



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 12, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Sep 14, 2021 7:00 PM

III. PUBLIC HEARING

1. 237 W Helen Road

Variation to permit lot coverage to be 57% instead of the maximum permitted 45% pursuant to Section 10.06 (g) (1) (b) of the Village of Palatine Zoning Ordinance.

2. 327 W. Northwest Highway

Special Use for a Unique Use to permit Dog Grooming pursuant to Section 11.03 (d) (33) of the Village of Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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ZONING BOARD OF APPEALS MINUTES • SEPTEMBER 14, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Aug 24, 2021 7:00 PM - **Accepted**

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

Minutes Acceptance: Minutes of Sep 14, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 1590 N Rand Road Unit E - WITHDRAWN - **Withdrawn**

RESULT:	WITHDRAWN
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Minutes Acceptance: Minutes of Sep 14, 2021 7:00 PM (Approval of Minutes)

2. 1630 N. Rand Road - Recommended to Approve

Notice was published in the Daily Herald on August 26th, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Plat of Survey/ Site Plan
3. Sign Elevation
4. Public Notice

Sworn in Staff: Lyn Bremanis

Sworn in petitioner: Bayram Gulsen - Owner of Property and business, Cabinet City.

Mr. Gulsen explains that he purchased the property in 2020. The property has two access points. One at Rand Road and another entrance at Dundee Road. The building is somewhat hidden and difficult to see from the Dundee entrance. He states there is an existing pole for signage on the property and is requesting to utilize the existing pole for a second sign.

Ms. Bremanis gave a brief overview:

The petitioner is requesting to have a second freestanding sign on an existing sign pole on the E. Dundee Road entrance. Ms. Bremanis provides super imposed photos of the signage for a view of what the sign would look like if approved. She explains that the property is zoned B-2 and has been vacant for over 10 years. Ms. Bremanis states that the site is unique as it has three entrances and there is not a clear line of sight to the business from the entrance on Dundee Road. She explains that the Subject Property was annexed in 1997, with two freestanding signs on the property as existing conditions. Since the pole has been vacant and without any existing signage upon it, a variation is required for the second sign. In addition, the Dundee Road entrance is a separate parcel, the zoning ordinance would identify these lots as one zoning lot, given the connecting access drive and parking area. The proposed sign is approximately 60 square feet and is identical to the approved sign on Rand Road. The total signage meets the code requirements.

STAFF RECOMMENDATION:

The Petitioner is proposing to install an additional freestanding sign on an existing entrance on Dundee Road. While the pole is an existing condition, it has not contained any signage for an extended period of time.

The property is unique as there are two entrances on two separate streets. The second sign is proposed at the entrance on Dundee Road, which does not have a line of sight to the existing business. Staff believes that the property presents a

unique circumstance with its layout and the fact that there is an existing signpost at the Dundee Road entrance, which was permitted, under Cook County's regulations. In addition this should not alter the essential character of the area. Therefore, Staff recommends approval of the Variation subject to the following conditions:

1. The Variation shall substantially conform to the site plan and elevation plan submitted by the Petitioner on 6/10/21, except as such plans may be changed to conform to Village Codes and Ordinances.

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

DELIBERATIONS:

Mr. Pirog questions if the sign is illuminated.

Mr. Gulsen states that it is illuminated.

Ms. Wood asks how the sign size was determined.

Ms. Bremanis states that the freestanding sign can be up to 100 square feet for a single sign.

Ms. Wood states it is a unique request because they are the owner of the property. She asks if staff knows when the existing pole had a sign on it.

Ms. Bremanis states she does not know when a sign existed on the pole. It has been over ten years.

Mr. Luszczyk states that there are two entrances and should have two signs.

Ms. Roth-Wurster agrees.

Mr. McGinn states that it is a unique property and does not believe it would alter the character of the property.

Mr. Luszczyk made a motion to approve the variation, seconded by Mr. McGinn

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on Monday October 4, 2021

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Jerry Luszczyk, Commissioner
SECONDER:	Theodore McGinn, Commissioner
AYES:	Roth-Wurster, Wood, Luszczyk, McGinn, Pirog
ABSENT:	Larson, Cavanaugh

IV. COMMUNICATIONS**V. ADJOURNMENT**

Minutes Acceptance: Minutes of Sep 14, 2021 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 10/12/21 07:00 PM

CASE STAFF STATEMENT (ID # 7105)

237 W Helen Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: John Kalmar

PETITIONER: Mark West

CASE NUMBER: 21-70

ADDRESS: 237 West Helen Road

PROPOSAL:

Variation to permit lot coverage to be 57% instead of the maximum permitted 45% pursuant to Section 10.06 (g) (1) (b) of the Village of Palatine Zoning Ordinance.

<u>LOCATION:</u> 237 West Helen Rd District 2 (Lamerand)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
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SURROUNDING CONDITIONS:

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

BACKGROUND:

The Petitioner is proposing to add an additional 450 square feet of pavement to the driveway increasing the lot coverage to a total of approximately 57%. Therefore, the Petitioner is requesting:

Variation to permit lot coverage to be 57% instead of the maximum permitted 45%.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family. The property is located within Block 30 of the Arthur T. McIntosh Plum Grove Road Subdivision and is approximately 8,919 square feet in size. It was annexed into the Village in 1869.

