



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 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

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

III. PUBLIC HEARING

1. 1590 N Rand Road Unit E - WITHDRAWN

RESULT:	WITHDRAWN
----------------	------------------

2. 1630 N. Rand Road

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