

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 13, 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 - Sep 9, 2020 7:00 PM

III. PUBLIC HEARING

1. 90 E. Benton Court

Variation to permit an eight-foot fence, instead of the maximum permitted six-foot fence, pursuant to Section 6.03 (b) (1) of the Palatine Zoning Ordinance.

2. 1070 S. Brockway Street

Special Use to permit an addition to be set back 25 feet from the side yard abutting a street lot line, instead of the minimum required 40 feet and a setback of 7 feet from the interior side yard, instead of the minimum required 15 feet, pursuant to Section 10.02 (c)(12) of the Palatine Zoning Ordinance.

Special Use to permit a fence on the rear property line abutting the side lot line of a front yard of an adjacent lot pursuant to Section 6.03 (b) (6) of the Palatine Zoning Ordinance.

3. 249 N. Plum Grove Road

Variation to permit an accessory structure to be 3 feet from the side lot line, instead of the minimum required 5 feet and 9 feet from the primary structure, instead of the minimum required 10 feet, per Section 6.01 (a) (2) of the Village of Palatine Zoning Ordinance.

4. 113 S. Walnut Street

Special Use to permit an accessory structure to exceed the maximum height allowed of one (1) story, not to exceed 15 feet or the highest point of the principal structure, per Section 6.01 (a) (1) of the Village of Palatine Zoning Ordinance.

Variation to permit an accessory structure to be 780 square feet instead of the maximum allowed 545 square feet, per Section 6.01 (a) (4) 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 • SEPTEMBER 9, 2020

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	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Present	

Staff Present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Aug 25, 2020 7:00 PM - **Accepted**
Mr. Cavanaugh made a motion to approve the minutes of August 25,2020; seconded by Mr. Dittrich.

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

Minutes Acceptance: Minutes of Sep 9, 2020 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 1070 S Brockway Street - **Recommended to Approve**

Ms. Roth-Wurster made a motion to continue to October 13, 2020; seconded by Mr. Dittrich.

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

Minutes Acceptance: Minutes of Sep 9, 2020 7:00 PM (Approval of Minutes)

2. 707 W Helen Road - **Recommended to Approve**

Mr. Dittrich made a motion to continue to date to be determined; seconded by Ms. Roth-Wurster.

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

3. 154 N. Maple Street - Recommended to Approve

Notice was published in the Daily Herald on August 24, 2020 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/ Site Plan
4. Sample Elevations
5. Public Notice

Mr. Cavanaugh made note that he previously have spoken to the owner on this property but have no affiliation currently and does not think it will affect his opinion on request.

Sworn in staff: Ms. Lyn Bremanis**Sworn in the petitioner: Mr. Matt Panzino 408 S Kensington Ct Palatine, IL**

Mr. Panzino explained he is looking to reduce the setback on Wood St from 20ft to 10ft. He stated he has the lot for sale and is working with a builder to co-market it. Mr. Panzino explained he is looking to align the home with other homes on the street. He stated he used to own 152 Wood and bought the vacant lot while living there. He stated he had the lot listed as is but was approached by builder and now has it co-marketed.

Ms. Wood asked if he has spoken to other builders. She asked if built within setbacks what the issue is.

Mr. Panzino explained they would be limited. He spoke to the home at 152 and how it compares. He explained he is trying to keep in line with other homes that have been built. Mr. Panzino stated custom homes have an expectation. He explained with the current setback he is limited from a square footage perspective.

Ms. Wood asked what square footage difference would be without variation.

Mr. Panzino stated he doesn't know. He explained the additional footage along Wood allows to keep consistent with what is being built in area. He stated he spoke to numerous builders and all agreed the setback relief would be more marketable and attractive to buyers.

Ms. Wood asked if other homes in the area needed variations.

Ms. Bremanis explained interior lots only need 5ft setback.

Mr. Pirog asked if the other homes as big as the proposed.

Ms. Bremanis referred to slide to show existing homes.

Mr. Panzino stated the home at 152 Wood has 2750 sq. ft. of livable square footage with 4bd 2.5 baths.

Ms. Wood asked what proposed square footage is.

Mr. Panzino stated approx. 3000 sq. ft.

Ms. Wood asked if the 3000 sq. ft. meets lot coverage.

Ms. Bremanis explained if approved they would still need to meet code including lot coverage and remaining setbacks.

Mr. Panzino stated they are prepared to do so.

Ms. Roth-Wurster asked how it compares to area.

Ms. Bremanis stated there are not many corner lots. She pointed out the adjacent home has a 6ft setback. She stated there are 2 homes that meet setbacks but they are older homes and have front yards facing side.

Ms. Roth-Wurster pointed out the neighborhood is filled with townhomes that are a part of planned developments.

Ms. Bremanis explained planned developments have different standards.

Mr. Cavanaugh stated he lives in the area and there are plenty of new homes going up so won't be out of character. He stated this will improve the character of the neighborhood just by clearing trees to improve site line.

Ms. Bremanis gave a brief overview of the request stating the property next to the proposed has a setback of approx. 6ft. so the proposed would be 4ft. further back. She referred to the proposed floor plan showing the conceptual plan is for a 4bd home. She referred to the existing condition slide to show the other homes in the area that are all comparable. Ms. Bremanis stated the property is substandard being 7740sqft instead of the standard 10,000.

Mr. Dittrich asked if 161 Wood has a fence and if the proposed will be required to have a fence.

Ms. Bremanis answered not to her knowledge and no fence will be required.

Sworn in Ms. Christine Svenson 390 W Mahogany Unit 401

Ms. Svenson stated she lives in the unit that faces south and directly looks upon the proposed lot. She stated she would like the corner to look better but is concerned about the size of the proposed home. She stated she thinks it will look unsightly and impact her view.

Mr. Cavanaugh clarified her concern is with her view of a home instead of the trees

Ms. Svenson stated she thinks the 10ft will make a huge difference. She stated she thinks the setback is there for a reason.

Sworn in Mr. Todd Nelson 146 N Maple Palatine, IL

Mr. Nelson stated he has 3 small children and would love to have the site line cleared out. He stated he would love to see a house there and the proposal would match the changes in the neighborhood.

Mr. Dittrich asked Mr. Nelson if he has any concern with the site line with the reduced setback.

Mr. Nelson no the trees already block the views of the road.

Ms. Wood asked if there are any regulations on trees past the property line.

Ms. Bremanis explained if there was a complaint Public Works would evaluate. She further explained if they determines the trees affected the site lines they would most likely trim.

Mr. Panzino stated he is sympathetic but wants to keep the request in perspective on size 3000 sq. ft. vs 2750 sq. ft. is the size of a bathroom. He stated the home next door is 3250 sq. ft. So the proposed home will not stand out. Mr. Panzino stated the goal is to improve the look of the neighborhood and keep uniformity of the neighborhood. He pointed out the home across the street that is setback 6ft and has plenty of room to walk up and down street.

Ms. Wood asked if other lots are same size

Mr. Panzino answered yes.

STAFF RECOMMENDATION:

The Petitioner is proposing a side yard abutting a street setback for a vacant lot to allow for the development of a new custom home. This lot is narrow at 60 feet, as compared to current minimum required 85 feet, which will affect the building pad width of a proposed home. In addition, the home directly to the west of the property has an existing non-conforming setback at approximately 5.5 feet from the side lot line and there are multiple other corner lots in the area, which do not provide a 20-foot side yard abutting a street setback.

While the proposed should not impact the surrounding property owners or alter the essential character of the neighborhood, compliance with the side yard setback requirements would allow a 35-foot wide building pad. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the ZBA recommends approval of the Special Use, Staff recommends the following condition:

1. The Special Use shall substantially conform to the plans submitted by Petitioner on 9/02/2020 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. Dittrich made a motion to approve subject staff's conditions; seconded

by Mr. Cavanaugh.

DELIBERATIONS:

Mr. Dittrich stated the corner lot always presents unique circumstances. He stated he is relieved it wasn't a legal front yard situation. He stated because of the comparison to the home and narrow lot size it is fair to build to similar homes in area. Mr. Dittrich pointed out the site line concern has been addressed by the petitioner and the neighbor.

Mr. Cavanaugh agreed with Mr. Dittrich. He stated he thinks the existing property is a hindrance to the public health and safety as it inhibits site lines. He stated he doesn't see a negative value impact and is keeping in line with the other homes in the area. Mr. Cavanaugh stated he sees no issues and the standards have been met.

Ms. Wood understands the concern of the neighbor but in this instance with the lot being narrower, the neighboring property already having a nonconforming setback and other homes being built that are the same size as proposed homes being built on adjoining lots she doesn't see it sticking out and or having a negative impact. Ms. Wood stated she thinks the standards have been met.

Ms. Roth-Wurster stated there is a lot of development in the area. She stated she thinks it will not be marketable as is and would remain a vacant lot and this request will blend in with the neighborhood.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will go to Village Council on September 21, 2020.

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

4. 373 W. Northwest Highway - **Recommended to Approve**

Notice was published in the Daily Herald on August 24, 2020 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Business Plan
4. Proposed Floor Plan
5. Existing Floor Plan
6. Menu
7. Public Notice

Sworn in Petitioner: Ms. Theresa Slovick 6820 Joliet Rd Indian Head Park- Work for owner

Ms. Slovick explained they want to expand into the vacant space next to the existing vacant restaurant. She further explained the plan it to utilize the current restaurant (Fortune Noodles) and expand to have a proper dining room.

Ms. Wood clarified they had a special use for the one property and are expanding into the other.

Ms. Bremanis explained each tenant space had a separate special use. She stated Mr. Rafidia is requesting a special use amendment to include the other restaurant.

Mr. Dittrich asked what businesses were included in the special use.

Ms. Bremanis stated Fortune Noodle and a taco restaurant.

Ms. Wood clarified they are tearing down the wall and making one space.

Ms. Bremanis referred to the floor plan to show the wall being removed and the area that will become dining. She stated they are keeping the Fortune Noodle kitchen.

Mr. Cavanaugh asked if there will be a bar.

Ms. Bremanis answered yes.

Mr. Cavanaugh asked if they have a full liquor license now.

Ms. Bremanis explained they are going before the commission.

Mr. Dittrich asked if both restaurants opened.

Ms. Slovick stated no not the taco restaurant.

Ms. Wood asked if there will be sit down and takeout.

Ms. Slovick explained there will be mostly sit-down. She stated the owner has

another location in Bartlet that is very successful.

Ms. Wood asked who the owner is.

Ms. Slovic stated Manny Rafidia.

Mr. Dittrich asked if the amendment is because it has been a year.

Ms. Bremanis explained the clock starts when they got the building permit and this is the same owner.

Ms. Wood asked if there is any parking concern with the proposed having more sit down customers.

Ms. Bremanis explained the previous requests were based on square footage so the parking already took into account for a restaurant. She stated there has not been any issues in the past.

Ms. Wood asked if the Italian restaurant on the end is open.

Ms. Slovic answered yes.

Ms. Roth-Wurster asked if the hours of 11-12am will be everyday.

Ms. Bremanis explained they are following the liquor license hours.

Ms. Bremanis gave a brief overview of the request stating the property is zoned B2 which requires restaurants to get a special use. She stated the property was approved for two restaurants and the parking was considered in those requests. She further explained even with the increased seating the parking requirement has not changed. Ms. Bremanis spoke to the proposed staff including 3 cooks, 2-3 bartenders and 5 servers and a manager. She stated the floor plan indicated 70 seats. She stated Community Services, Engineering, and Fire Prevention have reviewed and had no issues.

STAFF RECOMMENDATION:

The proposed use would occupy a tenant space that was two separate restaurants in the Century Plaza. This amendment allows for one restaurant in place of two previously approved restaurants and should not have a negative effect on the surrounding businesses. Therefore, Staff recommends approval of the Special Use Amendment, subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan and the business plan submitted by the Petitioner on 07/13/2020, except as such plans may be changed to conform to Village Codes and Ordinances.

Ms. Wood asked if Mr. Rafidia owns the location in Bartlet

Ms. Slovic answered yes

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

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

DELIBERATIONS:

Ms. Roth-Wurster stated both the parking and restaurant type is not a concern. She stated the request meets the standards. She stated the shopping center has a good mix that most spaces will be closed before dinner time.

Ms. Wood stated it is nice when businesses open a second location because come with experience. She stated the menu is enticing and does not see the proposed having a negative impact on the area.

Mr. Dittrich agreed with Ms. Wood. He stated he has never see a parking issue with this center. He stated if this had not been an amendment he would not be in favor with so many restaurants going through and not opening.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will go to Village Council on September 21, 2020.

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

IV. COMMUNICATIONS**V. ADJOURNMENT**

Minutes Acceptance: Minutes of Sep 9, 2020 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 10/13/20 07:00 PM

CASE STAFF STATEMENT (ID # 6304)

90 E. Benton Court

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Ed Barbour

CASE NUMBER: 20-55

ADDRESS: 90 E. Benton Court

PROPOSAL:

Variation to permit an eight-foot fence, instead of the maximum permitted six-foot fence, pursuant to Section 6.03 (b) (1) of the Village of Palatine Zoning Ordinance.

<u>LOCATION:</u> 90 E Benton Ct District 2 (Lamerand)	<u>CURRENT ZONING:</u> Planned Development
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SURROUNDING CONDITIONS:

<u>North:</u>	R-2 - Single-Family Residential
<u>South</u>	Planned Development - Benton Place- Single-Family residential Subdivision
<u>East:</u>	Planned Development - Benton Place - Single-Family residential subdivision
<u>West:</u>	B-2 - General Business District

BACKGROUND:

The Petitioner is requesting to replace an existing 6-foot fence, with an 8-foot solid fence. Therefore, the petitioner is requesting:

Variation to permit an eight-foot tall fence, instead of the maximum permitted six-foot fence.

SITE ANALYSIS:

- The Subject Property is zoned Planned Development and is part of the Benton Place Subdivision, which follows the R-2 bulk standards.
- The Petitioner is proposing to install an 8-foot-tall solid board on board cedar fence along the rear property line, which is adjacent to The Donkey Inn - zoned B-2 (general business district).

- There is also an existing 8-foot fence owned by the Plum Grove Road townhomes (zoned Planned Development) to the northwest of the Subject Property. That fence is also eight feet tall and located on the north side of the Donkey Inn parking lot. The Village Council, as a Minor Amendment to the Planned Development, approved the fence height as part of the development.
- The Petitioner is requesting to place a 6-foot fence with an 8-foot fence on to assist in reducing noise and light from the adjacent commercial use and parking lot.

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 install an 8-foot fence along the rear property line, which is adjacent to a commercially zoned property. Per code, commercial properties may install an 8-foot fence along property lines, adjacent to a residentially zoned property. However, the code does not currently apply to residentially zoned properties abutting commercial properties. The proposed 8-foot fence will be located only in the rear yard adjacent to the commercial property. The side yards adjacent to residential property would still only permit a maximum fence height of 6-feet. The proposed fence should not change the character of the locality and screening from a commercial property is understandable. Therefore, Staff recommends approval of the Variation subject to the following conditions:

1. The Variation shall substantially conform to the plans submitted by Petitioner on 8/31/2020 except as such plans may be changed to conform to Village Codes and Ordinances.

