



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 • JUNE 28, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. MINUTES APPROVAL

1. Zoning Board of Appeals - Regular Meeting - Jun 14, 2022 7:00 PM

III. PUBLIC HEARING

1. 1070 N. Cardinal Drive

Special Use to permit a fence in the side yard abutting a street where the side lot line of said yard abuts the side lot line of the front yard of an adjacent lot.

2. 433 N. Stark Drive

Special Use to permit a fence in the required front yard.

3. 32 S. Kerwood Street

Variation to permit lot coverage to be 54%, instead of the maximum permitted 45%.

4. 110 N. Benton Street

Variation to permit the lot coverage to be 58%, instead of the maximum permitted 45%.

5. 619 E. Dundee Road

Special Use to permit an indoor sports and recreational facility.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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ZONING BOARD OF APPEALS

MINUTES • JUNE 14, 2022

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	Present	
Jerry Luszczak	Commissioner	Present	
Theodore McGinn	Commissioner	Absent	
Kevin Cavanaugh	Commissioner	Present	
John Pirog	Commissioner	Present	

II. MINUTES APPROVAL

- Zoning Board of Appeals - Regular Meeting - May 10, 2022 7:00 PM - **Accepted**

RESULT:	ACCEPTED [5 TO 0]
MOVER:	John Pirog, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Roth-Wurster, Wood, Luszczak, Cavanaugh, Pirog
ABSENT:	McGinn
RECUSED:	Larson

Minutes Acceptance: Minutes of Jun 14, 2022 7:00 PM (Minutes Approval)

III. PUBLIC HEARING

1. 102 N. Crescent Avenue - VAR Driveway Expansion - **Recommend to Deny**

Notice was published in the Daily Herald on May 30, 2022 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in staff: Mr. Alex Bradshaw and Ms. Lyn Bremanis

Sworn in the petitioner: Mr. Vijay Dara 102 N Crescent Av

Mr. Dara stated they currently have a 2-car garage driveway meant for 2 cars to park next to each other. He explained they want to expand the driveway 9 feet to park additional cars, because his family is growing. He stated they want the expansion to go to lot line. Mr. Dara explained a SUV is 15 feet long so in order to park both they need the full 30 feet of expansion.

Ms. Wood asked how they would be parked.

Mr. Dara explained he wants to park 2 cars in the extension and none in the driveway.

Ms. Wood asked if possible to park and meet code.

Mr. Dara stated it would be close.

Mr. Pirog clarified the current parking and what is being proposed.

Mr. Dara explained currently 2 across and adding to allow 3.

Mr. Luszczak asked about proposed material.

Mr. Dara stated asphalt.

Ms. Wood asked how many cars are in garage.

Mr. Dara stated they have 2 in garage and 1 in driveway.

Ms. Wood asked how many vehicles they have.

Mr. Dara answered 3.

Ms. Wood asked what was the need for the extension.

Mr. Dara explained it is easier to drive in and out, without interference.

Mr. Pirog asked if they considered going the other direction to avoid the fire hydrant.

Mr. Dara answered no.

Mr. Luszczak asked staff about lot coverage

Mr. Bradshaw stated they are well below

Discussion on how the expansion will be accessed.

Mr. Luszczak asked if he will still use the garage.

Mr. Dara explained they will have 2 in garage and will park extra cars in the yellow proposed area. He stated they are looking to buy a 4th car.

Mr. Cavanaugh clarified they are looking to be able to pull out of garage and not move other cars.

Mr. Dara answered yes.

Mr. Bradshaw gave a brief overview explained the surrounding properties are all zoned R-2. He referred to aerial marked with stars with compliant driveway expansions. He stated the subject property is approximately 11,000 square feet, with a single family residence and a 2 car garage. Mr. Bradshaw explained the allowable width for a 2-car garage is 30 feet, which the request would meet if they tapered down to 25 feet 5 feet, from the lot line. Community Services have reviewed and have determined tapering the driveway to 25 feet within 5 feet of the lot line is an achievable alternative that can be done, without zoning relief.

Mr. Pirog clarified if they taper no zoning relief would be needed.

Mr. Bradshaw stated that is correct.

Mr. Bradshaw engineering has reviewed and is concerned about the fire hydrant in the parkway, which is adjacent to the driveway apron and in front of the proposed expansion being a potential driving conflict.

Mr. Cavanaugh referred to aerial and asked why not conform to code.

Mr. Dara pointed out some of the starred properties are 3 car garages.

Mr. Bradshaw explained that 3 car garages are still required to taper down at the lot line.

Mr. Cavanaugh want to do because they will get 4th car.

Mr. Dara answered that is correct.

Mr. Dara pointed out there is a non-compliant house at the corner.

STAFF RECOMMENDATION:

The Petitioner is proposing to expand the existing driveway width to 30 feet. Per Code, the proposal will exceed the maximum driveway width within five (5) feet of the front lot line by approximately five (5) feet. While Staff ultimately understands what the Petitioner is trying to accomplish, with increased parking spaces, Staff does not believe that adequate justification for the Variation has been

established.

Additionally, Staff identified several other properties in the immediate neighborhood that have expanded driveways, which all appear to taper down to under 25 feet, within five (5) feet of the lot line. Therefore, Staff recommends denial of the request to the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

1. The Variation shall substantially conform to the site plan submitted by the Petitioner, Vijay Dara, 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 deny; seconded by Mr. Cavanaugh

DELIBERATIONS:

Mr. Pirog spoke to standards and how they are not met. He stated he understands his situation but is concerned about the fire hydrant.

Mr. Cavanaugh stated the request doesn't meet standards

Ms. Wood stated she understands why they want but thinks there are alternatives and can accomplish what they want within standards

Ms. Roth-Wurster agreed doesn't meet standards

Ms. Wood summarized that this request was unanimously denied by a vote of 5-0. This item will tentatively go to Village Council on June 20, 2022

RESULT:	RECOMMEND TO DENY [UNANIMOUS]
MOVER:	John Pirog, Commissioner
SECONDER:	Kevin Cavanaugh, Commissioner
AYES:	Roth-Wurster, Wood, Luszczak, Cavanaugh, Pirog
ABSENT:	Larson, McGinn

Minutes Acceptance: Minutes of Jun 14, 2022 7:00 PM (Minutes Approval)

2. 587 W. Lake Cook Road - VAR Circular Driveway - **Recommended to Approve**

Notice was published in the Daily Herald on May 30, 2022 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in Mr. Caesar Carranza and Jose Carranza 587 W. Lake Cook Rd

Mr. Carranza explained the reason for the request is safety concerns. He stated that Lake Cook Road is a 45 mph road and there have been near accidents pulling out from the property. Other neighbors have a circular drive on Lake Cook Road, the Petitioner worked with Village staff to determine the length and width of driveway

Ms. Wood clarified why it is difficult to turn around

Mr. Carranza explained it is hard to turn around when multiple vehicles are in the drive. He stated the circular drive will not be used for parking but rather to exit. Mr. Carranza pointed out they adjusted the width with the Village suggestions

Mr. Pirog asked how the width is calculated

Mr. Bradshaw explained the 76.4 feet at the widest point.