- In addition to the home, the property contains a detached two (2) story garage and small shed. The existing lot coverage is approximately 51% (4,533 sf) which exceeds the maximum 45% lot coverage by 519 sf. Access to the garage is from the 12 foot driveway which widens out to approximately 23 feet once it gets to the rear of the home. The existing driveway was re-paved in 2020.
- In 2004, the petitioner requested approval to build an addition onto the rear of the home and expand the existing garage. Ordinance #O-132-04 was approved granting a special use and certain variations for the following:
 - Setback reductions (SU) to allow an addition onto the rear of the house.
 - Setback reductions (SU) to allow expansion of an existing garage.
 - (SU) to allow the garage to exceed the maximum height & (VAR) to exceed size requirements.
 - (VAR) for reduction in separation distance requirements from garage to house.
- The Petitioner is proposing to widen a portion of the existing driveway by 6 feet for a length of 75 feet which will add approximately 450 square feet to the overall lot coverage. The proposed lot coverage would be increase by 5.04% to a total of 56.04%. The apron width would not increase.
- The proposed building coverage is approximately 32% and meets the Code requirements.

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

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

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

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey - Site Plan
- Petitioner Pictures
- O-132-04
- Public Notice

237 W Helen Road

3.1.a

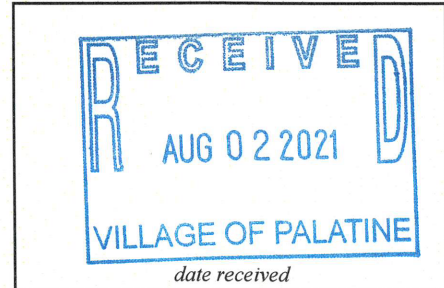


VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner	Zoning Case # 21-70
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S) Mark M West		Business Name (if applicable)	
	Subject Property Address 237 W. Helen rd			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone [REDACTED]	Fax	Email [REDACTED]	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) ☐ Special Use ☐ Special Use Amendment ☒ Variation			
	Existing Zoning District R-2	Existing Land Use SF Residential	Proposed Land Use same	
	Generally describe your request: Add 6'x75' to Drive way. Drive is two cars wide at top, closest to garage. Also two cars wide is the Apron by the street. IF I could add to it, it would make the whole drive two cars wide.			

Attachment: Application (237 W Helen Road - VAR Lot Coverage)

VILLAGE OF PALATINE

VARIATION

Required Materials

- ☐ Filing Fee of \$ 500
- ☒ 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

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

Have to move cars around too much and park on
Easement or in Street

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

It will not, will improve looks

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

Property is narrower than most lots in Area.

HELEN ROAD

Existing 18'

57.92

12'

18.5'

2' min setback

DRIVEWAY

4'8" Corner of house to new driveway

EAST FACE OF FENCE IS 0.63 WEST

33" From house to new driveway

WOOD FENCE

153.93

2004 Expansion of Garage

GARAGE IS 5.56 WEST

EAST FACE OF FENCE IS 0.39 WEST

NORTH FACE OF FENCE IS 1.26 SOUTH

ALUMINUM SIDED GARAGE

20.19

22.11

10 FT. EASEMENT

57.92

CHAIN LINK FENCE

FACE OF FENCE IS 1.34 SOUTH

NORTH FACE OF FENCE IS 1.22 SOUTH

2004 Addition

WOOD FENCE

153.98

FENCE

ALUMINUM SIDED RESIDENCE NO. 237

26.33

8/11

12.04

22.27

23.38

CONCRETE CURB

Inground pipe 4" BLACKTOP for two Downspouts

34.26

1.86

22.02

9.07

1.24

3.44

11.82

17.98

4.07

36.27

36.53

Top of driveway

asphalt driveway

O-132-04 granted variations & special use for garage expansion addition to house

I Highlighted the area I want to add.
It's approximately $6' \times 75' = 450 \text{ ft}^2$

237 W. Helen Rd
Site Plan
8/10/21

Thereby certify that we have surveyed the above
 lot hereon drawn. The legal description shown
 on deed or title policy for building setbacks,
 if exist. Dimensions not noted hereon shall not





Attachment: Petitioner Pictures (237 W Helen Road - VAR Lot Coverage)

Looking North from Garage out to Helen Rd





Looking north toward Helen Rd.



Attachment: Petitioner Pictures (237 W Helen Road - VAR Lot Coverage)

Looking South from Helen Rd onto property

ORDINANCE NO. 0-132-04

**ORDINANCE GRANTING A SPECIAL USE AND A VARIATION –
237 W. HELEN STREET**

Attachment: O-132-04 (237 W Helen Road - VAR Lot Coverage)

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On July 6, 2004**

ORDINANCE NO. 0-132-04**AN ORDINANCE GRANTING A SPECIAL USE AND A VARIATIONS
237 W. HELEN STREET**

WHEREAS, pursuant to a petition and public hearing on June 22, 2004 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 their findings relative to a request for a Special Use for a side yard setback reduction of two (2) feet to permit a house to be set back three (3) feet instead of the minimum required five (5) feet, pursuant to Section 10.06 (a) of the Palatine Zoning Ordinance; a Special Use to permit a two (2) story accessory structure (detached garage) instead of the maximum permitted one (1) story accessory structure, pursuant to Section 6.01 (a) (1) of the Palatine Zoning Ordinance; a Variation of 307 square feet to permit an accessory structure (detached garage) to be 770 square feet instead of the maximum permitted 463 square feet, pursuant to Section 6.01 (a) (4) of the Palatine Zoning Ordinance; a Variation of five (5) feet to permit an accessory structure to be five (5) feet from the principal structure instead of the minimum required 10 feet, pursuant to Section 6.01 (a) (2) of the Palatine Zoning Ordinance, on the following legally described property:

Lot 4 in Block 30 in Arthur T. McIntosh Plum Grove Road Development, a subdivision in Section 22 and 23, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

commonly known as 237 W. Helen Road (PIN #02-22-402-004).

