

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 • AUGUST 25, 2020

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I.

Note: The July 28, 2020, the Zoning Board of Appeals meeting will take place in the Village Council Chambers (located at 200 E. Wood Street). The meeting will also be broadcast live on Comcast Channel 6 and streamed live through the Village's 'Agenda & Minutes' section of our website (www.palatine.il.us). Village Hall will be open for any member of the public that would like to provide comment or testimony regarding an agenda item at the meeting, while still adhering to the Governor's Executive Orders. If a member of the public cannot access the meeting through one of the above means, please contact the Department of Planning and Zoning at (847-359-9046) by no later than 3 PM on Tuesday, August 25th to be provided with a call in code.

II. CALL TO ORDER

III. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jul 28, 2020 7:00 PM

IV. PUBLIC HEARING

1. 18 W. Comfort Lane

Special Use to permit a second story addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet, pursuant to Section 10.06 (c)(12) of the Palatine Zoning Ordinance.

2. 927 E. Sayles Drive

Special Use to permit a fence in the front yard pursuant to Section 6.03 (b) (6) (a) of the Palatine Zoning Ordinance.

3. 17 E. Northwest Highway

Special Use to permit a massage and wellness studio pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance.

4. 904-908 E. Northwest Highway

Special Use to permit a health club greater than 3,000 square feet pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance.

V. COMMUNICATIONS

VI. ADJOURNMENT



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
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ZONING BOARD OF APPEALS

MINUTES • JULY 28, 2020

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I.

Note: The July 28, 2020, the Zoning Board of Appeals meeting will take place in the Village Council Chambers (located at 200 E. Wood Street). The meeting will also be broadcast live on Comcast Channel 6 and streamed live through the Village's 'Agenda & Minutes' section of our website (www.palatine.il.us). Village Hall will be open for any member of the public that would like to provide comment or testimony regarding an agenda item at the meeting, while still adhering to the Governor's Executive Orders. If a member of the public cannot access the meeting through one of the above means, please contact the Department of Planning and Zoning at (847-359-9046) by no later than 3 PM on Tuesday, July 28th to be provided with a call in code.

II. CALL TO ORDER

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

III. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jul 14, 2020 7:00 PM - **Accepted**

Mr. Dittrich made a motion to approve the minutes of July 14, 2020; seconded by Mr. Pirog.

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

Minutes Acceptance: Minutes of Jul 28, 2020 7:00 PM (Approval of Minutes)

IV. PUBLIC HEARING

1. 297 N. Northwest Highway - **Recommended to Approve**

Notice was published in the Daily Herald on July 13, 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. Floor Plan
5. Public Notice

Sworn in staff: Ms. Lyn Bremanis

Sworn in petitioner: Mr. Pedro Calla 303 Oak Grove Dr Wauconda, IL

Mr. Calla stated he has been running a gym for last 10 years in Palatine. He stated he closed his gym on Rand road 4 months ago. He explained he is considering getting a smaller place because 50% of clients said they will wait 6 months before bringing their kids to classes. Mr. Calla stated he has been working with the Village to get his business license.

Ms. Wood stated she knows Mr. Calla runs a good business and is a good business man. She expressed concern with the parking with parent drop off and pickup and the other businesses in center.

Mr. Calla stated he observed the center for months before talking to the owner. He stated he doesn't think it will be a problem stating he had ample parking at his last location which they really didn't use the last 2 years. Mr. Calla explained parents like to drop off kids and go do errands. He stated the center from what he observed is busy during the day and his business is busy in the evening. He stated a lot of the businesses close before 6:00 so he doesn't think there will be an issue.

Ms. Wood asked if 2 classes will run at same time

Mr. Calla stated it is possible after 6:00pm but unsure because he doesn't know how many students will come back when they reopen. He spoke to his previous business plan and explained he hopes to eventually have 2 classes run at same time but thinks the drop off won't be a problem.

Ms. Wood asked if they will have fitness, martial arts and boxing classes.

Mr. Calla answered yes explaining the boxing classes run every day and the boot camp fitness classes are offered a few times a week early morning or really late so they do not conflict.

Ms. Wood asked if the provided is schedule from the old location.

Mr. Calla answered yes.

Ms. Wood pointed out it shows a couple classes at the same time.
Mr. Calla explained they hope to run 2 classes at the same time eventually.

Ms. Wood asked if Mr. Calla has spoken to other businesses. She expressed her concern with the evening parking.
Mr. Calla answered yes stating he spoke to the other tenants but no one mentioned parking. He explained they spoke more about his business.

Ms. Wood asked what age do they start classes.
Mr. Calla stated they start at age 5.

Ms. Wood asked if the parents of the younger children stay.
Mr. Calla explained they mostly stay for the first week and then use hour to run errands.

Ms. Wood asked about traffic flow of drop off.
Mr. Calla stated he has spoken to staff about it. He referred to slide to show the side door that faces Robinson and the alley area that will allow parents to drop off without going through lot.

Ms. Bremanis spoke to the location of the 2 other doors of the tenant space. She referred to the floor plan to show the side door enters directly into the main area. Ms. Bremanis stated they spoke to fire marshal who confirmed it could be an approved entrance.

Mr. Dittrich asked if there is parking on Robinson.
Ms. Bremanis answered no.
Discussion on allowable Robinson traffic.

Mr. Cavanaugh asked if the 68 parking spots factor in all spots on the east side of the building.
Ms. Bremanis referred to slide to show parking involved.

Mr. Cavanaugh asked about parking on the south side of the building.
Ms. Bremanis explained it is a two way lane

Mr. Dittrich clarified they are allowed to use Wendy's lot.
Ms. Bremanis answered yes explaining they have a restrictive covenant that includes the sharing of 21 parking spaces which is why they don't need a parking variation.

Ms. Wood pointed out the back alley is one lane. She asked if they considered it may be a problem with backup.
Mr. Calla explained they do not have very many classes little kids. He stated during those classes the trainers are outside waiting for the kids to be dropped off to make the kids more comfortable to come inside.

Ms. Wood asked if they expect the parents to park and come inside to pick up kids.

Mr. Calla stated if there are available spaces they can park but normally staff waits at door to ensure kids get to their parent. He stated he expects approx. 8 kids to a class so doesn't see an issue with traffic.

Ms. Wood asked about projected future number of students.

Mr. Calla explained they only run one class for the 5-9 yr. olds. He stated if they add another class it would be for older age groups.

Ms. Wood asked if they would have people in the other areas of the gym while kids are in martial art area.

Mr. Calla explained there is a special area to walk straight to martial arts area to avoid the boxing and fitness area.

Mr. Pirog asked if there is a locker room.

Mr. Calla answered no.

Mr. Pirog clarified they are moving from a bigger space to a smaller space.

Mr. Calla answered yes stating it is almost half the space.

Ms. Bremanis gave a brief overview of the request explaining the property is zoned B2 general business and is approx. 6250 sq.ft. She stated the peak hours are between 6:00-7:00pm on weekdays and will have 4 employees with expected number of clients per class being 12 and max at any time being 25. Lyn spoke to the shared parking with Wendy's that puts the parking count over 2 spaces. She stated thought a parking variation is not required Mr. Calla has agreed to work with staff to come up with an appropriate traffic flow plan.

STAFF RECOMMENDATION:

The Petitioner is requesting to relocate an existing boxing and martial arts facility to the proposed tenant space. A dance studio previously occupied the space; however, it is currently vacant. The business has been operating in Palatine for several years and the use or its operation have not generated any complaints to the Village. While the required shopping center exceeds the provided parking for that property, the recorded restrictive covenant allows shared parking on the Wendy's property. The shared parking spaces exceed the required parking for Wendy's. Therefore, the collective parking exceeds the parking requirements for both properties. The proposed use would be occupying a vacant tenant space and would maintain a mixture of uses within the center. Therefore, Staff recommends approval of the Special Use subject to the following conditions.

1. The business operations shall substantially conform to the business operations plan prepare by Mr. Pedro Calla last revised 6/1/20 and to the floorplan provided by Rumi Maki Martial Arts and Fitness attached hereto except as such plans shall be revised to conform to Village Codes and Ordinances.
2. A traffic management plan shall be submitted in a manner acceptable to the

Director of Planning and Zoning.

Mr. Cavanaugh asked if staff is aware of any issues when operating on Rand Road.

Ms. Bremanis answered no.

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:

Mr. Cavanaugh stated it is a vacant space. He stated it will be a little more traffic than previous use but doesn't think it will have a negative impact. He agreed there may be more vehicles but pointed out this is the largest tenant space in the center so according to the chart they are allowed 21 spaces. Mr. Cavanaugh stated there may be a day or two with some issues but the petitioner has agreed to work to a plan that is conducive with clients. He stated he is confident the parking plan with Wendy's will be good supplement for what is needed.

Ms. Roth-Wurster stated it is good that the business wants to stay in Palatine. He stated they will run consistent with public health safety and welfare. She stated she feels the petitioner has had enough discussion with Village about drop-off and parking issues.

Ms. Wood stated she knows the petitioner is a good business man, good athlete, and trains his clients very well. She stated parents are not going to want to park at Wendy's and walk over. She stated she is almost certain there will be a problem with the parking expressing concern with negative impact on surrounding properties if they take the parking spots. Ms. Wood pointed out it meets the parking requirements on paper but still is concerned with parking and traffic flow.

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 August 10, 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

V. COMMUNICATIONS

VI. ADJOURNMENT

1. Motion to Adjourn - **Motion Carried by Voice Vote**

Mr. Dittrich made a motion to adjourn; seconded by Ms. Roth-Wurster.

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

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 08/25/20 07:00 PM

CASE STAFF STATEMENT (ID # 6185)

18 W. Comfort Lane

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Jonathan and Rachel Freeman

CASE NUMBER: 20-42

ADDRESS: 18 W Comfort Street

PROPOSAL:

Special Use to permit a second story addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet, pursuant to Section 10.06 (c)(12) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 18 W Comfort Street District 6 (Helms)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
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SURROUNDING CONDITIONS:

<u>North:</u>	P - Planned Development (Plum Grove Office Park)
<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 a second story addition over the existing first floor, which encroaches into the required front yard. Therefore, the Petitioners are requesting:

Special Use to permit a second story addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family. The residence is existing non-conforming from the front lot property line at approximately 25 feet,

instead of the minimum required front yard setback of 30 feet.

- The Petitioner is proposing to build a second story addition over the existing first story, which is set back approximately 25 feet from the front property line.
- The peak height of the addition meets code.
- Both building and lot coverage are not changing and currently meet code.

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.