Ms. Roth-Wurster clarified it is currently gravel and will be asphalt

Mr. Carranza stated that is correct. He explained they have been putting off changing the gravel to asphalt because in the future they will connect sewer to the city

Mr. Pirog asked about the location of the fire hydrant

Mr. Bradshaw referred to slide to show location

Mr. Carranza stated it will be 7-8 ft away. He pointed out they have over ½ acre which makes this all possible. He stated it would be great if Cook County could lower the speed limit because people race on the street. He stated he knows that is impossible, so the circular drive is the best solution

Mr. Bradshaw gave a brief overview pointing out the surrounding properties are a mix of planned developments and single family homes. He stated the subject property was annexed into Village in 2004, zoned R-1 and approximately 21,000 square feet. He pointed out the combined width at the lot line will be approximately 30 feet, where the zoning ordinance allows 25 feet. Mr. Bradshaw pointed out the circular drive will also require an additional curb cut which is under the jurisdiction of Cook County and will require additional approval from

the county highway department. He pointed out the existing driveway currently consists of unimproved gravel and will be resurfaced as part of the scope of work for this project. Mr. Bradshaw pointed out there is a recreational vehicle (RV) that has been historically stored on the subject property and the petitioner was made aware of the code requirements for storing a RV in a residential district, and has since made accommodations to store the RV off site. He stated both the building coverage and lot coverage are within the allowable percentage per Code. He stated engineering has reviewed and indicated a building permit will not be issued until the Cook County Highway Department permit is issued.

STAFF RECOMMENDATION:

The Petitioner indicates the proposed circular driveway on the Subject Property will improve access and flow, when entering and leaving the residence. Staff agrees with the Petitioner, as a circular driveway will make access off, and on to, Lake Cook Road significantly safer. However, while Staff understands that there are other proximate properties with circular driveways, none have gone through a Variation process, as they were constructed prior to the adoption of the relevant Zoning Ordinance.

The Petitioner is aware of the recreational vehicle ordinance requirements and has secured off-site parking accommodations. Per the application materials, the driveway expansion will not be utilized for recreational vehicle storage.

Therefore, Staff recommends approval of the requested Variations, subject to the following conditions:

1. The Variation shall substantially conform to the site plan submitted by the Petitioner, Jose Carranza, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. A building permit will not be issued by the Village of Palatine until a permit is issued by the Cook County Highway Department for the additional curb cut along W. Lake Cook Road.

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

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

DELIBERATIONS:

Mr. Cavanaugh stated it meets the standards. He stated it is safer for the petitioner to have ability to pull out on Lake Cook Road, which is a unique circumstance. He pointed out in addition they will pave everything, which will make the property look better

Ms. Roth-Wurster spoke to the standards including reasonable return and safety. She stated in this area this request meets the standards.

Ms. Wood 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 June 20, 2022

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

Minutes Acceptance: Minutes of Jun 14, 2022 7:00 PM (Minutes Approval)

3. 60 W Illinois Avenue - **Recommended to Approve**

Notice was published in the Daily Herald on May 30, 2022 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. Business Plan
5. Floor Plan
6. Public Notice

Sworn in petitioner: Ms. Mariann Leahy

Ms. Leahy stated she previously occupied this location for 13 years before relocating to 271 E. Helen Rd. She is now asking to move back to location which has been vacant since she left. She pointed out she previously met the standards before and it will be better for the property to have tenants. Ms. Leahy stated they are no longer doing x-rays and never had parking issues. She stated the floor plan will remain the same as 2001 and will just need to update with flooring and modernization.

Ms. Bremanis gave a brief overview stating the property is zoned B-2 general business which requires a special use for medical use. She stated the tenant space is approximately 2250sf with the hours of operation being 8am-12pm and 2-7pm. She spoke the business plan indicating approximately 3 patients per hour and 1 staff. Ms. Bremanis stated the parking requirements has not changed, so additional parking relief is not required. She stated Community Services and Fire Prevention have reviewed and had no issues.

STAFF RECOMMENDATION:

The proposed medical office will occupy a vacant tenant space previously occupied by the proposed tenant. The parking requirements do not change for this use and the Petitioner previously occupied the space with no issue. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the floor plan and the business plan submitted by the Petitioner on 5/11/22, except as such plan may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Mr. Luszczak pointed out they were there before with no problems and there are no changes

Ms. Wood stated this is the easiest request since their current and previous operations meets the standards and had no parking or any other issues.

Ms. Wood 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 June 20, 2022

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

Minutes Acceptance: Minutes of Jun 14, 2022 7:00 PM (Minutes Approval)

IV. COMMUNICATIONS

V. ADJOURNMENT

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

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

Minutes Acceptance: Minutes of Jun 14, 2022 7:00 PM (Minutes Approval)

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 06/28/22 07:00 PM

CASE STAFF STATEMENT (ID # 7643)

1070 N. Cardinal Drive

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Jacek & Marta Brzostowski

CASE NUMBER: 22-21

ADDRESS: 1070 N. Cardinal Drive

PROPOSAL:

Special Use to permit a fence in the side yard abutting a street where the side lot line of said yard abuts the side lot line of the front yard of an adjacent lot.

LOCATION: 1070 N. Cardinal Drive District 4 (Solberg)	CURRENT ZONING: Planned Development
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SURROUNDING CONDITIONS:

North:	P - Planned Development (Single-Family Residential)
South:	P - Planned Development (Single-Family Residential)
East:	P - Planned Development (Single-Family Residential)
West:	P - Planned Development (Single-Family Residential)

BACKGROUND:

The Petitioners are proposing to replace an existing fence four (4)-foot fence with a six (6)-foot solid vinyl fence in the same location, approximately ten (10) feet from the side yard lot line abutting E. Olde Virginia Road. Therefore, the Petitioners are requesting:

Special Use to permit a fence in the side yard abutting a street where the side lot line of said yard abuts the side lot line of the front yard of an adjacent lot.