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:

SECTION 1: That a Special Use for a side yard setback reduction of two (2) feet to permit a house to be set back three (3) feet instead of the minimum required five (5) feet, pursuant to Section 10.06 (a) of the Palatine Zoning Ordinance; a Special Use to permit a two (2) story accessory structure (detached garage) instead of the maximum permitted one (1) story accessory structure, pursuant to Section 6.01 (a) (1) of the Palatine Zoning Ordinance; a Variation of 307 square feet to permit an accessory

Attachment: O-132-04 (237 W Helen Road - VAR Lot Coverage)

structure (detached garage) to be 770 square feet instead of the maximum permitted 463 square feet, pursuant to Section 6.01 (a) (4) of the Palatine Zoning Ordinance; a Variation of five (5) feet to permit an accessory structure to be five (5) feet from the principal structure instead of the minimum required 10 feet, pursuant to Section 6.01 (a) (2) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

- 1) The Variation and Special Use shall substantially conform to the site plan attached hereto as Exhibit 'A', the elevations attached hereto as Exhibit 'B', and the floor plans attached hereto as Exhibit 'C' except as such plans may be changed to conform with Village Codes and ordinances and the following conditions. (staff)
- 2) The garage and house addition shall be constructed with materials and colors which substantially match those of the existing garage and house. (staff)
- 3) Drainage from the garage addition shall not drain onto the western property. (staff)
- 4) The petitioner must restore any damage incurred by the western property due to construction. (staff)
- 5) The second floor of the garage shall not be used as habitable space. (staff)

SECTION 2: That the petition for Special Use and variation, a copy of the public notice and the report of the hearing be attached hereto and form a 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 6th day of July, 2004

AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

APPROVED by me this 6th day of July, 2004


 Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
6th day of July, 2004


 Village Clerk

Attachment: O-132-04 (237 W Helen Road - VAR Lot Coverage)

Exhibit "A"

NORTH

SITE PLAN

SCALE: 1"=20.0'