STAFF RECOMMENDATION:

The Petitioners are proposing to build a 2nd story addition, which will encroach into the required front yard. The residence is existing non-conforming and the proposed addition will not change the existing footprint. This addition should not impact the surrounding property owners or alter the essential character of the neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the plans prepared by Joseph A. Meyer dated 7/15/2020 except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map - 18 W. Comfort Lane
- Application
- Plat of Survey

Case Staff Statement (ID # 6185)
Meeting of August 25, 2020

- Architectural Plans
- Public Notice

18 W Comfort Street

4.1.a

VILLAGE OF
PALATINE



Attachment: Aerial Map - 18 W. Comfort Lane (18 W Comfort Lane - SU Setback)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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



date received

Background Information	PETITIONER(S) Jonathan and Rachel Freeman		Business Name (if applicable)	
	Subject Property Address 18 W Comfort St 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: The reason for the variance is to add a second floor to our house 			

Attachment: Application (18 W Comfort Lane - SU Setback)



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 aeriels)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

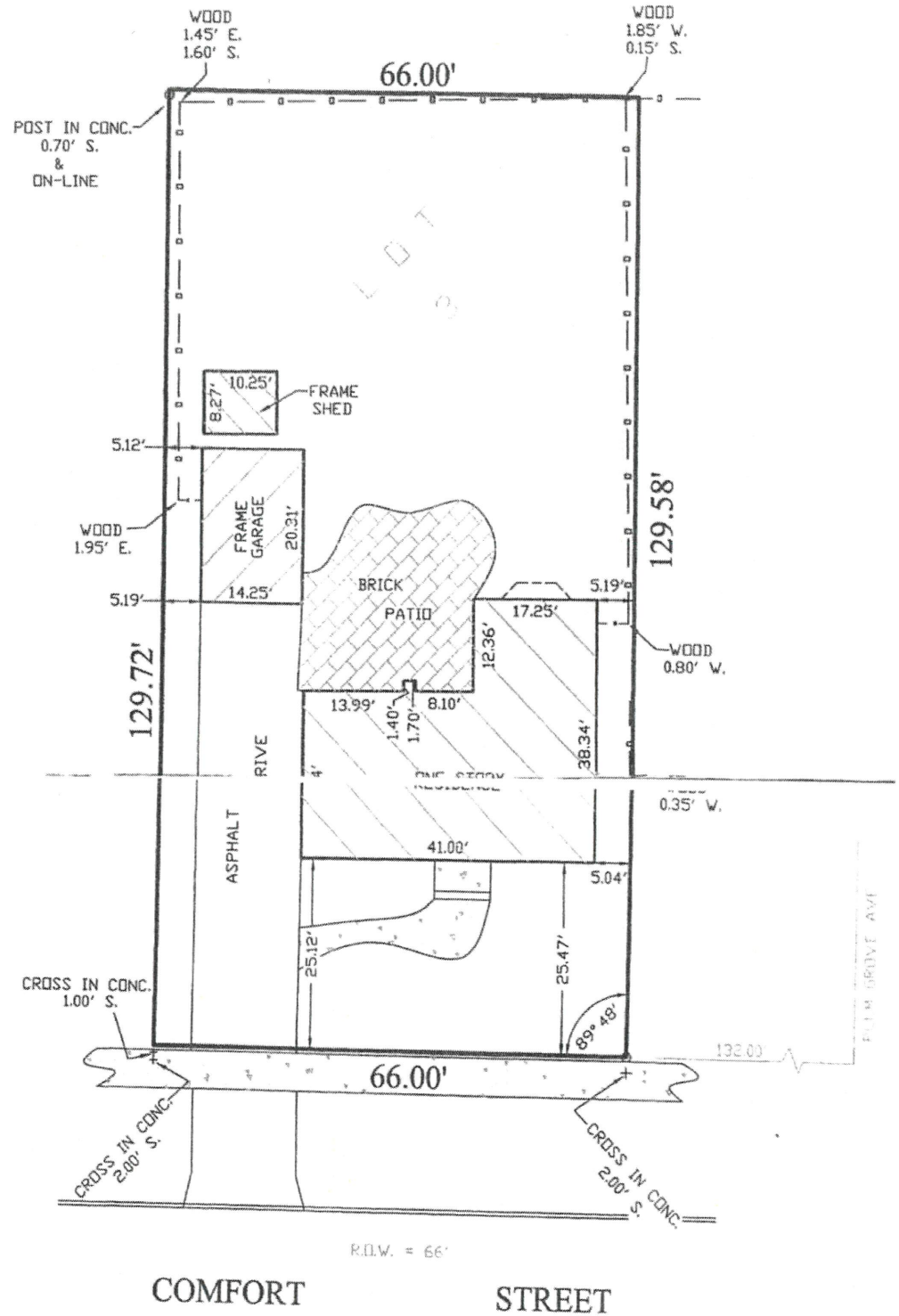
The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you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

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

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

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

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



Attachment: Plat of Survey (18 W Comfort Lane - SU Setback)

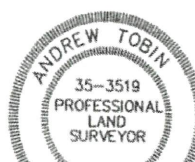
STATE OF ILLINOIS)
COUNTY OF KANE) SS:

I, ANDREW J. TOBIN, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD, AND THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.

BY: Andrew J. Tobin
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 35-3519
EXPIRES 11/30/16

ANY DISCREPANCY IN MEASUREMENTS SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

COMPARE THE DESCRIPTION ON THIS PLAT WITH DEED.
REFER TO DEEDS FOR EASEMENTS AND BUILDING LINES

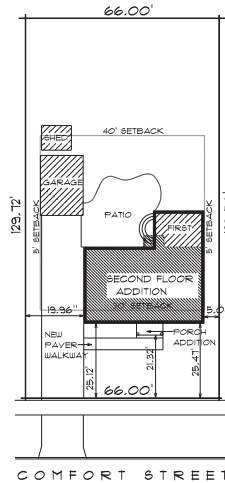


DATED: AUGUST 21
PREPARED FOR: SAMMONS L
PROPERTY ADDRESS: 18 COMFO
PALATINE
SURVEY ORDER NO.

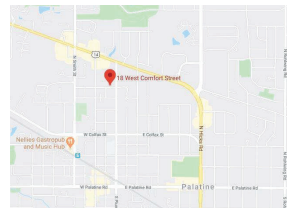
SECOND FLOOR ADDITION FOR: MR. & MRS. FREEMAN



AERIAL IMAGE
NO SCALE



SITE PLAN
SCALE 1"=20'-0"



LOCATION MAP
NO SCALE

SPECIAL NOTE

THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THE BUILDING.

THE USER, THE USER'S EMPLOYER OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PRECAUTIONS IN CONNECTION WITH THE WORK. FURTHER, THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKMAN OR FOR THEIR FAILURE TO COMPLY WITH AND ADHERE TO THESE PLANS AND SPECIFICATIONS.

THE USE OF THESE PLANS TO OBTAIN A BUILDING PERMIT SHALL CONSTITUTE THE ACCEPTANCE AND APPROVAL OF ALL REQUIREMENTS CONTAINED THEREIN.

SPECIAL SAFETY NOTE

ALL CONTRACTORS, SUBCONTRACTORS AND THEIR REPRESENTATIVES ON THE PROJECT SHALL AT ALL TIMES PRIOR AND DURING THE COURSE OF HIS ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AS WELL AS OTHERS AND IN THE CARE OF THE PROPERTY. EACH AS REPRESENTATIVES OF THEIR EMPLOYERS SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUESTED TO ACCOMPLISH THEIR WORK ARE SAFE AND MEET ALL REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OR OTHER GOVERNING REGULATIONS. THE BEGINNING OF WORK BY A CONTRACTOR OR SUBCONTRACTOR SHALL INDICATE SATISFACTION CONCERNING SAFETY AND FULL RESPONSIBILITY FOR ACCIDENTS AND/OR DAMAGE. IF UNSATISFIED, THE CONTRACTOR OR SUBCONTRACTOR SHALL INDICATE THE ACTIONS AND/OR DEVICES NECESSARY TO RENDER THE JOB-SITE SAFE. IF THE WORK OF OTHER PARTIES IS, UPON INSPECTION, FOUND AT ANY TIME TO BE UNSAFE, THE CONTRACTOR OR SUBCONTRACTOR SHALL IMMEDIATELY STOP ALL WORK AND NOTIFY THE GENERAL CONTRACTOR, ARCHITECT AND OWNER. THE BEGINNING OF WORK SHALL INDICATE ACKNOWLEDGEMENT AND ACCEPTANCE OF THESE REQUIREMENTS.

SHEET INDEX	
SHEET NUMBER	SHEET DESCRIPTION
CS	SITE PLAN / ZONING / CODES
A1	BASEMENT & FIRST FLOOR PLAN
A2	SECOND FLOOR & ROOF PLAN
A3	SECTIONS & DETAILS
A4	BUILDING ELEVATIONS

ZONING	
ZONED:	R-2 SINGLE FAMILY
LOT AREA:	8,854.8 SQ. FT.
BUILDING COVERAGE: 38% +	2,994.8 SQ. FT.
LOT COVERAGE: 45% +	3,850.6 SQ. FT.
1ST FLOOR & GARAGE & PORCH:	1,643 SQ. FT. < 2,994.8 SQ. FT.
HOUSE & DRIVEWAY & PATIO +	3,029.0 SQ. FT. < 3,850.6 SQ. FT.

PALATINE CODES	
The Village of Palatine has adopted the following codes, they become effective January 1, 2019:	
International Residential Code, 2015 Edition (with amendments)	
(a) Appendix A, Storing and Capacities of Gas Piping	
(b) Appendix B, Sizing of Venting Systems Sizing Appliances Equipped with draft hoods	
(c) Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems	
(d) Appendix E, Manufactured Housing used as Dwellings	
(e) Appendix F, Passive Radon Gas Control Methods	
(f) Appendix H, Patio Covers	
(g) Appendix K, Sound Transmission	
(h) Appendix M, Home Day Care R-3 Occupancy	
International Building Code, 2015 Edition	
(a) Patio Covers, Appendix I	
International Mechanical Code, 2015 Edition	
International Fuel Gas Code, 2015 Edition	
International Energy Conservation Code, 2015 Edition	
International Existing Building Code, 2015 Edition	
International Fire Code, 2015 Edition	
(a) Fire Apparatus Access, Appendix D	
(b) Fire Protection Systems-Non-compliant Conditions, Appendix I	
(c) Building Information Signs, Appendix J	
International Swimming Pool and Spa Code, 2015 Edition	
Life Safety Code, NFPA 101, 2009 Edition	
National Electric Code, 2017 Edition	
NFPA 704, 2014 Edition	
Illinois Accessibility Code, Latest Edition	

SIGNED:



I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO VILLAGE OF PALATINE BUILDING & ZONING CODES.

EXPIRES 11/ 30/ 2021

Attachment: Architectural Plans (18 W Comfort Lane - SU Setback)

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON, IL 60010 847-382-0200

SECOND FLOOR ADDITION FOR:
MR. & MRS. FREEMAN
18 COMFORT STREET PALATINE, ILLINOIS 60067

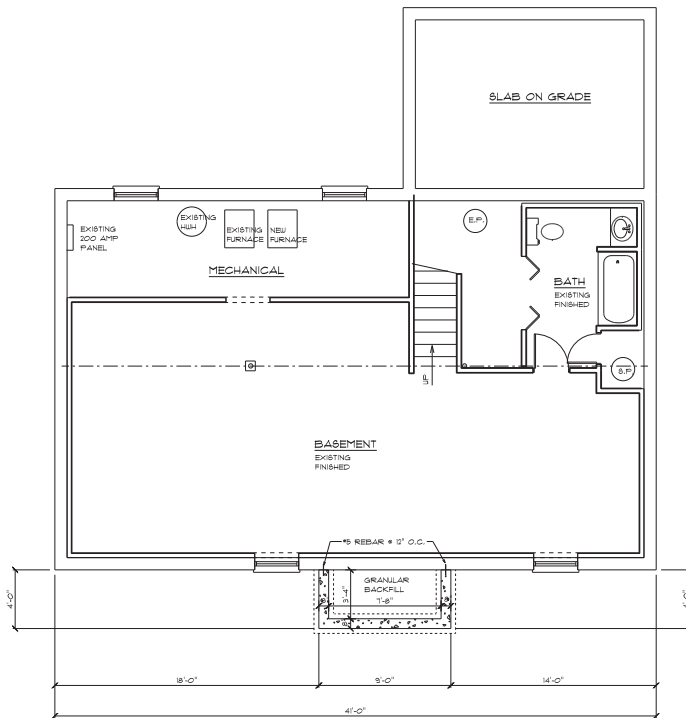
DATE
JULY 15, 2020

REVISION

JOB #

SHEET #

CS



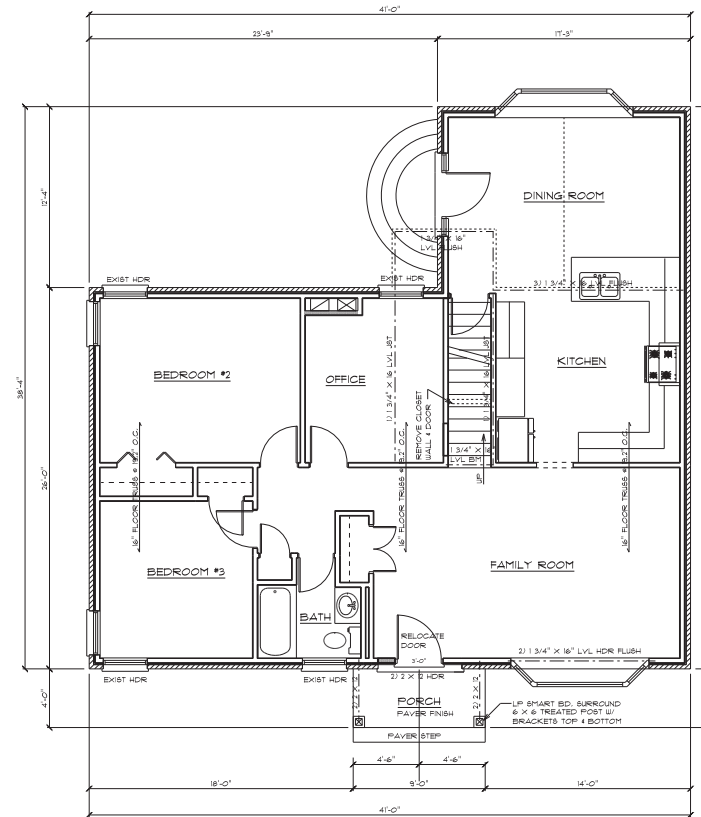
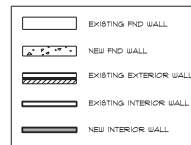
BSMT / FND PLAN
SCALE 1/4" = 1'-0"