SITE ANALYSIS:

- The Subject Property is zoned P, Planned Development (Meadowlake Subdivision) and contains a single-family residence. The lot is located at the NE corner of North Cardinal Drive and East Olde Virginia Road.
- The Petitioners are proposing to replace an existing, four (4) foot, open-style picket

fence in the side yard abutting the street, which abuts the front yard of their adjacent neighbor to the NW (1070 E. Olde Virginia Rd). The new proposed fence will be in the same location, but will be a six (6) foot, solid, vinyl fence.

- The proposed fence will remain setback 10 feet from the side property line abutting E. Olde Virginia Rd. Although it is not required by the Zoning Ordinance, there is existing landscaping that will remain between the fence and the property line.
- The proposed fence abuts the 20 foot front yard of 1070 E. Olde Virginia Rd. It appears that with the ten (10) foot setback, there will be little impact on the visibility from the driveway of the Olde Virginia Rd property.
- The property across Cardinal Drive from the Subject Property, 1071 E. Cardinal, has an existing non-conforming six (6) foot solid fence that is setback approximately 13 feet from the side lot line abutting Olde Virginia Rd.
- The Petitioners have received letters of consent from all four directly adjacent property owners.

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

- (5) With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:
- a. Will meet the following aesthetic criteria:
 - i. Will not destroy existing vistas in the area;
 - ii. Will enhance the appearance of the homes and the streets in the area; and
 - iii. Will not detract from the overall appearance of the community; or
 - b. The fencing is found to be necessary to protect private property or the safety

of the inhabitants of the property.

STAFF RECOMMENDATION:

The Petitioners are proposing to replace an existing 4-foot open style fence with a 6-foot solid fence. The proposed fence will be in the exact location as the existing fence, which is set back approximately 10 feet from the side property line that abuts Olde Virginia Road. Said property line also abuts the side lot line of the front yard of the adjacent lot to the north. Per Code, the required setback is 20 feet. The Petitioner has received letters of consent from all four directly adjacent property owners, including 1070 E. Olde Virginia Rd (directly north).

The existing landscaping between the existing fence and the side lot line abutting the street will remain to provide an effective buffer. Ultimately, Staff did not identify any negative impacts the proposed fence would have on the surrounding neighborhood. Therefore, Staff recommends approval of the proposed Special Use with the following condition:

1. The Special Use shall substantially conform to the site plan and elevation plan submitted by the Petitioners, Jacek and Marta Brzostowski, except as said plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

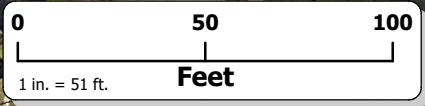
- Aerial Map
- Application
- Plat of Survey - Site Plan
- Existing Conditions
- Fence Elevation (SAMPLE)
- Neighbor Consent Forms
- Public Notice

1070 N. Cardinal Drive

3.1.a



Attachment: Aerial Map (1070 N. Cardinal Drive - SU Fence)



VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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



Background Information	PETITIONER(S)		Business Name (if applicable)	
	JACEK AND MARTA BRZOSTOWSKI			
	Subject Property Address			
	1070 N CARDINAL DR PALATINE IL 60074			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one)			
	<input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input type="checkbox"/> Variation			
Existing Zoning District		Existing Land Use	Proposed Land Use	
Generally describe your request:				
We would like to replace our our existing fence with a 6 foot vinyl fence.				

Attachment: Application (1070 N. Cardinal Drive - SU Fence)



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

_____ **YES** _____

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

_____ **YES** _____

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

_____ **YES** _____

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

_____ **YES** _____

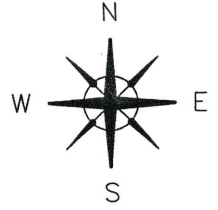
Attachment: Application (1070 N. Cardinal Drive - SU Fence)