Case Staff Statement (ID # 6304)
Meeting of October 13, 2020

ATTACHMENTS:

- Aerial map - 90 E. Benton Court
- Application
- Site Plan
- Fence Elevation
- Public Notice

90 E Benton Court

3.1.a





SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S) Edward Barbour		Business Name (if applicable)	
	Subject Property Address 90 E Benton Ct Palatine, IL 60067			
	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 Residential	Existing Land Use Residential - Single Family	Proposed Land Use Residential - Single Family	
	Generally describe your request: Replace an existing 6' high fence with an 8' high fence - variance required to exceed 6' height. Current 6' high fence was damaged by a fallen tree on 10 Aug 2020 - fence replacement in lieu of repair is being pursued as the fence overall condition has deteriorated due to age. The existing fence separates the 87' of the western edge of the property PIN 02-26-104-028 from an adjacent B-2 General Business zoned property PIN 02-26-104-014. The Donkey Inn Restaurant occupies the adjacent property - an 8' high fence will provide additional privacy and isolation from the noise emanating from the parking lot _____ Additionally: The fence separating The Donkey Inn Restaurant property from the townhouses to the north (PINs 02-26-104-042 to 050) is 8' high - approval of this variance request will allow for a uniform height where these fences meet _____ _____ _____			

Attachment: Application (90 E. Benton Court - VAR Fence)

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

The expectation of privacy and isolation from the sounds of the adjacent commercial activities are not sufficiently met by adhering to the 6' height fence limit

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

Few residentially zoned lots share borders with commercially zoned lots

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

The variance is only requested for the portion of the lot adjacent to the commercially zoned lot (western border only)

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

b: The Donkey Inn Restaurant occupies the adjacent property - increasing the fence height to 8' c: the request is not financially base

d. the hardship was not created by the petitioner, e. the variance will not be detrimental to the public welfare or other properties in the neighborhood,

f. the adjacent property is sufficiently large and the north-south orientation of the fence result in an insignificant reduction in the supply of light and no reduction in the amount of air

Townhouses
PINs 02-26-104-042 to 050

8' high fence on south boarder
is in place now

Donkey Inn Restaurant
B-2 General Business
zoned property

PIN 02-26-104-014

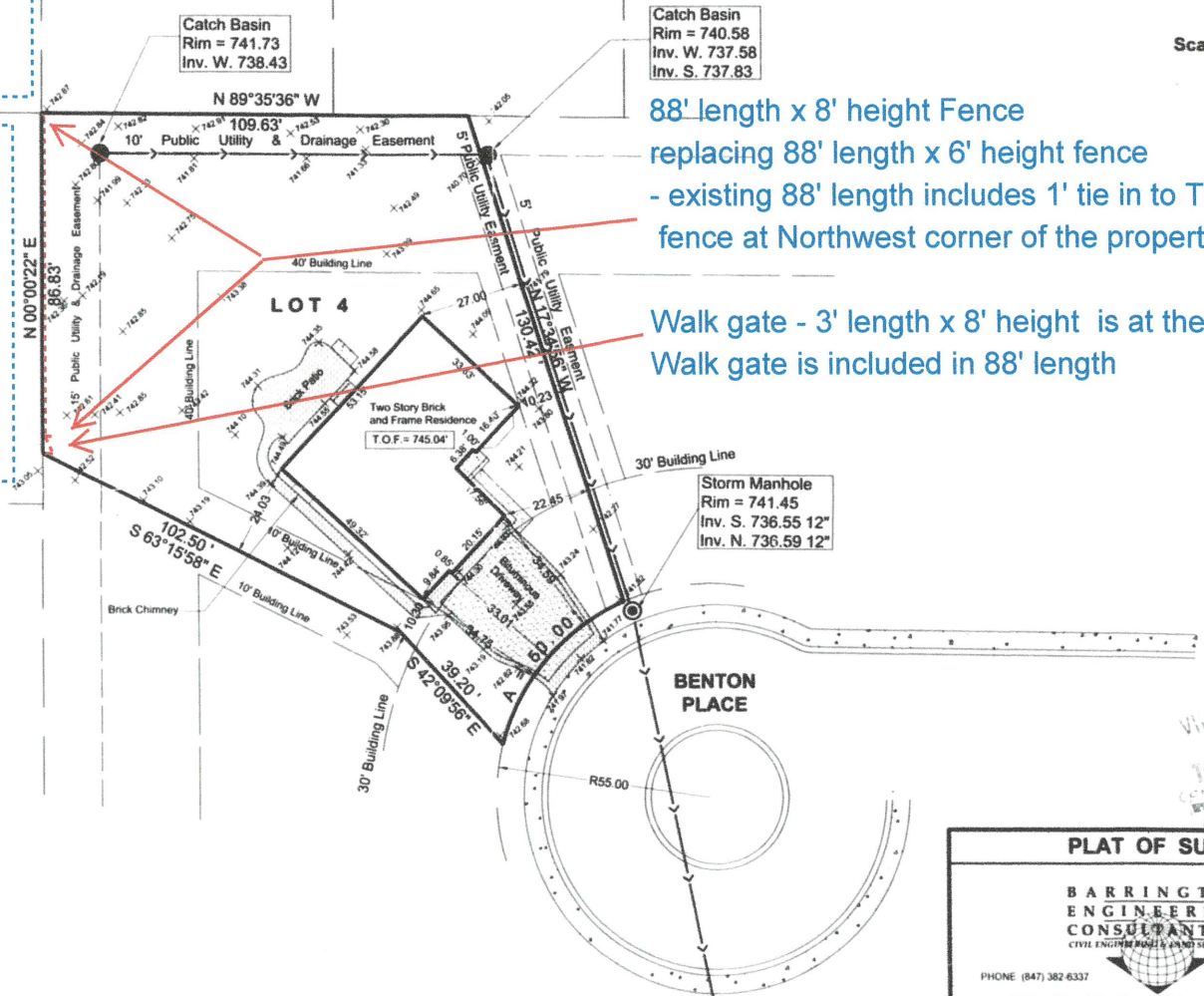
PLAT OF SURVEY

LOT 4 IN BENTON PLACE SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 4, BENTON PLACE, PALATINE, ILLINOIS.



Scale: 1" = 20'



88' length x 8' height Fence
replacing 88' length x 6' height fence
- existing 88' length includes 1' tie in to Town house
fence at Northwest corner of the property

Walk gate - 3' length x 8' height is at the south point.
Walk gate is included in 88' length



STATE OF ILLINOIS
COUNTY OF COOK

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES ABOVE DESCRIBED AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BARRINGTON ENGINEERING CONSULTANTS, LTD.

DATE 08/14/04 BY Keith E. Lacy III
PROFESSIONAL LAND SURVEYOR
ILLINOIS NO. 035-002330

MY PROFESSIONAL LICENSE RENEWAL DATE IS 11/30/04

1. THE LEGAL DESCRIPTION SHOWN HEREON IS THAT WHICH WAS PROVIDED TO BARRINGTON ENGINEERING CONSULTANTS, LTD. BY THE CLIENT.
2. REFER TO DEED, TITLE COMMITMENT AND LAND DEVELOPMENT ORDINANCES FOR BUILDING LINES, EASEMENTS, AND RESTRICTIONS NOT SHOWN HEREON.
3. LOCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.

PLAT OF SURVEY

BARRINGTON
ENGINEERING
CONSULTANTS, LTD.
CIVIL ENGINEERING AND SURVEYING

PHONE (847) 382-6337

FAX (847) 382-6366

215 S. NORTHWEST HWY. • SUITE 202A • BARRINGTON, IL 60010

REGISTRATION NUMBER 184-002983

DRAWN BY: KEL

PROJECT NO: 05071.0

REVISIONS

CHECKED BY: KEL

S-T-R: 26-42-10

05/01/04 Village of Palatine
05/14/04 Village of Palatine

BOOK-PAGE: 295-11

SCALE: 1" = 20'

DATE OF FIELD WORK: 05/06/04

CLIENT: CAPITAL HOMES, INC.

Attachment: Site Plan (90 E. Benton Court - VAR Fence)

RED CEDAR FENCE CO.

760 S. Merle Ln. Wheeling, IL 60090

www.redcedarfence.com

Ph: 847-454-5667
224-723-3739
info@redcedarfence.com

Date: 4-24-20

Company Name: _____
Customer's Name: ED BARBOUR
Address, City, State, Zip: 90 E BENTON ST PALATINE, IL 60067
Home Phone: _____ Business Phone: _____ Cell Phone: _____
Date of Project _____ Estimate Good Till: 224 430-3581

FURNISH MATERIAL AND LABOR TO INSTALL

88' OF 8' BOARD ON BOARD STD CAPPING 4:24

WALK GATE 4 HDW 8 HT 3 WIDE 4 X 6 X 12' 1-12' 4

REMOVAL 88' HAULAWAY POST SET IN CONCRETE

2 YR GUARANTEE WESTERN RED CEDAR



Attachment: Fence Elevation (90 E. Benton Court - VAR Fence)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, October 13, 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:

Special Use to permit an eight-foot fence, instead of the maximum permitted six-foot fence pursuant to Section 6.03 (b) (1) of the Palatine Zoning Ordinance.
The property is commonly known as 90 E. Benton Court (02-26-104-028).

The Petitioner is proposing to replace 88 feet of existing 6-foot fence, along the rear property line to the west, with an 8-foot solid cedar board on board fence.

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

FILE #: 20-55
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board
of Appeals

DATED: This 28th day of September, 2020
Published in Daily Herald
September 28, 2020 (4551914)

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 09/28/2020 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 # 4551914

Attachment: Public Notice (90 E. Benton Court - VAR Fence)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 10/13/20 07:00 PM

CASE STAFF STATEMENT (ID # 6231)

1070 S. Brockway Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Chris Gibala

CASE NUMBER: 20-44

ADDRESS: 1070 S. Brockway Street

PROPOSAL:

Special Use to permit an addition to be set back 25 feet from the side lot line abutting a street instead of the required 40 feet and a setback of 7 feet from the interior side lot line, instead of the required 15 feet, pursuant to Section 10.02 (c)(12) of the Palatine Zoning Ordinance.

Special Use to permit a fence on the rear property line abutting the side lot line of a front yard of an adjacent lot pursuant to Section 6.03 (b) (6) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 1070 S. Brockway St District 2 (Lamerand)	<u>CURRENT ZONING:</u> R-1 Single Family Residential
--	--

SURROUNDING CONDITIONS:

<u>North:</u>	R-1 Single Family Residential
<u>South:</u>	R-1 Single Family Residential
<u>East:</u>	R-1 Single Family Residential
<u>West:</u>	R-1 Single Family Residential

BACKGROUND:

The Petitioner is requesting to build an addition, which encroaches into the side yard setbacks (interior and side yard abutting a street) and to install a fence 5 feet from the side yard abutting a street property line and abutting the side lot line of a front yard of an adjacent lot. Therefore, the Petitioner is requesting:

Special Use to permit an addition to be set back 25 feet from the side lot line abutting a street, instead of the minimum required 40 feet and a setback of 7 feet, instead of the minimum required 15 feet from the interior side lot line.

Special Use to permit a fence on the rear property line, abutting the side lot line of a front yard of an adjacent lot.

SITE ANALYSIS:

- The Subject Property is zoned R-1 Single Family. The property previously received relief for a single story addition, which maintained the 25-foot setback in the required side yard abutting a street setback and was approved through Ordinance #O-160-06.
- The Subject Property was annexed into the Village in 1990, with a legally non-conforming setback of 25 feet (minimum R-1 side yard abutting a street setback is 40 feet).
- The Petitioner is proposing to build a second story addition, over the existing first story, with an approximately 25 foot side yard abutting a street setback on the southern side (40 feet is the minimum) of the home and a two-story addition to the north, with an approximately 7 foot side lot line setback (15 feet is the minimum).
- Also, the Village Council previously approved a Special Use for 2nd story and garage addition, with an interior side yard setback of 5 feet. The property was under a different ownership and those plans were not implemented.
- The proposal also included the installation of a 5 foot solid fence; 5 feet from the side yard abutting a street lot line, which also encroaches on the side lot line of the front yard of an adjacent lot. Therefore, a Special Use is required.
- The peak height of the addition meets code.
- Both building and lot coverage meet code at approximately 19% building and 24% lot coverage (maximum 25% building and 35% lot coverage are permitted).

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

- (5) With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:
- a. Will meet the following aesthetic criteria:
 - i. Will not destroy existing vistas in the area;
 - ii. Will enhance the appearance of the homes and the streets in the area; and
 - iii. Will not detract from the overall appearance of the community; or
 - b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

STAFF RECOMMENDATION:

The Petitioner is requesting to construct an addition, which encroaches into the required side yards. The Petitioner received relief for the side yard abutting a street setback, for an addition to the west and is requesting the same setback for a second story addition. On the interior side yard (north), the setback is legally non-conforming, from annexation, at approximately 14 feet. The Petitioner would like to expand the single 1-car garage to a 2-car garage. Any addition would require setback relief. The neighborhood was annexed into the Village in 1990, with an R-1 designation, and many of the properties in area are legally non-conforming for the interior side yard setbacks (ranging from 5 feet to 9 feet). The Petitioner is requesting an interior side yard setback (north) of 7 feet. Therefore, the proposed addition should not impact the surrounding property owners or alter the essential character of the neighborhood. Therefore, Staff recommends approval of the Special Use request for side yard setbacks with the following condition:

1. The Special Use for the side yard setbacks shall substantially conform to the addition site plan and elevation plans prepared by the architect, Archimax Inc dated 7/02/20, except as such plans may be changed to conform to Village Codes and Ordinances.

The Petitioner is also requesting to build a 5-foot tall fence, 5 feet from the side lot line abutting a street and the side lot line of the front yard of an adjacent lot. Per code, the proposed fence requires a 25-foot side yard abutting a street setback to be set back 25 feet (previously approved Special Use). Fences in corner side yards are not prevalent in this neighborhood. However, there are existing bushes, which provide screening. The bushes are in the right away and would be removed, with new landscaping required in the 5 feet between the proposed fence and lot line. This may alter the characteristic of fencing in side yards abutting a street, but should not have a negative impact on sight lines. 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:

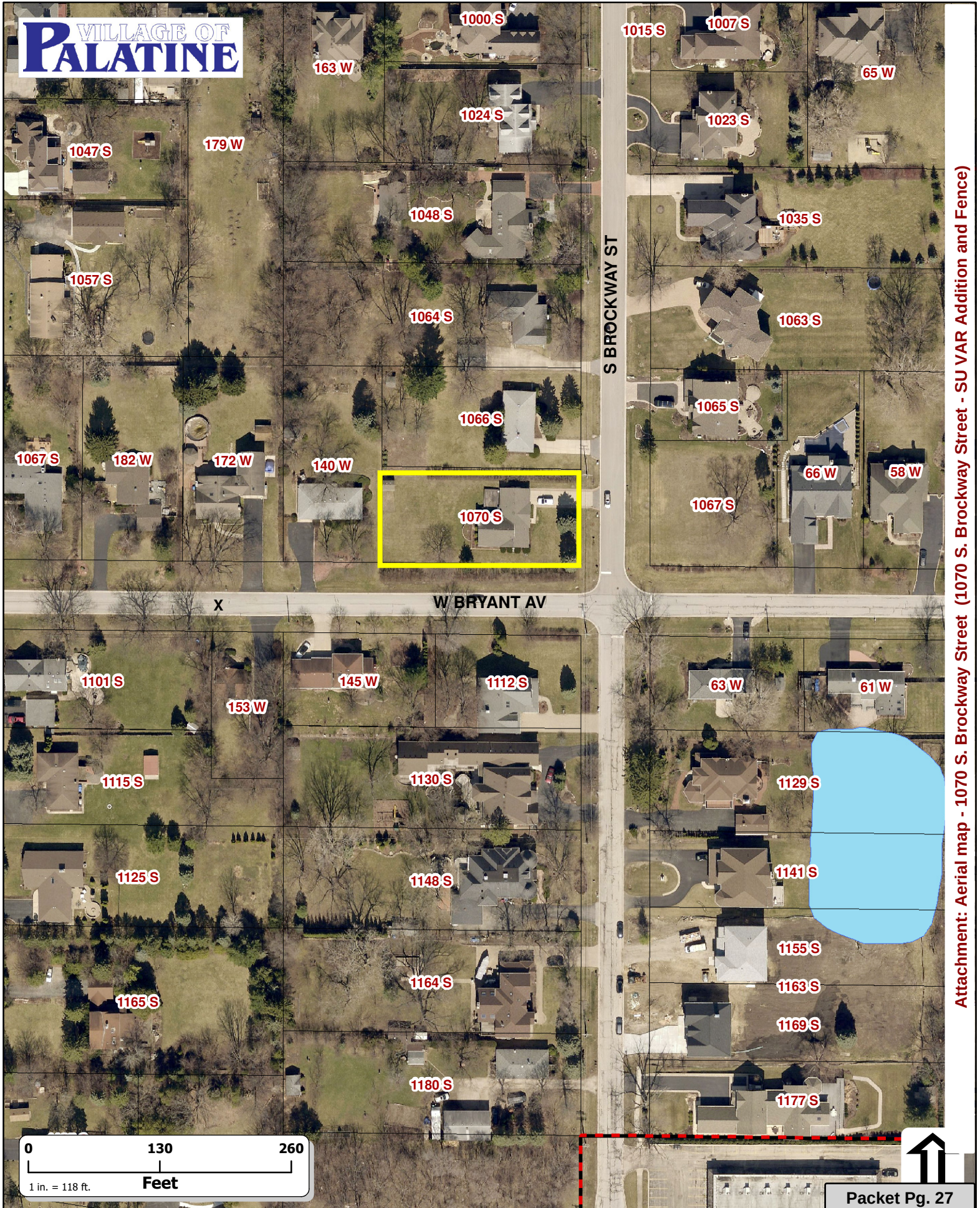
1. The Special Use for the fence shall substantially conform to the fence site plan and elevation plan submitted by the Petitioner on 9/3/20, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial map - 1070 S. Brockway Street
- Application
- Plat of Survey
- Site Plan
- Addition Elevations
- Fence Site Plan
- Fence Elevation
- ORD - 2006 Special Use - 1070 S. Brockway
- Public Notice

1070 S. Brockway Street

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	1070 S. Brockway St.			
	Subject Property Address			
	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	
Generally describe your request:				
We are requesting a special use for the side yard setback for a <u>new</u>				
<u>2nd</u> story residential addition and a new 6' tall wood fence				
See attached plat of survey showing additional details				

Attachment: Application (1070 S. Brockway Street - SU VAR Addition and Fence)



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

The use for the new fenced in yard will allow our children to play safely and will keep coyotes out of our yard.