GENERAL EXCAVATION NOTES

1. ALL WORK SHALL CONFORM WITH ALL LOCAL CODES AND ORDINANCES.
2. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING EXCAVATION GRADES FROM A GRADE STAKE SHOWING TOP OF FOUNDATION ELEVATIONS. THIS GRADE STAKE SHALL BE OUTSIDE THE BUILDING AREA AND SHALL BE PROVIDED BY THE BUILDER.
3. STRIP BLACK DIRT FROM BUILDING ZONE AND FRONT DRIVEWAY.
4. MACHINE EXCAVATE TO AN ELEVATION 6" BELOW THE PROPOSED TOP OF FOOTING ELEVATION TO ALLOW FOR THE FINAL 4" TO BE KEPT INTO UNDISTURBED SOIL BY HAND BY OTHERS.
5. ALL MATERIAL GENERATED FROM THE EXCAVATION SHALL BE SEPARATED INTO HOMOGENEOUS STOCKPILES.
6. EXCAVATE AS REQUIRED TO PROVIDE 8" OF GRADE 3 STONE UNDER THE CMP CURB (IF ANY). INERTS OF CURBS SHALL CONFORM TO THE EXISTING FLOW LINE IN THE DITCHLINE AND SHALL BE 30" MINIMUM BELOW THE CROWN OF THE ROAD. SUBCONTRACTOR SHALL CHECK FOR PROPER PITCH AND DEPTH PRIOR TO FILLING STONE OVER THE PIPE INSTALLATION OF A DRIVEWAY WITH A HUMP OVER THE CURB PIPE SHALL BE PROHIBITED.
7. PRESUMPTIVE SOIL BEARING CAPACITY IS 3,000 PSF ON UNDISTURBED SOIL. IF AT PLAN DEPTH A QUESTIONABLE SOIL CONDITIONS ENCOUNTERED SUBCONTRACTOR SHALL CONSULT WITH BUILDER OR BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH EXCAVATING DEEPER THAN PLAN.
8. NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN 12 THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THE FOOTING.
9. ALL BACKFILL AT STOPS, SLABS, STEPS AND PAVEMENTS SHALL BE CLEAN GRANULAR FILL PLACED IN 8" LAYERS AND COMPACT TO 98% MAXIMUM DRY DENSITY PER ASTM D-1557 OR PROVIDE ALL SELF-COMPACTING FINE GRAVEL MATERIAL.
10. ALL SLABS ON GRADE SHALL BEAR ON MECHANICALLY COMPACTED CRUSHED STONE OR SELF-COMPACTING FINE GRAVEL CAPABLE OF SUPPORTING 1,000 PSF.
11. BACKFILL SHALL BE BROUGHT UP EQUALLY ON EACH SIDE OF WALLS AND EQUALLY AROUND ALL SIDES OF THE BUILDING.
12. ONLY RUBBER-TIRED MACHINES MAY DRIVE ON EXISTING PAVEMENT AT STREET. LOADING AND UNLOADING OF METAL TRACK MACHINES SHALL BE MADE ON-SITE OR THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES THAT MIGHT OCCUR.
13. SUBCONTRACTOR AND/OR BUILDER SHALL CALL ALE AT LEAST 48 HOURS PRIOR TO THE START OF ANY DIGGING OPERATIONS OR BE HELD RESPONSIBLE FOR ANY REPAIRS TO UNDERGROUND UTILITY LINES DAMAGED OR DESTROYED IN THE PROCESS.
14. ANY EXISTING FLEED TUBES WHETHER FLOWING OR NOT SEVERED DURING THE EXCAVATION PHASE SHALL BE IMMEDIATELY MARKED SO AS TO ALLOW FOR THE PROPER RE-CONNECTION AROUND THE FOUNDATION IN CONFORMANCE WITH STATE DRAINAGE LAWS.

GENERAL CONCRETE NOTES

1. ALL FOOTINGS TO BE KEPT 4" INTO UNDISTURBED SOIL.
2. ALL CONCRETE TO BE DESIGNED FOR 3,000 PSF SOIL BEARING CAPACITY.
3. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ALL GOVERNING CODES AND ORDINANCES.
4. ALL REINFORCING BARS ARE TO BE ASTM GRADE 40.
5. ALL WELDED WIRE MESH TO CONFORM TO ASTM B18-81.
6. ALL CONCRETE TO BE MIXED AND PLACED IN ACCORDANCE WITH ALL GOVERNING CODES AND ORDINANCES.
7. PROTECT ALL CONCRETE FROM ADVERSE WEATHER.
8. ALL EXPOSED CONCRETE TO HAVE 5% TO 7% AIR ENTRAINMENT.
9. CONCRETE TO BE READY-MAIXED 3,000 PSI MINIMUM 28 DAY STRENGTH (5 BAG MIX) TO BE POURED CONTINUOUSLY WHENEVER POSSIBLE.
10. NO CONCRETE IS TO BE POURED INTO STANDING WATER OR ONTO FROZEN SUB-GRADE.
11. INTERIOR PLATWORK TO RECEIVE SMOOTH STEEL TROUCEL FINISH. EXTERIOR PLATWORK TO RECEIVE A BROOM FINISH.
12. PROVIDE CONTROL JOINTS RADIATING OUT FROM ALL INTERIOR STEEL COLUMNS AND AS REQUIRED IN ALL LARGE FLOORS.
13. PROVIDE ALL GRANULAR FILL UNDER EXTERIOR STAIRS.
14. PROVIDED 4" TO 6" DIA. BENT RODS IN WALLS WHERE FOOTING ELEVATIONS ARE NOT CONTINUOUS.
15. CONCRETE EXPOSED TO THE WEATHER (GARAGE SLABS, PORCHES, STAIRS, ETC.) TO BE MIN. 3,500 PSI.



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

Attachment: Architectural Plans (18 W Comfort Lane - SU Setback)

SECOND FLOOR ADDITION FOR:
MR. & MRS. FREEMAN
19 COMFORT STREET PALATINE ILLINOIS 60067

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL 60010 847-385-0200

DATE
JULY 15, 2020

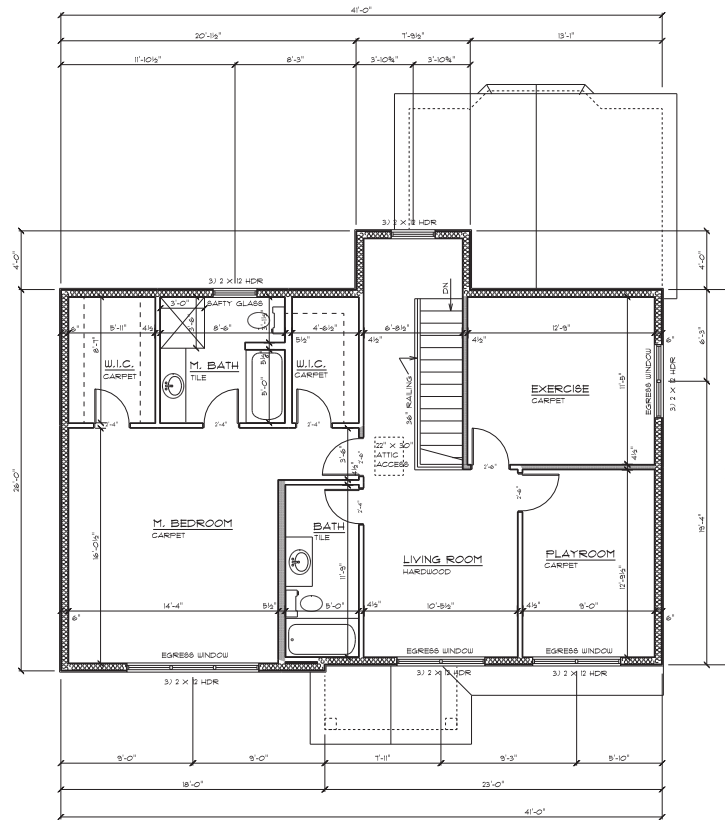
REVISION

JOB #

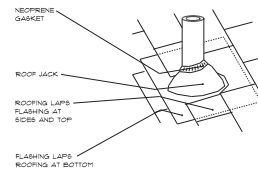
SHEET #

A1

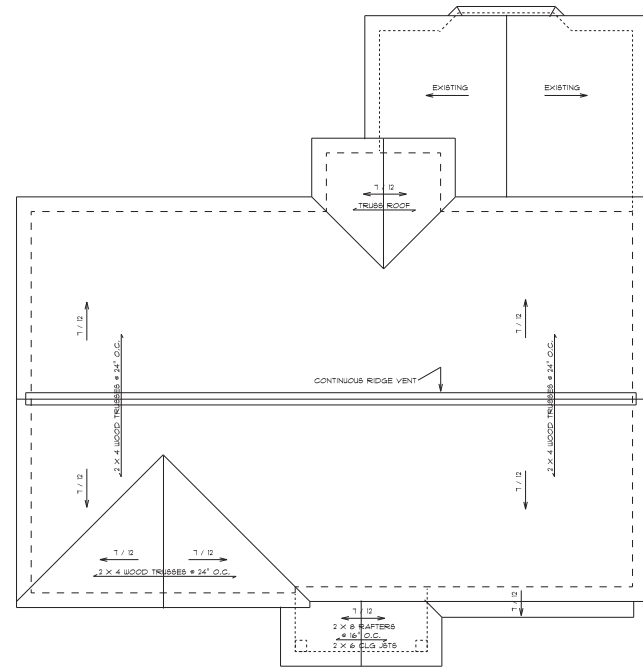




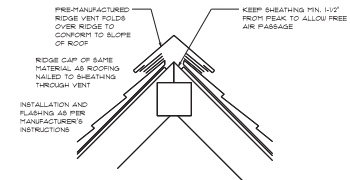
SECOND FLOOR PLAN
SCALE 3/16" = 1' - 0"



ROOF JACKS



ROOF PLAN
SCALE 3/16" = 1' - 0"



RIDGE VENTS



Attachment: Architectural Plans (18 W Comfort Lane - SU Setback)

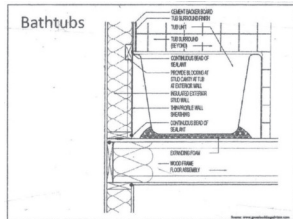
JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON, IL 60010 847-385-0200