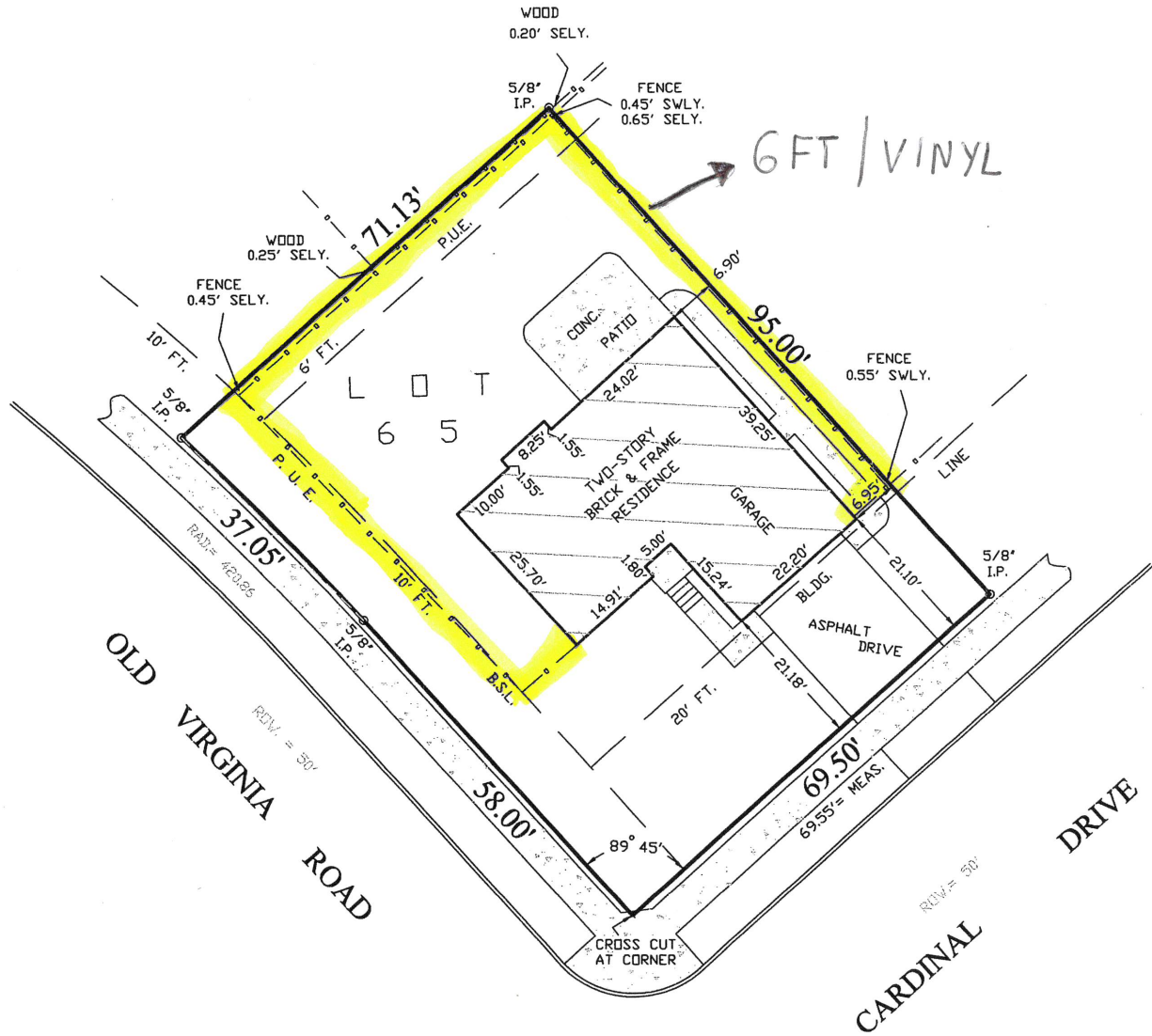
SCALE: 1" = 20 FEET

PLAT OF SURVEY

OF



LOT 65 IN MEADOW LAKE SUBDIVISION (A PLANNED UNIT DEVELOPMENT) IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.



NOTE: EASEMENTS

- M.U.E.= MUNICIPAL UTILITY EASEMENT
- P.U.E.= PUBLIC UTILITY EASEMENT
- D.E.= DRAINAGE EASEMENT
- B.S.L.= BUILDING SETBACK LINE

STATE OF ILLINOIS) COUNTY OF KANE) SS:

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

BY: Andrew J. Tobin
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 35-3519
 EXPIRES 11/30/22



DATED: NOVEMBER 22, 2021
 PREPARED FOR: SAMMONS LAW OFFICE
 PROPERTY ADDRESS: 1070 N CARDINAL DR
PALATINE, ILLINOIS
 SELLER: WRONSKI
 SURVEY ORDER NO.: 21638

INDICATES FOUND STAKE ○ CHAIN LINK FENCING —x—
 INDICATES SET STAKE ● WOOD FENCING —a—
 INDICATES CONCRETE [stippled pattern]

ANDREW J. TOBIN

P.O. BOX 42 DUNDEE, ILLINOIS.60118 847-695-4235

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

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

THIS SURVEY IS ONLY VALID WHEN ACCOMPANIED BY AN EMBOSSED SEAL.

Attachment: Plat of Survey - Site Plan (1070 N. Cardinal Drive - SU Fence)



Attachment: Existing Conditions (1070 N. Cardinal Drive - SU Fence)



Attachment: Fence Elevation (SAMPLE) (1070 N. Cardinal Drive - SU Fence)

VILLAGE OF PALATINE

NEIGHBOR APPROVAL LETTER FOR FENCE CONSTRUCTION

DATE: 5/27/2022

FENCE CONSTRUCTION ADDRESS:

1070 N CARDINAL DR
PALATINE IL 60074

I, TATYANA Zentelis, have been made aware of my neighbor's fence construction project. I have seen or have had explained to me the proposal made by my neighbor to erect a fence at this address.

ADDRESS DESCRIPTION & NOTES:

I understand the replacement fence will be 6 feet total in height.

This fence will separate other property from mine and I agree on the location of the lot line.

I understand that any existing fence may have to be removed in favor of the new fence.

NEIGHBOR'S NAME AND ADDRESS (PRINTED CLEARLY WITH PHONE NUMBER):

1070E Olde Virginia Rd
Palatine IL 60074
TATYANA Zentelis

PHONE: (773) 430-8751

NEIGHBOR'S SIGNATURE TATYANA Zentelis

Attachment: Neighbor Consent Forms (1070 N. Cardinal Drive - SU Fence)

VILLAGE OF PALATINE

NEIGHBOR APPROVAL LETTER FOR FENCE CONSTRUCTION

DATE: 3/15/22

FENCE CONSTRUCTION ADDRESS:

1070 N CARDINAL DR
PALATINE IL 60074

I, David Whitford, have been made aware of my neighbor's fence construction project. I have seen or have had explained to me the proposal made by my neighbor to erect a fence at this address.

ADDRESS DESCRIPTION & NOTES:

I understand the replacement fence will be 6 feet total in height.

This fence will separate other property from mine and I agree on the location of the lot line.

I understand that any existing fence may have to be removed in favor of the new fence.

NEIGHBOR'S NAME AND ADDRESS (PRINTED CLEARLY WITH PHONE NUMBER):

David Whitford

1076 N Cardinal Dr

Palatine IL 60074

PHONE: 630 207 4862

NEIGHBOR'S SIGNATURE 

Attachment: Neighbor Consent Forms (1070 N. Cardinal Drive - SU Fence)

VILLAGE OF PALATINE

NEIGHBOR APPROVAL LETTER FOR FENCE CONSTRUCTION

DATE: 5.15.22

FENCE CONSTRUCTION ADDRESS:

1070 N CARDINAL DR
PALATINE IL 60074I, George Iliopoulos, have been made aware of my neighbor's fence construction project. I have seen or have had explained to me the proposal made by my neighbor to erect a fence at this address.

ADDRESS DESCRIPTION & NOTES:

 _____ I understand the replacement fence will be 6 feet total in height. This fence will separate other property from mine and I agree on the location of the lot line. I understand that any existing fence may have to be removed in favor of the new fence.

NEIGHBOR'S NAME AND ADDRESS (PRINTED CLEARLY WITH PHONE NUMBER):

GEORGE ILIOPOULOS
1071 N CARDINAL DR
PALATINE IL 60074PHONE: 630-816-5532

NEIGHBOR'S SIGNATURE

George Iliopoulos

VILLAGE OF PALATINE

NEIGHBOR APPROVAL LETTER FOR FENCE CONSTRUCTION

DATE: 05/16/2022

FENCE CONSTRUCTION ADDRESS:

1070 N CARDINAL DR
PALATINE IL 60074

I, JULIA FERNANDEZ, have been made aware of my neighbor's fence construction project. I have seen or have had explained to me the proposal made by my neighbor to erect a fence at this address.

ADDRESS DESCRIPTION & NOTES:

I understand the replacement fence will be 6 feet total in height.

This fence will separate other property from mine and I agree on the location of the lot line.

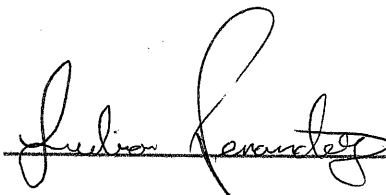
I understand that any existing fence may have to be removed in favor of the new fence.

