



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 • 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

III. APPROVAL OF MINUTES

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

IV. PUBLIC HEARING

1. 297 N. Northwest Highway

Special Use to permit a boxing and martial arts facility pursuant to Section 11.03 (d) (20) of the Palatine Zoning Ordinance.

V. COMMUNICATIONS

VI. ADJOURNMENT



VILLAGE OF PALATINE

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MINUTES • JULY 14, 2020

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I.

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II. CALL TO ORDER

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

Staff present: Ms. Lyn Bremanis

III. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jun 23, 2020 7:00 PM - **Accepted**

Mr. Luszcak made a motion to approve the minutes of June 23, 2020; seconded by Mr. Larson.

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

Minutes Acceptance: Minutes of Jul 14, 2020 7:00 PM (Approval of Minutes)

IV. PUBLIC HEARING

1. 326 N Clark Drive - **Recommended to Approve**

Notice was published in the Daily Herald on June 29, 2020 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Site Plan
4. Floor Plan
5. Elevations
6. Support Emails
7. Public Notice

Sworn in staff: Ms. Lyn Bremanis

Sworn in petitioner: Mr. Kevin Thomas

Mr. Thomas stated they have owned the home for 18 years, lived there for 3 years and rented for 15. He explained the tenant moved out recently so they want to complete a garage addition and move back in to downsize toward retirement. He explained the request is to reduce the front/side yard setback to 18ft to allow an addition. Mr. Thomas explained they are looking for garage space for storage. He stated they have spoken to most neighbors and there were no objectors. He stated he feels it won't infringe in any line site or on anyone's property. Mr. Thomas stated he hopes the request will increase the value of his property as well as the neighborhood's.

Ms. Bremanis gave a brief overview stating the property is zoned R2. She referred to an aerial showing location of the properties that sent letter of support. She spoke to the other properties in the area that have setback reductions indicated by a star on the aerial slide. Ms. Bremanis explained the request is to expand the garage going from a one car to a two car garage. She referred to the slide to show existing conditions. Ms. Bremanis corrected the packet info explaining the addition is 450 sq.ft. making the encroachment at 225 sq. ft. She referred to the site plan slide showing though it is at 18ft in the front it goes all the way back meeting code. She stated community services and engineering have reviewed and didn't have any issues.

Mr. Cavanaugh referred to the aerial asking if the stars are properties that have variations.

Ms. Bremanis explained they are properties that don't meet code explaining they may have been built as is or before setbacks were in place.

Mr. Cavanaugh asked if these are only ones that are existing nonconforming.

Ms. Bremanis answered yes in this immediate area.

Mr. Cavanaugh stated all the corner lots look close.

Ms. Bremanis stated she looked at various plats and many of them were right at the setback requirement.

Mr. Cavanaugh asked if any properties in the area that have received relief.

Ms. Bremanis stated she is not aware of any.

Mr. Thomas stated there is one corner lot on Glen or Robinson that added a detached garage that received relief. He stated he listed the address on his application.

Mr. McGinn asked if Mr. Thomas spoke to 950 E Bissell.

Mr. Thomas stated he spoke to both the house that faces Clark and the neighbor and both are in support as well as the neighbor in the rear.

STAFF RECOMMENDATION:

The Petitioner is requesting to construct a new addition that encroaches into the legal front yard. The property is unique as it is a corner lot and an irregular shape. It is not uncommon for homes located on corner lots to be oriented towards the side yard and to encroach into the legal front yard in this neighborhood. In addition, the proposal should not create any line of sight issues with the neighboring properties. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. Special Use shall substantially conform to the site, floor and elevation plans submitted by the Petitioners on 5/26/20, except as such plans may be changed to conform to Village Codes and Ordinances.

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

Mr. Cavanaugh made a motion to approve subject staff's conditions; seconded by Mr. Larson .

DELIBERATIONS:

Mr. Cavanaugh stated if anything they are improving the value of the property, standards have been met and there are no objections from neighbors.

Mr. Larson stated it is one of the corner lots that always have issues with front yard setbacks. He stated it meets the standards and won't have negative impact the area.

Ms. Wood stated it is a reasonable request with a small amount of square footage encroaching.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will go to Village Council on August 3, 2020.