SECOND FLOOR ADDITION FOR:
MR. & MRS. FREEMAN
19 COMFORT STREET PALATINE, ILLINOIS 60067

DATE
JULY 15, 2020
REVISION

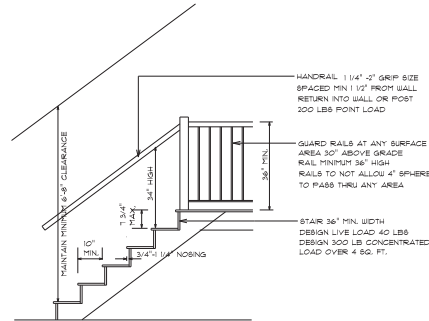
JOB #
SHEET #
A2

Attachment: Architectural Plans (18 W Comfort Lane - SU Setback)

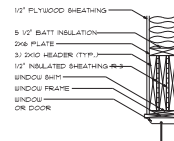


LOAD CHART FOR JACK STUDS					
(Based On Tables R502.5(1) & (b))					
Number of Jack Studs Required @ Each End of Header / Girder					
END REACTION	3" (2-2x)	END REACTION	4.5" (3-2x)	END REACTION	6" (4-2x)
1700	1	2550	1	3400	1
3400	2	5100	2	6800	2
5100	3	7650	3	10200	3
6800	4	10200	4	13600	4
8500	5	12750	5	17000	5
10200	6	15300	6		
11900	7				
13600	8				
15300	9				

TYPICAL
0'-1" - 3'-0" OPENING 1 JACK
3'-0" - 6'-0" OPENING 2 JACK
6' - 4" UP OPENING PER LOAD



STAIR & RAIL DETAIL
SCALE 1/2" = 1'-0"



WINDOW HEADER
DOOR HEADER

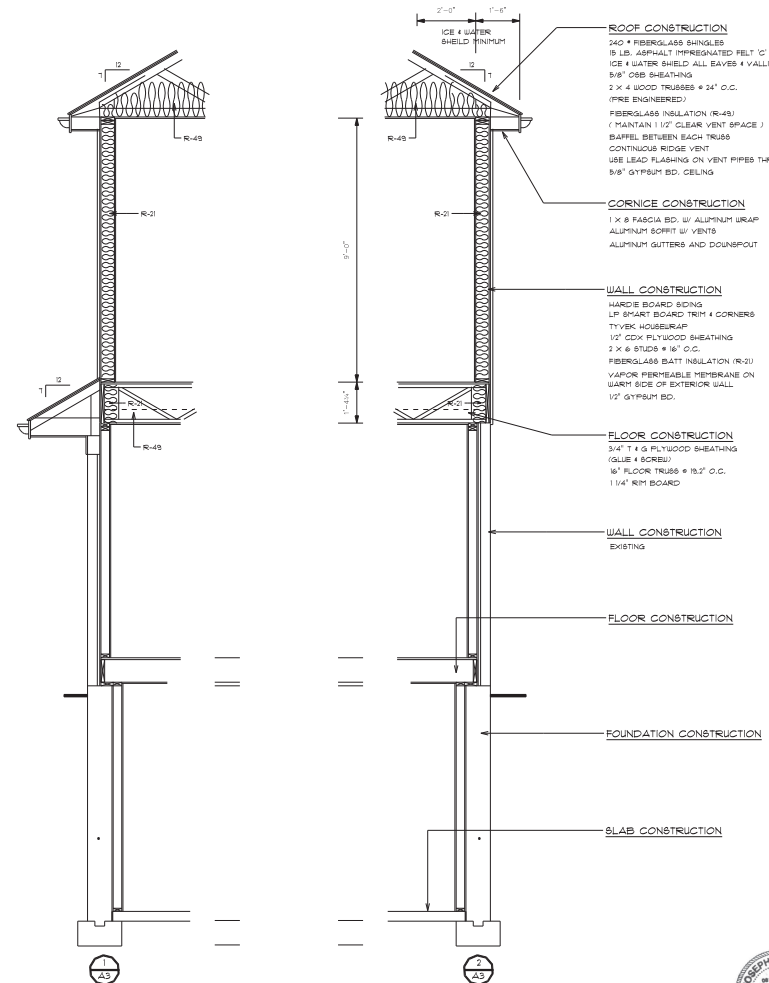
FIREBLOCKING NOTE:

FIREBLOCKING IS TO BE INSTALLED AT THE FOLLOWING LOCATIONS:
A. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0".
C. AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES FOR ROFTS, DROP CEILING, COVE CEILING, AS WELL AS IN THE BASEMENT WHERE FINISH PARTITIONS DO NOT TOUCH THE FOUNDATION WALLS.
D. AT OPENINGS AROUND VENT, PIPE, DUCTS, CABLES AND WIRES AT THE CEILING AND FLOOR LEVELS.
E. USE FIRE CALK AND ROCK WOOL FOR FIRE BLOCK MATERIALS.
F. CONCEALED FLOOR/CEILING SYSTEM WOOD FIREBLOCK # 10'-0" O.C.

CORNER AND PARTITION POSTS

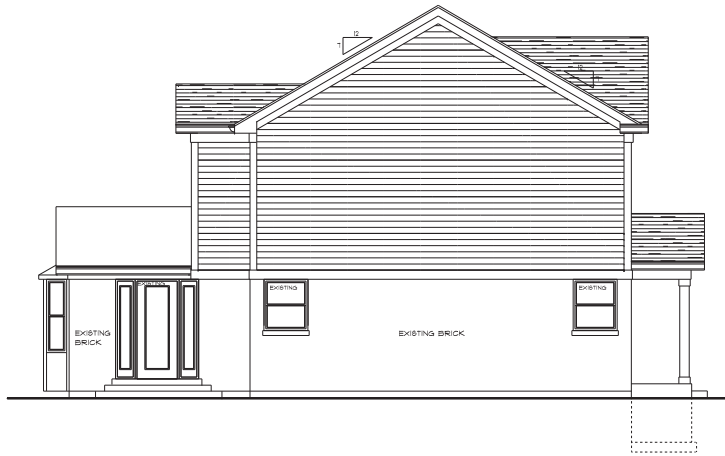


NOTE: A THIRD STUD AND/OR PARTITION INTERSECTION BACKING STUDS SHALL BE PERMITTED TO BE OMITTED THROUGH THE USE OF WOOD BACKUP CLEATS, METAL DRYWALL CLIPS OR OTHER APPROVED DEVICES THAT WILL SERVE AS ADEQUATE BACKING FOR THE FACING MATERIALS.



TYP. WALL SECTION
SCALE 1/2" = 1'-0"





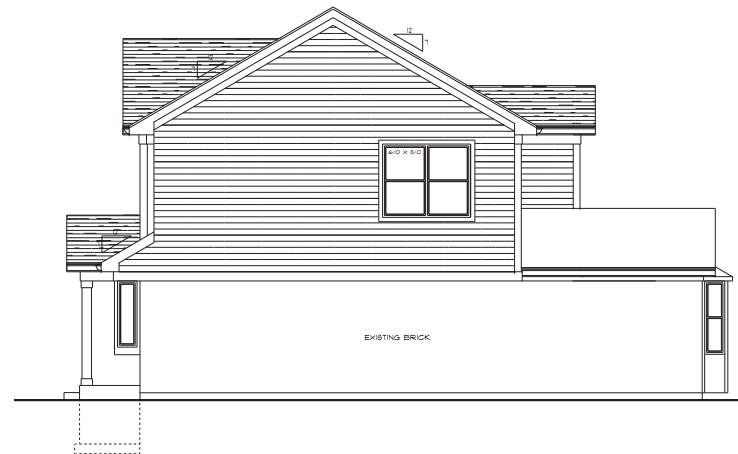
WEST ELEVATION SCALE 1/4" = 1'-0"



SOUTH ELEVATION SCALE 1/4" = 1'-0"



NORTH ELEVATION SCALE 1/4" = 1'-0"



EAST ELEVATION SCALE 1/4" = 1'-0"

Attachment: Architectural Plans (18 W Comfort Lane - SU Setback)

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON, IL 60010 847-385-0200

SECOND FLOOR ADDITION FOR:
MR. & MRS. FREEMAN
19 COMFORT STREET PALATINE, ILLINOIS 60067

DATE
JULY 15, 2020
REVISION

JOB #
SHEET #
A4



PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, August 25, 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 a second story addition to be set back 25 feet from the front lot line instead of the required 30 feet pursuant to Section 10.06 (c)(12) of the Palatine Zoning Ordinance.
 The property is commonly known as 18 W Comfort Street (02-15-208-015).
 The Petitioner is proposing to build a second story addition that encroaches 5 feet into the required front yard over the existing first floor.
 The above petition has been filed by Jonathan and Rachel Freeman and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 20-42
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 10th day of August, 2020
 Published in Daily Herald
 August 10, 2020 (4549214)

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 08/10/2020 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 Laula Baitz
 Authorized Agent

Control # 4549214

Attachment: Public Notice (18 W Comfort Lane - SU Setback)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 08/25/20 07:00 PM

CASE STAFF STATEMENT (ID # 6187)

927 E. Sayles Drive

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Michael Austin

CASE NUMBER: 20-35

ADDRESS: 927 E. Sayles Drive

PROPOSAL:

Special Use to permit a fence in the front yard pursuant to Section 6.03 (b) (6) (a) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 927 E. Sayles Drive District 4 (Solberg)	<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 Petitioner is proposing to build a 5 foot solid cedar fence in the legal front yard 6 feet off the lot line with landscaping. Therefore the Petitioner is requesting:

Special Use to permit a fence in the front yard.

SITE ANALYSIS:

- The Subject Property is zoned R-2, Single Family Residential.
- The Petitioner is proposing to install a 5-foot-tall solid cedar fence in the legal front yard setback approximately 6 feet from the property line along N Clark St. requiring a Special Use.
- The home is oriented facing Sayles Dr. thus the fence is being placed in what is utilized as a side yard. The property to the south has a driveway approximately 10 feet from the proposed fence.

- The proposed fence is located in a utility easement that includes a sanitary sewer line.
- Landscaping is required for the area between the fence and the lot line along N. Clark Drive.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	Recommends moving the fence out of the easement
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:
- Will meet the following aesthetic criteria:
 - Will not destroy existing vistas in the area;
 - Will enhance the appearance of the homes and the streets in the area; and
 - Will not detract from the overall appearance of the community; or
 - 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 proposing to build a 5 foot solid fence approximately 6 feet off of the lot line along Clark Drive. The lot line along Clark Avenue is the functioning side yard abutting a street, but is the legal front yard per the Zoning Ordinance thus requires a 30 foot setback. The property is unique as there is an elevation drop from the neighboring driveway located approximately 10 feet from the proposed fence location assisting in the line of sight. However due to the location of the Village sewer line in the easement

staff recommends moving the fence to a 10 foot setback from the front property line, out of the easement. Staff has consistently recommended a greater setback in instances of proposed solid fences being proposed with nearby driveways. Therefore, Staff recommends Action at the discretion of the Zoning Board of Appeals of the proposed Special Use with the fence being set back 10 feet from the front property line subject to the following conditions:

1. The Special Use shall substantially conform to the site plan and elevation submitted by the Petitioner, Michael Austin submitted 06/09/2020, except as said plans may be changed to conform to the Village Code of Ordinances.