NEIGHBOR'S NAME AND ADDRESS (PRINTED CLEARLY WITH PHONE NUMBER):

Julia Fernandez
1071 E. Olde Virginia Rd
Palatine IL 60074

PHONE: (224) 522-4263

NEIGHBOR'S SIGNATURE



PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 28, 2022 at 7 PM, in the Village Council Chambers of Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a fence in the side yard abutting a street where the side lot line of said yard abuts the side lot line of the front yard of an adjacent lot.
 The property is commonly known as 1070 N. Cardinal Drive (02-12-314-018-0000).
 The Petitioners are proposing to replace an existing fence with a 6-foot solid vinyl fence located approximately 10 feet from the side yard abutting a street lot line along E. Olde Virginia Road.
 The above petition has been filed by Jacek and Marta Brzostowski and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 22-21
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 13th day of June, 2022
 Published in Daily Herald June 13, 2022 (4584018)

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 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 copy, was published 06/13/2022 in said Northwest Suburbs DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, its authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
 Designee of the Publisher and Officer of the Daily Herald

Control # 4584018

Attachment: Public Notice (1070 N. Cardinal Drive - SU Fence)

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 06/28/22 07:00 PM

CASE STAFF STATEMENT (ID # 7628)

433 N. Stark Drive

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Amanda & Jeremy Hall

CASE NUMBER: 22-16

ADDRESS: 433 N. Stark Drive

PROPOSAL:
Special Use to permit a fence in the required front yard.

LOCATION: 433 N. Stark Drive District 4 (Solberg)	CURRENT ZONING: R-2 Single Family
---	--

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 a new, four (4) foot open-style picket fence in their required front yard. The proposed fence will be set back approximately three (3) feet from the property line abutting N. Stark Drive. Therefore, the Petitioners are requesting:

Special Use to permit a fence in the required front yard.

SITE ANALYSIS:

- The Subject Property is zoned R-2, Single Family (Willow Wood Subdivision) and contains a single-family residence. The lot is approximately 10,000 square feet and is located at the NW corner of N. Stark Drive and E. Wilton Court.
- The Petitioners are proposing to erect a new, four (4) foot open-style picket fence in the front yard abutting N. Stark Drive. The new fence will enclose a portion of the required front and interior side yard. The portion of the proposed fence abutting N.

Stark Drive will be approximately 50 feet in length, and will extend back to connect with the SW corner of the residence.

- Per the submitted Site Plan, along the interior side lot line the proposed fence will transition from the four (4) foot open-style picket fence to a six (6) foot solid fence, 20 feet from the front lot line abutting N. Stark Drive.
- The proposed fence will be setback three (3) feet from the front property line abutting North Stark Drive. Landscaping (plants and/or shrubs), although not required, is planned between the proposed fence and property line.
- The proposed fence abuts the 30 foot front yard of 441 N. Stark Drive. The Petitioners are aware of front yard line of sight impact questions raised by Staff (for the portion of the 6-foot fence), and have presented consent from the adjacent neighbor at 441 N. Stark Drive.

DEPARTMENTAL REVIEWS:

Community Services	A portion of the proposed fence in the front yard is a six (6)-foot solid fence, thus posing a line of sight concern for the adjacent neighbor to the north.
Engineering	No Issues Identified.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

- (5) With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:
- a. Will meet the following aesthetic criteria:
 - i. Will not destroy existing vistas in the area;
 - ii. Will enhance the appearance of the homes and the streets in the area; and
 - iii. Will not detract from the overall appearance of the community; or

- b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

STAFF RECOMMENDATION:

The Petitioners are proposing to construct a 4-foot open style fence in the required front yard of the Subject Property. The proposed fence will be set back approximately three (3) feet from the required front property line that abuts N. Stark Drive. Said property line also abuts the side lot line of the front yard of the adjacent lot to the north. Per Code, the required setback is 30 feet. Although it is not required, the Petitioner has proposed landscaping between the existing fence and the front lot line abutting the street, which will provide an effective buffer.

Staff identified a potential line of sight question for the property directly to the north (441 N. Stark Drive), abutting the required front side yard of the Subject Property. If the proposed fence plan were amended to maintain a 4-foot fence through the entire front yard (30 feet), Staff would have recommended approval. Staff did not identify any other negative impacts the proposed fence would have on the overall appearance of the surrounding neighborhood.

Therefore, Staff recommends Action at the discretion of the Zoning Board of Appeals for the proposed Special Use. If the Special Use is approved, Staff recommends the following condition:

1. The Special Use shall substantially conform to the site plan and elevation plan submitted by the Petitioners, Amanda and Jeremy Hall, except as said plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Site Plan
- Fence Elevation (SAMPLE)
- Letter of Consent - 441 N. Stark Drive
- Public Notice

433 N. Stark Drive

3.2.a

VILLAGE OF
PALATINE



Attachment: Aerial Map (433 N. Stark Drive - SU Fence in Front Yard)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Amanda and Jeremy Hall			
	Subject Property Address			
	433 N. Stark Dr.			
	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)			
	<input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input type="checkbox"/> Variation			
Existing Zoning District		Existing Land Use	Proposed Land Use	
Residential		Residential	Residential	
Generally describe your request:				
To install a fence beyond set back line.				

Attachment: Application (433 N. Stark Drive - SU Fence in Front Yard)



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

No

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

Yes

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

No

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

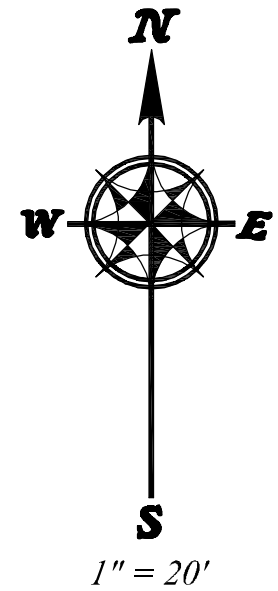
Agree



MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845
 933 S. Plum Grove Road, Suite 101
 Palatine, Illinois 60067
 www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