237 HELEN RD

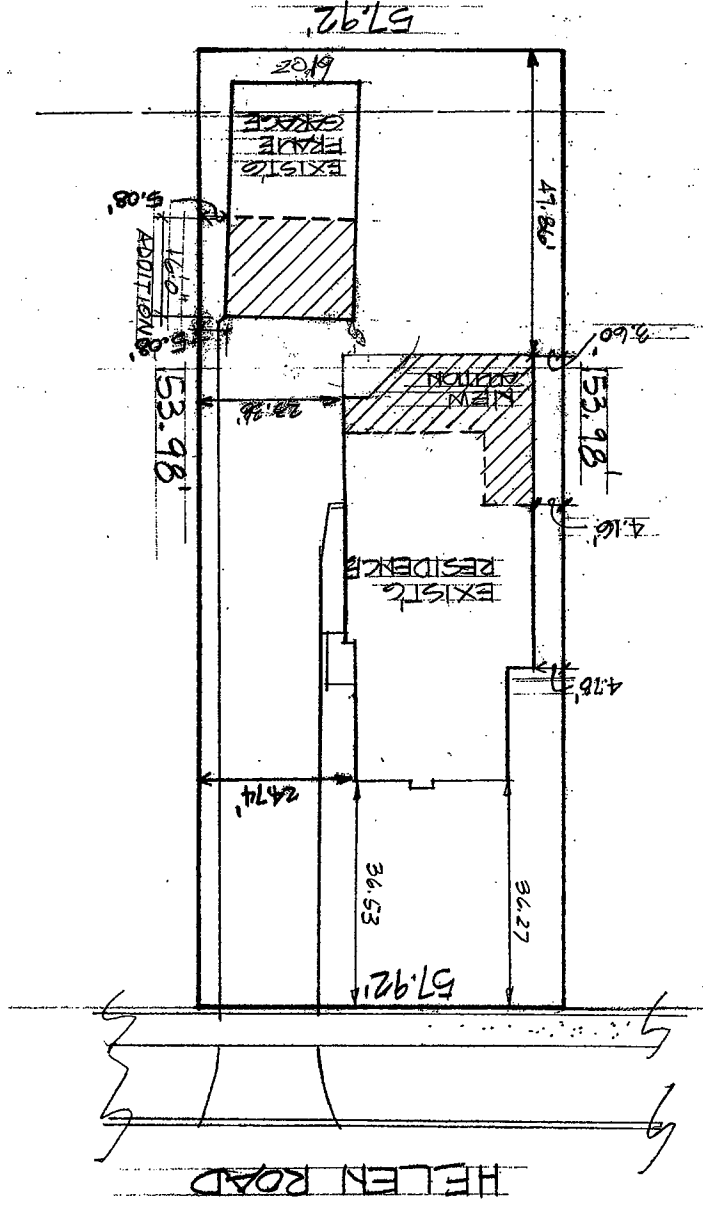
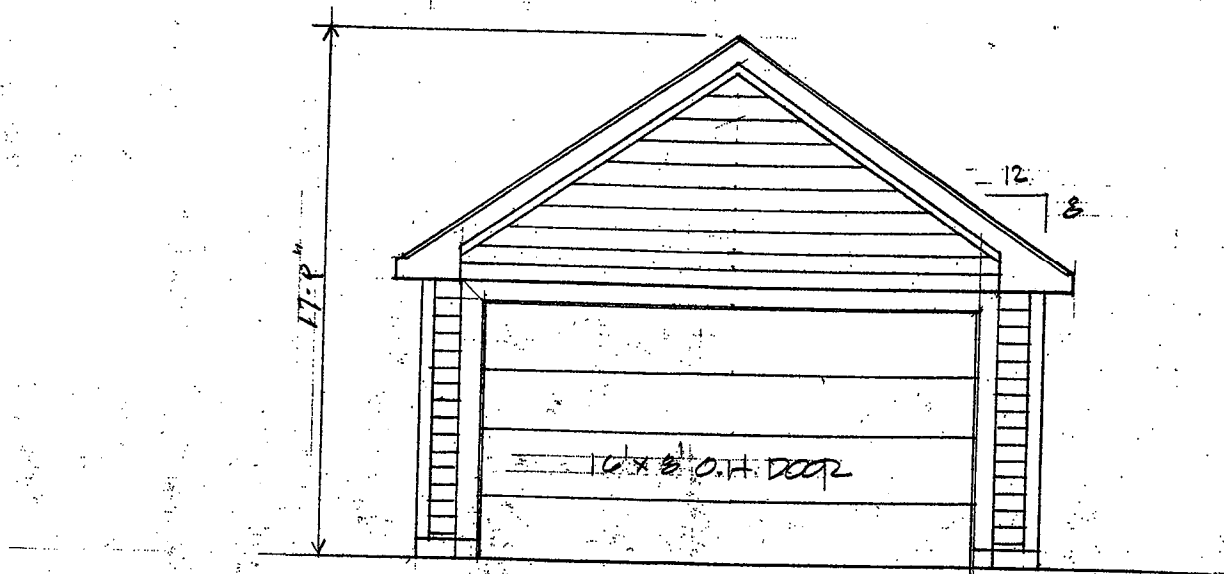
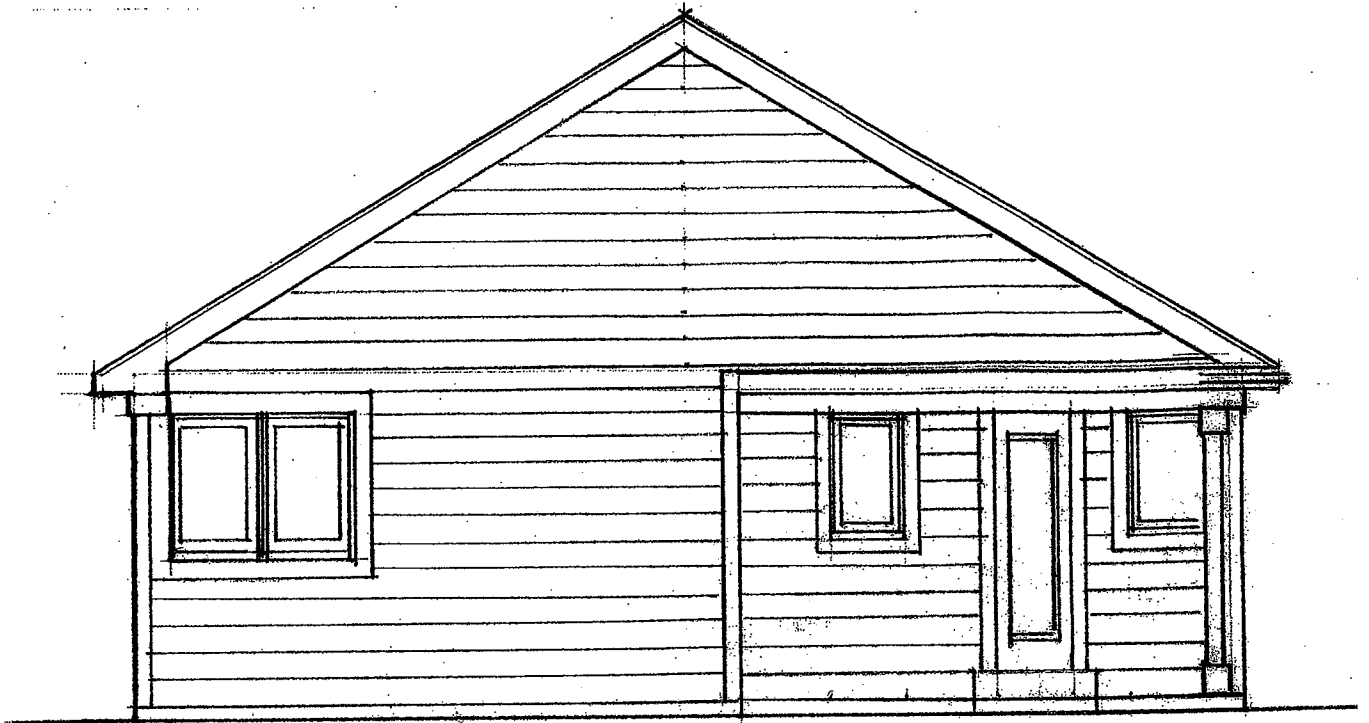