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

2. 870 N. Virginia Lake Drive - **Recommended to Approve**

Notice was published in the Daily Herald on June 29, 2020 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Proof of Ownership
3. Site Plan
4. Elevations
5. Public Notice

**Sworn in petitioner: Mr. David Paprocki 870 N Virginia Lake Court
Mr. Eric Hoffman: contactor Woodridge Deck and Gazebo Co, Schaumburg, IL**

Mr. Paprocki explained they currently have 2 small decks on the back of their house that are not big enough to sit or put furniture on. He referred to the site plan slide showing the area of encroachment stating they have talked to both neighbors who both have similar decks and approve. He stated the HOA also approves. Mr. Paprocki stated he has also talked to all neighbors in the cul-de-sac who all approve as well.

Mr. Cavanaugh asked if the current patio that they will be building on is pavers or concrete.

Mr. Paprocki stated concrete.

Mr. Hoffman explained it is exposed aggregate concrete.

Mr. Pirog clarified the concrete is existing.

Mr. Hoffman answered yes.

Mr. Paprocki explained the concrete was there when he bought the house 29 years ago.

Mr. Pirog asked if they will be pouring more cement.

Mr. Hoffman answered no except for the piers. He explained the design of deck is using treated laminated beams to get the spans. He explained the plan is to have 4 piers to keep it an open view but if they are required to angle the corners they will have to add more piers.

Mr. Paprocki stated in the 29 years he has lived there he has never had water come up to even the concrete patio.

Mr. Pirog asked if the variation is for the corners.

Mr. Hoffman answered yes.

Ms. Bremanis explained the special Use is for work done in the flood plain.

Ms. Wood clarified the concrete will stay.

Mr. Hoffman yes explaining they will drill a hole in it.
Mr. Paprocki stated the elevation at the ground level does not change at all.

Ms. Wood asked if the neighbors have any flooding issues.
Mr. Paprocki answered no stating the neighbors have similar decks.

Mr. Cavanaugh referred to the aerial slide pointing out the structure of the home is in flood plain.
Ms. Bremanis answered yes.
Mr. Paprocki stated he thinks the flood plain changed after the home was built.

Mr. Cavanaugh asked if there is a basement.
Mr. Paprocki explained there is a lower level that has a walkout.

Mr. Cavanaugh asked if they ever got water in house.
Mr. Paprocki answered no. He explained the way the lake fills from the bottom so when it fills it empties which is why there is no flooding problems. He referred to aerial to show the culvert location which flows water to a creek near 53.

Ms. Bremanis gave a brief overview of the request stating the property is zoned R2. She stated the subdivision ordinance requires a special use for any decks in the flood plain. She referred to the existing condition slides to show how common these decks are in the area. Ms. Bremanis stated the proposed deck is approx. 560 sq.ft. and 9ft. high. She stated they are over on lot coverage at 48.2% however the proposed request will not change this. Ms. Bremanis stated the building coverage meets code. She stated community services and engineering have reviewed and have no issues.

STAFF RECOMMENDATION:

While the floodplain encumbers much of the surrounding area, the Village Engineer has reviewed this proposal and does not have any specific concerns. The deck is elevated at 9.5 feet in height. Raised decks are allowed as a Special Use within the floodplain, provided they are not located in the floodplain or other areas essential to the conveyance of flood waters, of which the proposed is not. Additionally, the square footage of the deck's encroachment into the rear yard is minimal and should not have a negative impact of the surrounding area. Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan submitted by the Agents, Christiana Briseno and Mr. Eric Hoffman on 05/28/2020 except as such plans may be changed to conform to Village Codes and Ordinances.

Ms. Bremanis added the corner encroachment is only 28sq.ft.

Ms. Wood clarified the patio is in the flood plain but the deck is not.
Ms. Bremanis explained the deck is in the flood plain as well. She referred to the

flood plain slide showing the flood plain goes more than half way through their house.

Ms. Wood clarified the terminology of the code for deck sin the flood plain
Ms. Bremanis explained it reads where there is conveyance of water. She pointed out there is no water running in this area.

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

Mr. McGinn made a motion to approve subject staff's conditions; seconded by Mr. Cavanaugh.