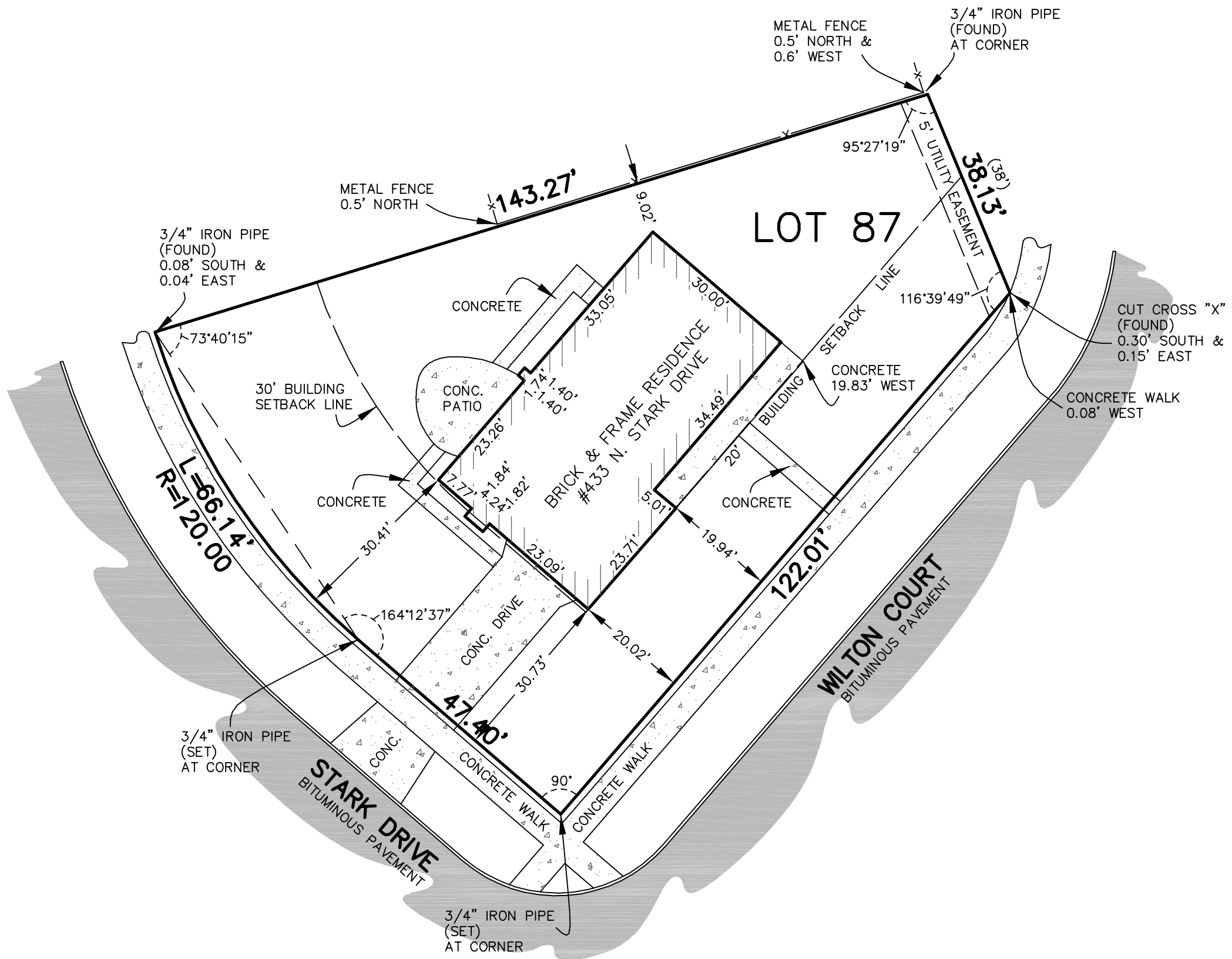


PLAT OF SURVEY

OF

LOT EIGHTY-SEVEN (87), IN WILLOW WOOD, BEING A SUBDIVISION OF PART OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTER OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 30, 1962, AS DOCUMENT NUMBER 2046942.

AREA = 10,083.47± S.F. / 0.2315± ACRES



Attachment: Plat of Survey (433 N. Stark Drive - SU Fence in Front Yard)

LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90°00'00" indicate degrees, minutes and seconds.

50.25 / N 90°00'00" E indicates measure dimension / bearing.
 (50.25) / (N 90°00'00" E) indicates record dimension / bearing.
 [50.25 d] / [N 90°00'00" E d] indicates deed dimension / bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.

Order Number: 12-1105

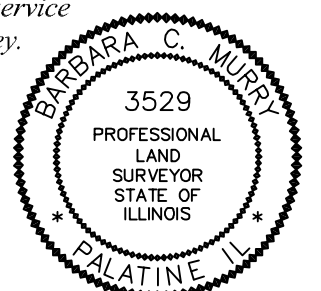
Survey Made For: John H. Zelenka, Attorney at Law

STATE OF ILLINOIS } COUNTY OF COOK } S.S.

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: June 5, 2012

Palatine, Illinois: June 6, 2012



Illinois Professional Land Surveyor - Barbara C. Murry 035-003529
 License Renewal date: November 30, 2012

Project Number: 62-649 (75M-42)

Field Book: 240L-16

Drawing File: 12110500.dwg



MURRY AND MOODY, LTD.

Land Surveyors

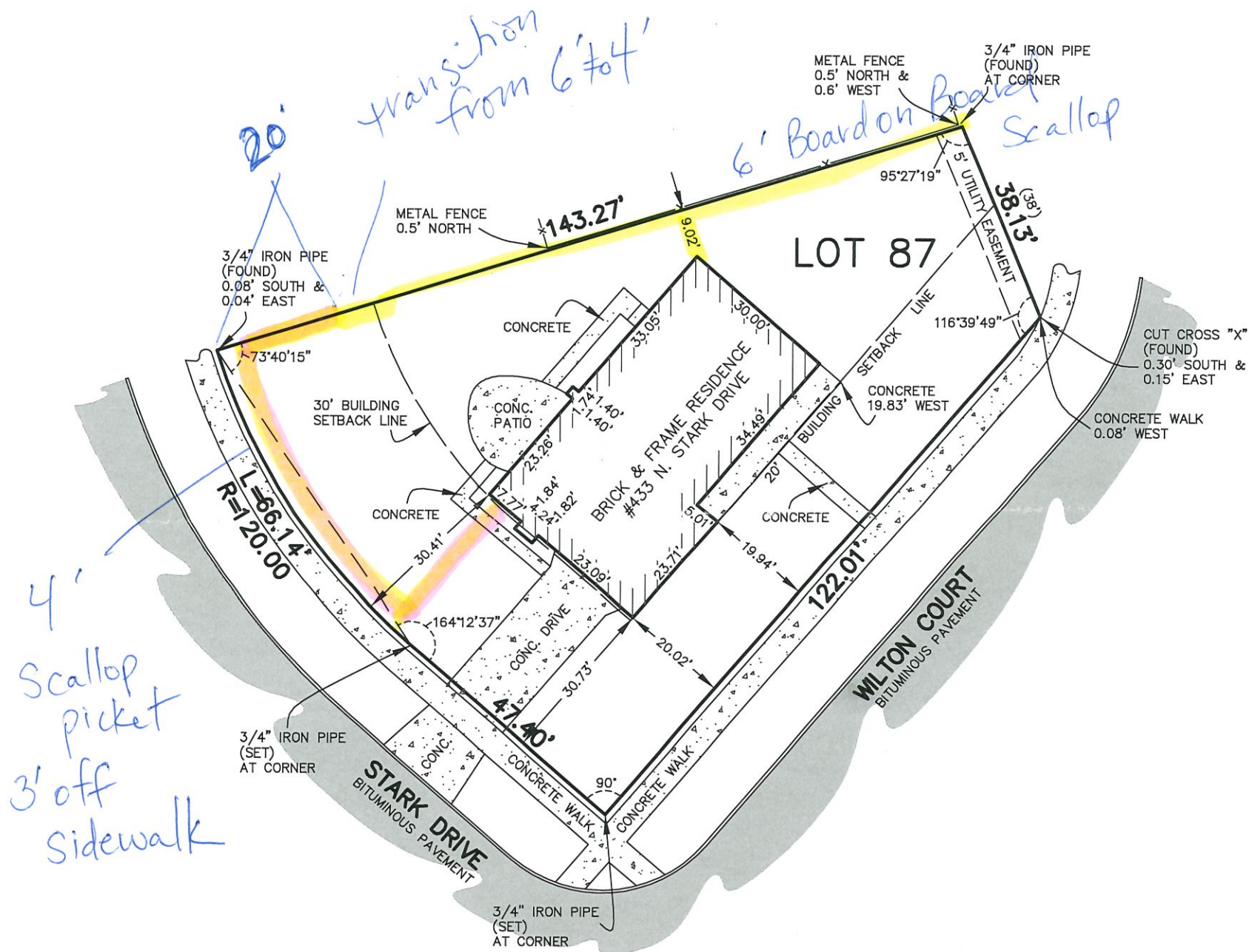
Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960