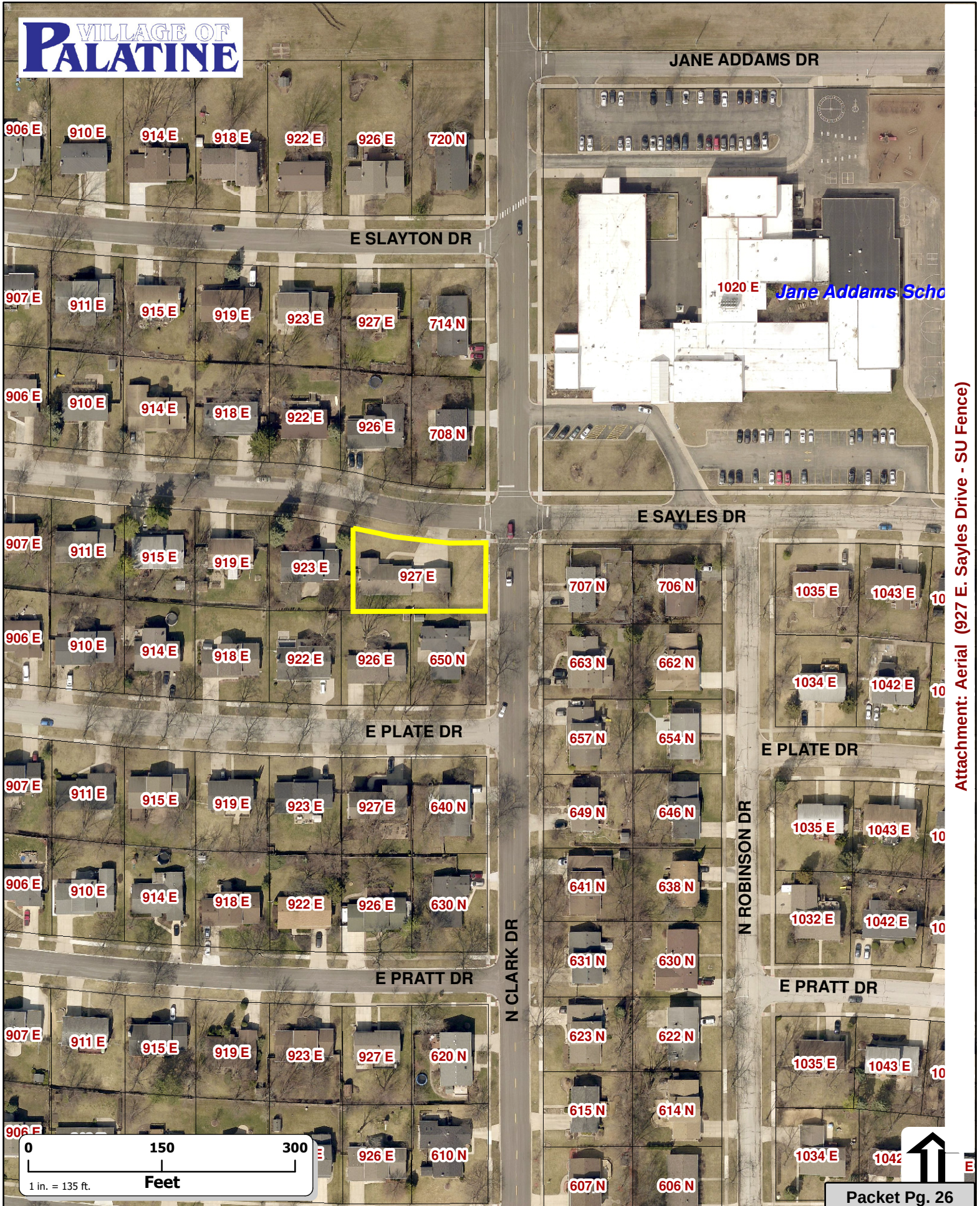
ATTACHMENTS:

- Aerial
- Application
- Site Plan
- Fence Elevation
- Public Notice

927 E. Sayles Drive

4.2.a

VILLAGE OF
PALATINE



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) Michael Austin		Business Name (if applicable)		
	Subject Property Address 927 E. Sayles Drive Palatine IL 60074				
	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:				
	New Fencing on property. Side yard is technically front yard on property. New Fencing would allow for more space for family/friends to gather. Current yard offers minimal useable space due to swell which retains water.				

Attachment: Application (927 E. Sayles Drive - SU Fence)



SPECIAL USE

Required Materials

- ☒ Filing Fee of \$ 360
- ☒ 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

Fencing would allow young children/pets a place to be outside with limitations. Flooding in current fenced location does not allow for much dry outdoor space.

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

Fencing will in no way ~~effect~~ negatively effect neighbors or the Palatine Community.

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

Nearby property will suffer no ill effects

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

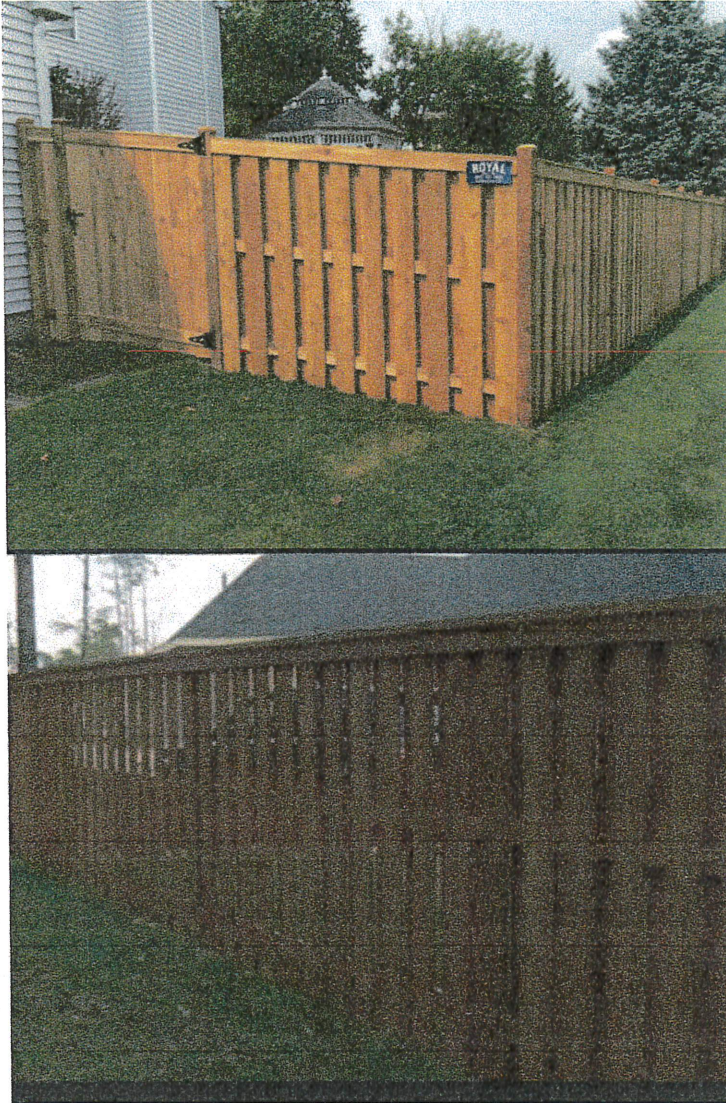
Order No. 1814499

SCALE 1" = 20'



Packet Pg. 29

LAND DIVISIONS, Inc.
Professional Surveying Services
P.O. Box 835
West Dundee, Illinois 60118
(847) 841-8305 (847) 551-9171
fax (847) 551-9193



- 5 foot high Red Cedar
- Shadowbox with Flat top style

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, August 25, 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 a fence in the front yard pursuant to Section 6.03 (b) (6) (a) of the Palatine Zoning Ordinance.
 The property is commonly known as 927 E Sayles Drive (02-13-114-001).
 The Petitioner is proposing to build a 5-foot tall solid fence located 5 feet from the side lot line along N. Clark Drive with the required landscaping.
 The above petition has been filed by Michael Austin and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 20-35
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 10th day of August, 2020
 Published in Daily Herald
 August 10, 2020 (4549213)

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 08/10/2020 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 # 4549213

Attachment: Public Notice (927 E. Sayles Drive - SU Fence)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 08/25/20 07:00 PM

CASE STAFF STATEMENT (ID # 6189)

17 E. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Katarzyna Urban & Dimitrina Mavrodieva, Enchanted Revival

CASE NUMBER: 20-39

ADDRESS: 17 E. Northwest Highway

PROPOSAL:
Special Use to permit a massage and wellness studio pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 17 E. Northwest Hwy District 6 (Helms)	<u>CURRENT ZONING:</u> R-1 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>	Planned Development (townhomes)

BACKGROUND:

The Petitioners are proposing to open a massage and wellness studio at the subject property. Therefore the Petitioners are requesting:

Special Use to permit a massage and wellness studio.

SITE ANALYSIS:

- The Subject Property is zoned R-1 Single Family. The Subject Property is a commercial shopping center governed by a Planned Development Ordinance (#O-80-72) following the B-2 Standards.
- The Subject Tenant Space is approximately 1,074 square feet.
- The Petitioners would like to operate a full service massage studio specializing in therapeutic massage, cupping therapy, and body stretching.

Case Staff Statement (ID # 6189)
Meeting of August 25, 2020

- The hours of operation would be 11AM - 7PM Monday through Friday, 11AM - 4PM Saturday, and closed Sunday.
- The expected number of clients per week is 30-35, or between 3-4 clients daily.
- Other uses in the shopping center include:

Unit	Tenant	Square feet	Number of Parking Spaces Required
3 E. Northwest Hwy	Curry Takumi	1,887	19
5 E. Northwest Hwy	Vacant	1,864	6
7 E. Northwest Hwy	Vacant	1,600	5
9 E. Northwest Hwy	Studio Styl	1,933	6
11 E. Northwest Hwy	Vacant	1,864	6
13A E. Northwest Hwy	Illinois Institute of Allergy	796	3
13B E. Northwest Hwy	Vacant	650	2
15A E. Northwest Hwy	Sherry Dunwoody Insurance	617	2
15B E. Northwest Hwy	Serenity Spa	815	3
17-4 E. Northwest Hwy	PROPOSED Enchanted Revival	1,074	4
17A E. Northwest Hwy	Atman Well-Being	321	1
19-1B E. Northwest Hwy	Vacant	207	1
19-2A E. Northwest Hwy	Vacant	532	2
19-3A E Northwest Hwy	Vacant	562	2
19-3C E. Northwest Hwy	ABC Medical Supply Inc.	374	1
21-1C E. Northwest Hwy	Vacant	459	2
21-2B E. Northwest Hwy	Vacant	557	2
23 & 25 E. Northwest Hwy	Menddokoro Benkei	2,819	28

Case Staff Statement (ID # 6189)
Meeting of August 25, 2020

27 E. Northwest Hwy	Twice Blest	2,688	9
31 E. Northwest Hwy	Eye Level	1,470	5
33 E. Northwest Hwy	Claude Thomas Salon & Spa	2,700	9
37 E. Northwest Hwy	Quest Children's Museum	1,469	5
47 E. Northwest Hwy	Quest Academy	7,134	24

- There are 131 existing parking spaces for the shopping center and a total of 201 parking spaces between the shopping center, Quest Academy, and the West Campus parking lot. Based on the existing uses, 244 parking spaces are required.
- In 2018, a Variation of 26 parking spaces was granted to permit two new restaurants within the shopping center. In 2019, a Variation of 17 parking spaces was granted to permit Quest's children museum. Parking meets Code as the parking requirement for this space is not changing and was accounted for with the previous parking Variations.

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, 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.

STAFF RECOMMENDATION:

The Petitioners are requesting to open a massage and wellness business in the subject tenant space. While the center does have an existing parking variation, the proposed use would not increase the number of required parking spaces. Staff is not aware of any issues with parking therefore, does not have any parking concerns. This location will

maintain a mixture of commercial and service uses within the development and should not have a negative impact of the surrounding properties. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner on 7/16/20 except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map - 17 E. Northwest Highway
- Application
- Plat of Survey
- Business Plan
- Floor Plan
- 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) Katarzyna Urban Dimitrina MAURODIEVA		Business Name (if applicable) Enchanted Revival, LLC		
	Subject Property Address 3-47 E Northwest Hwy Suite 17-4, 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: Part of the amended uses of this building are Beauty Parlors and Barber shops, which provide similar services to our type of business, a Massage and Wellness Studio. We believe our clients can intertwine with the pre existing businesses, bringing more revenue for the whole plaza. Our request if approved, is to provide therapeutic massage therapy services for the sole purpose of well being and helping people manage their pain.				