DELIBERATIONS:

Mr. McGinn stated the request is for a minor variation. He stated the layout of the deck won't have an adverse effect in the community. Mr. McGinn pointed out many of the decks in neighborhood are similar so it won't alter the property. He stated the unique circumstances being met because the home is already located in a flood plain. Mr. McGinn stated the conditions have been met.

Mr. Cavanaugh stated it is in keeping with the neighborhood with multiple other properties having similar decks. He stated this will allow the homeowner to get more use out of the property.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will go to Village Council on August 3, 2020.

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

3. 2070 N Rand Road AB - Recommended to Approve

Notice was published in the Daily Herald on June 29, 2020 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in petitioner: Mr. Vartan Chakalian Foundations Spine & Well-Necessities 2070 N Rand Rd AB

Mr. Chakalian stated the goal is to open a chiropractor facility. He explained when they initially open they will offer chiropractic services and as they move along they plan to add on Chinese herbal medicine, acupuncture and physical therapy. Mr. Chakalian stated the community needs it. He spoke to different research that indicates the need for back pain relief, C-section related chronic disorders as well as the chronic opiate epidemic related to back pain. He stated the goal is to impact the community in a positive way. Mr. Chakalian stated there is plenty of parking.

Mr. Cavanuagh asked how many staff they would have to accommodate the 30 patients per hour.

Mr. Chakalian explained those numbers are by year 5 so probably 5 employees.

Mr. Cavanuagh asked about current staffing being between 2-3.

Mr. Chakalian stated including himself there would be 2 other staff.

Discussion on times and amount of patients.

Ms. Wood asked if he has a current location.

Mr. Chakalian answered no. He stated he has been out of school and in practice for 5 years. Mr. Chakalian spoke to the safety of public standards referring to research on chiropractic services.

Mr. McGinn recused himself.

Mr. Pirog spoke to the parking.

Ms. Bremanis referred to plat to show the ample parking.

Ms. Bremanis gave a brief overview of the request stating it zoned Planned Development and contains a shopping center (18,316 square feet) and the Butera grocery store (47,000 square feet). The Planned Development follows both the Village's B-2 (General Business) District and Cook County's C-4

(General Commercial). She stated they would occupy 2 existing tenant spaces in the shopping center with a total area of approximately 2,400 square feet. She spoke to the hours of operation being Monday, Wednesday, Thursday: 10 AM - 1 PM | 3 PM - 6 PM Tuesday: 3 PM - 6 PM. Ms. Bremanis stated the parking is over parked by 51 spaces. She stated community services and fire prevention have reviewed and have no concerns.

STAFF RECOMMENDATION:

The petitioner is requesting to open a chiropractic office in the subject tenant space. The development is over parked by 51 spaces, therefore, Staff 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 submitted by the Petitioner on 6/11/20 and the Floor Plan prepared Carlson Architects dated 6/04/20, except as such plans may be changed to conform to Village Codes and Ordinances.

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

Mr. Larson made a motion to approve subject staff's conditions; seconded by Mr. Pirog.

DELIBERATIONS:

Mr. Larson stated it is a good use for the area. He stated there is not much in the center so parking is open. He stated it won't have a negative impact on the value of the surrounding properties and will be operate in a manner consistent with the public health safety and welfare.

Ms. Wood stated medical is consistent with public health safety and welfare. She pointed out parking is not an issue.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will go to Village Council on August 3, 2020.

RESULT:	RECOMMENDED TO APPROVE [6 TO 0]
MOVER:	Brent Larson, Commissioner
SECONDER:	John Pirog, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszczyk, Cavanaugh, Pirog
ABSENT:	Dittrich
RECUSED:	McGinn

V. COMMUNICATIONS

VI. ADJOURNMENT

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

Mr. Pirog made a motion to adjourn; seconded by Mr. Cavanaugh

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

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 07/28/20 07:00 PM

CASE STAFF STATEMENT (ID # 6139)

297 N. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Pedro Calla

CASE NUMBER: 20-23

ADDRESS: 297 N. Northwest Highway

PROPOSAL:

Special Use to permit a boxing and martial arts facility pursuant to Section 11.03 (d) (20) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 297 N. Northwest Highway	<u>CURRENT ZONING:</u> B-2 General Business District
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SURROUNDING CONDITIONS:

North:	B-1 Shopping Center District (Photo's Hotdogs)
South	B-2 General Business District (Wendy's)
East:	R-2 Single-Family Residential
West:	B-2 General Business District

BACKGROUND:

The Petitioner is seeking to relocate his existing boxing and martial arts facility to the subject property. Therefore, the Petitioner is requesting:

Special Use to permit a boxing and martial arts facility

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business District and contains an existing multi-tenant shopping center. The proposed tenant space was previously Master Dance Inc., but has been vacant for approximately 2 years. Rumi Maki currently operates at 2200 N. Rand Road where they received a Special Use in 2016.
- The tenant space is approximately 6,250 square feet.
- The proposed use consists of fitness classes, including kids boxing and Taekwondo,

Case Staff Statement (ID # 6139)
Meeting of July 28, 2020

kickboxing, boot camp, and beginner and advanced boxing classes. The facility will also offer open gym hours for members as well as personal training.

- Hours of operation:
 - Monday through Friday from 9 AM to 9 PM,
 - Saturday from 9 AM to 1:00 PM, and
 - Sunday from 9 AM to 12 PM.

Peak hours of operation: 6pm and 7pm weekdays.

- There will be 4 employees.
- Expected number of clients per day: 60. Expected number of clients per class: 12. Maximum number of clients at any one time: 25.
- The shopping center shares parking with the Wendy's restaurant directly south of the Subject Property. As part of the approval for Wendy's, a restrictive covenant was recorded for both properties, which allows the shopping center and Wendy's to share 21 parking spaces.
- There are 106 parking spaces between the shopping center and Wendy's (68 spaces at the shopping center; 38 spaces at Wendy's).

Tenant	Address	Square Feet	Required Spaces
Pearle Vision	279 N. Northwest Hwy	2,600	9
Lou Malnati's (takeout only)	287 N. Northwest Hwy	1,350	5
Soaring Eagle Kung Fu	291 N. Northwest Hwy	2,200	7
State Farm	293 N. Northwest Hwy	1,900	6
Beauty Salon	295-A N. Northwest Hwy	3,000	10
Kids Kustom Parties	295-B N. Northwest Hwy	3,500	15
Proposed - Rumi Maki	297 N. Northwest Hwy	6,250	21
			73 Required
			68 Provided
			-5 Short
Wendy's	265 N. Northwest Highway	3,125	31 Required
			38 Provided
			7 Excess
Total 104 spaces required 106 spaces provided			

- The parking analysis indicates the shopping center is short 5 parking spaces,

however the agreement would allow the shopping center patrons to parking in the Wendy's parking lot, if necessary.

- While a parking variation is not required, the Petitioner has agreed to work with the Village on a traffic flow plan to address the pickup and drop-off associated with the kids classes.

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 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 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.

ATTACHMENTS:

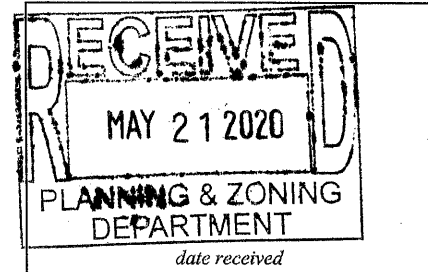
- Aerial map - 297 N. Northwest Highway
- Application
- Plat of Survey
- Business Plan - Rumimaki Boxing
- Floor plan
- Public Notice

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 <i>KL</i>	Zoning Case # <i>20-23</i>
	Filing Fee <i>\$ 898</i>	Notification Deadline
	ZBA Public Hearing Date <i>7/28/20</i>	Village Council Date



Background Information	PETITIONER(S) <i>PEDRO CALA</i>		Business Name (if applicable) <i>RUMIMAKI BOXING</i>		
	Subject Property Address <i>297 NORTH NORTHWEST HIGHWAY, PALATINE IL</i>				
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)		
	Address		City/State/Zip Code		
	Telephone	Fax	Email		
	Relationship to Petitioner (contractor, architect, etc.)				
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation				
	Existing Zoning District		Existing Land Use		Proposed Land Use
	Generally describe your request: <i>MOVING OUR GYM TO A NEW LOCATION LOOKING TO GET THE SPECIAL USE PERMIT APPROVED.</i>				

Attachment: Application (297 N. Northwest Highway - SU boxing & martial arts facility)



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

OUR GYM LOCATION IS CONVENIENT DUE TO BEING CLOSE TO STATE & CLOSER TO DOWNTOWN PALATINE

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

BOXING & MARTIAL ARTS. PROVIDE ALL PARTICIPANTS SELF CONTROL, DISCIPLINE & PHYSICAL AND MENTAL HEALTH.