PLAT OF SURVEY OF

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Attachment: Site Plan (433 N. Stark Drive - SU Fence in Front Yard)

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Survey Made For: John H. Zelenka, Attorney at Law

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COUNTY OF COOK }

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Special Use

Amanda & Jeremy Hall

433 N. Stark Drive
Palatine, IL 60074

6/20/2022

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AREA = 10,083.47± S.F. / 0.2315± ACRES



**Neighbor Consent
Signature**

441 N. Stark Drive

Johi Anton 6/20/2022
Owner Date

Rob Anton 6/20/2022
Owner Date

LEGEND AND NOTES

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Order Number: 12-1105
Survey Made For: John H. Zelenka, Attorney at Law

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Date of completion of field work: June 5, 2012
Palatine, Illinois: June 6, 2012



Illinois Professional Land Surveyor - Barbara C. Murry 035-003529
License Renewal date: November 30, 2012

Project Number: 62-649 (75M-42)
Field Book: 240L-16
Drawing File: 12110500.dwg

Attachment: Letter of Consent - 441 N. Stark Drive (433 N. Stark Drive - SU Fence in Front Yard)

PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 28, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a fence in the required front yard.
 The property is commonly known as 433 N. Stark Drive (02-14-203-025-0000).
 The Petitioners are proposing to construct a four (4) foot open-style picket fence in the front yard abutting N. Stark Drive. The proposed fence will be set back approximately three (3) feet from the property line abutting N. Stark Drive.
 The above petition has been filed by Amanda and Jeremy Hall and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 22-16
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 13th day of June, 2022
 Published in Daily Herald June 13, 2022 (4584016)

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
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PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY *Daula Baltz*
 Designee of the Publisher and Officer of the Daily Herald

Control # 4584016

Attachment: Public Notice (433 N. Stark Drive - SU Fence in Front Yard)

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 06/28/22 07:00 PM

CASE STAFF STATEMENT (ID # 7670)

32 S. Kerwood Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Dona Martin / John Pancorvo (agent)

CASE NUMBER: 22-23

ADDRESS: 32 S. Kerwood Street

PROPOSAL:
Variation to permit lot coverage to be 54%, instead of the maximum permitted 45%.

LOCATION: 32 S. Kerwood Street District 6 (Helms)	CURRENT ZONING: 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 Petitioner is proposing to replace an existing crushed-gravel patio with a concrete patio in the rear yard of the Subject Property. The proposed patio will add approximately 331 square feet to the total existing lot coverage, bringing the total lot coverage from 48% up to approximately 54%. Therefore, the Petitioner is requesting:

Variation to permit lot coverage to be 54%, instead of the maximum permitted 45%.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family. The property is located within the Prairie View Addition To Palatine Subdivision and the lot is approximately 6,650 square feet. It was annexed into the Village in 1869 and the existing lot size is non-conforming in lot area and 26% smaller than the current minimum required 9,000 square feet. The surrounding lots in this subdivision are comparably sized, and most of the homes have rear yard patio areas.

- In addition to the home, the property contains a 490 sf detached garage. The existing lot coverage is approximately 48% (3,200 sf) which exceeds the maximum 45% lot coverage by 207 sf.
- The Petitioner is proposing to replace the existing crushed gravel patio in the rear yard of Subject Property, with a concrete patio that is smaller than the existing gravel area. The new patio will add approximately 331 sf to the total existing lot coverage, bringing the total proposed lot coverage to approximately 54% (3,531 sf).
- The Code requires a standard Variation to permit an increase in the lot coverage to 54% (3,531 sf) instead of the maximum 45% (2,993 sf), being a difference of 538 sf.
- Per the submitted application, the Petitioner indicates that there is justification for relief, due to the existing gravel patio not being suitable to the homeowner considering her age and health conditions.
- The existing building coverage is within the 35% allowed by Code. The proposed patio complies with the required setbacks for a permitted obstruction.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified.
Engineering	All excavated material must be removed off site.
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:

The Petitioner is proposing to construct a new concrete patio to replace an existing crushed gravel patio. Staff agrees that a concrete patio would be significantly safer more accessible than the crushed gravel. The Subject Property is smaller than standard R-2 Zoned residential properties, and the proposed patio has a smaller overall footprint than the existing. With that said, Staff has not identified any potential negative impacts to the surrounding neighborhood. Therefore, Staff recommends approval of the Variation, subject to the following conditions:

1. The Variation shall substantially conform to the site plan submitted by the Petitioner's agent, John Pancorvo, except as such plans may be changed to conform to Villages Codes and Ordinances.
2. All excavated material must be removed off site in a matter acceptable to the Village Engineer.