The use for our 2nd floor addition will provide our growing family with more space while staying in our neighborhood that we enjoy

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

The use will not create any safety hazards.

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

The use should help increase the property values of nearby homes as the condition of our property and home improve

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

The use does not involve live entertainment

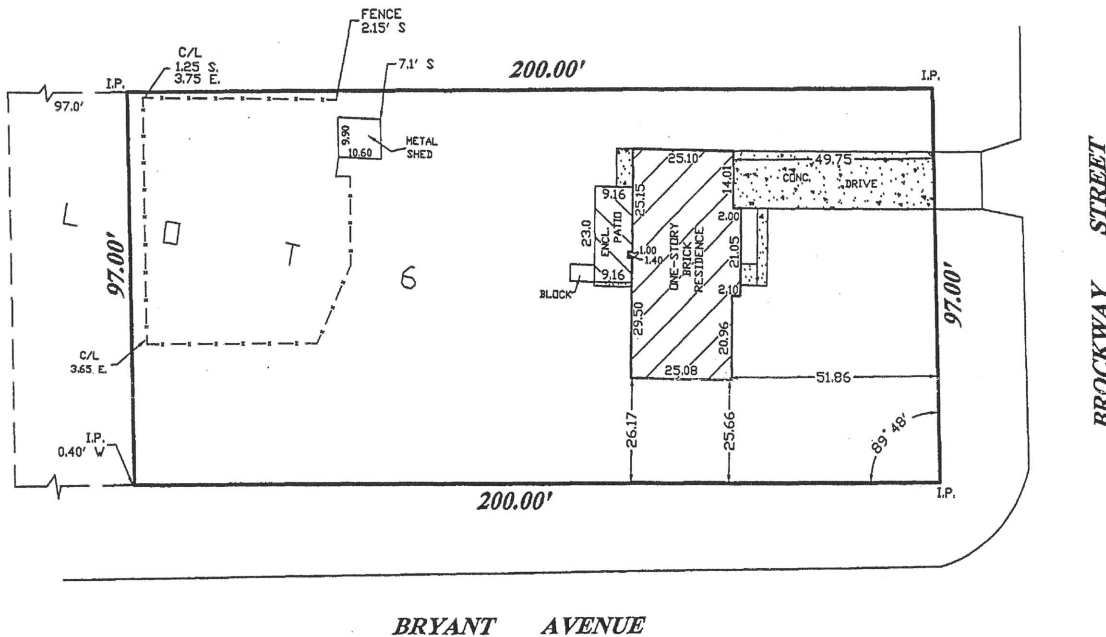
PLAT OF SURVEY

-BY-

JAMES M. ELLMAN LTD.

LOT 6 (EXCEPT THE WEST 97 FEET) IN BLOCK 21 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 3 BEING A SUBDIVISION OF PARTS OF SECTION 26 AND 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

3.2.c



THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY.

Ordered by: STEPHEN R. MURRAY

Order No: 050524

Base Scale: 1 inch = 30 feet

Date: MAY 27, 2005

Address: 1070 S. BROCKWAY ST.
PALATINE, IL.

— — — — — = WOOD FENCE
— x — x — = C/L FENCE
[Symbol] = CONCRETE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

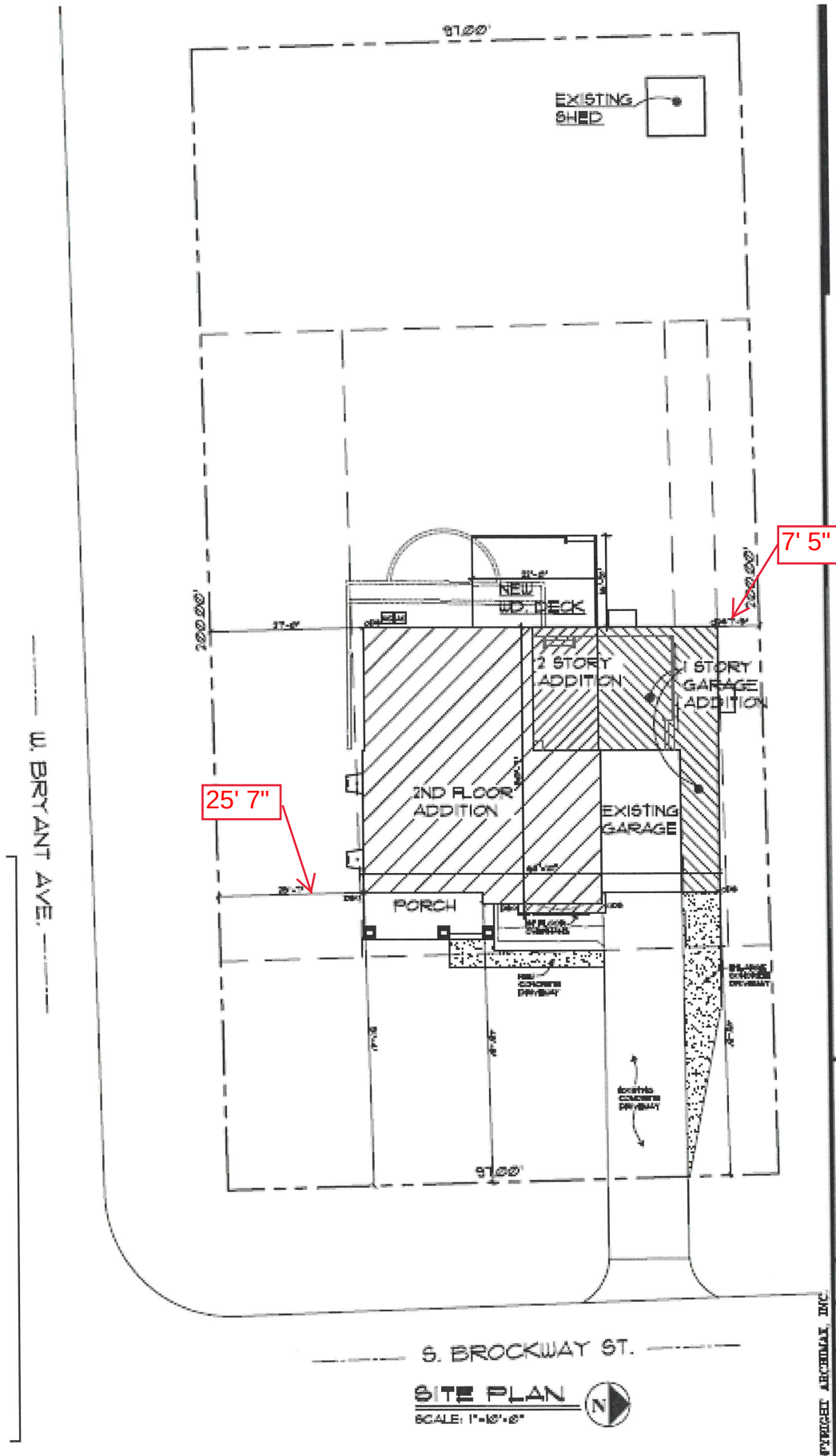
I, JAMES M. ELLMAN LTD., DO HEREBY CERTIFY THAT THE ABOVE
DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION
AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION
OF SAID SURVEY.

BY: James M. Ellman
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NO. 184-002744
(35-002158)
EXPIRES 4/30/2007

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.

NOT VALID UNLESS EMBOSSED

1070 S Brockway Street

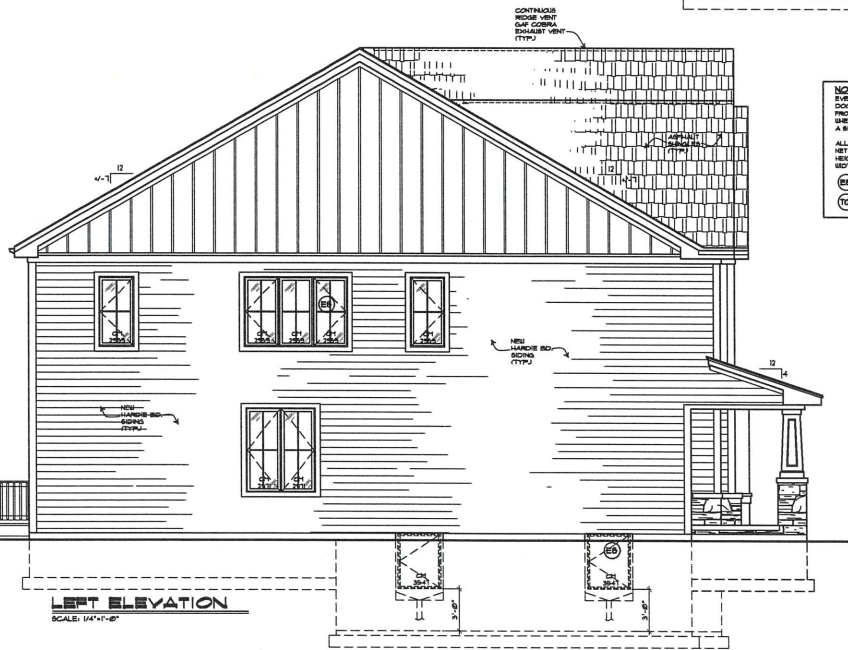


Attachment: Site Plan (1070 S. Brockway Street - SU VAR Addition and Fence)



FRONT ELEVATION

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



LEFT ELEVATION

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

NOTE:

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW ON EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE WINDOW MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A FULL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".

- (E) EGRESS WINDOW
- (S) SAFETY GLAZING

ELEVATION GENERAL NOTES:

- PELLA PRO LINE SERIES OR EQUAL UNIT ALTERNATES (NOT GLASS SIZES) SHOWN ON ELEVATIONS
- ALL NEW WINDOWS U-FACTOR MAX. @32
- DOORS U-FACTOR MIN. @35
- SKYLIGHTS U-FACTOR MIN. @35
- ALL ROOF VENTS AND THROUGH ROOF MECHANICAL TO BE LOCATED 4" REAR OF ROOF AND PAINTED TO MATCH ROOF
- SHEET METAL FLASHING OVER ALL WINDOWS, DOORS AND GOOD TRIM
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS

PROPOSED INTERIOR AND EXTERIOR ALTERATIONS
1070 S. BROCKWAY ST.

ARCHIMAX, INC.
PHOTO: 847/827-4414
PROFESSIONAL DESIGN: 847/827-4414
847/827-4414
2010/02/20/2020



DATE: 07/05/2020
PROJECT:

SHEET NO.

A

Attachment: Addition Elevations (1070 S. Brockway Street - SU VAR Addition and Fence)



LIGHT & VENTILATION DATA SCHEDULE						
ROOM	AREA	LIGHT		VENT		BTUH
		REQ'D	ACT	REQ'D	ACT	
NEW FAMILY RM. / KITCHEN / BREAKFAST	911.0	13.4	0.0	36.7	140.0	3668.0
NEW DINING RM.	280.0	20.4	42.0	10.2	38.1	1070.0
NEW STUDY RM.	184.0	9.3	3.9	6.2	25.4	616.0
EXISTING BATH #1						
TOTAL:						5304.0
NEW MASTER BEDROOM	284.0	22.1	29.3	11.4	19.3	1136.0
NEW BEDROOM #2	216.0	17.3	29.3	8.6	19.3	864.0
NEW BEDROOM #3	232.0	18.6	29.3	5.3	19.3	1080.0
NEW BEDROOM #4	260.0	16.0	17.0	9.0	19.3	800.0
NEW MASTER BATH	169.0	N.R.	29.3	23.3	300.0 CFM	676.0
NEW BATH #2	69.0	N.R.	0.5	103.5	100.0 CFM	276.0
NEW BATH #3	63.0	N.R.	0.5	94.5	100.0 CFM	252.0
TOTAL:						4932.0
EXIST. RECREATION / PLAY RM.						
EXISTING BATH #5						
TOTAL:						

ARCHIMAX, INC.
Phone: 847/877/4414
PROFESSIONAL DESIGN (PDM) NO. 18-027363-001
1070 S. BROCKWAY ST. SUITE 200, ELSTON, IL 60120

PROPOSED INTERIOR AND EXTERIOR ALTERATIONS
1070 S. BROCKWAY ST.



DATE: 07/02/2020
PROJECT:
SHEET NO.
A-

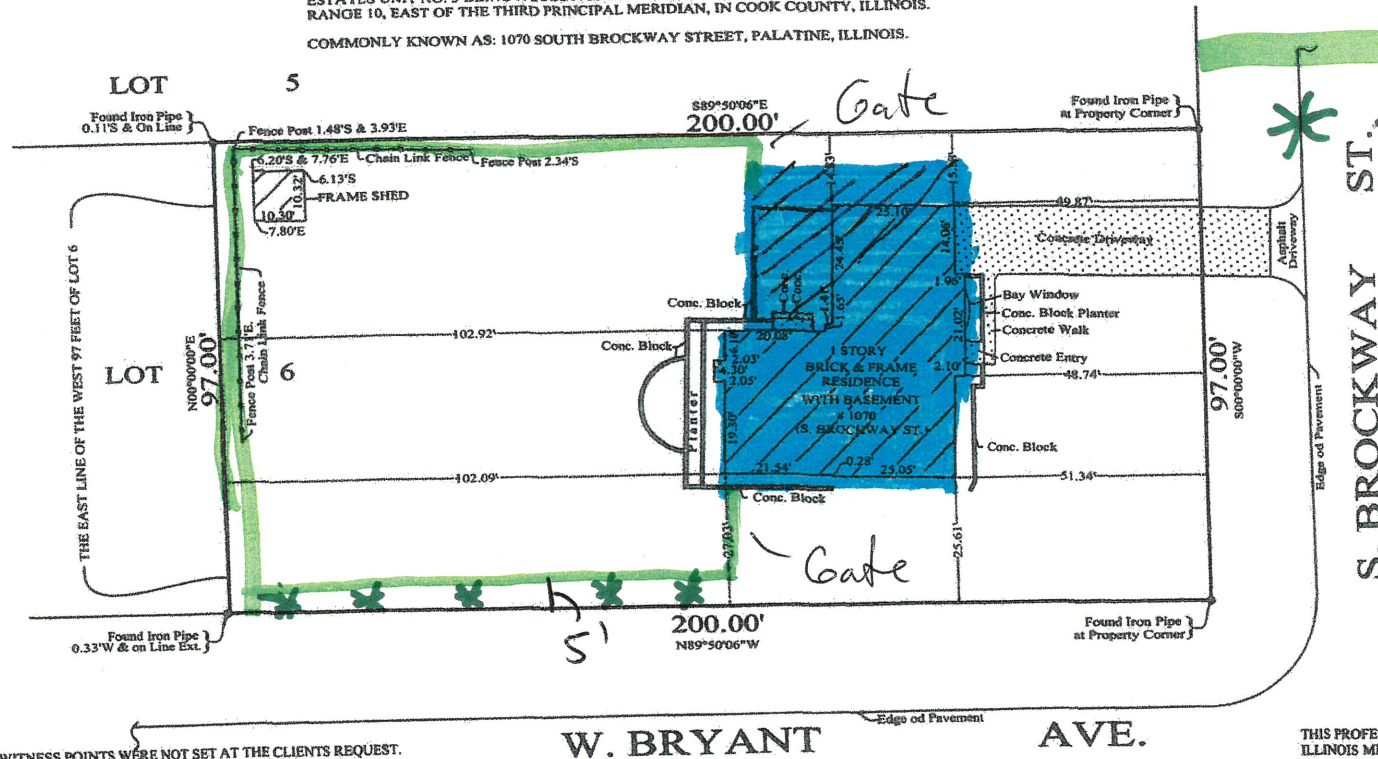
Attachment: Addition Elevations (1070 S. Brockway Street - SU VAR Addition and Fence)



A. P. SURVEYING COMPANY, PC.
 LICENSE No. 184-003309
PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION
PLAT OF SURVEY

1000 SKOKIE BLVD. SUITE 565
 WILMETTE, ILLINOIS 60091
 TEL: (847) 853-9384
 FAX: (847) 853-9391

LOT 6 (EXCEPT THE WEST 97 FEET) IN BLOCK 21 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 3 BEING A SUBDIVISION OF PARTS OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 COMMONLY KNOWN AS: 1070 SOUTH BROCKWAY STREET, PALATINE, ILLINOIS.



