



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 10, 2018

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jun 26, 2018 7:00 PM

III. PUBLIC HEARING

1. 473 W. Northwest Highway

Requested to be continued to the July 24, 2018 ZBA Meeting.

2. 50 E. Wilson Street

Variation to allow an addition 3 feet from the garage instead of the required 10 feet pursuant to Section 6.01(a)(2) of the Palatine Zoning Ordinance.

3. 2070 N. Rand Road

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.

IV. COMMUNICATIONS

V. ADJOURNMENT



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ZONING BOARD OF APPEALS

MINUTES • JUNE 26, 2018

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 Luszczyk	Commissioner	Present	
Theodore McGinn	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Present	

Staff present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jun 12, 2018 7:00 PM - **Accepted as Amended**

I would like to make an addition to the deliberation portion of the minutes for Stone Garden Subdivision, packet page 9. I would like to include an additional comment I made, which is bolded here: "Ms. Wood stated the Village did approve. She pointed out they were granted a lot of homes on a very small parcel of land and because of it they are encountering other problems. **She stated they were given a lot already by granting this subdivision, and if they were asking for something more extensive she could not approve but in this case she could.** She spoke to the standards stating there is uniqueness and they won't alter the character of the locality."

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

Minutes Acceptance: Minutes of Jun 26, 2018 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 43 S Ash Street - Recommended to Approve

Notice was published in the Daily Herald on June 11, 2018 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. Lyn Bremanis

Sworn in petitioner Mr. Joseph Conrad 43 S Ash Street and Mr. Andrew Venamore architect 602 Academy Drive, Northbrook.

Mr. Venamore stated owners would like to replace the existing garage with new one. The current garage is decades old and due to the run off the of neighboring property the structure has degraded due to the elevations of the garage. The owners would like to make the structure a little bit larger to be more usable from a 445 square foot to 600 square feet. The proposed garage will remain in the same location as the existing one. The owner Mr. Conrad has spoken to all the neighbors surrounding the property and everyone is in favor of the change. The accessories are currently over the allowed 700 square feet due to the pool and shed. Mr. Venamore stated the he had addressed the standards in the application and asked if the board wanted him to go over them.

Ms. Wood stated the board has ready the packet and asked if anyone had any questions.

Mr. Cavanaugh spoke of the current concerns with water damaging the current garage and asked if there were concerns of this happening to the new structure. Mr. Conrad stated that with a new garage a new concrete foundation will be installed that will have an apron that will keep the water from damaging the new garage and will allow the water to flow around the garage to the existing drainage structure.

Ms. Wood asked there were issues of flooding in the neighborhood or is this just the way the run off currently flows.

Mr. Conrad stated they are not aware of any flooding issues. This is just the nature of the run off to the drainage structure.

Ms. Wood stated she lives in the area and had not seen flooding issues.

Ms. Wood asked staff if the pool and shed are an existing condition thus an existing non-conforming condition.

Ms. Bremanis stated yes.

Mr. Cavanaugh asked if the petitioner was able to park two cars in the current garage.

Mr. Conrad stated no. He currently keeps a hot rod stored in the garage and to pull a second car in is very tight.

Mr. McGinn asked if with the new garage would he be able to store two cars comfortably.

Mr. Conrad stated yes.

Mr. Cavanaugh asked if they were planning on using the garage for anything related to a business.

Mr. Conrad stated no just for cars and storage.

Ms. Wood asked if staff had anything to add.

Ms. Bremanis stated detached garages are common in the area and the proposed garage is 12 feet in height and meets the standards and is a common size for a two car garage. Both building and lot coverage meet code. Both building and engineering have reviewed and had no issues.

STAFF RECOMMENDATION:

The petitioners are requesting to replace the existing 2 car garage with a larger 2 car garage. With existing pool and shed any garage that increased in size would require a variation. The proposed garage is not out of character in size with other garages in the area. In addition, the setbacks, building and lot coverage percentage all meet code. Therefore, Staff recommends approval of the Variation, subject to the following condition:

1. The Variation shall substantially conform to the site plan and elevations submitted by the Petitioners, Joseph & Nicole Conrad on 5/25/2018, 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 make a motion to approve subject to Staff's recommendations; seconded by Mr. Larson.

Cavanaugh stated the plight of the owner is simple they bought a home that was nonconforming. The garage they are requesting fits into the locality. There are many detached garages in the area. The only concern was the water but the petitioner has addressed this and is in favor of approving this.

Ms. Wood stated it does meet the standards. Unique that the property was

nonconforming when purchased and is not out of character with the neighborhood.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will be administratively reviewed.

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

2. 628 N Hawk Street - **Recommended to Approve**

Notice was published in the Daily Herald on June 11, 2018 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 petitioner Mr. Matthew Balough 628 N Hawk Street.

Mr. Balough stated he purchased this home one year ago and at the time he did not realize the he could not park a commercial vehicle in the driveway. He has since been informed while is cannot be parked in the driveway he can park it in the side yard if it is properly screened. Thus he would like to expand his driveway next to the garage but unfortunately there is not enough room to meet the two foot setback from property line. This will be screened by a 6 foot fence. If he cannot find a solution to store the vehicle he will have to transport it back and forth from Brookfield and as a new father it would put a lot of strain on his family to do such a long commute.

Mr. McGinn asked if he had talked to his neighbor.

Mr. Balough stated yes he spoke with the neighbor to the south and he is ok with it and is in attendance to support the project.

Mr. Pirog asked how he plans of screening the vehicle.

Mr. Balough stated he has a shed along with trees directly behind the proposed driveway and will have a 6 foot fence on the side and front. In addition, the Little Sisters of the Poor pond is behind him so no residence is affected.

Mr. Luzak asked if the pavement was going to be pavers or concrete.

Mr. Balough stated he will be putting in asphalt which matches his existing driveway. He has quote and ready to go if approved.

Mr. Luzak asked about the lot coverage.

Ms. Bremanis stated that it was under on lot coverage.

Ms. Bremanis added both Community Services and Engineering review this and did not have any issues identified.

Mr. Pirog asked if there were any drainage issues.

Ms. Bremanis stated she was not aware of any. Per elevations drainage goes to

the rear of the property where there is significant green space.

Nicolas Justin Hall of 622 N Hawk was sworn in

Mr. Hall stated he lives directly to the south which would be the most impacted. He stated he has no issue with this proposal and believes Mr. Balough is doing everything he can to meet the Village Standards in the least evasive manner.

Mr. Cavanaugh asked if he had any issues with a commercial vehicle being parked next door.

Mr. Hall stated he did not. In fact does not believe he should have to go through this process. There is a ComEd truck often parked across the street and no one has complained about it.

STAFF RECOMMENDATION:

The Petitioners have indicated they need the additional driveway space to appropriately store a commercial vehicle. Given the location of the home and existing driveway any driveway extension to the side yard would require relief. While the proposed driveway is located on the lot line, it should not alter the essential character of the locality. Therefore, Staff recommends approval of the Variation, subject to the following conditions:

1. The Variation shall substantially conform to the site plan prepared by the Petitioners, Matthew and Monica Balough, submitted on 05/25/2018, except as such plans may be changed to conform to Village Codes and Ordinances.
2. If grading changes are necessary on the neighboring property, written consent from the property owner at 622 N. Hawk Street shall be provided.

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

Mr. Larson make a motion to approve subject to Staff's recommendations; seconded by Mr. Cavanaugh.

Mr. Larson stated having the neighbor to the south in support and doesn't change the character of the neighborhood.

Mr. Cavanaugh stated in addition having green space to the rear will not have a negative effect.

Ms. Wood stated the pie shape of the property does create a unique situation

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will be administratively reviewed.

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

3. 1407 E. Norman Drive - **Recommended to Approve**

Notice was published in the Daily Herald on June 11, 2018 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variations
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Photos submitted by Petitioner
6. Public Notice

Sworn in petitioner Ms. Nicole Curylo and Mr. Bob Curylo 1407 E Norman Drive

Mr. Curylo stated the request is unique because a lot of the work has already been done when they received a letter from the village that we didn't have permit for certain items. He stated they have since met with the engineer because some complained about a drainage issue which they were unaware of. He stated they have made some changes to correct the drainage issue and are hoping to get approval on some of the improvements they have made. Mr. Curylo gave a brief summary of the request including the 56% instead of the 45% stating they have removed bricks behind their shed. He referred to the existing conditions slide.

Ms. Bremanis stated she overlapped the pictures cutting off the bricks showing the Site plan slide to indicate the area Mr. Curylo is referring to.

Mr. Curylo explained the pavers were put there because it gets so muddy but have since removed the pavers and will replace with gravel to help with the variation

Ms. Wood asked if all pavers were removed

Mr. Curylo explained they were told to remove 2ft from the fence because that is the requirement.

Mr. McGinn asked if that will reduce the percentage to 45%.

Ms. Bremanis explained she does not think that will take them down to the 45%.

Mr. Curylo spoke to the drainage that flows east to west and goes behind there so the pavers have not caused any issues but he has removed.

Ms. Curylo pointed out the uniqueness of their home because their house sits 17.5 feet back and their neighbors are in front of them. She pointed out her back yard is much smaller than their neighbors referring to the existing condition slide. She further explained they have a crosswalk to the left of their house so they sit much further from their neighbor.

Ms. Bremanis referred to the aerial to show the walkway that was constructed for

kids catching busses

Mr. Curylo stated there is approx. 10ft between the fences along the crosswalk. He stated to the drainage issue to the right caused by a pipe that has since been run to the front yard to fix the issues.

Ms. Curylo spoke to the grading of the land referring to the existing conditions slide to show the walkway and how it elevates toward Palatine Road. She stated she believes the drainage issues are due to the water flow of the higher properties behind them.