Exhibit "B"



FRONT ELEVATION-PROPOSED GARAGE

1/4" = 1'-0"



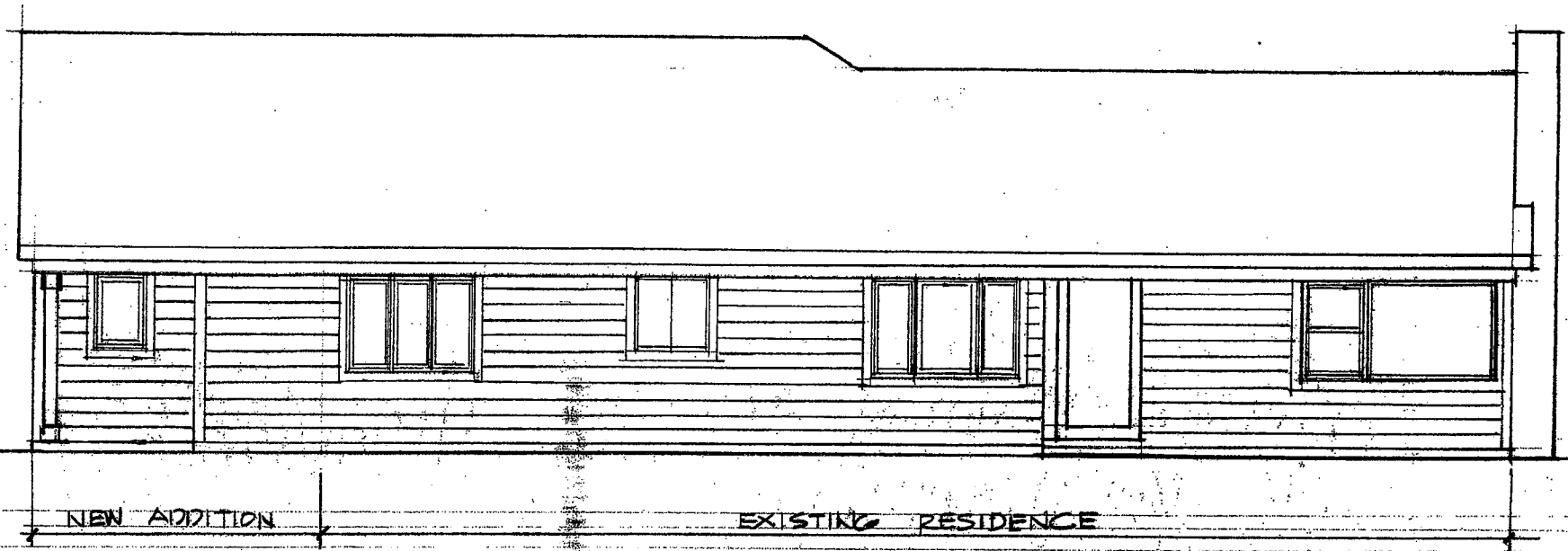
FRONT ELEVATION OF ADDITION

SCALE: $\frac{3}{16}'' = 1'-0''$

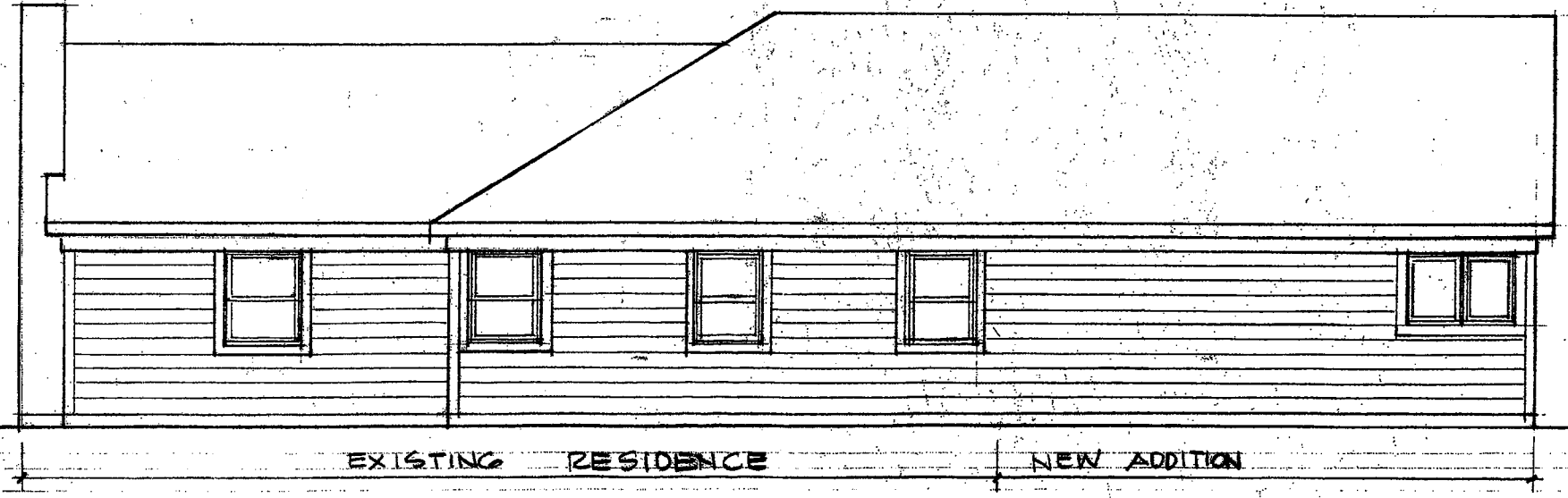
Attachment: O-132-04 (237 W Helen Road - VAR Lot Coverage)