MONUMENTATION OR WITNESS POINTS WERE NOT SET AT THE CLIENTS REQUEST.
 UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND COORDINATE DATUM IF USED IS ASSUMED.

I HAVE MADE NO INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, OWNERSHIP OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE AS PART OF THIS SURVEY, BUT HAVE RELIED UPON THE INFORMATION SUPPLIED TO ME BY THE OWNER'S REPRESENTATIVE.
 I ALSO STATE THAT A TITLE COMMITMENT WAS NOT FURNISHED FOR THIS SURVEY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 09-3838

Scale: 1 inch = 25 feet.

Date: November 15, 2009.

Ordered by: B&D CUSTOM BUILDERS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCE ARE MARKED IN FEET AND DECIMAL PART THEREOF. 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

We, A. P. SURVEYING COMPANY, PC. do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Hilton E. Donaldson



PROF. LAND SURVEYOR No. 2819
 License Expiration: November 30, 2010.

Attachment: Fence Site Plan (1070 S. Brockway Street - SU VAR Addition and Fence)

Fence Elevation



Attachment: Fence Elevation (1070 S. Brockway Street - SU VAR Addition and Fence)

ORDINANCE NO. 0-160-06

**AN ORDINANCE
GRANTING A SPECIAL USE FOR
A CORNER YARD SETBACK REDUCTION
1070 S. BROCKWAY STREET (CASE NO. 06-125)**

WHEREAS, pursuant to a petition and public hearing held September 12, 2006 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported its findings regarding a Special Use for a corner side yard setback reduction of 15' to permit a single-story house addition to be setback 25' from the corner side lot line pursuant to Section 10.02 (c) (13) of the Palatine Zoning Ordinance, on the following legally described property:

Lot 6 (except the West 97 feet) in Block 21 in Arthur T. McIntosh and Company's Palatine Estates Unit No. 3, being a subdivision of parts of Section 26 and 27, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

commonly known as 1070 S. Brockway Street (PIN #02-27-202-016).

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power, that:

SECTION 1: A Special Use for a corner side yard setback reduction of 15' to

permit a single-story house addition to be setback 25' from the corner side lot line pursuant to Section 10.02 (c) (13) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan attached hereto as Exhibit 'A', and the architectural plans attached hereto as Exhibit 'B', except as such plans may be changed to conform to Village Codes and Ordinances.

SECTION 2: That the Petition for special use, the minutes and findings of the Zoning Board of Appeals, and the public notice, be attached hereto as part of this ordinance.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 18 day of September, 2006

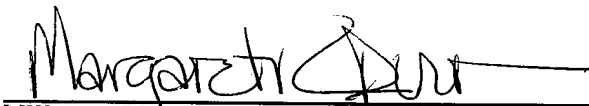
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 18 day of September, 2006

Pro Tem

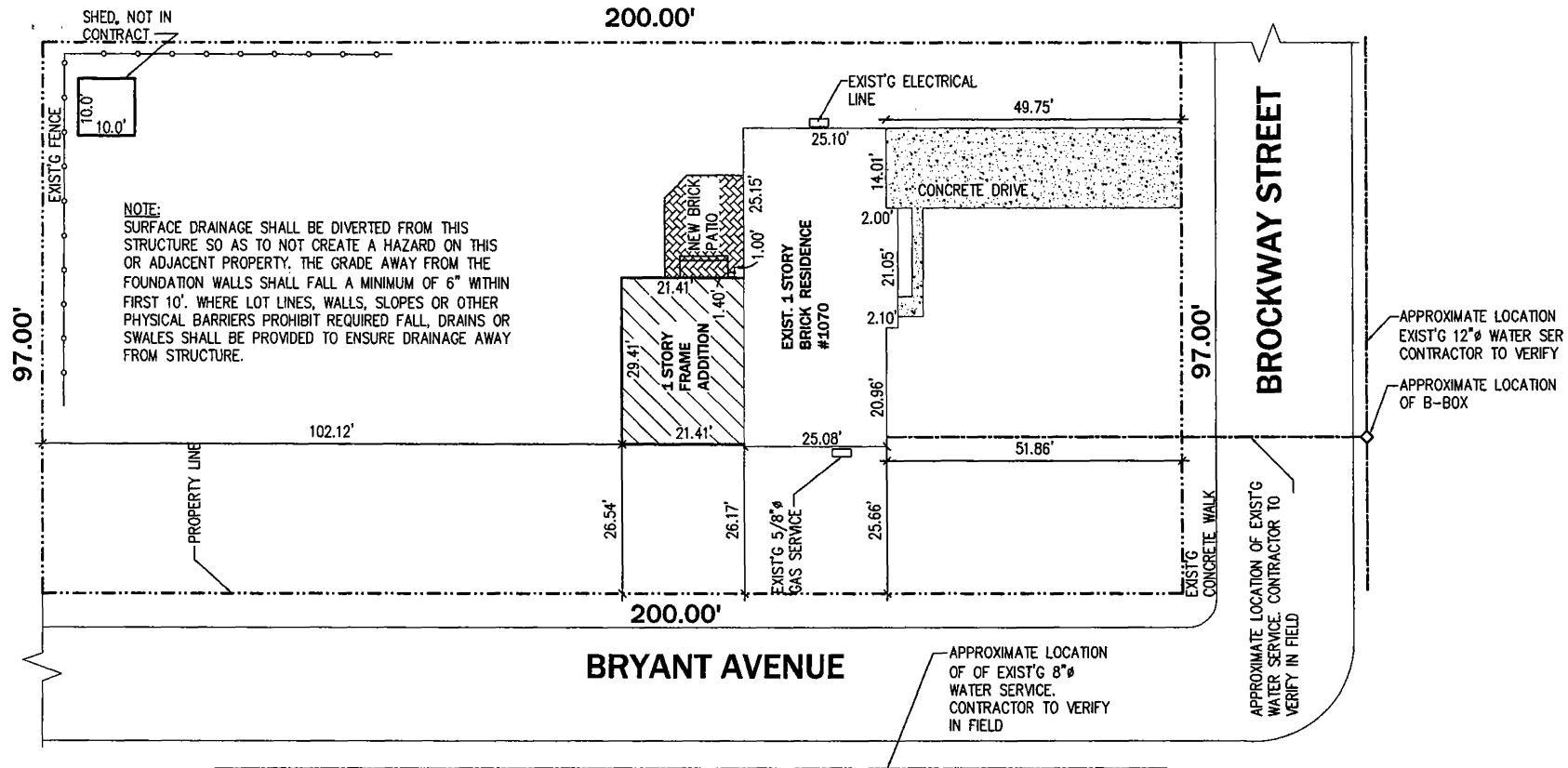

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 18 day of
September, 2006


Village Clerk

SITE PLAN

SCALE: 1"=20'-0"



SCOPE OF WORK:

ONE STORY FRAME ADDITION ABOVE CRAWL SPACE.
ELECTRICAL AND HVAC SERVICE FOR NEW ADDITION.
ALTERATION OF EXISTING CONSTRUCTION TO ACCOMMODATE NEW ADDITION.

LOT AREA:	19,400 SQ.FT.
MAX. ALLOWED AREA:	25% OF LOT AREA
0.25x19,400 SQ.FT.	4,850 SQ.FT.
BASEMENT EXPOSED LESS THAN 3'-6":	NOT COUNTED
EXIST'G 1st FLOOR	1,095 SQ.FT.
EXIST'G 1-CAR GARAGE	351 SQ.FT.
FIRST FLOOR ADDITION	630 SQ.FT.
TOTAL	2,076 SQ.FT.

3.2.h

DATA:

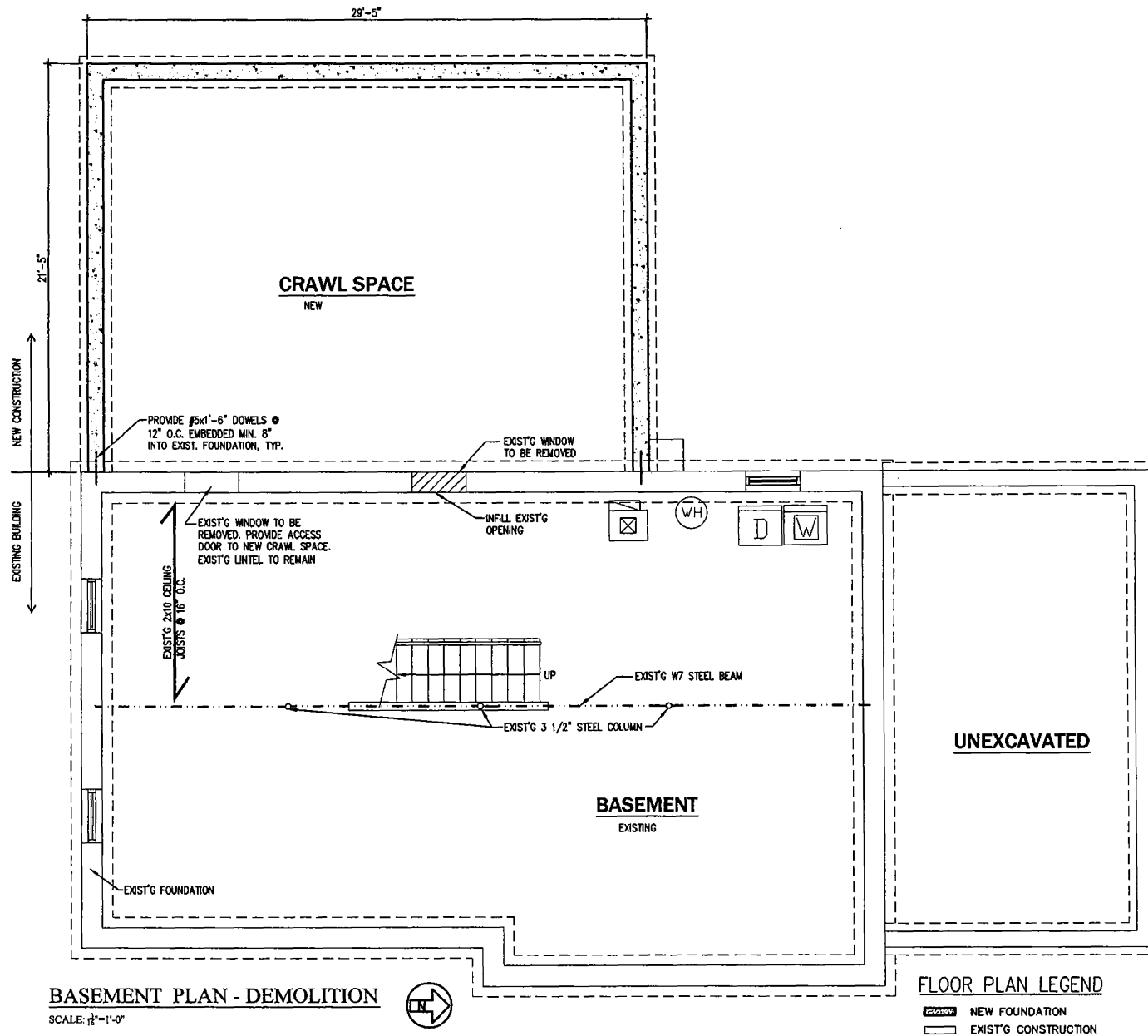
Manhattan Development Group, Inc.

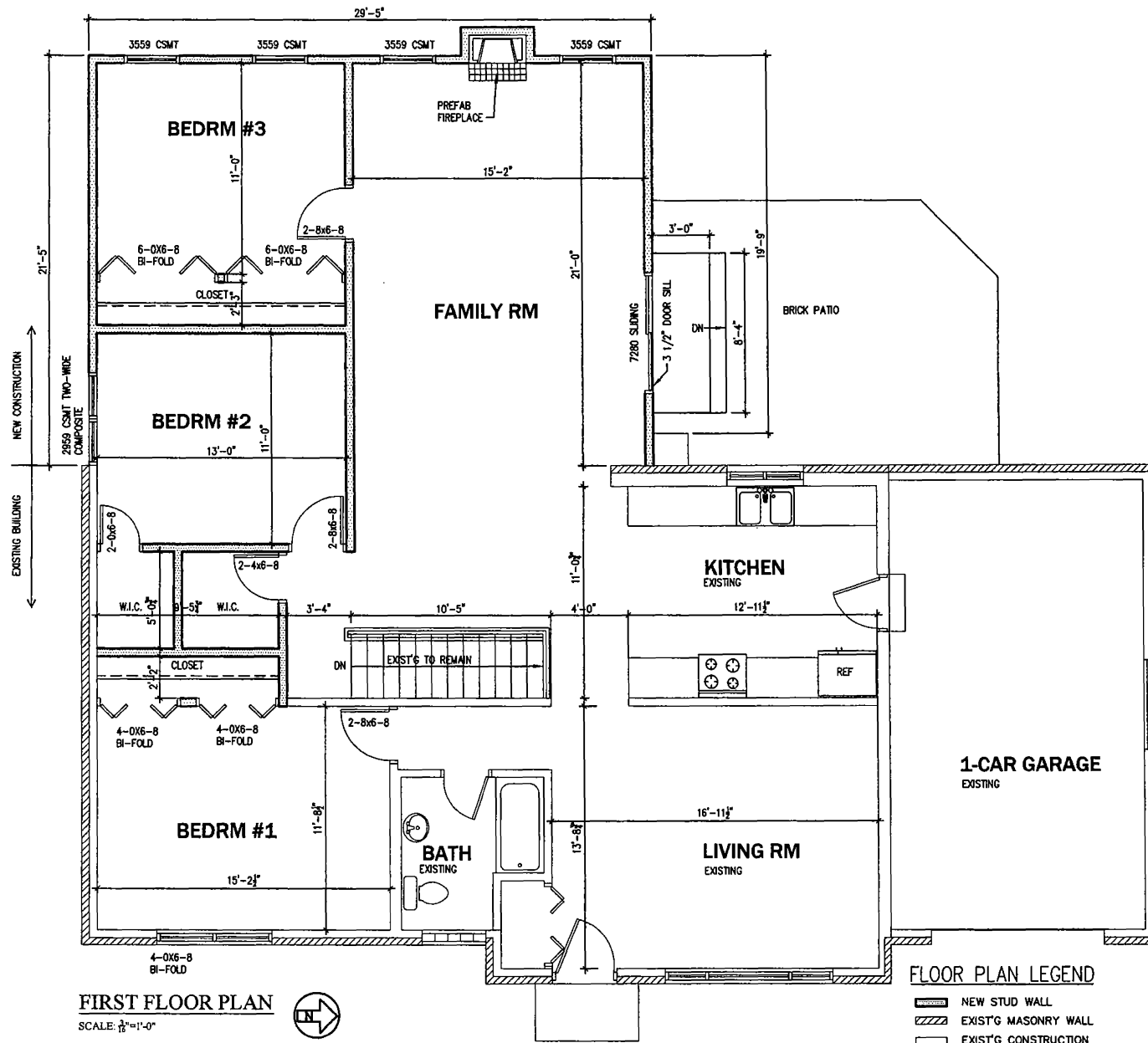
ONE STORY FRAME ADDITION

A

7555 N. Lincoln Blvd. Suite 1100
Chicago, IL 60631

Attachment: ORD - 2006 Special Use - 1070 S. Brockway (1070 S. Brockway Street - SU VAR Addition and