Mr. Curylo stated he has 4 letters from all of their neighbors stating they have never had any abnormal type of flooding.

Ms. Curylo stated these are the properties that would be most affected if they had any problems.

Mr. Curylo stated you can see the elevation difference from their backyard.

Ms. Curylo explained it also slopes on an angle to the west.

Mr. Larson asked about the other variations.

Ms. Curylo explained they had an existing patio when they moved in that they added on to referring to the existing conditions slide.

Mr. Pirog asked why they didn't get a permit

Ms. Curylo explained they didn't think they would need a permit for pavers because they were removable. She pointed out since then they have had all four utilities come out and have letters of approval from all of them.

Ms. Wood pointed out the board is not to look at the request on whether they have a permit but rather if they should be approved for the variations.

Ms. Bremanis gave a brief summary of the request referring to the site plan to show locations of the relief.

Ms. Wood asked if the easement is a utility easement.

Ms. Bremanis answered yes pointing out they could have gone through the minor variation process to replace the shed which just requires a sign off from the utility companies which they have now.

Mr. Curylo stated they had an existing shed that the animals got to so they replaced it with another. He explained they did not get a permit because they did not know they needed a permit to replace an existing shed.

Ms. Wood asked if they contacted the utility companies

Mr. Curylo answered yes stating they have letters from all of them.

Ms. Wood asked if all the pavers behind the easement shed are removed.

Mr. Curylo explained they have removed them 2ft from the fence

Ms. Wood asked if there are still pavers behind the shed.

Mr. Curylo stated there are some up against the shed to prevent the animals from digging underneath.

Ms. Curylo stated Mr. Ruppert from Engineering came out and he recommended removing the one row and they did it right away.

Ms. Bremanis went through the slides of the existing conditions showing the relief requested.

Ms. Wood asked about the smaller shed on the side property line.

Ms. Bremanis explained the shed didn't require a permit due to size but still was required to meet the setbacks.

Ms. Wood asked if it was a replacement shed or an additional.

Ms. Curylo stated it was additional.

Mr. McGinn asked about the flooding in the neighborhood

Mr. Curylo stated they have not had any flooding explaining the water flows down. He stated at one point it settled by the walkway between the properties and the village came out and fixed right away. He referred to the existing condition slide to show the drainage direction that was recommended by Mr. Ruppert. Mr. Curylo stated there is no flooding issue with the neighbor on the other side or with their backyard.

Ms. Curylo restated the home behind is higher so they get their water flow that runs to the west and flows to a drain pipe. She restated the neighbors have signed off saying they have no drainage issues.

Ms. Wood spoke to the shed being 3ft from the principal structure so the variation is needed because 10ft is required. She asked what part of the house the shed is near.

Ms. Bremanis referred to the aerial and the plat of survey to show location.

Ms. Wood asked if the plat was accurate in measurement

Ms. Bremanis stated they had the petitioner go out and measure.

Mr. Curylo pointed out they are unique situation due to the walkway making it 10ft to their neighbor's fence. He pointed out the crosswalk was originally put it for kids to take the bus but is no longer used for that.

Ms. Wood logged into record letters in support from the neighbors as petitioner exhibit #7 and letters from the utility companies as petitioner exhibit #8.

Mr. Pirog asked why they didn't put the sheds further back so they don't need a variation.

Mr. Curylo stated the one on the side which is just a Rubbermaid 7 by 7 is on the

side lot so there is no room to push it back. He further explained it butts up to the fence which starts their front yard.

Ms. Curylo explained the other shed was put in the same place as their previous shed that they had a permit on from 1990.

Mr. Curylo pointed out in the existing condition slide the windows on their house and stated they had instances where people would look in the windows so they enclosed the area and out the shed there. He pointed out if they moved the other shed it would be right in the middle of the backyard because it so small as far as the depth.

Ms. Wood asked how many square footage of brick paver they removed.

Mr. Curylo stated they removed approx. 14 pavers that are 18x18.

Ms. Curylo stated they have before and after pictures on their cell phone from when Mr. Ruppert came out and after they removed the pavers.

Ms. Bremanis explained her and Mr. Ruppert went out to the property. She stated Mr. Ruppert went back a few times and gave them some suggestions on where they could start and later assess to see if they need to do more. She explained he didn't want them to tear out everything until after this process because it may not be necessary for drainage.

Ms. Wood asked about lot coverage.

Ms. Bremanis stated she is not comfortable giving a guesstimate. She stated she just got the information today and has not had a chance to go out and look at it yet.

Ms. Bremanis gave a brief overview of the request pointing out both sheds met the height requirements and they met the accessory square footage requirement. Ms. Bremanis stated community services reviewed and didn't have any issues. She pointed out Engineering reviewed and did add some comments on recommendations to work with them to solve the drainage issue.

Ms. Wood clarified they did the first and the fourth suggestion

Ms. Bremanis answered yes.

Ms. Wood clarified the second one they were told to hold off and see.

Ms. Bremanis stated that is her understanding with the Engineer.

Sworn in Mr. Osama Zaben 1404 E Norman Dr

Mr. Zaben stated he has lived directly across from Mr. Curylo and Ms. Curylo for 47 years. He stated they have one of the nicest and well maintained homes in the neighborhood. He added they have been the nicest people to live by and he has not seen any flooding. He stated Mr. Curylo is a little crazy and he cleans the sidewalks with his pressure hose. He stated he can't speak to the percentages but can say if you are looking for a good neighbor doesn't take Mr. Curylo because we love him. He stated the property is the best maintained and the pictures don't do it any justice. He stated he faces the little patio and he

hopes they don't remove it because it looks nice.

Sworn in Mr. Matt Emberhardt 1365 E Norman

Mr. Emberhardt agreed with Mr. Zaben. He stated Mr. Curylo and Ms. Curylo are the best neighbors and their property is meticulously maintained. He stated nothing about the different structures are off when you look at the property. He stated he is directly west and have no issues with water. He stated he moved to area a year ago and Mr. Curylo helped maintain his property while they went through the purchase process. Mr. Emberhardt stated he would hate for something like that to happen to people who take such good care of the neighborhood. He stated he doesn't think anything they did was intentional and would hate for anything negative to come from it.

Ms. Wood asked staff to speak to Engineering's recommendations and what the petitioner has done.

Ms. Bremanis stated they did send her the pictures when they sent to Mr. Ruppert. She explained they did #1 and #4 and somehow she repeated #2 and #3. Ms. Bremanis explained Mr. Ruppert suggested starting with what they did and see if more is needed. She further explained if they are approved it doesn't mean they get to keep everything because it has a condition requiring the Village Engineer approval.

STAFF RECOMMENDATION:

The petitioner constructed a patio and sidewalk and replaced an existing shed without a permit. While the smaller shed did not require a permit, it is still required to meet the setback requirements for an accessory structure. Through a drainage complaint, the Village became aware of these improvements.

The Village Engineer completed several site inspections to the property and made technical recommendations to address any potential drainage issues. The petitioners have agreed to work with the Village Engineer to make these changes. Staff anticipates that completion of the recommended changes, (which will be inspected prior to approving final occupancy permit, should the relief be approved), will eliminate any drainage concerns moving forward. In addition, Staff does not have any concerns for the request for a shed in an easement which replaced an existing shed in a similar location. The Variations should not alter the essential character of the neighborhood. Nevertheless, Staff recommends action at the discretion of the Zoning Board of Appeals. If the ZBA recommends approval, Staff recommends the following conditions:

1. The Variations shall substantially conform to the site plan submitted by the Petitioner, Ms. Nicole Curylo, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The site plan shall be revised in a manner acceptable to the Village Engineer, in order to address any identified storm water concerns. This should include the re-routing of the sum pump discharge and the removal of certain sections of the paver patio to achieve a setback and remove any potential impediments to the

- existing grade.
3. If any grading changes are necessary on any of the surrounding neighboring properties (with a 0 foot setback), written consent from said property owners shall be required.
- There were no further questions. The public hearing was closed.

Mr. Cavanaugh made a motion to approve subject to Staff's conditions; seconded by Mr. Dittrich.

Mr. Cavanaugh spoke to the uniqueness of the property and stated he believes they replaced some existing conditions not knowing the process that was needed to go through. He pointed out their integrity is backed up by their neighbors'. Mr. Cavanaugh stated they have shown good faith by actively working with the Village Engineer and will continue to do so. He pointed out staff said if there is more that needs to be removed based on the Village Engineers recommendation they will comply with that. He stated because of all that it is an approval for him.

Mr. McGinn spoke to lot coverage and how all testimony and exhibits indicate the lack of flooding in the neighborhood. He spoke to the sidewalk buffer zone that mitigates any issues with the closeness to the lot line. Mr. McGinn pointed out they got the letters from the utilities which addresses that issue satisfactorily.

Ms. Wood stated at first glance the requests for so many variations and lot coverage makes you a little leery but that's the point of a hearing. She pointed out there is a lot of assurance given by the neighbors that spoke to what kind of neighbors they are. She stated the fact that Engineering has been giving recommendations is very helpful. Ms. Wood spoke to the uniqueness with the sidewalk. She spoke to the lots coverage and how we have to be careful with that. She pointed out they have already mitigated by removing some pavers and if Engineering determines it need to be mitigated more they will have them do so. She stated she is in support of this matter.

