



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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<http://www.palatine.il.us>

ZONING BOARD OF APPEALS

MINUTES • JULY 23, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff present: Ms. Katie Rivard and Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jun 11, 2019 7:00 PM

Mr. Luszczak made a motion to approve the minutes of June 11, 2019;seconded by Mr. Dittrich.

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

III. PUBLIC HEARING**1. 1510 W. Northwest Highway**

Notice was published in the Daily Herald on July 8, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey
4. Site plan
5. Elevations
6. Public Notice

Sworn in staff Ms. Katie Rivard and Ms. Lyn Bremanis

**Sworn in the petitioner: Mr. Steven Nagle - Superintendent of Facilities for the Palatine Park District - 1324 Arbor Avenue Highland Park, IL
Ms. Tony Bruns - Palatine Stables Manager - 440 N. Easy Street Palatine, IL**

Mr. Nagle explained they feel a shed will alleviate some operational issues and safety concerns. He pointed out they are well within the setbacks and ordinances within the Village.

Ms. Wood asked if there is any other place to locate where relief is not needed. Mr. Nagle stated no explaining they need to be close to animals and easy access to vehicles for delivery.

Ms. Wood asked if they own the adjacent property.
Mr. Nagle answered yes.

Mr. Pirog asked where it is stored now.
Mr. Nagle referred to the site plan slide to show location on top right corner of existing building.

Mr. Pirog asked why that can't continue to be used.
Mr. Nagle explained the proximity to the horses raises a health issue. He further explained it is not large enough to purchase hay in sufficient quantity so have to store some in the lower arena which takes away from business. Mr. Nagle stated they have to buy large quantities of hay due to cost and growing seasons.

Mr. Luszczyk asked if there is anything there now.
Mr. Nagle stated there is a grass pen to allow horses time outside.
Ms. Bruns referred to the existing conditions slide to show proposed locations.

Ms. Rivard gave a brief overview of the request explaining they are requesting a

6,000 sq. ft. storage shed to be located in the side yard that has maximum permitted square footage of 150 sq. ft. She stated the property is zoned R-1 Single Family and approximately 8.5 acres. She stated it will not have utilities being cold storage only. She referred to the site plan slide to show the existing buildings and proposed shed location. Ms. Rivard spoke to the setbacks and height that meet code. She stated the color will match the existing buildings. Ms. Rivard stated both building and lot coverage meet code. She stated there were no issues identified by any departments. She went through the slides to show elevations, and existing conditions.

Mr. Pirog asked if it was zoned for business would they need relief.

Ms. Rivard explained there is a maximum limit on accessory structures for any district.

Mr. Cavanaugh asked if there is any standing water in the area.

Ms. Rivard stated staff is not aware of any and Engineering had no issues.

Mr. Nagle explained it appears to be an older swale from the old camp ground.

Ms. Wood asked what the total acreage is.

Mr. Nagle stated 8.75 acres.

Ms. Rivard stated approximately 8.5 acres and the property next door is approximately 10 acres.

Mr. Nagle stated it is just over 11 acres.

STAFF RECOMMENDATION:

The Palatine Park District is proposing to construct a new 6,000 square foot hay storage shed on the Palatine Stables property. The Subject Property currently has two buildings, a main building and a lower barn, but it does not have a formal hay shed that is designed or large enough to meet the needs of the Stables. The proposed hay storage shed will provide a safe and adequate storage for the stables hay needs; however, given the size and location of the proposed hay storage shed, zoning relief is required.

Per the Zoning Ordinance, Park District facilities are permitted uses within all of the residential zoning districts. While the Petitioner is seeking relief for the size and location of the proposed hay barn, it should be noted that the overall size of the Park District property is approximately 8.5 acres and the setback of the structure exceeds the minimum requirements. Also the surrounding 10.3 acres directly east of the subject property are also owned and operated by the Park District. With that being said, the proposed hay storage shed should not impact the surrounding property owners or impact the essential character of the locality.

Therefore, Staff recommends approval of the proposed Variation to the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff would recommend the following condition:

1. The Variation shall substantially conform to the site plan and elevations prepared by DLA Architects and submitted on 06/17/2019, 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. Pirog made a motion to approve subject staff's conditions; seconded by Mr. Dittrich.

DELIBERATIONS:

Mr. Pirog stated there is no reason not to approve. He stated he feels the standards have been met pointing out there are no homes around so there is no one to object. He pointed out they own adjacent property so it seems like a reasonable request pointing out the space they are using now is insufficient.

Ms. Wood stated it makes sense based on the size. She spoke to reasonable return being met with health concerns with the horses, financial with buying the hay and having a facility to store the large bulk purchased and utilizing the arena space for park district activities instead of for storage.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on August 5, 2019.