3.2.h

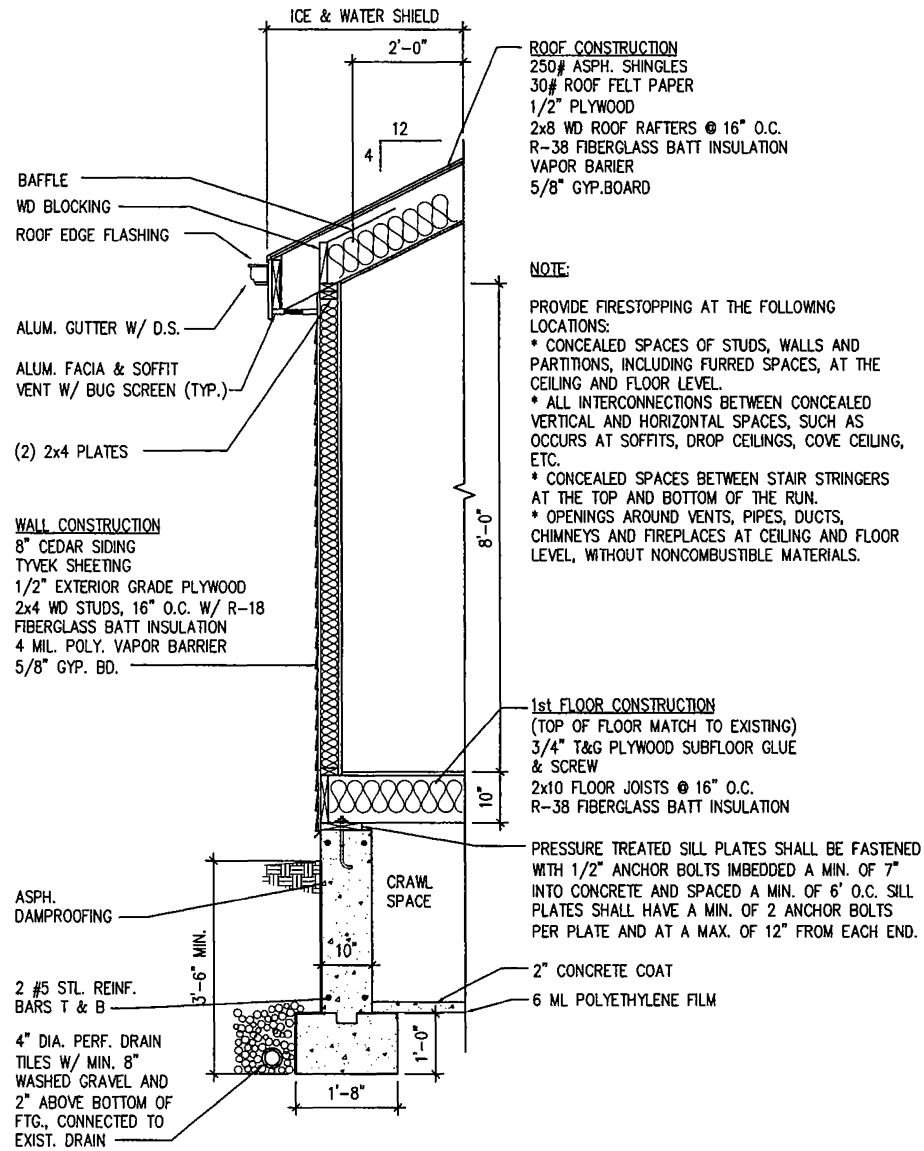
DATA:
7-29-2006

Manhattan Development Group, Inc.
7555 N. Keeler Rd., Skokie, IL 60076
Tel (847) 347-0037

ONE STORY FRAME ADDITION
ADDRESS: 1070 S. Brockway St. Palatine, Illinois

A-2

Attachment: ORD - 2006 Special Use - 1070 S. Brockway (1070 S. Brockway Street - SU VAR Addition and



3.2.h

DATA:

7-29-2006

Manhattan Development Group, Inc.

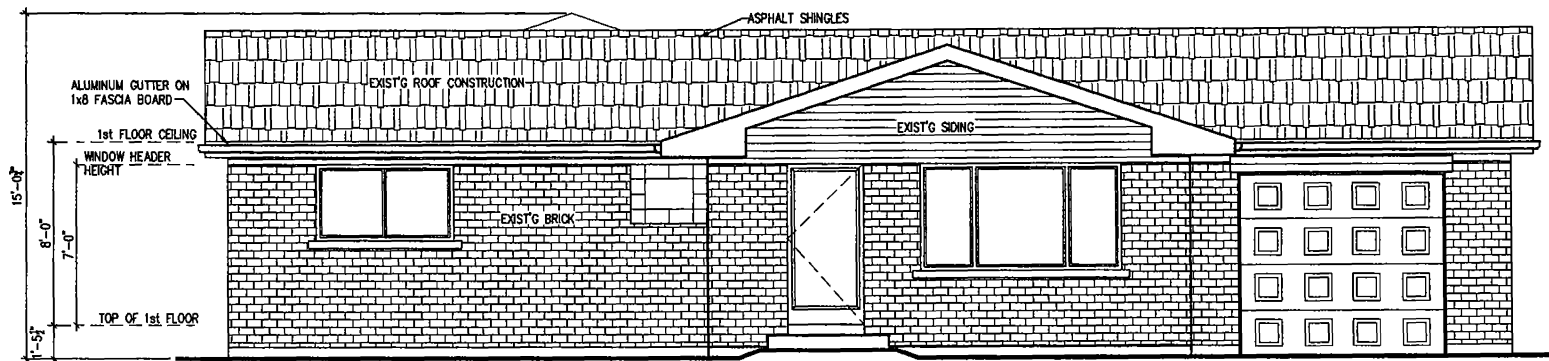
7555 N. Keeler Rd., Skokie, IL 60076
Tel: (847) 347-0037

ONE STORY FRAME ADDITION

ADDRES: 1070 S. Brockway St. Palatine, Illinois

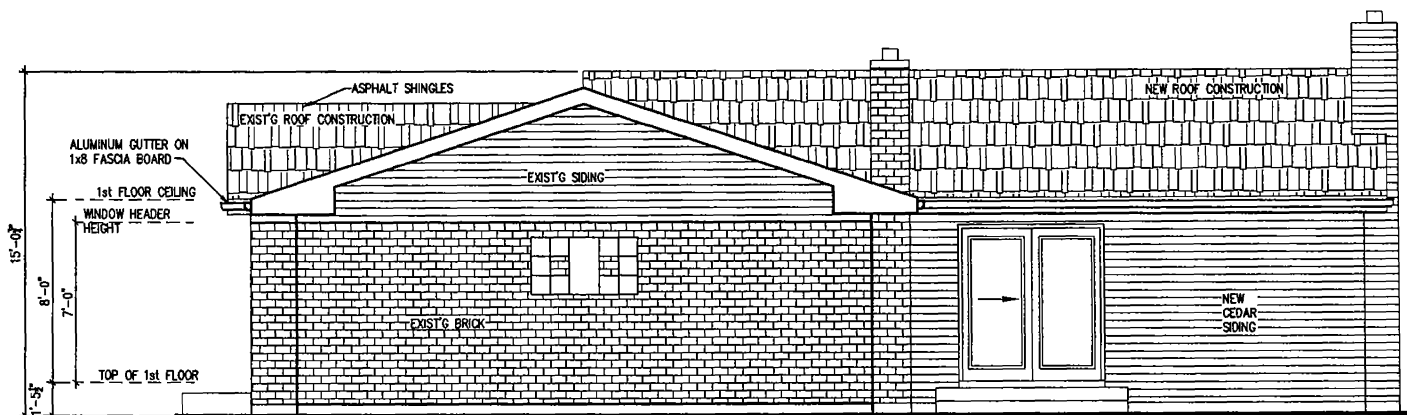
A-4

Attachment: ORD - 2006 Special Use - 1070 S. Brockway (1070 S. Brockway Street - SU VAR Addition and



FRONT ELEVATION

SCALE: $\frac{1}{8}"=1'-0"$



RIGHT ELEVATION

SCALE: $\frac{1}{8}"=1'-0"$

3.2.h

DATA:

7-29-2006

Manhattan Development Group, Inc.

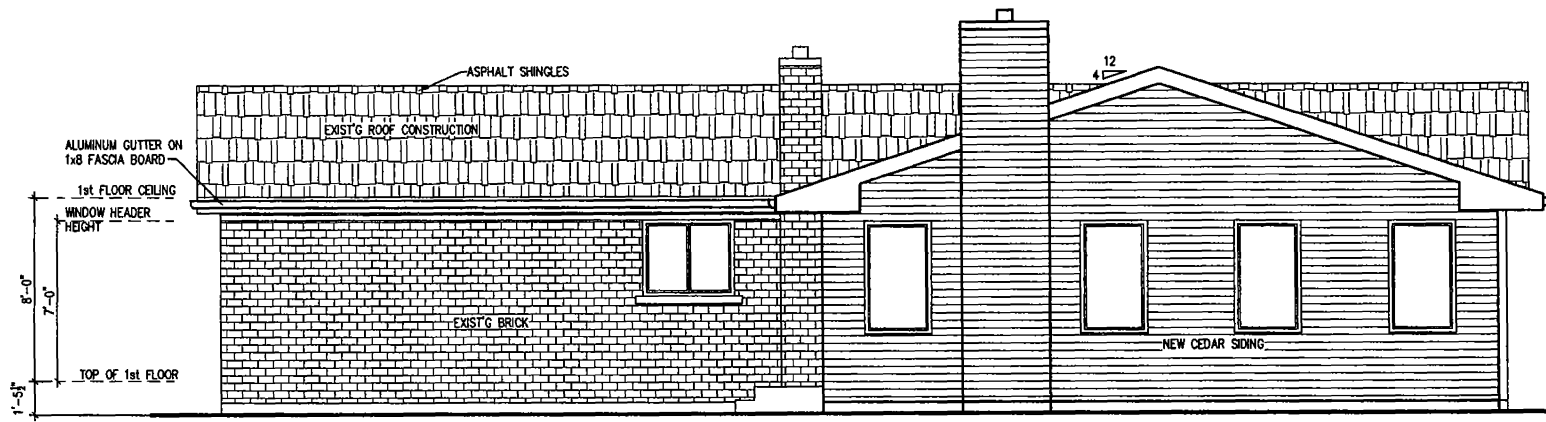
7555 N. Keeler Rd., Skokie, IL 60076
Tel. (847) 347-0037

ONE STORY FRAME ADDITION

ADDRESS: 1070 S Brockway St. Palatine, Illinois

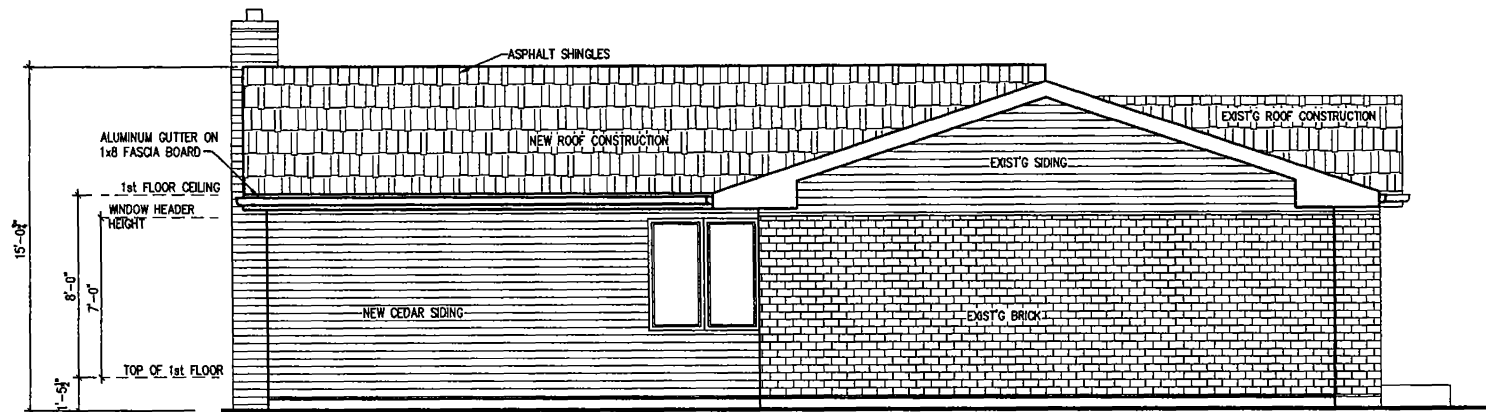
A-5

Attachment: ORD - 2006 Special Use - 1070 S. Brockway (1070 S. Brockway Street - SU VAR Addition and



REAR ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$



LEFT ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$

3.2.h

DATA:
7-29-2006

Manhattan Development Group, Inc.
7555 N. Keeler Rd., Skokie, IL 60076
Tel. (847) 347-0037

ONE STORY FRAME ADDITION

ADDRESS: 1070 S Broadway St. Palatine, Illinois

A-6

Attachment: ORD - 2006 Special Use - 1070 S. Broadway (1070 S. Broadway Street - SU VAR Addition and

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, October 13, 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 to permit a second story addition to be set back 25 feet from the side yard abutting a street lot line, instead of the minimum required 40 feet and a setback of 7 feet, instead of the minimum required 15 feet from the interior side lot line, pursuant to Section 10.02 (c)(12) of the Palatine Zoning Ordinance.
Special Use to permit a fence in the rear yard abutting the side lot line of the front yard of an adjacent lot pursuant to Section 6.03 (b) (6) (b) of the Palatine Zoning Ordinance.
 The property is commonly known as 1070 S. Brockway Street (02-27-202-016).
 The Petitioner is proposing to build a second story addition on the south side of the existing home and a two-story addition to the north that encroaches into the required side yard setbacks. The Petitioner is also proposing to build a 5-foot solid vinyl fence 5 feet from the side lot line along Bryant Avenue, with landscaping.
 The above petition has been filed by Chris Gibala and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 20-44
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 28th day of September, 2020
 Published in Daily Herald
 September 28, 2020 (4551916)

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, Highland, 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 09/28/2020 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 # 4551916

Attachment: Public Notice (1070 S. Brockway Street - SU VAR Addition and Fence)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 10/13/20 07:00 PM

CASE STAFF STATEMENT (ID # 6305)

249 N. Plum Grove Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: John and Christine Garnello

CASE NUMBER: 20-43

ADDRESS: 249 N. Plum Grove Road

PROPOSAL:

Variation to permit an accessory structure to be 3 feet from the side lot line, instead of the minimum required 5 feet and 9 feet from the principal structure, instead of the minimum required 10 feet, per Section 6.01 (a) (2) of the Village of Palatine Zoning Ordinance.

<u>LOCATION:</u> 249 N. Plum Grove Rd District 6 (Helms)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
--	--

SURROUNDING CONDITIONS:

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

BACKGROUND:

The Petitioners are proposing to build an addition onto the rear of the home and replace an existing detached garage that does not meet the accessory structure setbacks. Therefore, the Petitioners are requesting:

Variation to permit an accessory structure to be set back 3 feet from the side lot line, instead of the minimum required 5 feet, and 9 feet from the principal structure, instead of the minimum required 10 feet.

SITE ANALYSIS:

- The Subject Property is zoned R-2, Single Family Residential, and contains a single-family home and detached garage. As an existing condition, the garage has a non-conforming side yard setback, approximately 4 feet 1 inch from the side lot line; 5 feet is required.
- The proposed garage is approximately 3 feet 8 inches from the side property line; increasing the encroachment by 5 inches. The existing garage is approximately 190 square feet and the proposed garage is 305 square feet.
- The Petitioners are also constructing an addition off the back of the home, which will be set back 9 feet 6 inches from the proposed garage and requires setback relief.
- The height of the proposed garage meets code at 13 feet 7 inches.
- Building and lot coverage both meet code at 30% and 40% respectively.

