



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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ZONING BOARD OF APPEALS

MINUTES • JULY 10, 2018

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

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

Mr. Luszczak made a motion to approve the minutes of June 26, 2018; seconded by Mr. Cavanaugh.

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

III. PUBLIC HEARING

1. 473 W. Northwest Highway

Ms. Roth-Wurster made a motion to continue the item for 473 W. Northwest Highway; seconded by Mr. Luszczak.

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

2. 50 E. Wilson Street

Notice was published in the Daily Herald on June 25, 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/ Site Plan
4. Elevations
5. Public Notice

Sworn in Petitioners, Dori and Erik Campbell, 50 E. Wilson Street

Mrs. Campbell stated they have been renting the house for 3 years and bought it in March. She stated it is a tiny house in neighborhood they love and want to continue to live among people they have grown to love. Ms. Campbell explained the plan is to extend just off the back. She stated the home is currently 988 square feet with a very tiny kitchen. She stated they have been eating off a card table and would like to put a real table in for her family of four. Ms. Campbell explained they are hoping to extend the kitchen off the back to approximately 14 feet by 13 feet in size. She pointed out currently the garage is setback less than the required distance so they need a Variation to build within since the addition would be closer. She stated they could attach the garage but would like to keep the access to the yard between the addition and the garage.

Ms. Roth-Wurster asked if there would be anyway to meet standards.

Ms. Campbell explained the current layout and how the current plan will limit the amount of demolition required. She further explained the reason for the location is due to the stairwell that leads to the basement. She stated the stairway is very narrow, which makes it difficult to get anything into the basement so this addition will allow a bigger pass through.

Mr. Campbell spoke to the layout and how it is difficult to get furniture down to the basement due to the narrow stairwell. He explained they are hoping to add a door on the left to open up the area.

Mr. Luszczak asked Staff if garage is currently conforming.

Sworn in staff: Ms. Katie Romack

Ms. Romack explained the garage is currently setback approximately 6 feet from the house so it is existing nonconforming. She stated the proposed addition is approximately 209 square feet and the peak height meets Code as well as both building and lot coverage. Ms. Romack pointed out there were no issues from the department reviews.

Mr. Cavanaugh asked if the changes to the front encroach in any setbacks.

Ms. Romack answered no.

Mr. Campbell stated financially right now they are focusing on the kitchen

because they need a bigger kitchen. He explained living on a card table for 2 years has not been fun. He stated they are looking forward to having more than 4 people in his kitchen.

Mr. Dittrich asked if the garage was attached would they need relief.
Ms. Romack answered no.

Sworn in Mr. Kevin Gorski, 49 N. Benton Street

Mr. Gorski stated he is here to support a neighbor who is looking to improve the neighborhood. He pointed out the lots are narrow and they are small homes. He stated he appreciates them trying to make the house more livable.

Ms. Campbell stated the house has been a rental for the past 10 years. She explained they ended up there accidentally and have been working hard to improve out of respect of the surrounding neighbors. She spoke to the issues with flooding they have been dealing with. Ms. Campbell stated they are excited to keep the look of the neighborhood and take care of the property.

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.

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

Mr. Cavanaugh made a motion to approve subject staff's conditions; seconded by Ms. Roth-Wurster.

DELIBERATIONS:

Ms. Roth-Wurster stated she believes the standards have been met. She stated it would help the property. She spoke to the uniqueness of the smaller lot and pointed out it won't have a negative impact on the locality.

Mr. McGinn summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will be administratively reviewed.

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

3. 2070 N. Rand Road

Notice was published in the Daily Herald on June 25, 2018 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. Site Plans
5. Tenant Layout
6. Floor Plan
7. Business Plan
8. Petitioner Response to Palatine letter dated 6-11-18
9. Public Notice
10. Email in support from Papa Rays dated 6-26-18

Sworn in Mr. Steven Franklin, CEO of The Barracks Inc., 621 Glacier Trail Roselle, IL and Mr. Robert Franklin Jr., Treasurer for The Barracks Inc.

Mr. Franklin explained they are here to open a fitness facility in the strip mall. He stated they want to keep the integrity of building. He referred to the tenant layout slide explaining they will take out a few interior walls to open up the space to 9,553 square feet. He explained Unit F will be office space. Mr. Franklin stated they won't disrupt the plan other than the interior walls.

Ms. Romack gave a brief overview of the request explaining the Subject Property is zoned Planned Development and contains a shopping center and the Butera grocery store. She stated the fitness facility would be open 24 hours would occupy 8 existing tenant spaces. She explained 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. Ms. Romack stated the fitness center would be monitored by a security system and staffed during all operation hours. She further explained for overnight staffing, there would be 1-2 employees. She spoke to the parking explaining the use requires 46 parking spaces and the entire Planned Development has a total of 294 parking spaces but only requires 243 parking spaces. Ms. Romack pointed out if the use is approved the only other tenant space that is currently occupied is Papa Rays Pizza and Wings. She referred to the site plan to show the updated site plan of shopping center, where a portion of the shopping center connecting to the grocery store had been demolished and added an addition to the grocery store. She went through the slides to show the floor plan and existing conditions. She stated there were no issues identified by any of the departments.

Mr. McGinn referred to the existing conditions slide and asked if the space is where Splinters is.

Mr. Franklin explained it will end just before Splinters.

Ms. Romack indicated area on slide.

Ms. Roth-Wurster referred to the existing conditions slide and asked if it is the same as shown in the site plan.

Mr. Franklin answered yes that is the alcove with the common area.

Mr. Dittrich asked if the fitness facility was less than 3,000 square feet, would they have to be here today.

Ms. Romack answered no it follows the B-2 standards so a fitness facility less than 3,000 square feet would be a permitted use.

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, Mr. 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.

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

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

DELIBERATIONS:

Mr. Dittrich stated it meets standards for a Special Use. He stated he likes they are using all the retail spaces next to a restaurant and a grocery store. He stated overall it is a good location for them and doesn't see any problems with parking so he is recommending approval.

Mr. Luszczak agreed with Mr. Dittrich.

Ms. Roth-Wurster stated it is a good use of the space.

Mr. McGinn summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will be administratively reviewed.

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

IV. COMMUNICATIONS

Ms. Romack noted the next ZBA meeting is Tuesday, July 24 with 3 items on the agenda.

V. ADJOURNMENT

Mr. Cavanaugh made a motion to adjourn the public hearing; seconded by Ms. Roth-Wurster. The meeting was adjourned at 7:27 pm.