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

DEFINITELY NOT. THIS IS A HEALTHY RECREATIONAL CENTER.

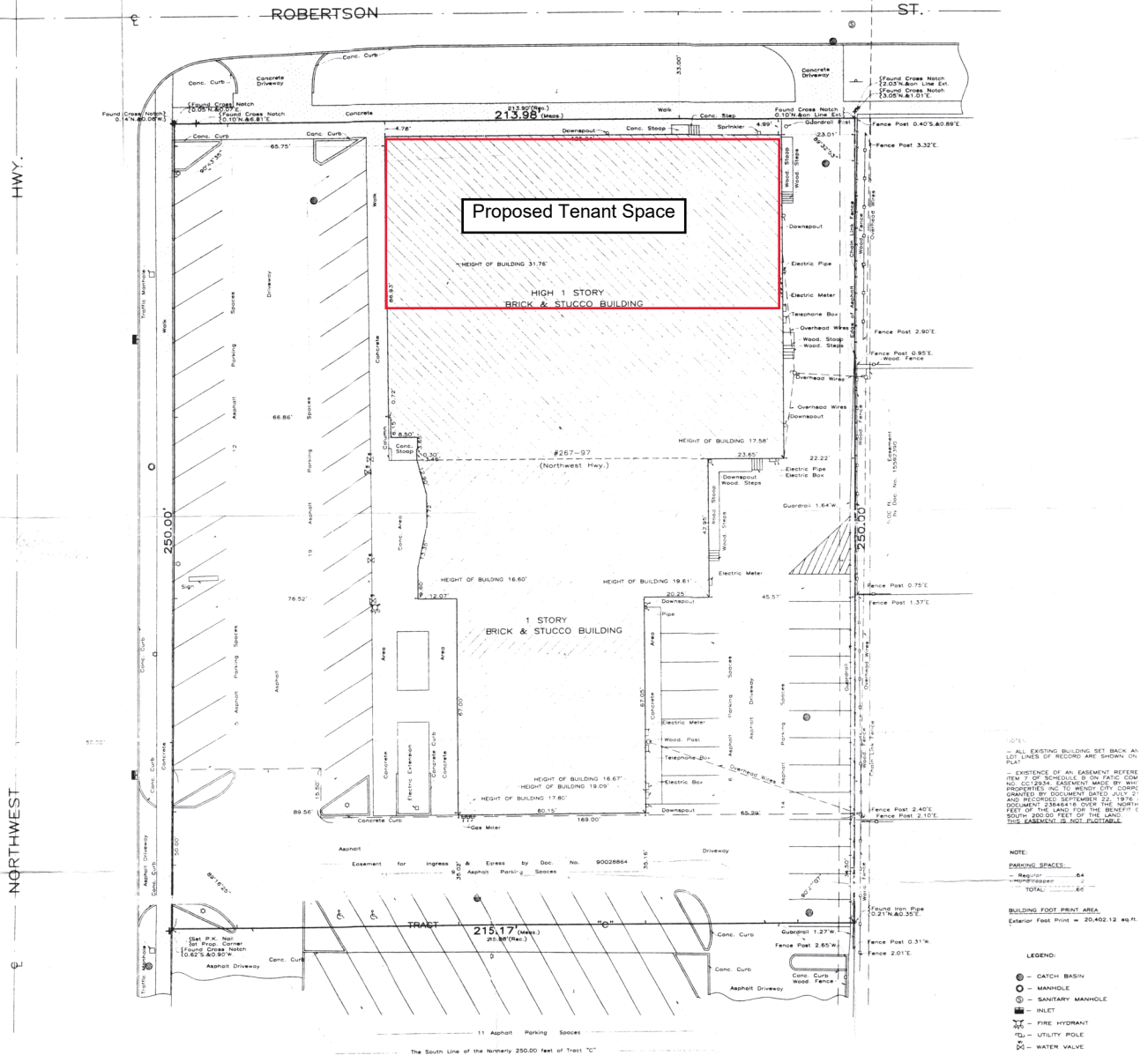
4. With respect to live entertainment uses, the use shall not:
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on 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