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:

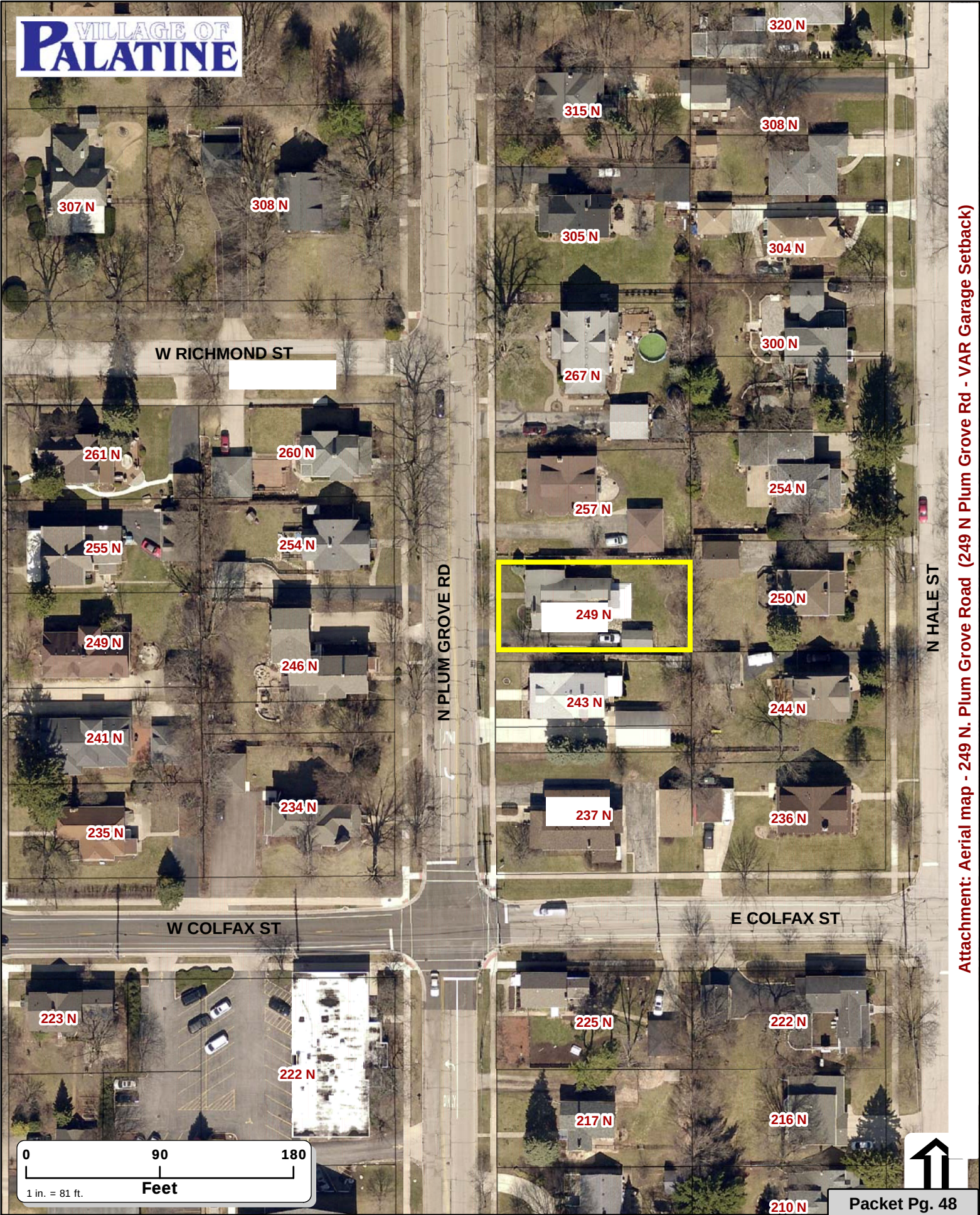
The Petitioners are proposing to replace an existing non-conforming detached garage, with a new and slightly larger detached garage. The side yard setback for the new garage would be approximately 5 inches closer to the side lot line (3 feet 8 inches vs. the existing condition of 4 feet 1 inches). In addition, the Petitioners are proposing to build an addition off the rear of the primary structure that will put the distance between

the principal structure and detached garage at 9 feet 6 inches, also requiring setback relief. The proposed garage meets the height requirement and with the addition to the residence, any detached garage would require relief (setback from principal structure), unless relocated farther into the rear yard. The property is narrow at 66 feet versus the current minimum 75-foot lot width and there are several non-conforming (side-yard setbacks) detached garages in the area. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the ZBA recommends approval of the Variation, Staff recommends the following condition:

1. The Variation shall substantially conform to the plans prepared by Jakl Brandeis Architects Ltd. dated 5/06/2020 except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial map - 249 N. Plum Grove Road
- Application
- Plat of Survey
- Site Plan
- Elevations
- Public Notice



VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

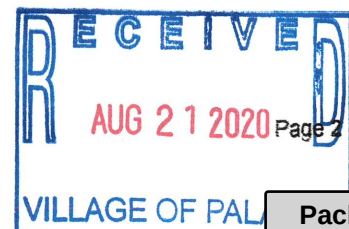
Department of Planning & Zoning
200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	JOHN AND CHRISTINE GARNIELLO			
	Subject Property Address			
	249 N. PLUM GROVE RD. PALATINE, IL 60067			
	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:				
A dual variance is being requested for the historic Sear's property located at 249 N. Plum Grove Road that was built in 1923. The intent is to build an addition (192 square feet) that would relatively mirror the historic character of the front of the house. In furtherance of the approved addition, we are seeking to tear down the existing garage and rebuild a new garage, again to mirror the historic character of the existing garage, on the current garage area and increase the square footage from 289 square feet to 295 square feet. Understanding that the VOP Detached Garage zoning ordinance requirements of having the principal structure and detached garage being ten (10) feet apart as well as the detached garage being located a minimum of five (5) feet from all side and rear lot lines, we are requesting that the first variance to permit the principal residence and garage to be nine (9) feet and the second variance to permit the garage structure to be three (3) feet and six (6) inches on the south lot line that abuts the side yard of the adjoining owner's property.				

Attachment: Application (249 N Plum Grove Rd - VAR Garage Setback)





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

THE REQUESTED VARIANCE IS MINIMAL. THE HOUSE, ON THE PROPERTY, WAS BUILT IN 1933 AND IS A SMALL ONE-CAR GARAGE. CURRENTLY, THE GARAGE IS NOT DESIRABLE FOR MOST PRESENT FAMILIES.

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

THE PETITIONER WISHES TO INCREASE THE SQUARE FOOTAGE OF THEIR DETACHED GARAGE. HOWEVER, WITH AN INTENT TO BUILD AN ADDITION AND TO KEEP THE 'NEW' GARAGE 10 FEET FROM PRINCIPAL BUILDING A VARIANCE IS BEING REQUESTED ON THE SOUTH LOT LINE.

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

THE AREA IS COMPOSED OF MANY HISTORICAL HOMES. OUR INTENT IS TO PRESERVE THE DISTINCTIVE AND ESSENTIAL CHARACTERISTICS OF THE LOCALITY.

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 LOT SIZE IS 8684 SQ. FT. OF FLAT LAND AND SHOULD BE ADEQUATE TO ACCEPT THE ADDITIONAL SQUARE FOOTAGE.

Attachment: Application (249 N Plum Grove Rd - VAR Garage Setback)



MURRY AND MOODY, LTD.

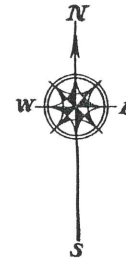
Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845

933 S. Plum Grove Road Suite 101 Palatine, Illinois 60067

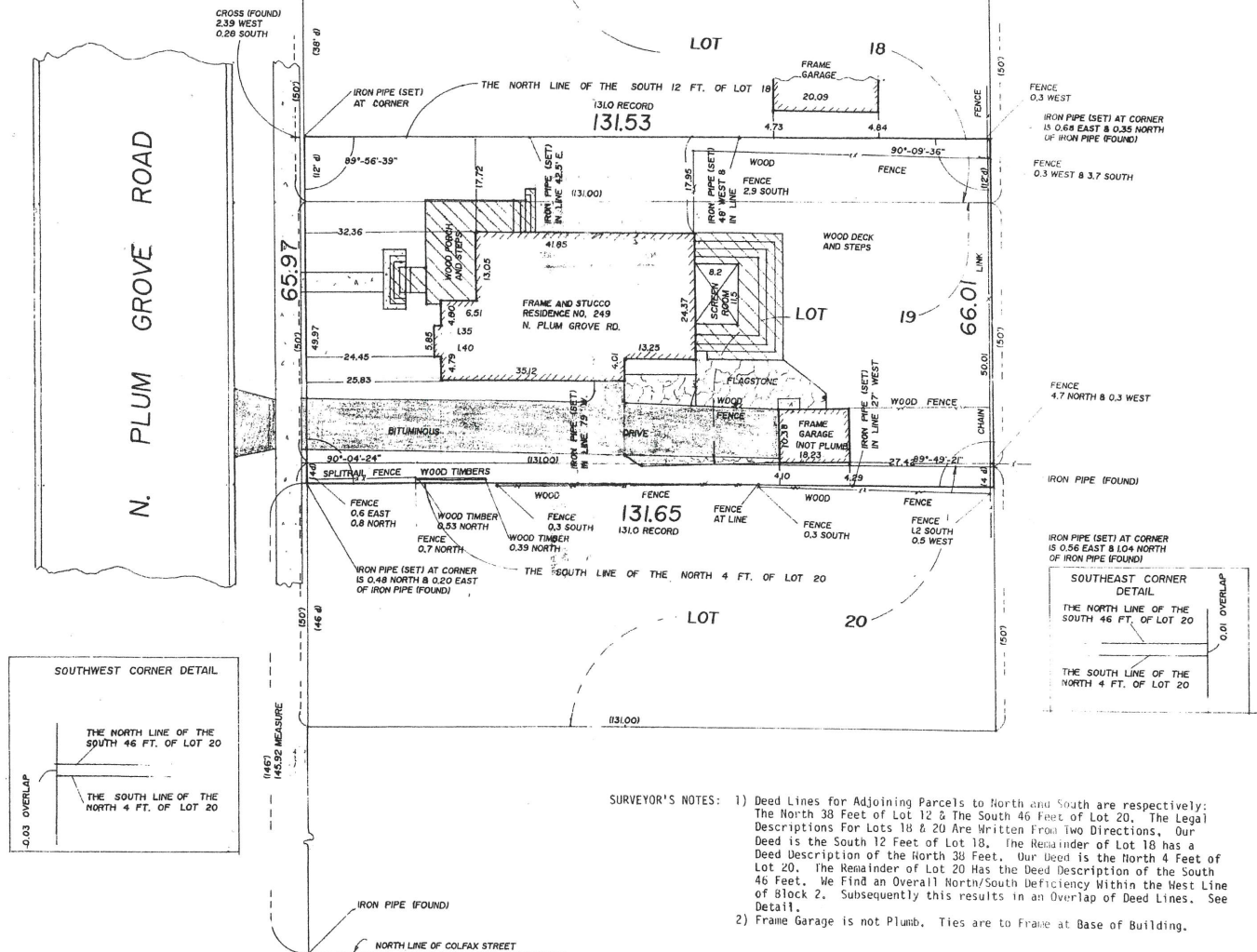
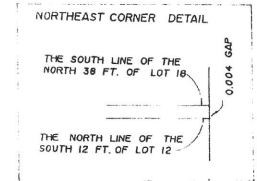
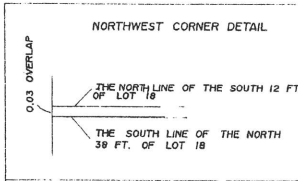
Phone: (847) 358-5960

PLAT OF SURVEY OF



THE SOUTH 12 FEET OF LOT 18, ALL OF LOT 19, AND THE NORTH 4 FEET OF LOT 20 IN BLOCK 2 IN F. ZITZMAN'S SUBDIVISION OF BLOCK X IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 6,684 ± 50. FT.



SURVEYOR'S NOTES: 1) Deed Lines for Adjoining Parcels to North and South are respectively: The North 38 Feet of Lot 12 & The South 46 Feet of Lot 20. The Legal Descriptions for Lots 18 & 20 Are Written From Two Directions. Our Deed is the South 12 Feet of Lot 18. The Remainder of Lot 18 has a Deed Description of the North 38 Feet. Our Deed is the North 4 Feet of Lot 20. The Remainder of Lot 20 Has the Deed Description of the South 46 Feet. We Find an Overall North/South Deficiency Within the West Line of Block 2. Subsequently this results in an Overlap of Deed Lines. See Detail.

2) Frame Garage is not Plumb. Ties are to Frame at Base of Building.

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

Barbara C. Murry

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: AUGUST 26, 2008

Palatine, Illinois SEPTEMBER 4, 2008

Illinois Professional Land Surveyor

Barbara C. Murry 03-003529

License Renewal date: November 30, 2008

LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90° 00' 00" indicate degrees, minutes and seconds

50.25 / N 90° 00' 00" E indicates measure dimension / bearing.
(50.25) / (N 90° 00' 00" E) indicates record dimension / bearing.
(50.25 d) / (N 90° 00' 00" E d) indicates deed call dimension / bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

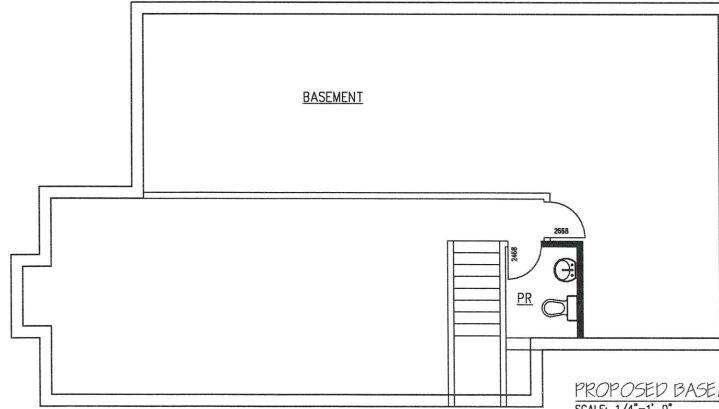
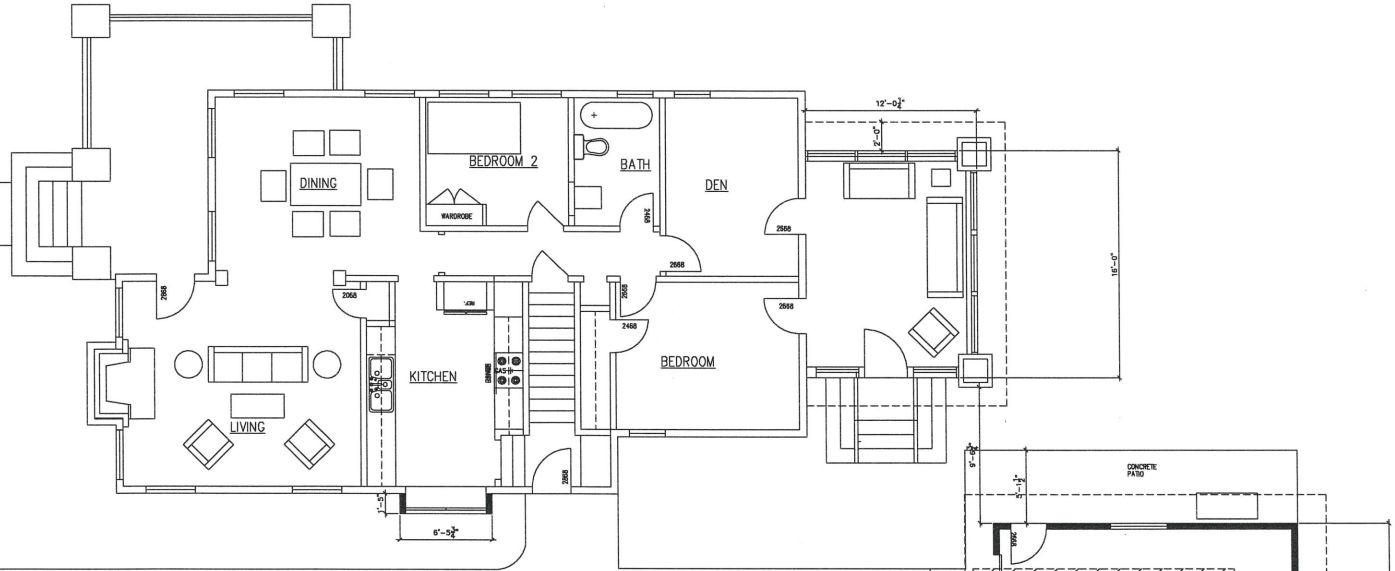
Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.

ORDER No. 08-1123 136M38

SURVEY MADE FOR

CHRISTINE GARNELLO

SCALE 1" = 15'



PROPOSED BASEMENT PLAN
SCALE: 1/4"=1'-0"

JAKL BRANDEIS ARCHITECTS LTD.

1800 HAWTHORNE LANE
WEST CHICAGO, ILLINOIS 60185
PH (630) 562-3900 FAX (630) 562-2570

ISSUE	DATE
PRELIMINARY	05-08-20
CODE REVISIONS	
CODE REVISIONS 2	

GARNELLO REMODEL
249 N. PLUM GROVE ROAD
PALATINE, ILLINOIS

Sheet No.
A-1
1 of 2

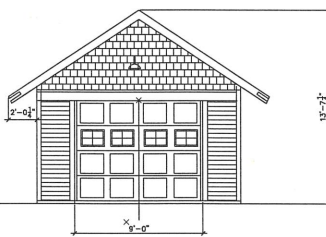
Attachment: Site Plan (249 N Plum Grove Rd - VAR Garage Setback)



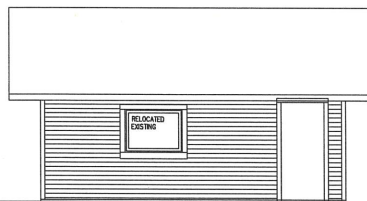
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



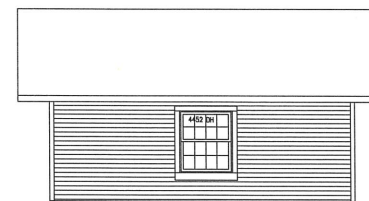
REAR ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

JAKI BRANDEIS ARCHITECTS LTD.