Exhibit "B"

Exhibit "B"



RIGHT-SIDE ELEVATION
SCALE 3/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE 3/16" = 1'-0"

Attachment: O-132-04 (237 W Helen Road - VAR Lot Coverage)

PUBLIC NOTICE
 A public hearing will be held before the Village of Palatine Zoning Board of Appeals on Tuesday, October 12, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to permit lot coverage to be 57% instead of the maximum permitted 45% pursuant to Section 10.06 (g) (1) (b) of the Village of Palatine Zoning Ordinance.
 The property is commonly known as 237 W. Helen Road (02-22-402-004-0000).
 The Petitioner is requesting to expand the existing driveway to add approximately 450 square feet increasing the existing total lot coverage from 51% to approximately 57%.
 The above petition has been filed by Mark M. West and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 21-70
VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 27th day of September, 2021
 Published in Daily Herald
 September 27, 2021 (4570925)

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, Montgomer Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlak 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 Ho 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 09/27/2021 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 # 4570925

Attachment: Public Notice (237 W Helen Road - VAR Lot Coverage)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 10/12/21 07:00 PM

CASE STAFF STATEMENT (ID # 7104)

327 W. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Deborah Heuer, Dog in Suds

CASE NUMBER: 21-73

ADDRESS: 327 W Northwest Highway

PROPOSAL:

Special Use for a Unique Use to permit Dog Grooming pursuant to Section 11.03 (d) (33) of the Village of Palatine Zoning Ordinance.

<u>LOCATION:</u> 327 W Northwest Hwy District 6 (Helms)	<u>CURRENT ZONING:</u> B-2 General Business District
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SURROUNDING CONDITIONS:

<u>North:</u>	P - Planned Development (Commercial)
<u>South:</u>	M- Manufacturing District (Wetlands)
<u>East:</u>	M- Manufacturing District (Wetlands)
<u>West:</u>	B-2 General Business District

BACKGROUND:

The Petitioner is proposing to relocate a dog grooming business to 327 W. Northwest Highway. Therefore, the Petitioner is requesting:

Special Use to permit a unique use (Dog Grooming).

SITE ANALYSIS:

- The subject property is zoned B-2 General Business District and contains the Steven's Point Shopping Center.
- This space was previously a nail salon however; it is currently vacant.
- The Petitioner is proposing to relocate the existing business Dogs in Suds from

their current location on Palatine Road.

- The subject tenant space is approximately 1,194 square feet.
- The proposed hours of operation are:
 - Tuesday - Saturday 7:30 am to 5:00 pm with occasional Mondays
- The business plan indicates 3 groomers 2 groomer/bathers in addition to the owner.
- The estimated number of dogs per week is 90.
- Based on the square footage, 4 parking spaces are required for this use. The shopping center including the Subject Property has approximately 33,000 square feet in total. The parking requirement is 110 spaces, and 158 spaces are provided.

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:

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

1. The Special Use shall substantially conform to the Business Plan and Floor Plan

submitted by the Petitioner on 8/30/21, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Business Plan
- Floor Plan
- Public Notice

327 W Northwest Highway

3.2.a



Attachment: Aerial Map (327 W Northwest Hwy - SU Dog Grooming)

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) Deborah L Heuer.		Business Name (if applicable) Dog in Suds	
	Subject Property Address 329 NW Hwy Palatine IL 60067			
	AUTHORIZED AGENT (if applicable) Patrick A. Finn		Business Name (if applicable) Patrick A. Finn, Ltd.	
	Address 1212 W. Northwest Hwy		City/State/Zip Code Palatine IL 60067	
	Telephone 847-358-4133	Fax 847-358-4457	Email	
	Relationship to Petitioner (contractor, architect, etc.) Contractor			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District B-1	Existing Land Use Commercial	Proposed Land Use Commercial	
	Generally describe your request: I would like to relocate my existing Dog grooming business from, 46 E Palatine rd, to 329 NW Hwy in Palatine.			

Attachment: Application (327 W Northwest Hwy - SU Dog Grooming)



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 new location will provide easier access into the parking lot, compared to our current location, as well as ample parking

It will also give us security in a long term location. Our current landlord has filed for chapter 7 bankruptcy,

Making the future uncertain in our current location.

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

Public health, safety and welfare are of the highest priority. Our 40 year track record shows we have done everything

to protect public safety, health and welfare. The new location will be no different.

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

Dog in suds has been operating in Palatine since 1981. No property values have been injured due to our operation.

Our current location is densely surrounded by residential properties, the proposed new location is surrounded by commercial Properties. Suggesting no new risk to property values.

