Bremanis explains that the subject property is not in the flood plain.

Mr. Pirog asks if the deck was special use.

Ms. Bremanis states it was built prior to ownership. The house is non-conforming because it was built under the R2 development. She states engineering reviewed this request and did not have any concerns. The shape of the lot is what makes this property unique.

Ms. Wood asks if any questions from the audience.

Beverly Karlin 1116 Whytecliff is sworn in.

Ms. Karlin questions if the concrete footing would make it a permanent structure.

Ms. Bremanis confirms any addition would be a permanent structure.

Ms. Karlin asks if the set back request would set precedence for other properties in the neighborhood.

Ms. Bremanis states that every request is unique and would be addressed on a case by case basis.

Ms. Wood confirms it would be a case by case basis.

Chris Wade 1102 Whytecliff is sworn in.

Mr. Wade would like to know the height of the sunroom.

Mr. Purnell states that it would match the existing fascia height and it would not come up any higher than the bay windows.

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 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.

The Zoning Board closed the public hearing

Mr. Cavanaugh made a motion to approve the special use subject to staff's conditions; seconded by Ms. Roth Wurster.

DELIBERATIONS:

Mr. Cavanaugh states that the proposed sunroom will match with the house and tie into the existing structure. There is no homes that are being encroached or site lines being affected. The set back is large but it doesn't affect any other homeowners. The shape of the property is unique.

Ms. Roth Wurster states she agrees and confirms that the property is shaped uniquely and stats that this request will not cause any substantial injury to the values of any other properties in the neighborhood.

Ms. Wood also concurs and adds that if it does not abutt anyone else's home and this request would not have an impact or affect the value of any other properties.

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 Monday, November 8th, 2021

Communications:

Garage widening on Helen Rd - village council approved half of driveway.

Dog N Suds relocation was approved.

November 9th meeting is cancelled.

Mr. Cavanaugh made a motion to adjourn the public hearing, seconded by Ms. Roth Wurster.

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

IV. COMMUNICATIONS

V. ADJOURNMENT