Attachment: Application (17 E. Northwest Highway - SU Massage & Wellness Studio)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ☒ Filing Fee of \$ 298
- ☒ 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 location is in close proximity of our current business location in order NOT to lose any clients, we wanted to stay in the areas close as possible, if approved.
2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected
Our business is focused on improving people's health and wellness, helping with pain and promoting self-care, therefore it can only enhance public welfare
3. The use will not cause substantial injury to nearby property values
The mission of our business is to prevent injury of any kind. Also, our client can only benefit to nearby properties by bringing more business to the
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
NI*

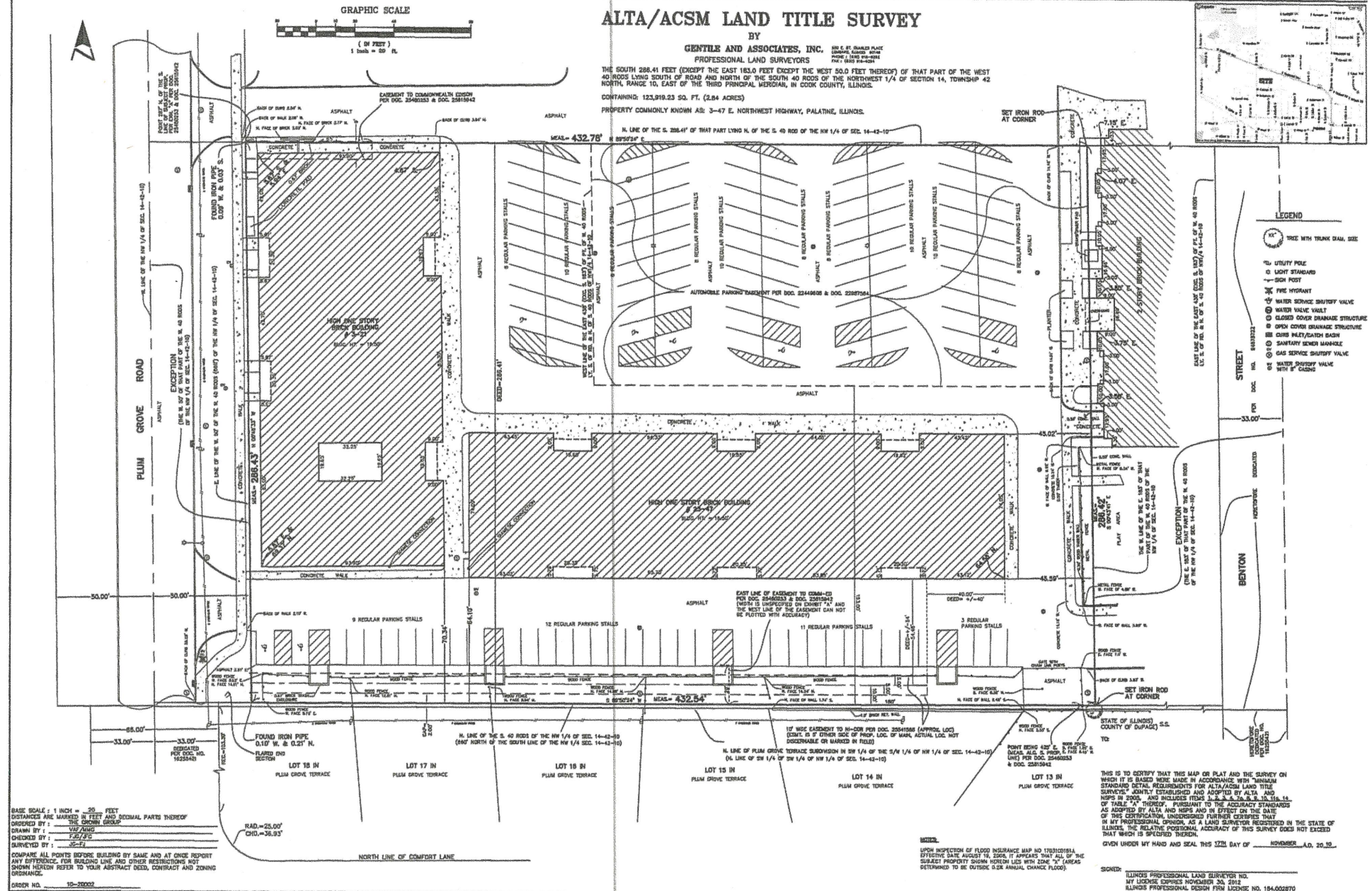
ALTA/ACSM LAND TITLE SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

THE SOUTH 286.41 FEET (EXCEPT THE EAST 182.0 FEET THEREOF) OF THAT PART OF THE WEST 40 RODS LYING SOUTH OF ROAD AND NORTH OF THE SOUTH 40 RODS OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING: 123,919.23 SQ. FT. (2.84 ACRES)

PROPERTY COMMONLY KNOWN AS: 3-47 E. NORTHWEST HIGHWAY, PALATINE, ILLINOIS.



BUSINESS PLAN

Enchanted Revival

1642 W Colonial Parkway, Inverness IL

Executive summary

Ownership:

The company is structured as a 50-50 partnership.

Company Ownership Background:

Katarzyna Urban, licensed massage therapist for the past 3 years. Bachelor's Degree in Nutritional Sciences from Dominican University. Numerous certificates in different massage modalities, specializes in cupping therapy. Year and a half training at Estelle European School of Massage Therapy for massage therapy.

Dimitrina Mavrodieva, licensed massage therapist for the past 5 years. Numerous certificates in different modalities, specializes in body stretching techniques. Year and a half training at Estelle European School of Massage Therapy for massage therapy.

Management:

The company is managed by owners.

Goals and Objectives:

Expected number of clients per week 30-35, or between 3-4 clients daily with medium capacity use of both massage rooms

Current employees are both owners, licensed to massage in Illinois with more than 10 years of experience in the field.

After reaching goals of desired clients per week, there might be a third employee hired to help with increasing client demand.

Expected income \$3,600-\$4,000/weekly

In 5 years – second store front location in the Chicagoland area. Tripled income and steady client influx.

Services:

Our company is a full-service massage studio with a relaxing and peaceful ambiance. We specialize in therapeutic massage, cupping therapy, and body stretching.

Business Hours:

Current business hours are:

Monday to Friday 11am to 7pm

Saturday 11am to 4pm

Sunday Closed

Products:

The products we will soon be selling are intended to provide our clients with tools for at home self care beyond our studio. These include massage tools, massage stones, crystal stones, and bath salts.

Future Retail:

In the future, we plan to expand our boutique to include items such as candles, massage creams, oils, and natural self-care products.

Target Market:

Our target market is people with high levels of mental or physical stress in their daily lives or work environment. Those with chronic and acute conditions involving their muscles and movements. Range between the ages of 18 and 78.

Advertising:

Targeting local salons and other wellness businesses who are willing to work and cross-advertise with us.

Local magazines, flyers, radio shopping show.

Pricing Strategy:

Meeting people in the middle, providing quality services for an affordable price.

Regular prices vary between \$70- \$95.

Frequent customers get a free mini session on every 6th visit.

Referrals get \$10 discount for each person they bring. New clients from referrals also receive \$10 discount.

Monthly membership prices for people that want to come in on a regular basis (not valid with other offers)

Free consultations

Our Competitors:

Big chain and small local businesses that provide massage services.

Capital Requirements:

Invested \$7,000

Monthly expenses \$1,300

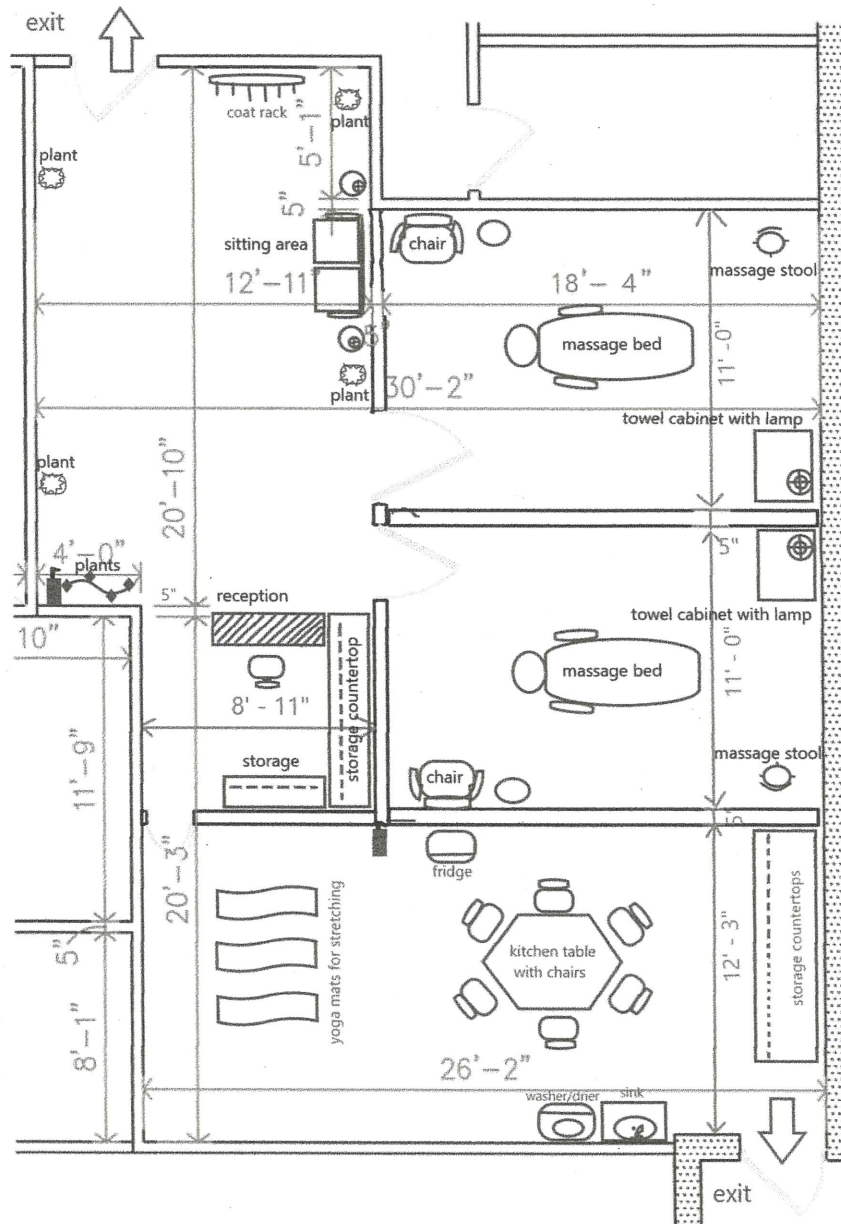
Need capital of approximately \$20,000 for a second storefront location.