PROFESSIONALS ASSOCIATED SURVEY, INC.
PROFESSIONAL DESIGN FIRM REGISTRATION NO. 0611128145
PROPERTY - ALTA - TORO - CONDO - WORKSPACE SURVEY
7100 N. TRUMP AVE. LINCOLNWOOD, ILLINOIS 60468
TEL. (847) 678-3000 FAX (847) 678-2187

ALTA/ACSM LAND TITLE SURVEY OF



THE NORTHERLY 250.00 FEET OF TRACT "C" IN ARTHUR T. MCINTOSH AND COMPANY'S FAIR GROUND PARK, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
TOTAL NET AREA: 53.63820 SQ. FT. = 1.231 ACRES.
COMMONLY KNOWN AS: 287-297 NORTHWEST HIGHWAY, PALATINE, ILLINOIS.



NOTE:
- ALL EXISTING BUILDING SET BACK AL LOT LINES OF RECORD ARE SHOWN ON PLAN.
- EXISTENCE OF AN EASEMENT REFERS TO ITEM 2 OF SCHEDULE B ON PLAT. CO. NO. 90028864. EASEMENT MADE BY WAY OF DEED DATED JULY 2, 1989, AND RECORDED SEPTEMBER 22, 1989. DOCUMENT 288864 IS OVER THE NORTH 250.00 FEET OF THE LAND FOR THE BENEFIT OF SOUTH 200.00 FEET OF THE LAND. THIS EASEMENT IS NOT EVIDENT.

NOTE:
- BUILDING SPACES:
- Regular: 84
- Irregular: 2
- TOTAL: 86

BUILDING FOOT PRINT AREA
Exterior Foot Print = 20,402.12 sq. ft.

LEGEND:
○ - CATCH BASIN
○ - MANHOLE
○ - SANITARY MANHOLE
■ - INLET
H - FIRE HYDRANT
U - UTILITY POLE
W - WATER VALVE
L - LIGHT POLE
T - TRAFFIC SIGN
C - HANDICAPPED

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM & ILLINOIS IN 1989, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 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(SIGNED) _____
PROFESSIONAL SURVEYOR - LICENSE EXP. DATE NOV. 30, 2004
Drawn by J.V.

CERTIFY TO:
- FIRST AMERICAN TITLE INSURANCE COMPANY
- ELGIN STATE BANK ITS SUCCESSORS AND/OR ASSIGNS
- JOHN MICHAEL REEVES

REVISED: February 18, 2003.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON OWNERS A COPY OF THE DEED, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
ORDER NO.: 03-62613
SCALE: 1 INCH = 15 FEET
DATE: JANUARY 28, 2003
ORDERED BY: LMC, LTD. REAL ESTATE

FLOOD CERTIFICATE
ACCORDING TO FLOOD INSURANCE RATE MAP OF
COMMERCIAL AREA - UNDESIGNED
COMMERCIAL AREA - UNDESIGNED
COMMERCIAL AREA - UNDESIGNED
FLOOD AREA AND IS DESIGNATED AS ZONE "X"



RUMI MAKI Boxing Martial Arts & Fitness

Business Plan

Owner: Pedro Calla
Phone: 847.613.7755
Email: rumimakiboxing@gmail.com
Website: www.rumimakiboxing.com
Current Address: 2200 N. Rand Rd. Palatine, IL 60074
Proposed New Address: 297 N. Northwest Highway,
Palatine, IL 60067

Company Description

Mission statement:

RUMI MAKI Boxing and Martial Arts was founded by Pedro Calla in 2009 with the desire to bring the highest quality boxing training and fitness knowledge to our community.