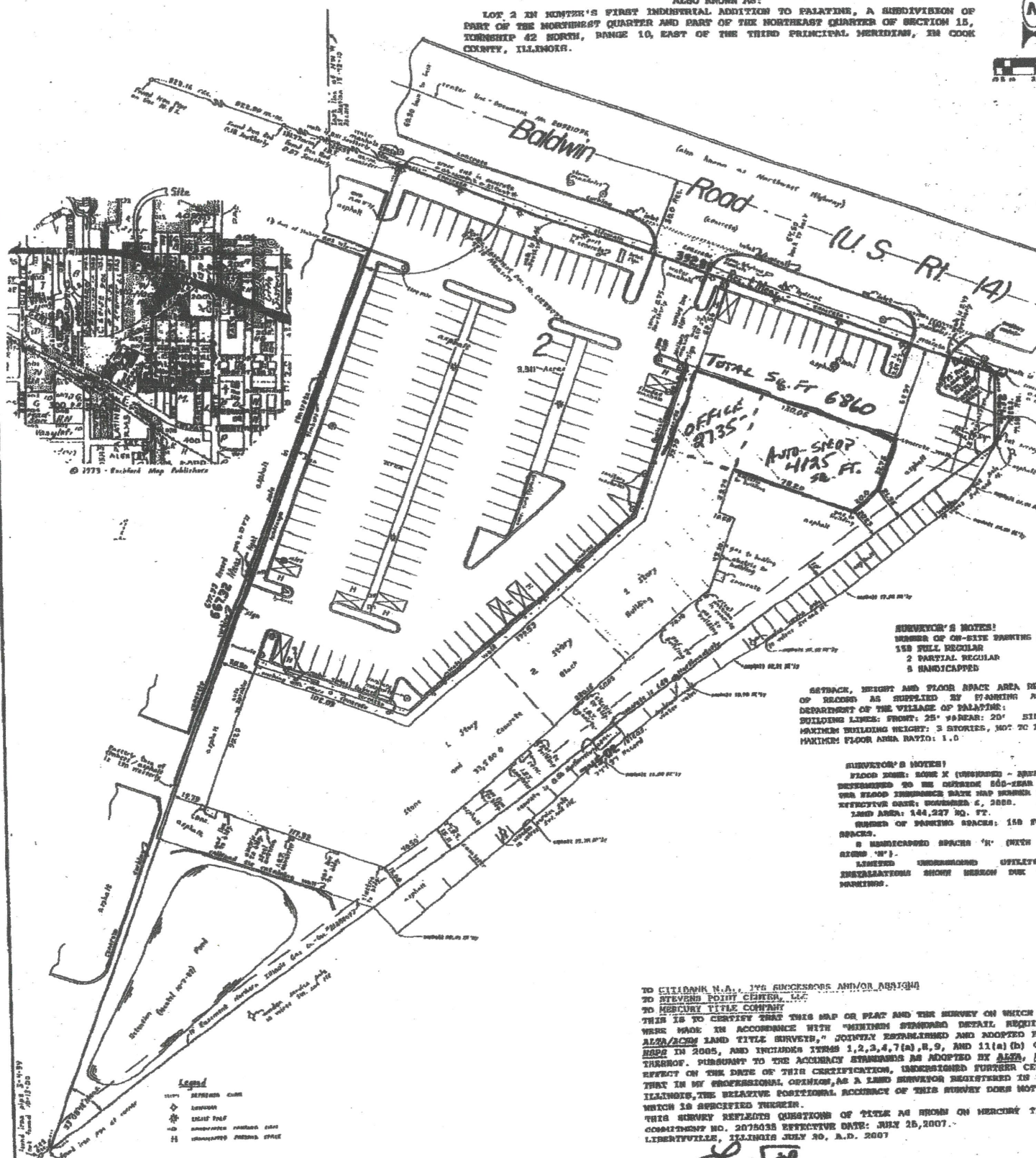
4. With respect to live entertainment uses, the use shall not:

- 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

LOT 2 IN HUNTRE'S FIRST INDUSTRIAL ADDITION TO PALATKA, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 15, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP
42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:
LOT 2 IN HUNTER'S FIRST INDUSTRIAL ADDITION TO PALATINE, A SUBDIVISION OF
PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.



RETRACE, HEIGHT AND FLOOR SPACE AREA RE
OF RECORD AS SUPPLIED BY FARMING
DEPARTMENT OF THE VILLAGE OF PALMISTON
BUILDING LINES: FRONT: 25' REAR: 20' SID
MAXIMUM BUILDING HEIGHT: 3 STORIES, NOT TO E
MAXIMUM FLOOR AREA RATIO: 1.0

SHERVON'S NOTES
 FLOOD DAMAGE: ABOUT 1/2 (UNRECORDED) - AREA
 DETERMINED TO BE THE ENTIRE 600-ACRE
 THE FLOOD INSURANCE RATE MAP NUMBER 1
 EFFECTIVE DATE: NOVEMBER 2, 1988.
 LAND AREA: 144,327 SQ. FT.
 NUMBER OF PARKING SPACES: 150 FT
 SPACES.
 8 UNRECORDED SPACES "H" (WITH
 AREA "H").
 LISTED UNRECORDED UTILITIES
 INSTALLATIONS: HIGHWAY, HIGHWAY, DUK
 HIGHWAY.

TO CITIBANK N.A., ITS SUCCESSORS AND/OR ASSIGNS
TO STEVENS POINT CENTER, LLC
TO MERCURY TITLE COMPANY

THIS IS HEREBY CERTIFIED THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR AGRICULTURAL LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE BOARD OF SURVEYORS OF ILLINOIS IN 1905, AND INCLUDES ITEMS 1,2,3,4,7(a),8,9, AND 11(a) (b) OF SAID STANDARD THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY SAID BOARD, THE EFFECT ON THE DATE OF THIS CERTIFICATION, UNDESIGNED FURTHER CORRECTIONS TO THIS IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THIS SURVEY REFLECTS QUESTIONS OF TITLE AS SHOWN ON MERCATOR TOWNSHIP 36 NORTH, RANGE 10 EAST, COUNTY NO. 2875038 EFFECTIVE DATE: JULY 25, 2007.