OFFICE/RETAIL SPACE FOR LEASE

PALATINE CENTRE 3-47 E NORTHWEST HWY, PALATINE BUILDING

SUITE - A17-4 1,074 SF:



FOR MORE INFORMATION:

RANDY OLCZYK
Direct: 847.246.9611
randy@chicagolandcommercial.com

TOM CALLAHAN
Direct: 847.246.9636
tom@chicagolandcommercial.com



4811 Emerson Ave-Suite 112., Palatine, IL

LEASING | SALES | TENANT ADVISORY | MANAGEMENT

www.chicagolandcommercial.com

Packet Pg. 43

Attachment: Floor Plan (17 E. Northwest Highway - SU Massage & Wellness Studio)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, August 25, 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 a massage and wellness studio pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance.
 The property is commonly known as 17 E. Northwest Highway (02-14-101-023).
 The Petitioner is proposing to operate a massage and wellness studio.
 The above petition has been filed by Katarzyna Urban and Dimitrina Marvodieva (Enchanted Revival) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 20-39
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 10th day of August, 2020
 Published in Daily Herald
 August 10, 2020 (4549212)

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 08/10/2020 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 # 4549212

Attachment: Public Notice (17 E. Northwest Highway - SU Massage & Wellness Studio)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 08/25/20 07:00 PM

CASE STAFF STATEMENT (ID # 6191)

904-908 E. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Sara Barnes, Agent for Windy City Storm Hockey

CASE NUMBER: 20-38

ADDRESS: 904-908 E Northwest Highway

PROPOSAL:

Special Use to permit a health club greater than 3,000 square feet pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 904-908 E Northwest Hwy	<u>CURRENT ZONING:</u> P- Planned Development
---	--

SURROUNDING CONDITIONS:

<u>North:</u>	B-1 Shopping Center
<u>South:</u>	Out of Village Boundary (Union Pacific Railroad)
<u>East:</u>	B-2 General Business District
<u>West:</u>	B-2 General Business District

BACKGROUND:

The Petitioner is requesting to operate a private athletic training club associated with Windy City Storm Hockey Club. Therefore the Petitioner is requesting:

Special Use to permit a health club greater than 3,000 square feet.

SITE ANALYSIS:

- The property is zoned Planned Development and follows the B-2 District use lists for the commercial tenant spaces.
- The proposal is to combine two tenant spaces for total of approximately 3,500 square feet. The tenant would be an athletic training use for Windy City Storm hockey club. This hockey club is a subsidiary and associated with the Chicago Young Americans Amateur Hockey Association at 615 S Consumers Avenue.

Case Staff Statement (ID # 6191)
Meeting of August 25, 2020

- The interior build out would include an indoor running track, weight room and associated materials, cardiovascular machines and a training floor area. There are also two restrooms, a shower, and a conference room.
- The proposed hours of operation are from 7 AM - 9 PM, seven days/week. The members, ages 10-18, using this space will all be registered members and therefore not open to the general public.
- The business plan anticipates the peak hours to be 5:30 PM through 9 PM, which would have 3 employees and up to 20 clients including observers.
- The other established tenants in the commercial space are a physician's office and a pharmacy.
- The business plan indicates that this location will allow off-site training opportunities, but also operate in conjunction with the Orbit Ice Arena at 615 S. Consumers Avenue and provide convenient access between buildings and uses.
- The proposed use requires 12 parking spaces at 1/300 square feet. There is an excess of 18 spaces in the commercial area.

Establishment	Parking Requirement	Square footage	Total Required spaces
Athletic/work-out	1/300 square feet	3577	12
Physician's office	1/300 square feet	800	3
Pharmacy - 912	1/300 square feet	1,363	5
Open tenant space	1/300 square feet	1,060	4
Total req. parking - commercial space			23
Total parking available in front of commercial space			41
Total parking provided (Grand and commercial space)			169

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, 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.

STAFF RECOMMENDATION:

The proposed business is occupying a vacant space in The Grand at Twin Lakes Center. This use provides another service use, with the other retail and service uses, within the commercial tenant spaces in the Grand. The health club is private and not open to the general public. Therefore, its use and occupancy will be managed through the memberships. In addition, there is excess parking available, within the site and therefore Staff does not have any parking concerns. The proposed use should not alter the essential character of the locality. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan and business plan prepared by the Petitioner dated 05/20/2020, except such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map - 904-908 E. Northwest Highway
- Application
- Plat of Survey
- Business Plan
- Public Notice

904 - 908 E Northwest Highway

4.4.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) Dangler II LLC		Business Name (if applicable) d/b/a Windy City Storm LLC	
	Subject Property Address Corporation Trust Center, 1209 Orange Street, Wilmington, Delaware 19801			
	AUTHORIZED AGENT (if applicable) Sara K. Barnes, Law Offices of Samuel V.P. Banks		Business Name (if applicable)	
	Address 221 North LaSalle Street, Suite 3800, Chicago, Illinois 60601		City/State/Zip Code	
	Telephone 312-782-1983	Fax N/A	Email sara@sambankslaw.com	
	Relationship to Petitioner (contractor, architect, etc.) Attorney (Zoning and Land Use)			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District Planned Development 0-27-14 (underlying B-2)	Existing Land Use Senior Living Facility, w *accessory mix-use building	Proposed Land Use Private Health Club - (Ice Hockey) Training Facility	
	Generally describe your request: The Applicant is seeking to permit the establishment and operation of a Private Health Club (Recreational Facility), which will provide physical training of competitive youth ice hockey players, within the existing one-story accessory mixed-use building, at the subject site (within PD 0-27-14). [Please See: ATTACHMENT I - for further description.]			

Attachment: Application (904-908 E. Northwest Highway - SU Health Club)



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

Please see: ATTACHMENT I.

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

Please see: ATTACHMENT I.

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

Please see: ATTACHMENT I.

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

NOT APPLICABLE - the proposed new use does not involve or qualify as 'live entertainment.'

Special Use
920 East Northwest Highway

ATTACHMENT I

GENERAL DESCRIPTION OF PROPOSED USE

The Applicant – Dangler II LLC, d/b/a Windy City Storm LLC, is seeking a Special Use to permit the establishment and operation of a private health club/training facility (Recreational Facility), which will provide physical training for competitive and developing youth ice hockey players, within the existing one-story accessory mixed-use building, at the subject site (within Planned Development Ordinance No. 0-131-11 (as amended, Ordinance No. 0-27-14). There will be NO changes to the existing senior living facility – The Grand At Twin Lakes, which is also located within the above-described Planned Development and site boundaries. The proposal calls for the interior build-out of the existing one-story accessory building – only. The exterior (footprint and envelope) of the existing one-story building will not be altered or expanded. The proposed training facility is for physical fitness – only. AS such, there will be NO ice (rink) or other exhibition space placed or located within the building. The operating space will generally consist of: an indoor running track, a weight room – with dumbbells, kettle balls, resistance bands and weight lifting tracks, as well as six (6) cardiovascular machines (i.e. stationary bicycles), and a training floor – with plyometric boxes, medicine balls, ropes and ladders. The facility will also contain two ADA compliant unisex restrooms, a small lobby-reception area (with individual lockers), and a conference room. [Please see corresponding Architectural Plans, prepared by Kennedy Mann, which are submitted herewith.] The Applicant intends to operate the facility seven days a week, from 7:00 AM to 9:00 PM, with peak hours generally occurring between 5:30 PM and 9:00 PM. All instruction and training is for registered members – only. There will be at least forty-two (42) off-street parking spaces, which includes six (6) ADA compliant parking spaces, dedicated to the Applicant, which border the west and north facades of the new proposed facility (one-story building).

PETITIONER JUSTIFICATION

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

The Applicant presently operates an *ice hockey rink (Recreational-Amusement Facility) within close proximity to the Subject Site, which is intended to operate in conjunction with the proposed new training facility. *[The existing ice hockey rink, commonly known as 'Orbit' is located at 615 South Consumers Avenue, Palatine, Illinois.] The proximity between the respective sites was carefully considered by the Applicant when creating the programming for its operations, in order to allow for safe and convenient travel by its members and their families between the two sites and from the neighboring towns in which such members reside.

The proposed training facility, which is intended for primary use by the Applicant's youth membership (ages 10 thru 18), will operate wholly within an existing one-story accessory building, located within *Planned Development Ordinance No. 0-131-11*, adjacent to an existing senior living facility – *The Grand at Twin Lakes*. The site is situated at the crossroads of Intrastate 14, Highway 53, and Rohlwing Road in a predominantly commercial-retail corridor. The subject building has been vacant for over one-year. The Applicant is seeking to reinvigorate the subject property by establishing an active community-based commercial-service use within the vacant building. The Special Use, therefore - if granted, will permit the establishment of a new private training facility – similar to a *health/fitness club*, at a site that has remained dormant for at least a year – near a vital corner in the middle of a vibrant retail/commercial corridor.

The proposed new training facility will activate this site - both physically and economically, while bringing to the Neighborhood a desired health-fitness use that is consistent and harmonious with some of the other similar and/or related uses in the area (i.e. Twin Lakes Golf and Recreation Center, Arlington Race Track, Salt Creek Sports Center, *Orbit Ice Arena, Northern Illinois Soccer League, other fitness related facilities (gyms), retail sport and lifestyle stores, banquet and party venues, restaurants, etc.). Toward that same end, the Applicant will be making a significant financial investment toward the longevity and success of the proposed new facility.

Based on the foregoing, the proposed youth training facility use, will be in the interest of public convenience, at this location.

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

The proposed training facility, which is intended for primary use by the Applicant's youth membership (ages 10 thru 18), will operate wholly within an existing one-story accessory building, located within *Planned Development Ordinance No. 0-131-11*, adjacent to an existing senior living facility – *The Grand at Twin Lakes*. The site is situated at the crossroads of Intrastate 14, Highway 53, and Rohlwing Road in a predominantly commercial-retail corridor. The subject building has been vacant for over one-year. The Applicant is seeking to reinvigorate the subject property by establishing an active community-based commercial-service use within the vacant building. The Special Use, therefore - if granted, will permit the establishment of a new private training facility – similar to a *health/fitness club*, at a site that has remained dormant for at least a year – near a vital corner in the middle of a vibrant retail/commercial corridor.

All ingress and egress to and from the new proposed facility will be via two existing curb-cuts/driveways off of Creekside Drive, accessible from Northwest Highway, along the west side of the site – which such driveways have already been accommodating vehicular movements for the existing senior living facility for well over a year, without cause or consequence.

Toward this end, there will be onsite parking for at least forty-two vehicles. Including six (6) ADA compliant spaces, which such parking will ensure the safe and convenient drop-off and pick-up of members and their families and/or caretakers. The facility – itself, will be fully ADA compliant, as well.

The proposed new proposed facility will be providing a unique type of exceptional instructional based fitness and training to youth (ages 10 to 18) within the community, toward developing their ice hockey skills to gain a competitive advantage when preparing for and participating in school leagues and beyond (i.e. college and/or professionally). The new facility, which is intended to operate in conjunction with the Applicant's nearby exhibition center – *Orbit Ice Arena*, provides a safe and meaningful extracurricular outlet for children within the community and neighboring communities and their families, throughout the year, while encouraging exemplary health and fitness habits.

Based on the foregoing, the proposed new youth training facility, will have a beneficial impact on the health, safety and general welfare of the community, in particular and most importantly – the youth of the community.

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

The proposed new youth training facility, which will be located within an existing dormant one-story mixed-use building in the middle of a vital commercial and recreational corridor, and which is intended to operate in conjunction with the Applicant's nearby exhibition venue (*Orbit Ice Arena*), is completely consistent and harmonious with the other existing uses and operations in the immediate and nearby area. To wit, there are at least seven (7) similar facilities – i.e. health, fitness, recreation, within a two-mile radius, including without limitation: Twin Lakes Golf and Recreation Center, *Orbit Ice Arena, Avenue Cross Fit, Sports Scene, Northern Illinois Soccer League, The Paintball Park, and Arlington Race Track. The training facility is also a low intensity recreational use, which will be contained wholly indoors, thereby mitigating any incidental or perceived interruption with any of the limited residential uses in the area – including the adjacent senior living facility. The proposed new training facility will activate this otherwise dormant building/site - both physically and economically, while bringing to the Neighborhood a desired and structured health-fitness option for the youth (ages 10 to 18) of the community and neighboring communities.

Based on the foregoing, and as has already been evidenced by the beneficial existence of other similar uses and operations in the nearby vicinity, the proposed new youth training facility will not be injurious to other properties in the area. But, rather, the proposed new training facility should have a positive effect on nearby properties, accordingly.