Ms. Wood summarized that this request has met the standards and was approved by a vote of 6-1. This item will go to council on July 17, 2018

RESULT:	RECOMMENDED TO APPROVE [6 TO 1]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	James Dittrich, Commissioner
AYES:	Larson, Wood, Luszczak, McGinn, Cavanaugh, Dittrich
NAYS:	Pirog
ABSENT:	Roth-Wurster

4. 1101 S Smith Street - **Recommended to Approve**

Notice was published in the Daily Herald on June 11, 2018 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use & Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Elevations & Floor Plans
6. Letter of Support
7. Letter of support #2- email dated June 12,2018
8. Public Notice

Sworn in petitioner Ms. Claudette Cooper and Mr. Ken Ligon 1101 S Smith St

Mr. Ligon gave a brief summary of request stating they have an existing garage between their house and their neighbor. He stated they have lived there for 32 years and the garage was in bad shape when they moved in. He explained they want to put in a larger garage because they have 3 full size pickups. Mr. Ligon stated they only can fit one car in the current garage. He stated they are asking for a second floor with a dormer which would face the neighbor's property. He pointed out the only one that would be effected is the neighbors to the south and they have signed off that they have no issues. Mr. Ligon stated it would be the exact footprint and width as current garage with the only difference being it goes from 25ft-42 ft. He further explained it would hold 3 vehicles and storage. Mr. Ligon referred to the existing conditions slide and spoke to the additions put on through the years. He stated there is no storage in the house which is why they are asking for the second floor of the garage. Mr. Ligon stated there will be a stairway to access but will not be used for living space. He stated the shed will be removed and pointed out it will not be as close to the neighbor's property as currently is.

Ms. Cooper stated it will be as wide as in the photos but will go back further.

Ms. Wood clarified it will have the same footprint on the width.

Mr. Ligon answered yes

Mr. Luszczyk clarified the variance is for the height and accessory coverage.

Mr. Ligon answered yes.

Mr. Luszczyk asked staff if the lot coverage meets code

Ms. Bremanis answered yes referring to the site plan to show the large property.

Ms. Wood asked about the height compared to the home

Mr. Ligon explained the home is approx. 26ft.

Mr. Pirog asked how many square feet is the home
Ms. Cooper stated it is approx. 2400 sq.ft.

Mr. Pirog asked if they considered a garage and a separate shed for storage.
Mr. Ligon answered no referring to the slide of existing conditions of rear yard pointing out it is really pretty. He stated this request will not encroach on anything.

Ms. Claudette Cooper stated they are always shuffling cars and they can't currently park the trucks in the garage due to the entrance being too short for the height of the vehicles.

Mr. Ligon stated the opening is approx. 6 1/2 ft. high which he clears with the one vehicle by about an inch.

Ms. Wood asked if the garage was 15 ft. high it would fit the vehicles but not the storage

Ms. Cooper answered yes. She explained the layout of the upstairs storage area.

Mr. Dittrich asked if the garage was in the rear yard would the size be permitted.
Ms. Bremanis answered no explaining in the rear yard the maximum would be 700 sq.ft.

Mr. Dittrich asked how much further back they would need to go to be considered in the rear yard.

Ms. Bremanis answered back behind the house.

Mr. Dittrich asked if it would have to be completely behind the house
Ms. Bremanis answered yes.

Ms. Wood asked if the 18ft. height would be permitted.
Ms. Bremanis stated the 18 ft. would still require relief.

Mr. Larson asked if it would be fine if attached to home.
Ms. Bremanis stated if it was attached and met the 15ft. side yard setback they would not require any relief.
Mr. Ligon stated they had plans drawn up to attach it to the home but was cost prohibitive.

Mr. Dittrich asked if this was proposed before the addition was put on would this have been measured by wherever the principal structure lays.
Ms. Bremanis answered yes.

Mr. Ligon pointed out the house to the south is the only house that will be affected and they signed off. He stated they have only one window that faces the proposed garage so it isn't a view they really have.

Ms. Wood asked how common a detached garage with 18ft. height.

Ms. Bremanis explained there have been a few lately with the second floor for storage and some with 20ft height where the second floor is for hobbies. She stated she is unsure in terms of the garages in the neighborhood. Ms. Bremanis referred to the aerial slide to point out one property that was approved for similar garage thought it was in the rear yard versus the side yard.

Ms. Wood asked if it was annexed in the way it was built.

Ms. Bremanis answered that is correct.

Mr. Ligon stated they were unincorporated cook county when they moved in. He further explained they started the permit process with cook county and in the middle of it they were annexed so had to switch over.

Ms. Wood asked if they were allowed to have this height in the side yard with Cook County

Mr. Ligon explained they were doing the rear addition at the time.

Mr. Pirog asked if the other garage is in the side yard or the back.

Ms. Bremanis referred to the slide of the aerial to show it was in the rear.

Mr. Pirog clarified in the rear they are allowed 700ft.

Ms. Bremanis answered that is correct.

Mr. Cavanaugh clarified they originally considered an attached garage but due to cost changed the plans.

Ms. Cooper stated that is correct.

Mr. Ligon explained the original plans and stated it was too expensive.

Ms. Bremanis stated community service and engineering has reviewed and did not have any issues.

Mr. Dittrich asked how frequent side garages requests are.

Ms. Bremanis stated this is the first one she has seen since she started working here.

Mr. Dittrich asked so they are unique.

Ms. Bremanis explained it is rare that someone has the width to allow. She pointed out they do exist but this is the first she has seen come before the board.

Mr. Luszczak asked if the detached garage has to be 10ft from the house.

Mr. Ligon explained it is 10ft 2 inches from the house.

STAFF RECOMMENDATION:

The Petitioner is proposing to replace an existing garage in the side yard with

one approximately 425 square feet larger. Per code accessory structures can only be a maximum of 150 square feet in the side yard while in the rear yard 700 square feet is permitted. Were the proposed garage attached to the existing house and met the minimum 15-foot interior side yard setback requirement, the Petitioner could obtain a building permit to complete. In support of the zoning relief, the Petitioner obtained and submitted sign off approvals from some of the surrounding property owners, including the property owner directly south of the proposed improvement.

This property is unique in that it has an existing garage in the side yard. Per the non-conforming section of the zoning ordinance, if the garage were damaged beyond 50% of the replacement cost, any repair or replacement would have to comply with the current accessory structure requirements for location, size, and setback. Staff discussed attaching the proposed garage to the home, which the Petitioner spoke to regarding cost concerns. Staff recognizes and understands the Petitioner's desire to garage the vehicles and have an additional storage area. In addition, the Petitioner has obtained approvals for the proposed garage from some surrounding neighbors.

Per Code, a detached garage of up to 700 square feet (not in consideration of the existing shed) could be either constructed off of Bryant Avenue or in the rear yard behind the existing home. In either circumstance, this would require the new construction or extension of the driveway.

Nevertheless, the Zoning Ordinance indicates the maximum accessory structure size is 700 square feet and the required location detached garages is in the rear yard. This is to both minimize any impact and likely to uniformly locate these structures similarly. Therefore, Staff recommends denial of the Variations. If the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

1. The Special Use and Variations shall substantially conform to the site plan submitted by the petitioner on 05/30/18 and elevations prepared by Muran Architects submitted on 3/22/18 except as such plans may be changed to conform to Village Codes and Ordinances.
2. The detached garage, including the second floor space, shall not be used in pursuant of any commercial business.
3. The detached garage may not be used for a dwelling unit.

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

Mr. Dittrich made a motion to approve subject to Staff's conditions; seconded by Mr. Luszcak

Mr. Dittrich spoke to the standards and how the property is unique and annexed in 30 years ago. He pointed out the surrounding area have pretty big lots that give them a little leeway to build things. He stated for this property he feels approving the variation for the size is okay. Mr. Dittrich spoke to the special use

pointing out if they are allowing a garage that is over 600% bigger than what is allowed what is 3 extra feet on the height. He stated he is going for approval though the village is recommending denial.

Mr. Luszczyk agreed with Mr. Dittrich. He stated his biggest concern is lot coverage and this meets it. He pointed out the width is the same it is just longer.

Mr. Pirog stated he doesn't see how the standards for the variation have been met. He stated there is plenty of room to change the plans so doesn't see the uniqueness.

Ms. Wood stated the uniqueness is that the garage was built in the side yard and was annexed in. She pointed out sometimes it is more lax in unincorporated Cook County and you see unusual things like this. She stated because of this she is in favor of the variation. Ms. Wood stated the increase of the square footage won't affect the look of it from curbside view. She spoke to the height request and how the home is tall enough that it won't stand out. She stated she doesn't like to go along with the higher height but pointed out it is just 3ft. and there is another one in the area.

Ms. Wood summarized that this request has met the standards and was approved by a vote of 6-1. This item will go to council on July 17, 2018.

RESULT:	RECOMMENDED TO APPROVE [6 TO 1]
MOVER:	James Dittrich, Commissioner
SECONDER:	Jerry Luszczyk, Commissioner
AYES:	Larson, Wood, Luszczyk, McGinn, Cavanaugh, Dittrich
NAYS:	Pirog
ABSENT:	Roth-Wurster

IV. COMMUNICATIONS

All items for the previous meeting were approved.

The next meeting is July 10th and there will be 3 items on the agenda.

V. ADJOURNMENT

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 07/10/18 07:00 PM

CASE STAFF STATEMENT (ID # 4617)

473 W. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Song Fei Dou

CASE NUMBER: 18-66

ADDRESS: 473 W. Northwest Highway - 1C

PROPOSAL:

This application is being requested to be continued to the July 24, 2108.