LIBERTYVILLE, ILLINOIS JULY 30, A.D. 2007

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2657 EXPIRES 12-30-08
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-003789
PROPERTY ADDRESS: 315-345 WEST NORTHEAST HIGHWAY - PALATINE, ILLINOIS
TELEPHONE THREE NUMBER: 02-15-200-012-0000 as supplied

prepared by:
The Northern Counties Group, Inc.
Surveyors
528 West Street
Libertyville, Illinois 60048
(817) 367-4568 Fax (817) 367-1378



This plot is not certified
unless an impressed seal
is affixed.

BUSINESS PLAN

This is the business plan for, Dog in suds DBA, located at the proposed location of, 329 NW Hwy Palatine IL 60067.

WHAT WE DO

We offer full service dog grooming, to Palatine residents and the surrounding areas. We employ 3 groomers, including Deborah, and 2 dog bathers/ grooming assistants. We average 90 dog clients per week. Most importantly, we love dogs.

Background

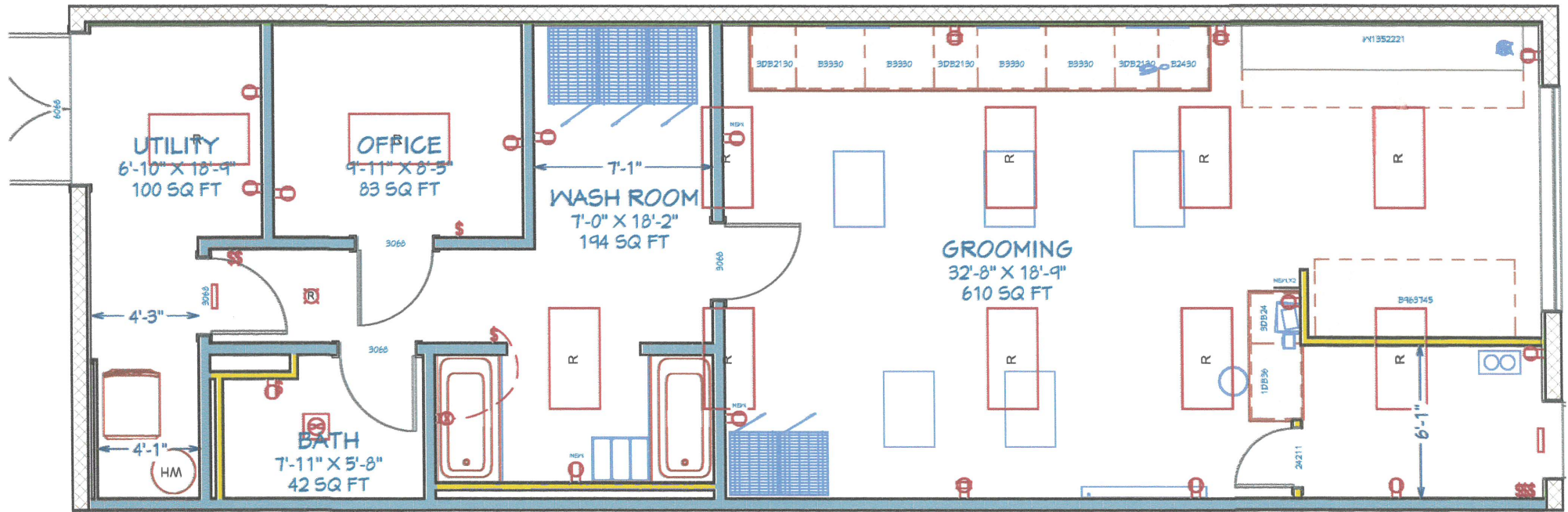
Dog in Suds has been a Palatine institute since 1981. The original owner, Kay Flynn, sold the business in 2000 and has since retired. The current owner, Deborah Heuer, purchased the business in 2005. Deborah started working, part time, at Dog in Suds, in 1993, after selling her first grooming business, to stay home with her children.

Dog in Suds has successfully stayed in business for forty years, thanks to our amazing clients and staff. We would love to continue on for another forty years, in our new location.

Hours of operation

Our current hours are 7:30am to 5pm Tuesday through Saturday, we do open some Mondays with the same hours.

True Craftsmanship, Flawless Design



LIVING AREA
1194 SQ FT



PUBLIC NOTICE
A public hearing will be held before the Village of Palatine Zoning Board of Appeals on Tuesday, October 12, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use for a Unique Use to permit Dog Grooming pursuant to Section 11.03 (d) (33) of the Village of Palatine Zoning Ordinance.

The property is commonly known as 327 W. Northwest Highway (02-15-200-012-0000).

The Petitioner is requesting to relocate an existing dog grooming business, Dog in Suds, to a new location.

The above petition has been filed by Deborah Heuer and is available for examination in the office of the Village Clerk, 200 E. Wood Street. FILE #: 21-73

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

DATED: This 27th day of September, 2021

Published in Daily Herald
September 27, 2021 (4570926)

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, Montgomer Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlak 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 Ho 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 09/27/2021 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 # 4570926

Attachment: Public Notice (327 W Northwest Hwy - SU Dog Grooming)