RUMI MAKI seeks to provide a healthy foundation of fitness in the lives of all of our clients. We additionally seek to allow for healthy transformations for all types of client's needs, from developing greater muscle strength and better overall health, to dramatic weight loss, and for some students interested in pursuing a career in boxing, for elite athlete training.

Form of ownership: INC

Company history:

RUMI MAKI was founded in 2009 and operated out of World Gym Palatine. From there it grew to a larger business run in the Butera plaza and the current location. Each step of growth has required additional investment of time and capital to prepare a larger gym, and has also resulted in a corresponding increase in gym membership.

Most important strengths and core competencies:

Pedro Calla, the founder and owner of RUMI MAKI Boxing and Fitness, began his career in the sport of boxing at age 15 in Lima, Peru, where early on he rose to be the reigning national

champion in the country for seven years straight, recognized by the President of Peru for his representation in international tournaments and by the National Boxing Federation of Peru as the top boxer in the country.

In his representation of Peru as the captain of the national team, Pedro participated in international tournaments for nearly a decade, including the Pan-American Games, Pre-Olympic Trials, The Pacific Tournaments and Pre-Pan-American games where Pedro earned gold medals, and the ODESUR South American Tournament where he earned a silver medal.

Pedro also pursued the academic side of fitness, studying Sports Science in Cayetano Heredia Medical University, completing over 20 courses in sports medicine and training methodology. Alongside his own athletic development, Pedro has been a fitness trainer for others for over 25 years, working as a personal trainer, fitness instructor, and boxing trainer. He has additionally worked to expand his knowledge of martial arts combat outside of boxing, seeking out training in submission wrestling, Brazilian Jiu Jitsu, and Muay Thai, all of which he used successfully in MMA cage fights.

In his current role as a boxing and fitness trainer for the last five years, Pedro has continued to push his own fitness limits, along with those of his students, training for marathon, Spartan, and Gladiator races. This represents his philosophy that it is important to continuously learn and grow in the world of fitness, and so he is constantly studying the science and medicine of the field, seeking input from other trainers and experts, and adapting his techniques based on the needs of his students.

Products and Services

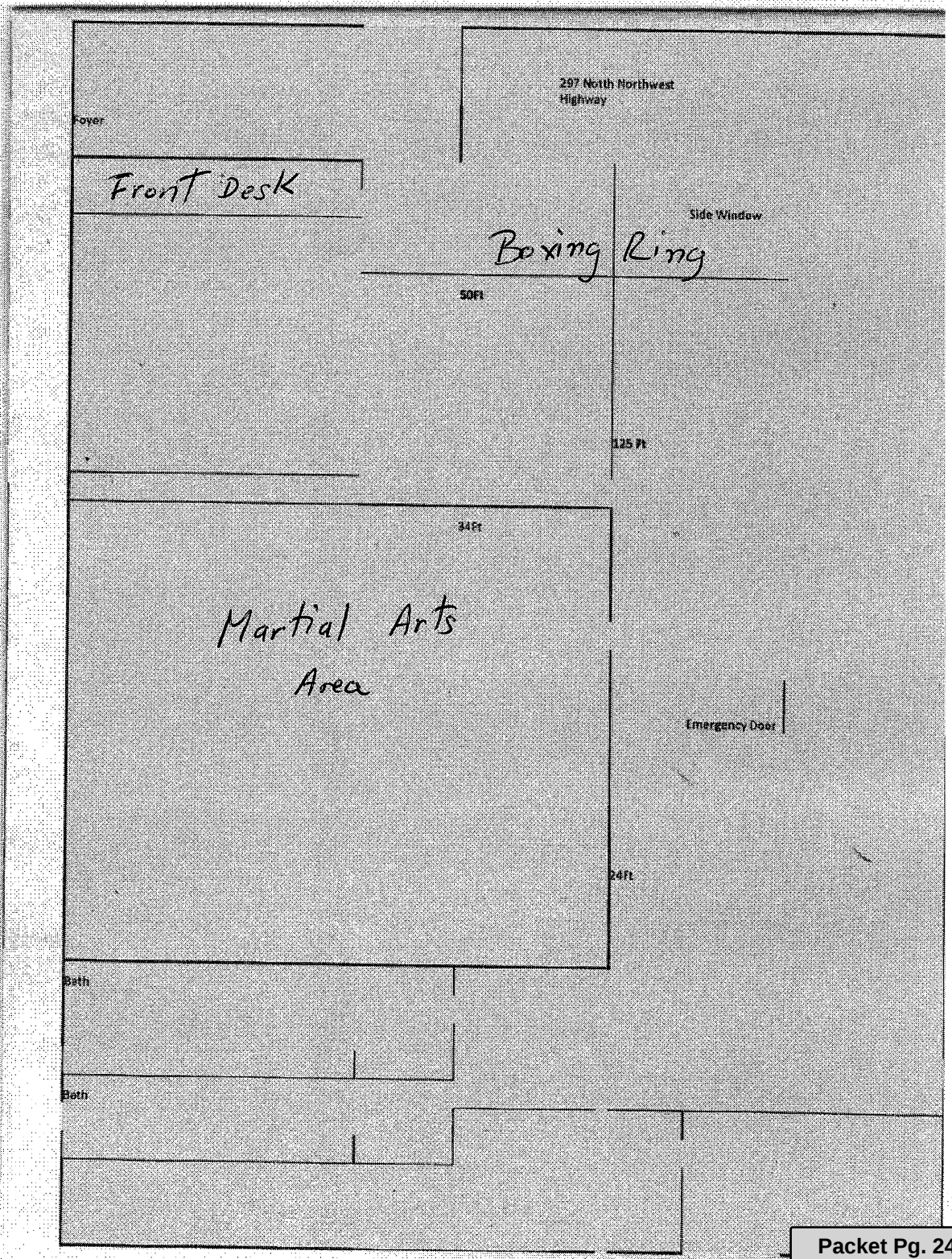
RUMI MAKI offers a variety of fitness classes, from Kids' Boxing and Taekwondo to Kickboxing, Boot Camp, and Beginner and Advanced Boxing classes. With membership comes open gym usage as well. Additionally, RUMI MAKI offers personal training.