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 07/10/18 07:00 PM

CASE STAFF STATEMENT (ID # 4606)

50 E. Wilson Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Dori and Eric Campell

CASE NUMBER: 18-62

ADDRESS: 50 E. Wilson Street

PROPOSAL:

Variation to allow an addition 3 feet from the detached garage instead of the required 10 feet pursuant to Section 6.01(a)(2) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 50 E. Wilson Street District 6 (Helms)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
---	---

SURROUNDING CONDITIONS:

North:	R-2 Single Family Residential
South:	R-2 Single Family Residential
East:	R-2 Single Family Residential
West:	R-2 Single Family Residential

BACKGROUND:

The Petitioners are proposing to construct an addition to the home that will encroach into the required 10-foot set back between a primary structure and accessory structure. Therefore, the Petitioners are requesting approval of the following:

- **Variation to allow an addition to be 3 feet from the detached garage instead of the required 10 feet**

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family.
- The Petitioners are proposing to construct an addition off the rear of the home that would be approximately 3.5 feet from the existing detached garage (10 feet is required).
- The proposed addition is approximately 209 square feet and the peak height

meets Code.

- The Petitioners are also planning to add an addition and porch off the front of the home, which does not require relief.
- Both building and lot coverage meet Code at 18% and 27% respectively.

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

Many of the surrounding properties are single-family homes with detached garages that do not meet the required minimum set back of 10 feet. In addition, many of these surrounding properties have similar circumstances to the Subject Property that would limit the size of an addition at the rear of the home. Since the house and garage are set back more than 60 feet from the rear property line and meet all other setback requirements, the proposed addition should not impact the surrounding property owners or alter the essential character of the neighborhood. Therefore, Staff recommends approval of the Variation, subject to the following conditions:

1. The Variation shall substantially conform to the site plan and elevations submitted by the Petitioners on 6/11/2018, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey/Site Plan

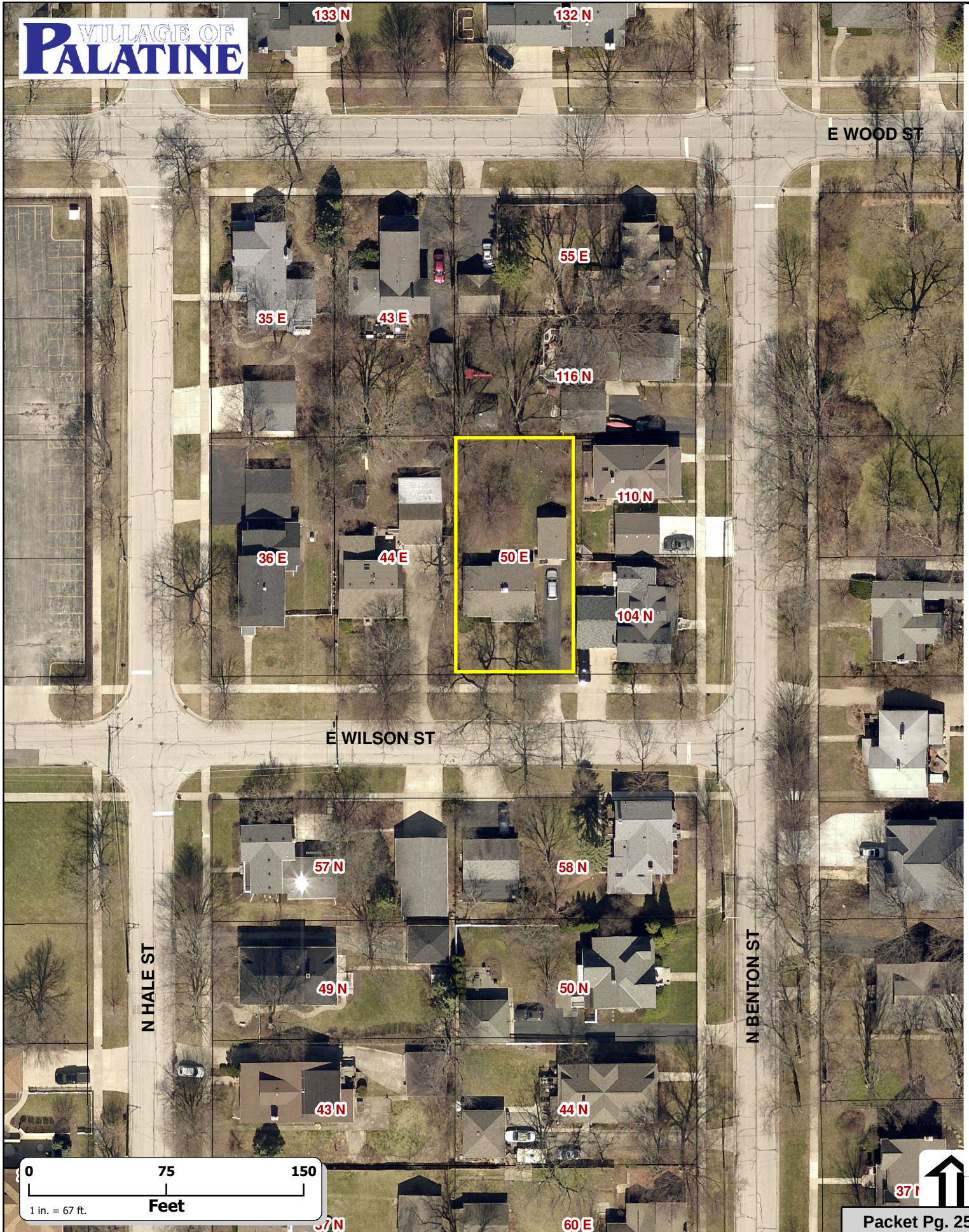
Case Staff Statement (ID # 4606)
Meeting of July 10, 2018

- Elevations
- Public Notice

50 E Wilson Street

3.2.a

VILLAGE OF
PALATINE



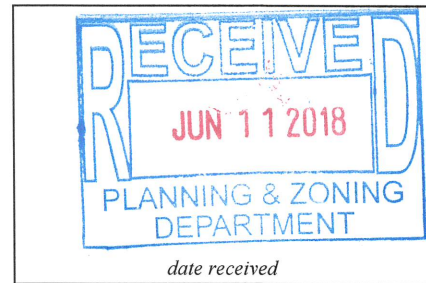
Attachment: Aerial (50 E. Wilson Street - VAR Addition)

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 # 18-62
	Filing Fee 232	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	Petitioner(s) Dori and Erik Campbell		Business Name (if applicable)		
	Subject Property Address 50 E. Wilson 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: A bedroom bump out on the front with a porch and a 14x15 room off the back to become the new kitchen.				
	Bedroom would be increased by 5ft out and 16ft across front				

Attachment: Application (50 E. Wilson Street - VAR Addition)



VARIATION

Required Materials

- ☒ Filing Fee of \$ 232
- ☒ Application Form
- ☒ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☒ Site Plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, electronic version preferred**
- ☒ Real Estate Interest Disclosure Form (see attached)
- ☒ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

- ☒ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Attach a separate sheet if necessary.

1. That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located

We need more space for a growing family

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

Our house is close to the garage

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

No

4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:

- a. The particular surroundings, shape, or topographical conditions of the property
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district
- c. The request is not based on a desire to make more money out of the property
- d. The petitioner has not created the alleged hardship for the property
- e. The request will not be detrimental to the public welfare or other properties in the neighborhood
- f. The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values

PLAT OF SURVEY

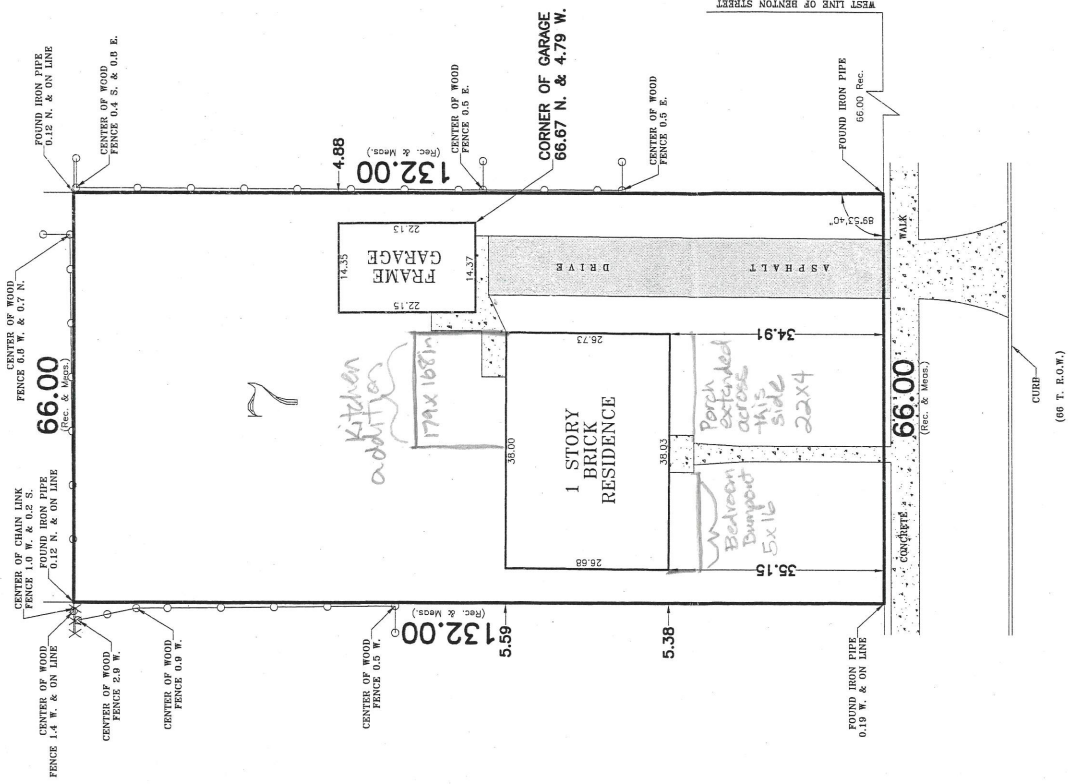
of

LOT 7 IN BLOCK "E" IN TOWN OF PALATINE, BEING A SUBDIVISION BY JOEL WOOD OF PART OF THE SOUTHEAST QUARTER OF SECTION 15 AND PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 50 E. WILSON STREET, PALATINE, ILLINOIS