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

LOT 4 (EXCEPT THAT PART DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF S/D LOT 4: A DISTANCE SOUTH 00 DEGREES 01 MINUTES 35 SECONDS WEST ALONG THE MOST WESTERLY LINE OF LOT 4 FOR A DISTANCE OF 296 FEET TO A CORNER IN THE EASTERN LINE OF LOT 4; THENCE SOUTH 44 DEGREES 11 MINUTES 09 SECONDS WEST ALONG THE MOST WESTERLY LINE OF LOT 4 FOR A DISTANCE OF 113.15 FEET TO A CORNER IN THE WESTERN LINE OF LOT 4; THENCE NORTH 32 DEGREES 01 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 332.95 FEET TO A POINT IN THE WESTERN LINE OF LOT 4 THAT IS 183.36 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF S/D LOT 4 AS MEASURED ALONG A WESTERN LINE OF LOT 4; THENCE NORTH 32 DEGREES 01 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 113.15 FEET TO A CORNER EAST OF LOT 4; THENCE NORTH 00 DEGREES 01 MINUTES 35 SECONDS WEST ALONG THE NORTH LINE OF LOT 4 A DISTANCE OF 296 FEET TO THE PLACE OF BEGINNING) IN WILLOW CREEK, BEING A SUBDIVISION OF PART OF SECTION 34 NORTH, TOWNSHIP 4 NORTH, RANGE 10 EAST, COUNTY OF COOK, ILLINOIS, ACCORDING TO THE PLAT THEREOF FILED APR. 18, 1918 AS DOCUMENT 19-23639, IN COOK COUNTY, ILLINOIS.

FLOOD ZONE CLASSIFICATION

AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 17031C0183,
WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 FOR THE CITY OF
PALATINE AND INCORPORATED AREAS, THIS PROPERTY IS IN ZONE X (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TABLE A ITEMS

ITEM 15, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

GENERAL NOTES

UTILITIES SHOWN ARE FROM ABOVE GROUND OBSERVATIONS, MANHOLE INSPECTIONS, J.U.L.I.E. MARKINGS AND AVAILABLE RECORDS AT THE TIME THIS SURVEY WAS PERFORMED AND DOES NOT DEPICT ALL EXISTING UNDERGROUND INSTALLATIONS.

PARKING SPACE TABLE

THE SUBJECT PROPERTY CONTAINS:

157 REGULAR STRIPED PARKING SPACES
12 HANDICAP STRIPED PARKING SPACES

169 TOTAL STRIPED PARKING SPACES

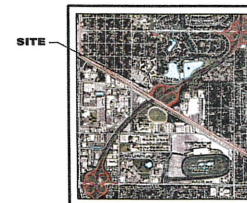
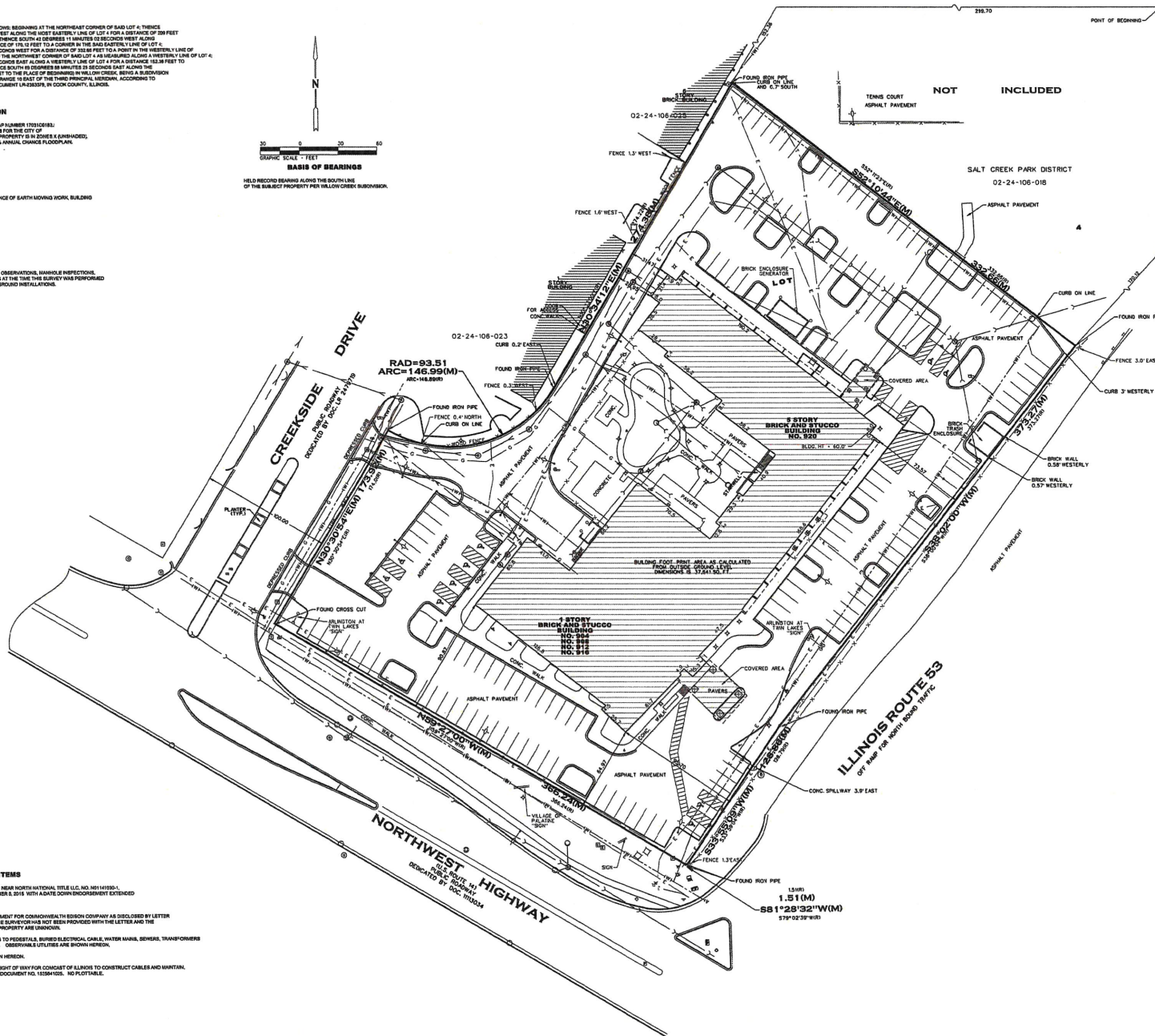
LAND AREA

174,231 SQ. FT OR 4.00 ACRES

SCHEDULE B SURVEY ITEMS

THIS SURVEY WAS PREPARED FROM NEAR NORTH NATIONAL TITLE LLC, NO. N01141030-1,
WITH AN EFFECTIVE DATE OF OCTOBER 5, 2015 WITH A DATE DOWN ENDORSEMENT EXTENDED
TO DATE OF RECORDING.

2. UNRECORDED UTILITY BASEMENT FOR COMMONWEALTH Edison COMPANY AS DISCLOSED BY LETTER DATED AUGUST 29, 1987. THE SURVEYOR HAS NOT BEEN PROVIDED WITH THE LETTER AND THE EFFECTS ON THE SUBJECT PROPERTY ARE UNKNOWN.
4. RIGHTS OF PUBLIC UTILITIES TO FEDESTALS, BURNED ELECTRICAL CABLE, WATER MAINS, SEWERS, TRANSFORMERS, MANHOLES AND GAS MAINS. OBSERVABLE UTILITIES ARE SHOWN HEREON.
6. CONCRETE FLUME IS SHOWN HEREON.
8. BASEMENT IN GROSS AND RIGHT OF WAY FOR CONDUIT OF ILLINOIS TO CONSTRUCT CABLES AND MAINTAIN, OPERATE AND REPAIR PER DOCUMENT NO. 1523841025. NO PLOTTABLE.



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS
COUNTY OF DU PAGE#SS

TO:

NEAR NORTH NATIONAL TITLE LLC
GRAND AT TWYN LAKES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
THE PRIVATEBANK AND TRUST COMPANY
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2015 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1.2.3.4.7(a), 7(b), 7(c), 8, 9, 11, 12, 14, 16, 17 AND 20 OF TABLE THEREOF.

THE FIELD WORK WAS COMPLETED ON 9-25-18

DATED THIS 5th DAY OF October, 2011
BY: Deed C. Voth

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 354
 LICENSE EXPIRES: NOVEMBER 30, 2016
 WEBSTER, McGRATH & AHLBERG, LTD.
 207 SOUTH NAPERVILLE ROAD
 WHEATON, ILLINOIS 60187



ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
TC = TOP OF CURB
FL = FLOW LINE
FE = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CHB = CHORD BEARING
DIP = DUCTILE IRON PIPE
RRS = RAILROAD SPIKE

LEGEND

[illegible][illegible]

Special Use

920 East Northwest Highway (904-908 Northwest Highway)

PLAN OF OPERATION

The Applicant – Dangler II LLC, d/b/a *Windy City Storm LLC*, is seeking a *Special Use* to permit the establishment and operation of a private health club/training facility (*Recreational Facility*), within the existing one-story accessory building, at the property generally located at 920 East Northwest Highway (also identified as, 904-908 Northwest Highway).

Windy City Storm (“Windy City”) owns and operates a training and competition program, which has a focus on the development of youth ice hockey players (generally ranging in age: from 10 thru 18). Such programming includes personal instruction, coaching, participation in intramural live-action games, as well as physical training, skill enhancements and socialization. Due to the current *Covid-19* Restrictions, *Windy City* also offers a virtual training program, which provides members and their families with at-home off-ice workouts to continue developing the skills and techniques necessary to thrive on the ice, once competition continues.

Windy City is staffed by a team coaches and trainers, many of whom are former professional athletes and/or gained their experience by rising through the ranks of the various professional hockey leagues. *Windy City* currently operates with seven (7) lead coaches and instructors, as well as at least ten (10) support trainers, supervisors and liaisons. If the proposed *Special Use* is granted, they would be looking to add to this Team, by hiring within the area.

With regard to the proposed new training facility, operations are intended to be limited to physical fitness and training – only. As such, there will be NO ice (rink) or other exhibition space placed or located at or within the facility. The operating space will generally consist of: an indoor running track, a weight room – with dumbbells, kettle balls, resistance bands and weight lifting tracks, as well as six (6) cardiovascular machines (i.e. stationary bicycles), and a training floor – with plyometric boxes, medicine balls, ropes and ladders. The facility will also contain two ADA compliant unisex restrooms, a small lobby-reception area (with individual lockers), and a conference room.*[The new training facility is intended to operate in conjunction with the nearby exhibition center – *Orbit Ice Arena*, which is also owned and operated by *Windy City*.]

The Applicant intends to operate the new facility seven days a week, from 7:00 AM to 9:00 PM, with peak hours generally occurring between 5:30 PM and 9:00 PM. All instruction and training is for registered members – only, though parents and caretakers are welcomed to observe. There will be onsite parking for at least forty-two vehicles, including six (6) ADA compliant spaces, which such parking will ensure the safe and convenient drop-off and pick-up of members and their families and/or caretakers. The facility – itself, will be fully ADA compliant, as well.

Per Petitioner there will be up to 3 employees and 20 clients including observers during peak hours.

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, August 25, 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 health club greater than 3,000 square feet pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance. The property is commonly known as 904 -908 E Northwest Highway (02-24-106-019).

The Petitioner is proposing to operate a private athletic training club for Windy City Storm Hockey Club.

The above petition has been filed by Sara Barnes representing Windy City Storm LLC and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 20-38

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

DATED: This 10th day of August, 2020
Published in Daily Herald
August 10, 2020 (4549215)

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 08/10/2020 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 # 4549215

Attachment: Public Notice (904-908 E. Northwest Highway - SU Health Club)