In the new location, we expect to continue to offer these classes.

We run this classes and schedule :

9AM Open	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
10AM	Boxing1 14+		Boxing1 14+		Boxing1 14+	Boxing1 14+	Boxing1 14+
11AM						Boxing1 14+	
11AM						Boxing1 5 - 13	
12PM							Closed
1:00 PM						Closed	
5 PM	Boot Camp	Boxing1 14+	Boot Camp	Boxing1 14+	Boot Camp		
5 PM	Taekwondo 5 +		Taekwondo 5 +		Taekwondo 5 +		
6 PM	Boxing1 9-13	Little Boxing 5-8	Boxing1 9-13	Little Boxing 5-8	Boxing1 9-13		
6 PM	Boxing1 14 +		Boxing1 14 +		Boxing1 14 +		
7PM	Boxing1 14 +	C. Boxing	Boxing1 14 +	C. Boxing	Boxing1 14 +		
7 PM	C. Boxing	KickBoxing	C. Boxing	KickBoxing	C. Boxing		
8 PM	C. Boxing		C. Boxing		C. Boxing		
8 PM	Boxing1 14+		Boxing1 14+		Boxing1 14+		
9 PM	Closed	Closed	Closed	Closed	Closed		

Attachment: Business Plan - Rumimaki Boxing (297 N. Northwest Highway - SU boxing & martial arts facility)



Attachment: Floor plan (297 N. Northwest Highway - SU boxing & martial arts facility)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, July 28, 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 boxing and martial arts facility pursuant to Section 11.03 (d) (20) of the Palatine Zoning Ordinance.

The property is commonly known as 297 N. Northwest Highway (02-14-414-032).

The Petitioner is proposing to relocate his existing boxing and martial arts facility (Rumi Maki Boxing) to the Subject Property.

The above petition has been filed by Pedro Callo (Rumi Maki Boxing) and is available for examination in the office of the Village Clerk, 200 E. Wood Street, FILE #: 20-23

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

DATED: This 13th day of July, 2020
Published in Daily Herald
July 13, 2020 (4547859)

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 07/13/2020 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 # 4547859

Attachment: Public Notice (297 N. Northwest Highway - SU boxing & martial arts facility)