SCALE: 1"=20'



E. WILSON STREET

GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATIONS OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

Professional Design Registration #104-002795

PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL. 60455
Phone 708-450-7845 / Fax 708-450-7855
www.psaisurvey.com



Field Work Completed 03/11/10 FLD CREW: CD/JH

STATE OF ILLINOIS)
COUNTY OF COOK)

SURVEY ORDERED BY: KEVIN O'DONNELL

I, JOSEPH P. MAIKISCH, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. I HAVE AGREED TO PROVIDE A WRITTEN AGREEMENT WITH THE CLIENT THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
12TH DAY OF MARCH



3.2.c

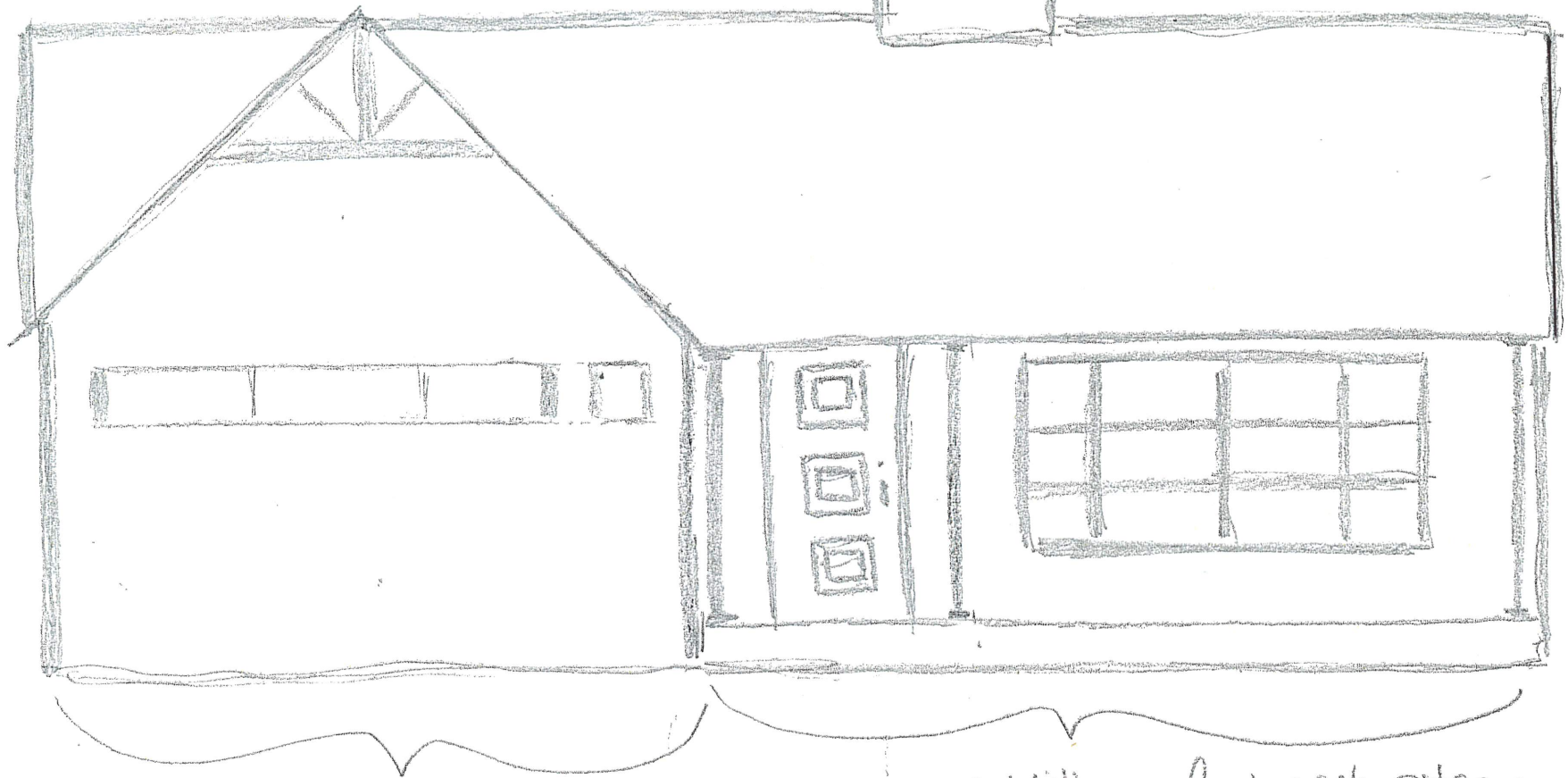
MY LICENSE EXPIRES ON 11/30/10 BIRTHDAY

Attachment: Plat of Survey/Site Plan (50 E. Wilson Street - VAR Addition)

Front of House

50 E Wilson

3.2.d



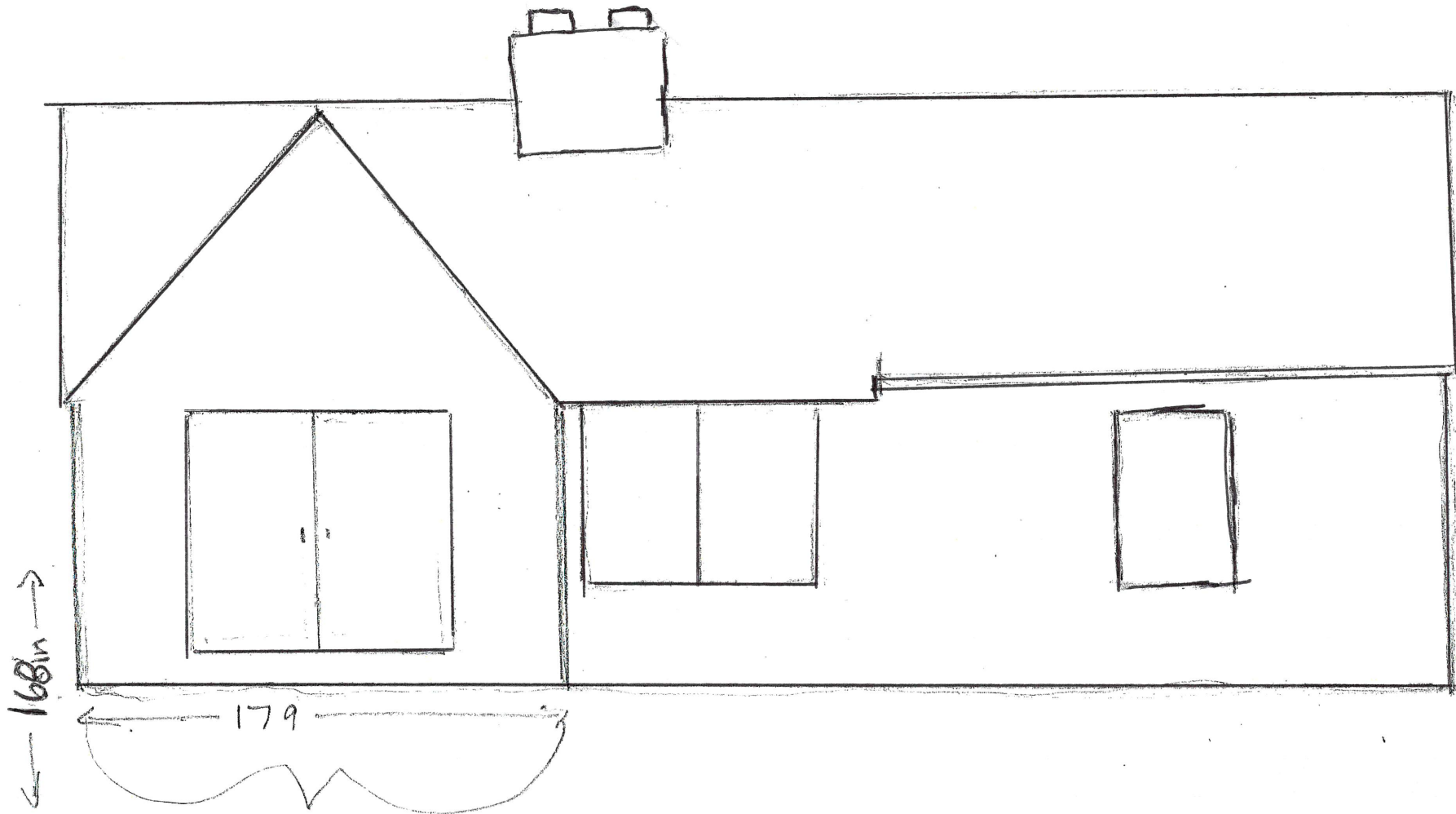
Addition 16x5

Addition of porch stoop
22x4

Current stoop is

Backview of House

3.2.d



Addition: Kitchen w/ Patio doors

Attachment: Elevations (50 E. Wilson Street - VAR Addition)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, July 10, 2018 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:
 Variation to allow a building addition to be 3 feet from the garage instead of the minimum required 10 feet pursuant to Section 6.01(a)(2) of the Palatine Zoning Ordinance.
 The property is commonly known as 50 E Wilson Street (02-14-322-007-0000).
 The Petitioners are requesting to build an addition that will be less than 10 feet away from the existing detached garage.
 The above petition has been filed by Dori and Erik Campbell and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 18-62
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 25th day of June, 2018.
 Published in Daily Herald
 June 25, 2018 (4503374)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs 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 Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

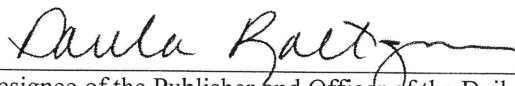
County(ies) of Cook

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 Northwest Suburbs 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 June 25, 2018 in said Northwest Suburbs 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 
 Designee of the Publisher and Officer of the Daily Herald