1800 HAWTHORNE LANE
WEST CHICAGO, ILLINOIS 60185
PH: (630) 562-3900 FAX: (630) 562-2570

ISSUE	DATE
PRELIMINARY	05-08-20
PERMIT	
CODE REVISIONS	
CODE REVISIONS	2

GARNELLO REMODEL
249 N. PLUM GROVE ROAD
PALATINE, ILLINOIS

Sheet No.
A-2
2 of 2

Attachment: Elevations (249 N Plum Grove Rd - VAR Garage Setback)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, October 13, 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 an accessory structure to be 3 feet from the side lot line, instead of the minimum required 5 feet and 9 feet from the primary structure, instead of the minimum required 10 feet, per Section 6.01 (a) (2) of the Village of Palatine Zoning Ordinance.

The property is commonly known as 249 N. Plum Grove Road (02-14-300-021).

The Petitioner is proposing to replace an existing non-conforming one car detached garage with a new detached garage.

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

FILE #: 20-43

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

DATED: This 28th day of
September, 2020
Published in Daily Herald
September 28, 2020 (4551915)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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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 # 4551915

Attachment: Public Notice (249 N Plum Grove Rd - VAR Garage Setback)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 10/13/20 07:00 PM

CASE STAFF STATEMENT (ID # 6306)

113 S. Walnut Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Pat and Kristen Noonan

CASE NUMBER: 20-53

ADDRESS: 113 S. Walnut Street

PROPOSAL:

Special Use to permit an accessory structure to exceed the maximum height allowed of one (1) story, not to exceed 15 feet or the highest point of the principal structure, per Section 6.01 (a) (1) of the Village of Palatine Zoning Ordinance.

Variation to permit an accessory structure to be 780 square feet instead of the maximum allowed 545 square feet, per Section 6.01 (a) (4) of the Village of Palatine Zoning Ordinance.

<u>LOCATION:</u> 113 S. Walnut Street District 2 (Lamerand)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
---	--

SURROUNDING CONDITIONS:

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

BACKGROUND:

The Petitioners are proposing to replace an existing detached two-car garage, with a larger garage, which exceeds both the maximum square footage and height requirements. Therefore, the Petitioners are requesting:

Special Use to permit an accessory structure to exceed the maximum height allowed of one (1) story, not to exceed 15 feet or the highest point of the principal structure.

Variation to permit an accessory structure to be 780 square feet instead of the maximum allowed 545 square feet.

SITE ANALYSIS:

- The Subject Property is zoned R-2, Single Family Residential.
- The Petitioner is requesting to remove an existing detached garage and shed (total square footage of 545 square feet) and replace it with a larger detached two-car garage (approximately 780 square feet). Per code, accessory structures may not exceed 50% of the floor area of the primary structure. The primary structure is approximately 1095 square feet allowing an accessory to be over 545 square feet. Therefore, a variation is required.
- In addition, the proposed garage has a peak height of 21 feet. Per code, accessory structures may not exceed the highest point of the principal structure. Per the submitted plans, the principal structure is approximately 18 feet to the highest point; therefore, a Special Use is required.
- The Petitioners have indicated the upper level of the garage will be for storage only.
- The Setbacks and Building Coverage meet code.
- The Petitioner has identified two similar structures on the same block with the following dimensions. Both items receive zoning relief for height and 132 S. Walnut received relief for square footage. The table below is a comparison of the detached structures:

Address	Height	Square Footage	Taller than Principal Structure	Ordinance
113 S Walnut St (Proposed)	21' Peak, 15' Midpoint	780 sq. ft.	Yes	
127 S Walnut St (Existing)	18' 8" Peak	663 sq. ft.	No	O-33-72
132 S Walnut St (Existing)	26' Peak, 18' Midpoint	825 sq. ft.	Yes	O-87-08

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

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:

Detached garages are both typical and common in this subdivision. Several of which received similar zoning relief for height and overall square footage. The Petitioners are requesting to build a detached garage that exceeds both the maximum square footage and height zoning requirements for an accessory structure. The Petitioner has indicated there are two existing detach garages similar to proposed detached garage including one that is taller than the primary structure. While the garage is larger than the permitted square feet, the lot coverage still meets code and all of the setback requirements. The height is taller than the primary structure, however there is an elevation change on the property that would reduce the impact and several mature trees that are significantly higher than the proposed garage. In addition, the submitted plans indicate that the second story would be unfinished and for storage only.

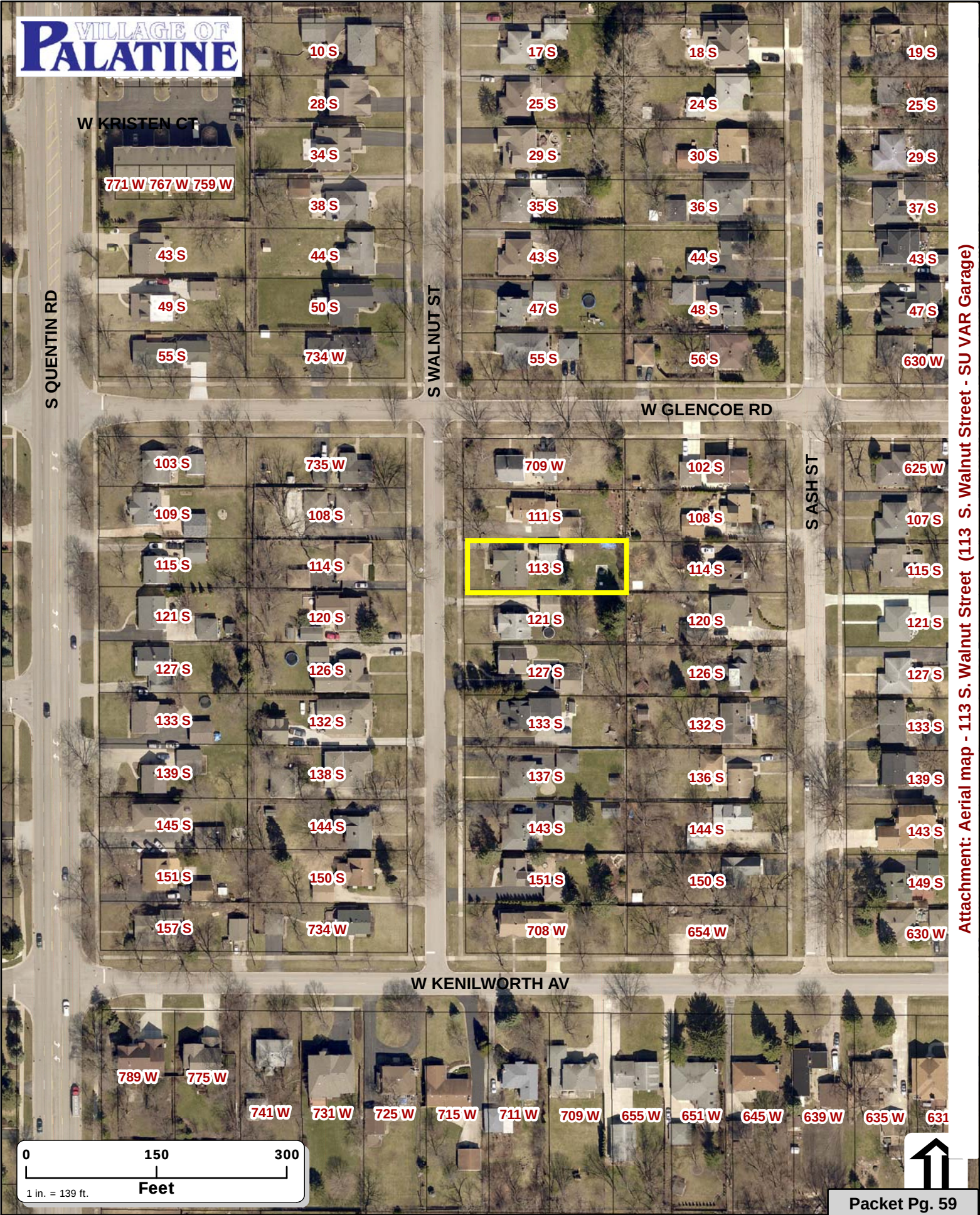
Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the ZBA recommends approval of the Special use and Variation, Staff recommends the following condition:

1. The Special Use and Variation shall substantially conform to the plans prepared by Carlson Architecture dated 8/21/2020 except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial map - 113 S. Walnut Street
- Application
- Plat of Survey
- Site Plan
- Elevations
- Floor Plan
- Letters of Support
- Public Notice

113 S. Walnut Street



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)	
	<i>Patricia Kristen Noonan</i>			
	Subject Property Address			
	<i>113 S. Walnut St</i>			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one)			
	☒ Special Use ☐ Special Use Amendment ☐ Variation			
Existing Zoning District		Existing Land Use		Proposed Land Use
Generally describe your request:				
<i>We would like to build a garage that would be approximately 24 feet at its highest point</i>				

Attachment: Application (113 S. Walnut Street - SU VAR Garage)



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

N/A

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

We would like to build a new garage that would be build according to all Local and State building codes

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

This garage will be similar to other garages in the neighborhood

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

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

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

N/A



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

N/A

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

We have a single car with driving and would like another spot or 2

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

It would be behind my house

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

N/A

Attachment: Application (113 S. Walnut Street - SU VAR Garage)

HOME OFFICE:
218 N. County Street
Waukegan, IL 60085
Phone: 847-336-2473
Fax: 847-336-2113

Northwest Suburbs:
Phone: 847-392-7600
Fax: 847-392-7719



E-MAIL AND INTERNET ADDRESSES
<http://www.matc.com> AND sales@matc.com
Illinois Professional Design Firm 184002822

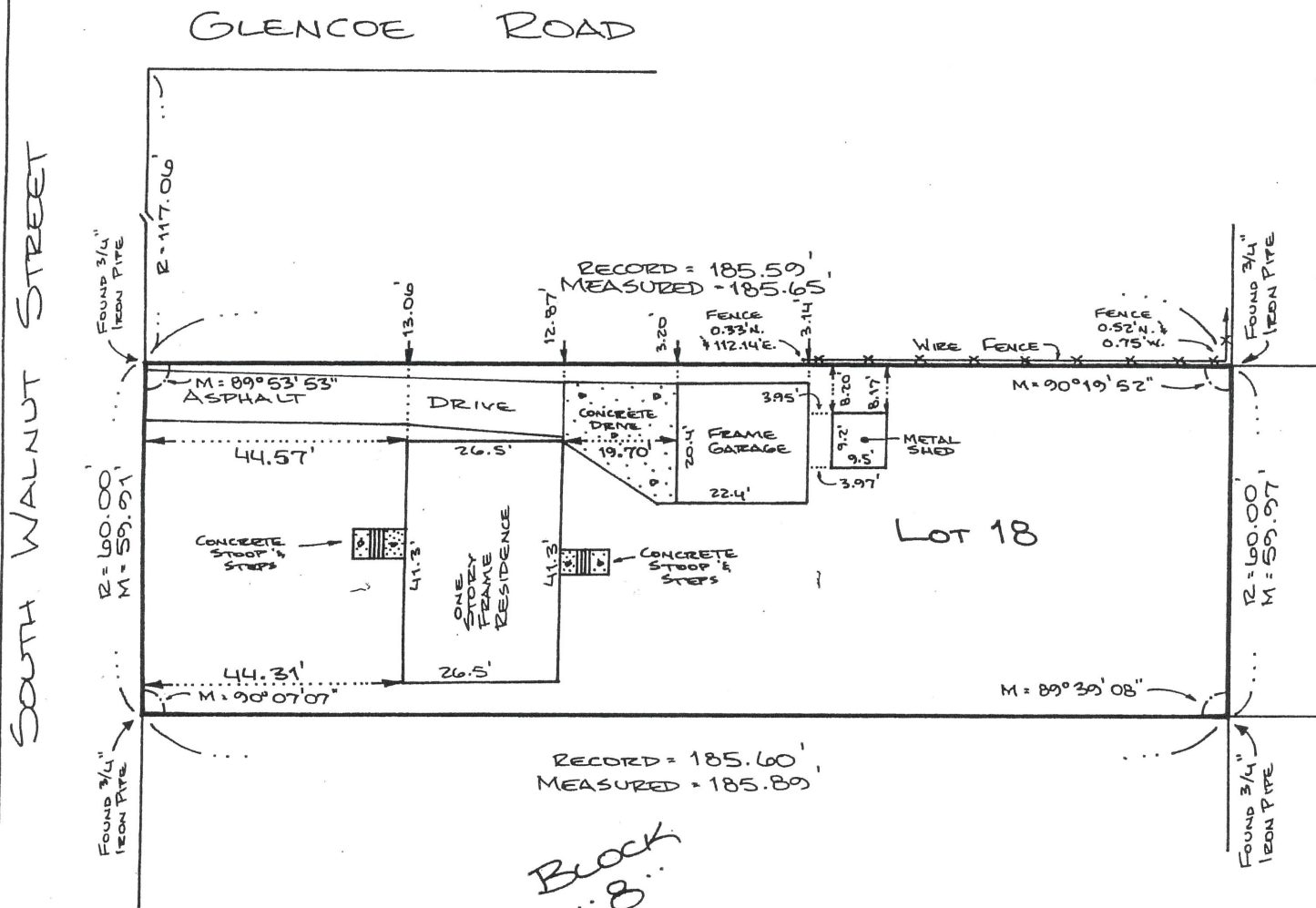
9800 S. Roberts Road
Palos Hills, IL 60465
Phone: 708-430-4077
Fax: 708-598-0696

Dupage and Kane:
Phone: 630-690-3733
Fax: 630-690-3735

3.4.c

PLAT OF SURVEY

Lot Eighteen (18) in Block Eight (8) in Merrill's Garden Home, a Subdivision of the North half (N $\frac{1}{2}$) of the North West quarter (NW $\frac{1}{4}$) of Section Twenty two (22), Township Forty two (42) North, Range Ten (10) East of the Third Principal Meridian, in Cook County, Illinois.



Attachment: Plat of Survey (113 S. Walnut Street - SU VAR Garage)

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated 4-13-2001

By [Signature] MID AMERICA SURVEY COMPANY
Illinois Professional Land Surveyor. My license expires 11/30/2002



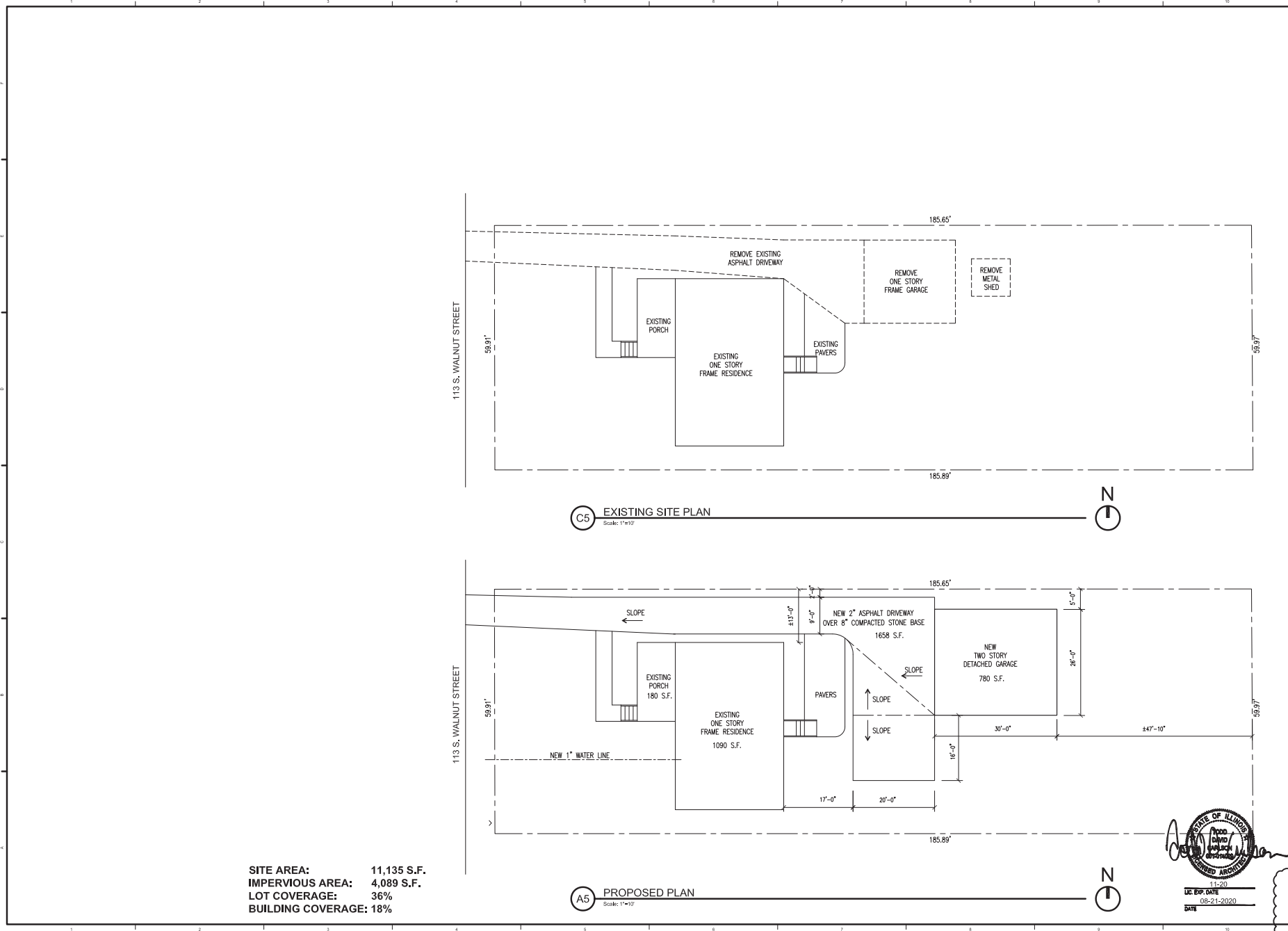
AS IS
NOONAN RES

All distance shown are in feet and decimal parts thereof. No distances are to be determined by scaling. Field work completed on 4-12-2001