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

2. 211-333 E. Northwest Highway

Notice was published in the Daily Herald on July 8, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Palatine Plaza Site Plan
4. Plat of Survey
5. Sign Elevations
6. Ordinance #0-177-97- existing signage relief
7. Public Notice

Sworn in the petitioner: Mr. Charles Margosian Jr. Highland Management Associates owners and managers of Palatine Plaza 623 Prairie Ave Naperville, IL

Mr. Margosian stated they have owned the center since 1998 and are asking for a variance to change 2 of 3 pylon signs. He explained on one sign they would like to make the centers name smaller allowing for more tenant names to be displayed on one of the signs and adding more panels to the other. He stated online retail has made it difficult to find tenants speaking to the vacancies including the old Hobby Lobby space. Mr. Margosian stated he has heard objections from tenants that the center sits too far from Northwest Hwy. for attached signage so they would like more signage closer to road and by adding the additional panels this will help do so. He pointed out tenants require less space so by dividing tenant space requires more signage. Mr. Margosian pointed out as part of the deal with Amita health care they have to give part of the Hobby Lobby sign area to them so 2 panels already taken by them and Pete and Macs. He explained the tenants complain they can't be seen on the other sign and that it looks small so adding the additional panels makes it look proportional. Mr. Margosian spoke to the centers uniqueness with them being the largest unified center on Northwest Hwy. comparing them to the centers on Dundee and their signage. He stated they are not increasing height of the sign and are staying within the existing framework.

Mr. Cavanaugh asked if there will now be 23 panels with the request.

Mr. Margosian answered yes.

Mr. Cavanaugh asked if there are 23 tenant spaces currently.

Mr. Margosian stated there are more.

Mr. Cavanaugh clarified even with the variance some spaces will not be on the monuments.

Mr. Margosian answered yes.

Mr. Larson asked if this will be enough with splitting the Hobby Lobby.

Mr. Margosian answered yes explaining they hope to split into 3.

Mr. Larson asked if there will be any lighting changes.

Mr. Margosian answered no it will continue to be back lit.

Ms. Bremanis gave a brief overview of the request stating the property is zoned B2 and is approx. 12 acres in size. She stated there will be approx. 23 tenant spaces in plaza if they continue to spit Hobby Lobby. She spoke to the size of the frontage and stated the signs are appropriately spaced and meet code. She explained the center is looking to change 2 of the 3 sign referring to the sign elevation slides and the site plan slide to show location. Ms. Bremanis referred to the Plaza comparison slide to show similar centers. She explained the difference if they are all planned developments so the signage rules are specific to the planned development. She stated Community Services and Engineering reviewed and had no concerns. Ms. Bremanis referred to the slides to show existing conditions.

Mr. Cavanaugh referred to the plaza comparison slide asking if the plazas allow EMBs.

Ms. Bremanis stated their signs are not EMBs.

Discussion on the similarities and differences in the plazas.

Mr. Pirog asked if the other plazas have variations.

Ms. Bremanis explained they went through the planned development process and the regulations are specific to their site.

Mr. Pirog pointed out Deer Grove has double the signage.

Ms. Bremanis answered correct.

Mr. Cavanaugh clarified all that is being reviewed is the square footage not the number of panels.

Ms. Bremanis stated correct.

STAFF RECOMMENDATION:

The Petitioner is requesting additional tenant panels to two of the three existing freestanding signs. While the height and width of the signs will not be changing, the square footage of the signs is increasing and requires zoning relief. Also, by maintaining the signs bulk standards (height and width), the overall impact of the additional sign size should not alter the essential character of the shopping center. In addition, the main sign is further decreasing the size of the center name panel, which also requires a variation.

Palatine Plaza is unique in that most shopping centers of this size have separate sign plans specific to the center through the Planned Development process. Also, at its farthest, Palatine Plaza is set back approximately 415 feet from the Northwest Highway property line. In addition, the previous Hobby Lobby tenant space has been split into 3 separate spaces, which increases the number of tenants in the plaza to 23 units.

Therefore, Staff recommends approval of the proposed signs, subject to the following condition:

1. The Variations shall substantially conform to the sign elevation plans submitted by the Petitioner on 5/24/19 except to conform to Village Codes and Ordinances.

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

Mr. Dittrich made a motion to approve subject staff's conditions; seconded by Mr. Luszczak

DELIBERATIONS:

Mr. Dittrich pointed out they are doing what they need to do to move ahead with the new retail space. He spoke to the unique circumstances of being so far from Northwest Hwy. and the size of the old Hobby Lobby and makes sense that they need more sign space. He spoke to the similar plazas pointing out the request is not overly excessive and meets the standards so calls a motion to approve.

Mr. Luszczak agreed with Mr. Dittrich pointing out the sign dimensions are staying the same so adding panels due to splitting up the tenant spaces makes sense.

Mr. Larson pointed out they are not changing the structure or the lighting of the signs so won't impact the surrounding areas.

Mr. Larson summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on August 5, 2019.

RESULT:	RECOMMENDED TO APPROVE [5 TO 0]
MOVER:	James Dittrich, Commissioner
SECONDER:	Jerry Luszczak, Commissioner
AYES:	Larson, Luszczak, Cavanaugh, Dittrich, Pirog
ABSENT:	Roth-Wurster, McGinn
RECUSED:	Wood

IV. COMMUNICATIONS

V. ADJOURNMENT