Control # 4503374

Attachment: Public Notice (50 E. Wilson Street - VAR Addition)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 07/10/18 07:00 PM

CASE STAFF STATEMENT (ID # 4609)

2070 N. Rand Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Katie Romack

PETITIONER: Steven Franklin and Robert Franklin Jr. (The Barracks)

CASE NUMBER: 18-13

ADDRESS: 2070 N. Rand Road (Units E-N)

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> 2070 N. Rand Road District	<u>CURRENT ZONING:</u> P - Planned Development
---	---

SURROUNDING CONDITIONS:

<u>North:</u>	P Planned Development (Arlington Toyota)
<u>South:</u>	P Planned Development
<u>East:</u>	P Planned Development
<u>West:</u>	B-2 General Business District / B-5 Highway Business District

BACKGROUND:

The Petitioners would like to operate a 24-hour fitness facility in the shopping center next to the Butera grocery store. Therefore, the Petitioners have requested the following:

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

SITE ANALYSIS:

- The Subject Property is zoned P - Planned Development and contains a shopping center (18,316 square feet) and the Butera grocery store (47,000 square feet).
- The fitness facility would be open 24 hours and predominately consist of weight lifting equipment, athletic training equipment and minimal cardio equipment.
- The fitness facility would occupy 8 existing tenant spaces (E-N) in the shopping center. The total area of the facility is approximately 9,550 square feet.

Case Staff Statement (ID # 4609)
Meeting of July 10, 2018

- The peak hours of operation are between 5:00 AM and 9:00 AM and 5:00 PM and 10:00 PM with an average of 75-100 members at one time.
- The fitness center would be monitored by a security system and staffed during all operation hours. For overnight staffing, there would be 1-2 employees, not including ownership.
- The use requires 46 parking spaces. The entire Planned Development has a total of 294 parking spaces but only requires 243 parking spaces.

Business	Square Footage	Required Parking Spaces
Butera	47,880	160
Proposed health club	9,553	46
Papa Ray's Pizza & Wings	1,200	12
Remaining Tenant Spaces	7,563	25
Required Number of Parking Spaces		243
Total Number of Existing Parking Spaces		294

- The parking requirement is based off the Life Safety Code (30% of maximum occupancy). The maximum occupancy is 153 people.
- If the use is approved, 4 tenant spaces would remain. One tenant space is currently occupied by Papa Ray's Pizza and Wings and the other three tenant spaces are vacant.

DEPARTMENTAL REVIEWS:

Community Services	No issues identified.
Engineering	N/A
Environmental Health	N/A
Fire Prevention	No issues identified.
Public Works	N/A
Police	No issues identified.

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 health club would occupy several vacant tenant spaces in the shopping center next to Butera. While all but one tenant space is currently vacant, this use is compatible with retail, service, and restaurant uses that are present in the surrounding area. Furthermore, the Planned Development is over parked by 51 parking spaces and Staff believes that there are the necessary parking resources to accommodate this use. The proposed use should complement the surrounding uses and properties and 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 prepared by Jeffrey Flemming, dated 03/22/2018, and the business plan submitted by the Petitioners, Steven Franklin and Robert J. Franklin Jr., on 02/20/2018, except such plans may be changed to conform to Village Codes and Ordinances.
2. If required by the Village, the security system and plan shall be revised in a manner acceptable to Village of Palatine.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Site Plan 2070 N. Rand Road
- Site Plan Detail 2070 N. Rand Road
- Tenant Layout
- Floor plan
- Business Plan
- Petitioner Response to Palatine Letter 2018.06.11
- Public Notice 2070 N. Rand Road

2070 N. Rand Road

3.3.a

VILLAGE OF
PALATINE



Attachment: Aerial (2070 N. Rand Road - SU for health club)

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>KR</i>	Zoning Case # <i>18-13</i>
	Filing Fee <i>\$872</i>	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

<i>date received</i>

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Steven Franklin, Robert J Franklin Jr.		The Barracks Inc.	
	Subject Property Address			
	2070 N. Rand Rd			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Caroline Smith		RSP Law LTD	
	Address		City/State/Zip Code	
	180 N. LaSalle St.		Chicago IL 60601	
	Telephone	Fax	Email	
	(312)456-0380	(312)782-6690	csmith@rsplaw.com	
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
P		Commercial		Special Use/ Fitness Facility
Generally describe your request:				
Twenty four hour fitness facility during all operating hours. This fitness facility will predominately consist of weight lifting equipment and minimal cardio equipment. We plan to open with these amenities, and expand to related and complimentary goods and services. Our busiest times of operation are forecasted to be between 5-9am, and 5-10pm with projected 75 members at one time during these hours.				

Attachment: Application (2070 N. Rand Road - SU for 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)

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

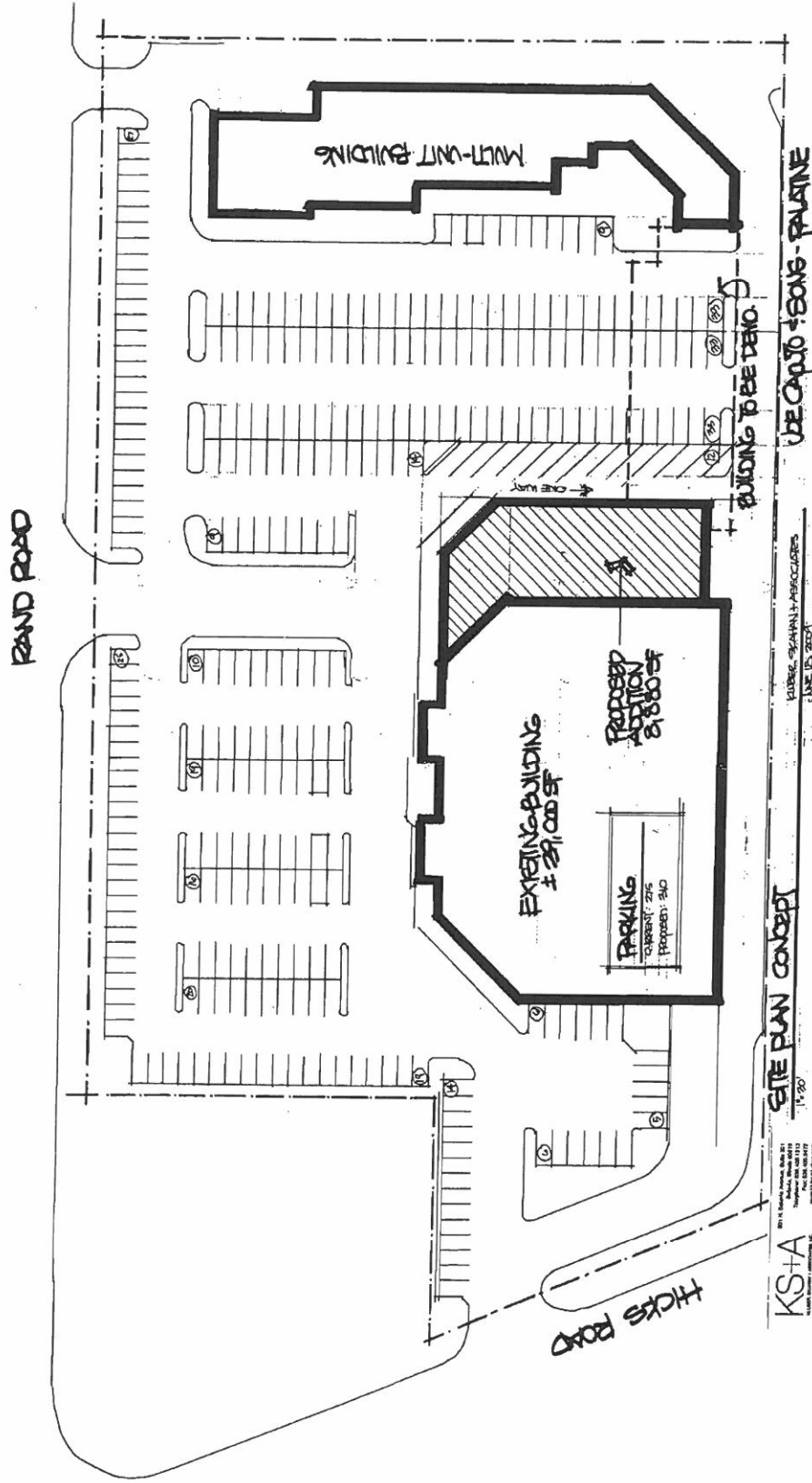
2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected

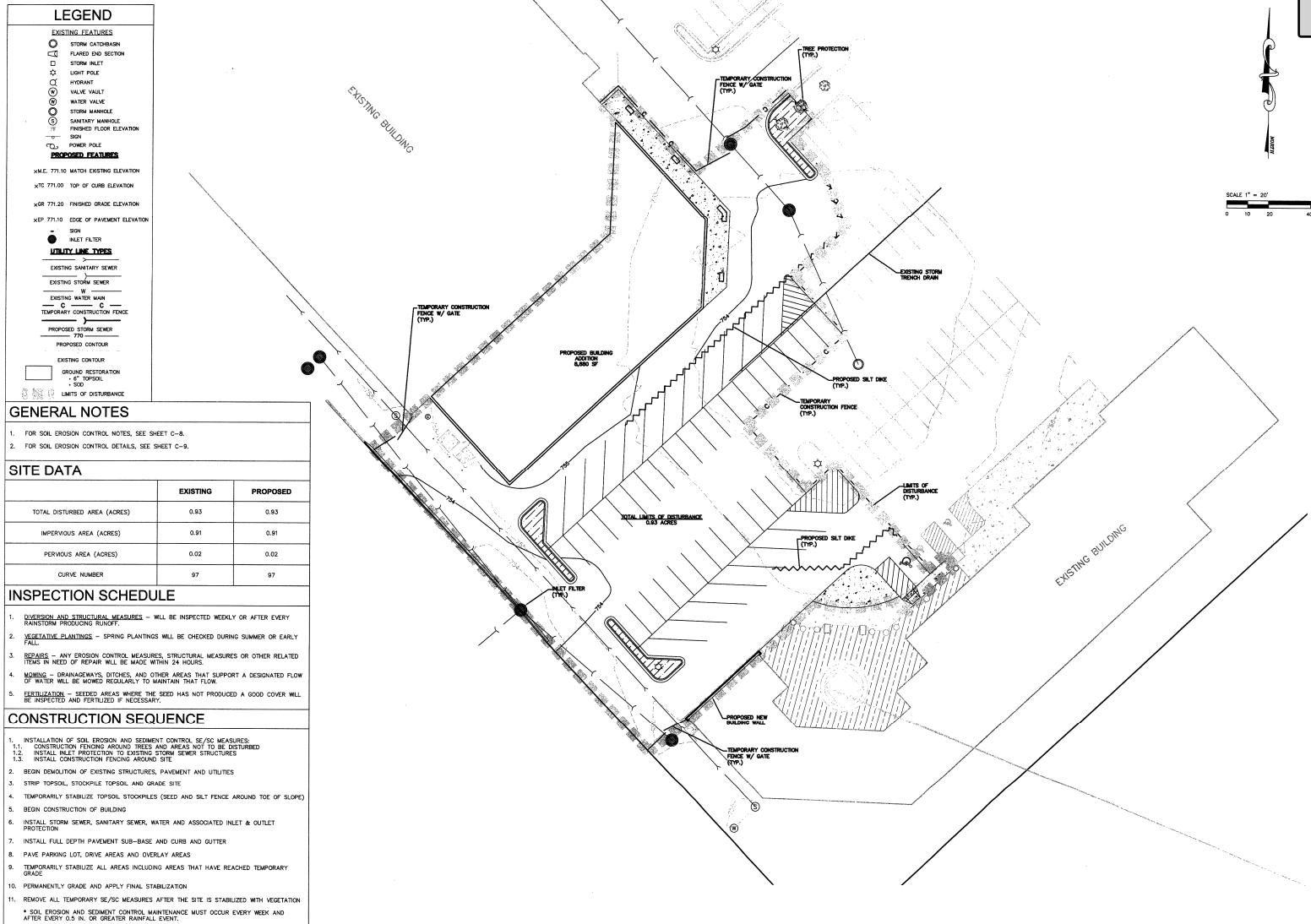
The Barracks will be fully insured, and monitored by a security system as well as staffed during all operating hours.

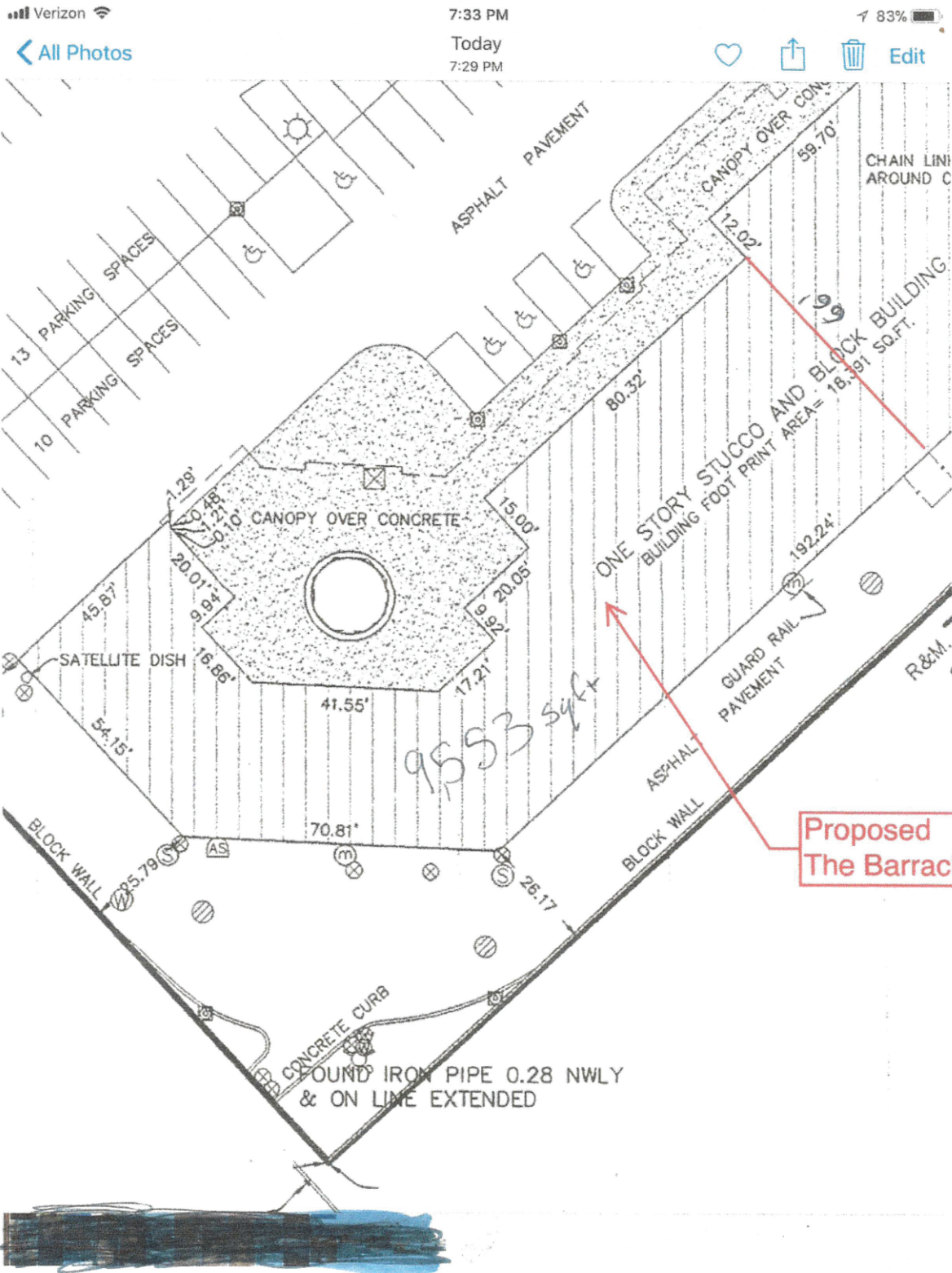
3. The use will not cause substantial injury to nearby property values

There will be no exterior modifications that will negatively affect nearby property values.

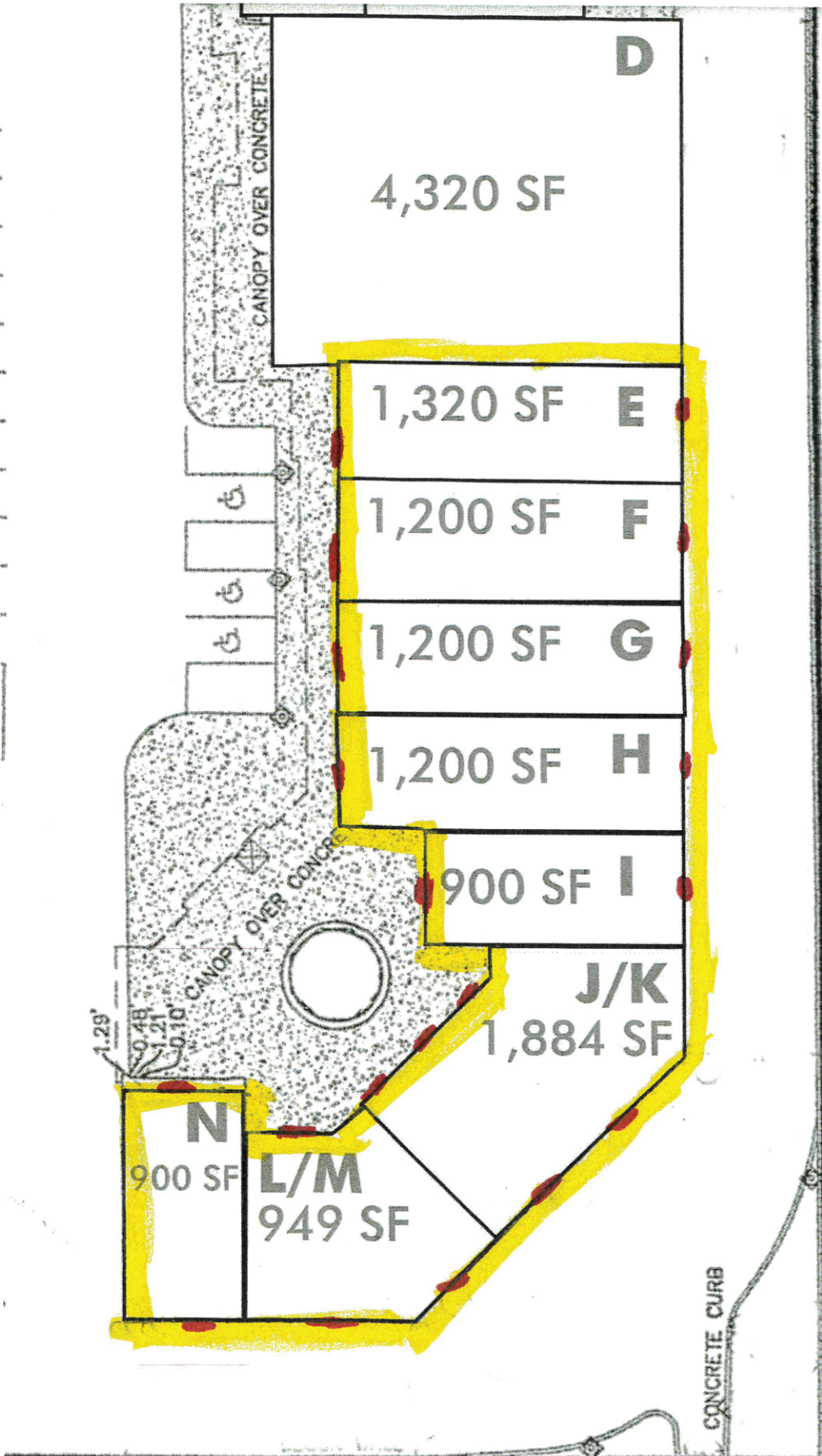
4. With respect to live entertainment uses, the use shall not:
 - a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance







Attachment: Tenant Layout (2070 N. Rand Road - SU for health club)



Attachment: Tenant Layout (2070 N. Rand Road - SU for health club)

JEFFREY FLEMMING

INNOVATION
IMAGINATION
COLLABORATION

1463 S. Bell School Road, Suite 1
Rockford, IL 61108
Telephone : 815.397.0777

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COMMISSION

TENANT BUILDOUT

PALATINE FITNESS CENTER

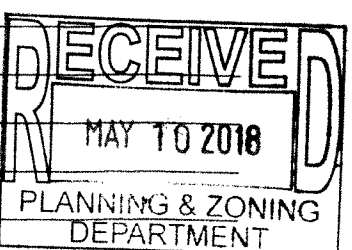
2070 N. RAND ROAD
PALATINE, ILLINOIS 60074

SHEET CONTENTS

FLOOR PLAN

SHEET ISSUES

ISSUE	DATE
CONCEPT PLAN	03.22.2018



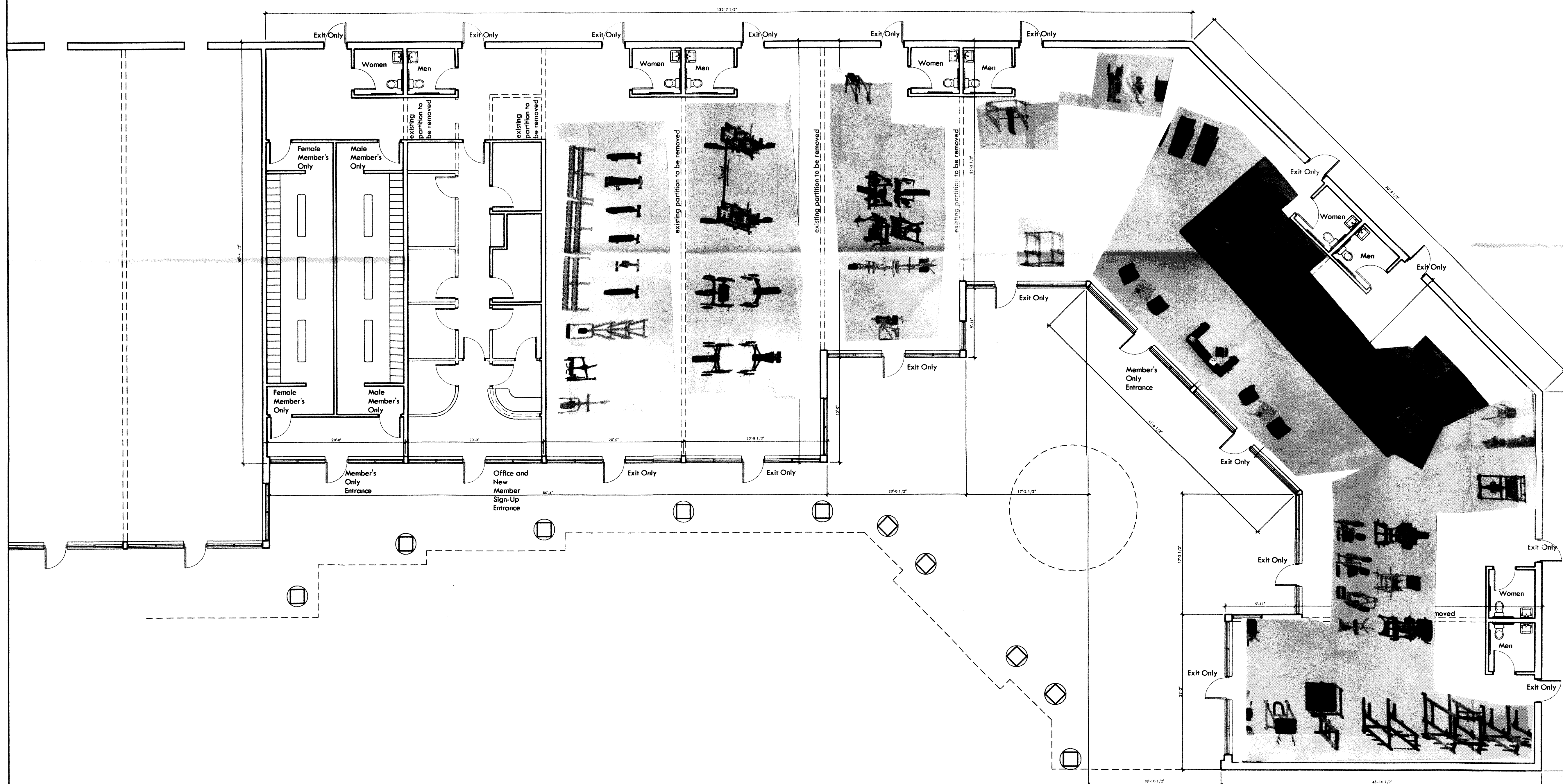
NOT FOR CONSTRUCTION
COMMISSION NUMBER

1730.00

SHEET NUMBER
SCHEMATIC DESIGN

A100

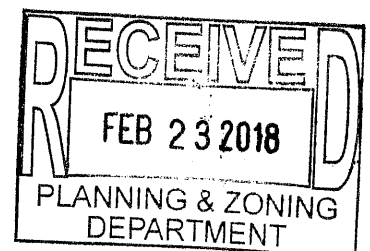
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01 CONCEPTUAL FLOOR PLAN
A100 SCALE: 1/8" = 1'-0"

The Barracks Inc. Will be a twenty-four-hour fitness facility to be initially staffed by three employees, as well as staffed during all hours of operation. We will add staff appropriately with the expansion. Additionally, the facility will be monitored by a functioning security system with cameras in the occupied space within the extent of the law. Our peak hours of operation will be between 5 and 9 AM and 5 and 10 PM which is projected to generate approximately 75 members during peak hours at one time. The facility will mainly consist of weightlifting equipment, athletic training equipment, and as well minimal cardio equipment. We plan to open with these amenities and with groom expensive sales of related and complementary goods and services. The Barracks is a training and lifting facility where members and invitees will train their bodies on athletic equipment to optimize their physical performance.

Attachment: Business Plan (2070 N. Rand Road - SU for health club)



June 13, 2018

Via email

The Barracks, Inc,
c/o Steven Franklin
943 Shore court
Schaumburg, IL 60193

Village of Palatine
C/o Katie Romack, Planner II
Zoning and Planning Department
200 East Wood Street
Palatine, IL 60067

Re: Special use request for 2070 N. Rand Rd. for The Barracks, Inc.

Dear Ms. Romack,

In response to your letter of May 30, 2018 we have the following responses in corresponding order.

Planning & Zoning:

1. Currently we are planning for attendance of an average of 100 members per hour and a maximum occupancy of 150 at any given time.
2. As far as overnight staffing, initially we are planning for one (1) or two (2), not including ownership. We will welcome the Village's assistance providing workplace safety and crime prevention and as well require this program as part of any employment.

Fire Prevention:

3. We accept and acknowledge the spaces' maximum occupancy of 153.
4. We understand that the dedicated sprinkler/alarm system in in Unit K and will be occupied by us and we anticipate it's accessibility. If necessary we will have the plans reflect this.
5. Installation of Fire Alarm devices and pullstations will be in compliance with Village standards VOP 7-39.3(a).

Building Department:

6. We understand and acknowledge the review of the special use does not reflect review and approval of the bulding permit submittal.

If you have any questions please feel free to contact us.

Sincerely,

The Barracks, Inc.
Steven A. Franklin
Ph: 847-867-5071

Robert J. Franklin Jr.
847-895-278
Fax: 847-466-5088

Email: thebarracksinc.04@gmail.com

Attachment: Petitioner Response to Palatine Letter 2018.06.11 (2070 N. Rand Road - SU for health club)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, July 10, 2018 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 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 2070 N. Rand Road (02-02-400-077 and 02-02-204-013).
 The Petitioners are requesting to operate a 24-hour health club.
 The above petition has been filed by Steven Franklin and Robert J. Franklin Jr. (The Barracks, Inc.) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 18-13
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 25th day of June, 2018.
 Published in Daily Herald
 June 25, 2018 (4503378)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

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 Northwest Suburbs **DAILY HERALD**. That said Northwest Suburbs **DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

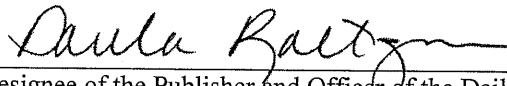
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs **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 June 25, 2018 in said Northwest Suburbs **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



Designee of the Publisher and Officer of the Daily Herald

Control # 4503378

Attachment: Public Notice 2070 N. Rand Road (2070 N. Rand Road - SU for health club)