Job No. 69421
Address 113 S. WALNUT STREET
PALATINE, IL

P.I.N. 02-22-107-003
Township PALATINE
Ordered By MARK DERUE

Scale 1"=30'
COPYRIGHT MID AMERICA SURVEY COMPANY 2001



SITE AREA: 11,135 S.F.
 IMPERVIOUS AREA: 4,089 S.F.
 LOT COVERAGE: 36%
 BUILDING COVERAGE: 18%

C5 EXISTING SITE PLAN
 Scale: 1"=10'

A5 PROPOSED PLAN
 Scale: 1"=10'



11-20
 DATE 08-21-2020

3.4.d

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CARLSON ARCHITECTURE
 128 S HALE ST
 PALATINE, ILLINOIS 60067
 Phone 847.845.6946
 WWW.CARLSONARCHITECTURE.COM

NOONAN RESIDENCE
 113 S. WALNUT STREET
 PALATINE, IL 60067

PROJECT NUMBER
 20003

NO.	REVISION/REMARKS	DATE	NO.	REVISION/REMARKS	DATE
1	PERMIT ISSUE	08/21/2020			
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3					
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7					
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9					
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DATE: 08.21.2020

SITE PLAN

SHEET NUMBER:
 SD101

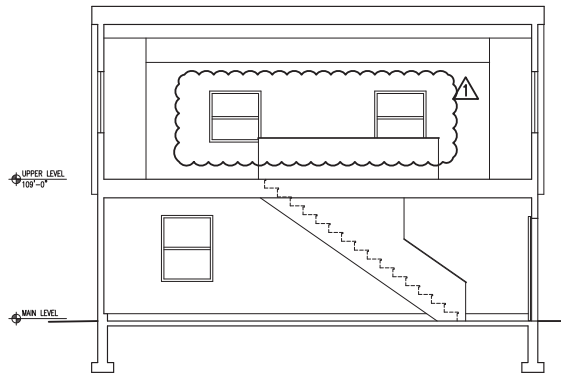
Attachment: Site Plan (113 S. Walnut Street - SU VAR Garage)

NO.	REVISION/REMARKS	DATE
1	PERMIT ISSUE	08/21/2020
2	PERMIT RESPONSE	08/17/2020
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4		
5		

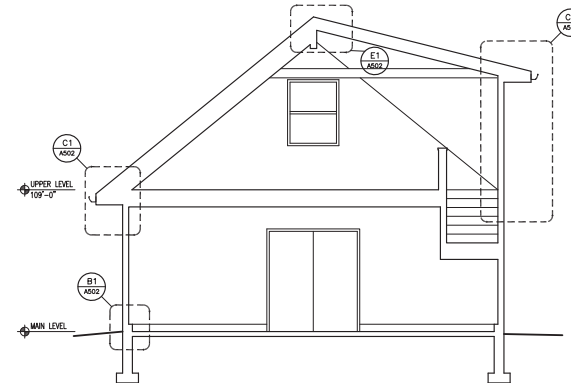
DATE: 08.21.2020

GARAGE
ELEVATION &
SECTIONS

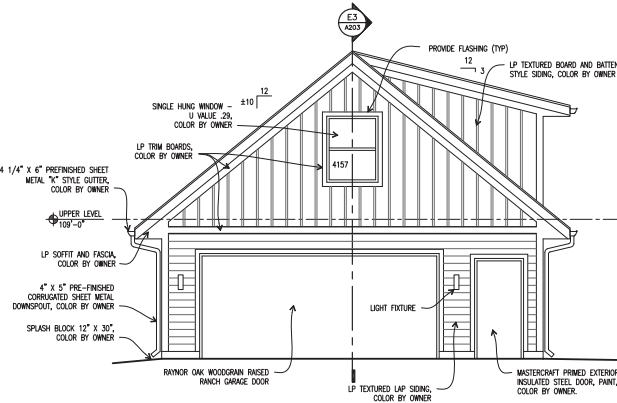
11-20
LIC. EXP. DATE
08-21-2020
SHEET NUMBER
A203



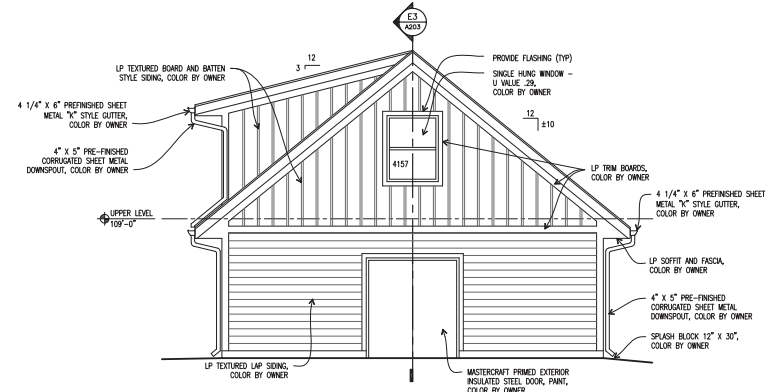
E3 GARAGE BUILDING SECTION
Scale: 1/4"=1'-0"



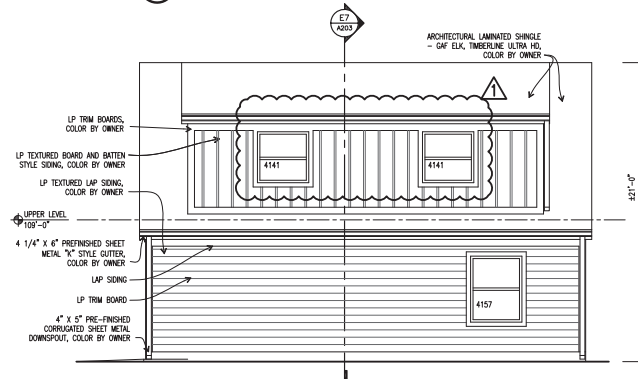
E7 GARAGE BUILDING SECTION
Scale: 1/4"=1'-0"



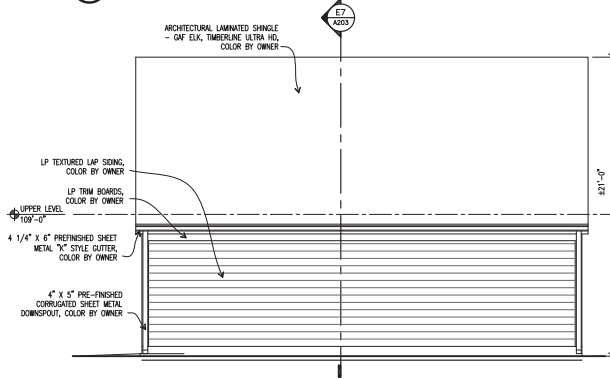
C3 WEST ELEVATION
Scale: 1/4"=1'-0"



C7 EAST ELEVATION
Scale: 1/4"=1'-0"



A3 SOUTH ELEVATION
Scale: 1/4"=1'-0"



A7 NORTH ELEVATION
Scale: 1/4"=1'-0"

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128 S HALE ST
PALATINE, ILLINOIS 60067
Phone 847.845.6946
WWW.CARLSONARCHITECTURE.COM

NOONAN RESIDENCE
113 S. WALNUT STREET
PALATINE, IL 60067

PROJECT NUMBER
20003

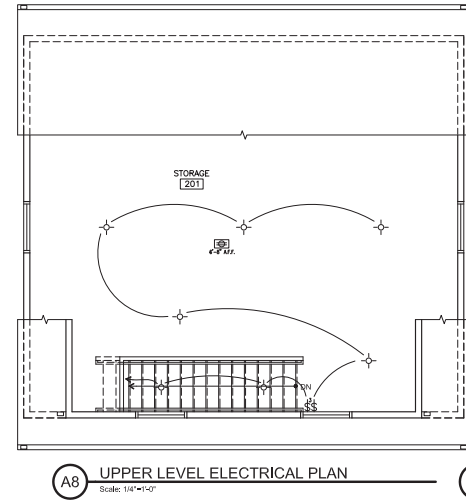
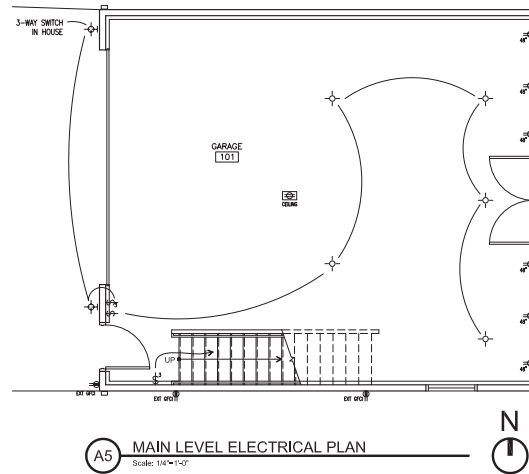
NO.	REVISION/REMARKS	DATE	DATE
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**GARAGE
ELECTRICAL PLAN**

11-20
SHEET NUMBER
A123

Attachment: Floor Plan (113 S. Walnut Street - SU VAR Garage)

LEGEND	
	DUPLEX RECEPTACLE MEASUREMENT INDICATES DISTANCE ABOVE FINISHED FLOOR. IF NOT SHOWN, 15" SHALL BE THE HEIGHT. VERIFY ALL FINAL HEIGHTS IN FIELD w/ OWNER, & FINAL CABINET LAYOUTS
	EXTERIOR GFI RECEPTACLE SHADING DENOTES GROUND FAULT CIRCUIT INTERRUPTER "GFCI", NEMA 5-20R. CROSS LINE DENOTES 4" ABOVE COUNTER OR BACKSPUSH
	EXTERIOR DUPLEX RECEPTACLE SHADING DENOTES GROUND FAULT CIRCUIT INTERRUPTER "GFCI", NEMA 5-20R
	SWITCH
	3-WAY SWITCH
	SURFACE MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	RECESSED CAN LIGHT
	UNDER CABINET STRIP LIGHT
	EXHAUST FAN
	SUPPLY
	RETURN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	THERMOSTAT
	CEILING FAN WITH LIGHT



11-20
DATE
08-21-2020

Dear Village of Palatine Board Members,

My name is Emilia Mosykov and I reside at 111 S WALNUT ST
in Palatine. We are aware the Noonan family plans on building a garage at 21 feet high. We feel this will
have no negative effect on our property value or any other negative on the neighborhood.

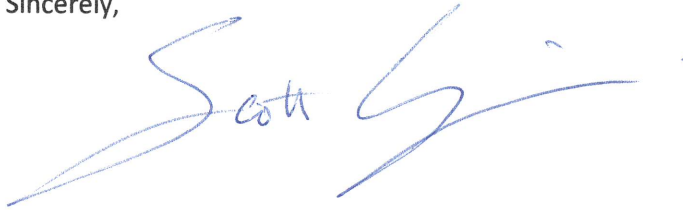
Sincerely,



Dear Village of Palatine Board Members,

My name is Scott Complain and I reside at 114 S Ash St
in Palatine. We are aware the Noonan family plans on building a garage at 21 feet high. We feel this will
have no negative effect on our property value or any other negative on the neighborhood.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Complain", with a stylized flourish at the end.

Dear Village of Palatine Board Members,

My name is ^{q Jess} Stan Worst and I reside at 120 S. Ash St.
in Palatine. We are aware the Noonan family plans on building a garage at 21 feet high. We feel this will
have no negative effect on our property value or any other negative on the neighborhood.

Sincerely,

Stanley Worst

Dear Village of Palatine Board Members,

My name is John Wolski and I reside at 121 S. Walnut St
in Palatine. We are aware the Noonan family plans on building a garage at 21 feet high. We feel this will
have no negative effect on our property value or any other negative on the neighborhood.

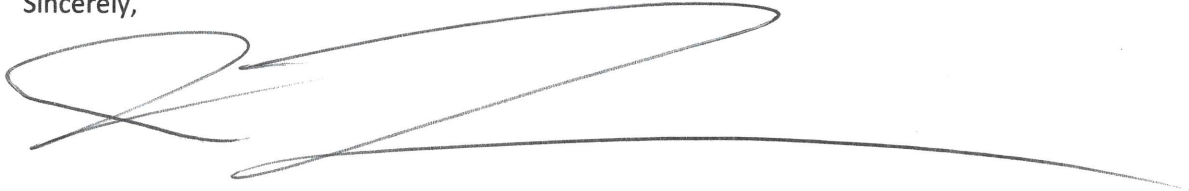
Sincerely,



Dear Village of Palatine Board Members,

My name is James Ferber and I reside at 126 S. Walnut St.
in Palatine. We are aware the Noonan family plans on building a garage at 21 feet high. We feel this will
have no negative effect on our property value or any other negative on the neighborhood.

Sincerely,

A large, stylized handwritten signature in dark ink, likely belonging to James Ferber, written over a horizontal line.

Dear Village of Palatine Board Members,

My name is DEAN HAMONTREE and I reside at 132 S. WALNUT ST.
in Palatine. We are aware the Noonan family plans on building a garage at 21 feet high. We feel this will
have no negative effect on our property value or any other negative on the neighborhood.

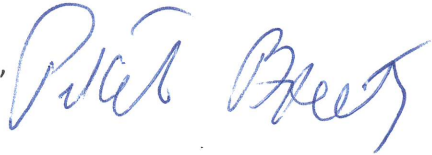
Sincerely,



Dear Village of Palatine Board Members,

My name is BIANKY PALAL and I reside at 108 S WALNUT ST
in Palatine. We are aware the Noonan family plans on building a garage at 21 feet high. We feel this will
have no negative effect on our property value or any other negative on the neighborhood.

Sincerely,



Dear Village of Palatine Board Members,

My name is Lenore Bessemer and I reside at 127 S. Walnut
in Palatine. We are aware the Noonan family plans on building a garage at 21 feet high. We feel this will
have no negative effect on our property value or any other negative on the neighborhood.

Sincerely,

Lenore Bessemer

Attachment: Letters of Support (113 S. Walnut Street - SU VAR Garage)

Dear Village of Palatine Board Members,

My name is OLGA ROZMUSZCZAK and I reside at 114 S. WALNUT ST, PALATINE in Palatine. We are aware the Noonan family plans on building a garage at 21 feet high. We feel this will have no negative effect on our property value or any other negative on the neighborhood.

Sincerely,

Olga Rozmuszczak

Attachment: Letters of Support (113 S. Walnut Street - SU VAR Garage)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, October 13, 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:
Special Use to permit an accessory structure to exceed the maximum height allowed of one (1) story, not to exceed 15 feet or the highest point of the principal structure, per Section 6.01 (a) (1) of the Village of Palatine Zoning Ordinance.
Variation to permit an accessory structure to be 780 square feet instead of the maximum allowed 545 square feet, per Section 6.01 (a) (4) of the Village of Palatine Zoning Ordinance.
 The property is commonly known as 113 S. Walnut Street (02-22-107-003).
 The Petitioner is proposing to replace an existing garage and shed, with one new detached garage. The garage will have a 15-foot mean height between the eaves and ridges of the roof and a maximum height of 21 feet. The above petition has been filed by Pat and Kristen Noonan and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 20-53
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 28th day of September, 2020
 Published in Daily Herald
 September 28, 2020 (4551924)

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 09/28/2020 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 # 4551924

Attachment: Public Notice (113 S. Walnut Street - SU VAR Garage)