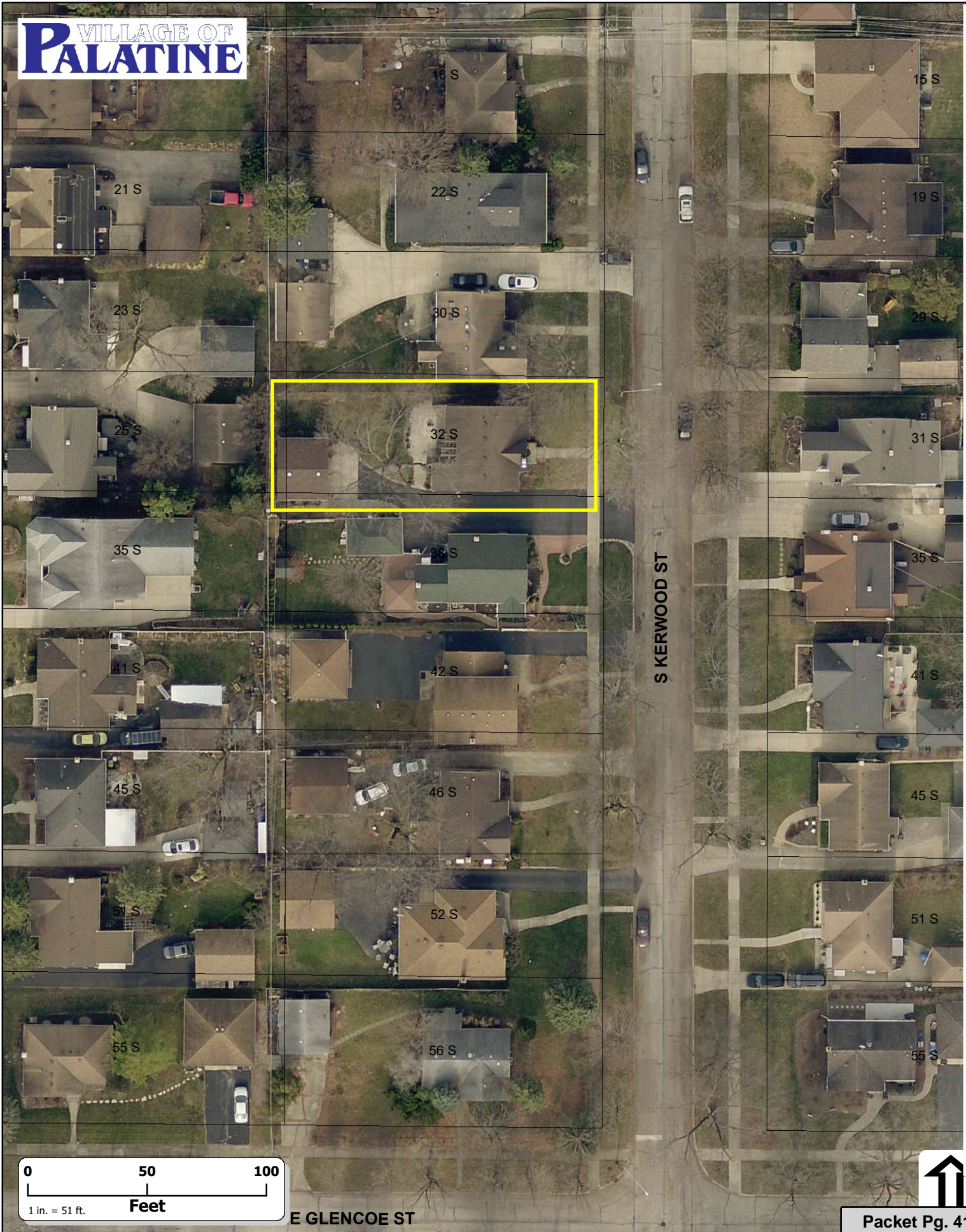
ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey - Site Plan
- Public Notice

32 S. Kerwood Street

3.3.a

VILLAGE OF
PALATINE



Attachment: Aerial Map (32 S. Kerwood Street - VAR Lot Coverage)

0 50 100
1 in. = 51 ft. Feet

E GLENCOE ST

Packet Pg. 41



SPECIAL USE & VARIATION APPLICATION

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

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



Background Information	PETITIONER(S) Dona Martin		Business Name (if applicable)		
	Subject Property Address 32 S. Kerwood St. Palatine, IL 60067				
	AUTHORIZED AGENT (if applicable) John Pancorvo		Business Name (if applicable) J&J Pavement Repairs Inc.		
	Address 12 W. College Dr. #D Arlington Heights, IL 60004		City/State/Zip Code		
	Telephone 847-363-0958	Fax 847-397-8851	Email jjpave1982@gmail.com		
	Relationship to Petitioner (contractor, architect, etc.) Contractor				
	TYPE OF APPLICATION (check one) <input type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input checked="" type="checkbox"/> Variation Expand Patio Beyond the impervious surface %				
	Existing Zoning District		Existing Land Use	Proposed Land Use Patio	
	Generally describe your request: Home currently exceeds impervious surface requirements. Custome purchased the home in 2021 and was left with a loose gravel patio which is not suitable considering her age and health conditions. She would greatly appreciate being able to put a concrete patio in that area which would look better, and be safer overall compared to what is there now. Customer originally wanted approx 600 sf but is kindly requesting 331 sf instead.				

Attachment: Application (32 S. Kerwood Street - VAR Lot Coverage)

PALATINE

VARIATION

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 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. **If you are applying for a Special Use only, you do not need to answer these items.**

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
yes

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

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

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

Homeowner is elderly, The stone she was left with when purchasing the home is unsafe. She has had ankle surgery, Lives alone and needs a stable patio

Attachment: Application (32 S. Kerwood Street - VAR Lot Coverage)

T.K.D. Land Surveyors, Inc.

P.O. Box 212, South Elgin, Illinois 60177
Phone: (847) 997-9292
tkdlandsurveyors@att.net

PLAT OF SURVEY

LOT 21 IN BLOCK 2 IN PRAIRIE VIEW ADDITION TO PALATINE, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILWAY (EXCEPT THE WEST 7 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

BASIS OF BEARING (ASSUMED)



LEGEND

- CHAIN LINK FENCE
- WOOD FENCE

MEASURED LOT AREA = 6,646 SQ. FT. (0.153 ACRES)

- * All dimensions shown are given in feet & decimal parts thereof
- * No angles or distances are to be assumed by scaling
- * Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

Scale: 1"=20'
 Order # 21-357
 Address: 32 S. Kerwood St.
 Palatine, IL 60067
 P.I.N. 02-23-102-019-0000
 Ordered by: Erickson Law Office, Ltd.



STATE OF ILLINOIS)
COUNTY OF KANE) ss.

I, Keith E. DeLaney, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Keith E. DeLaney Illinois P.L.S. #035-003385
Dated: July 22, 2021

Field work completed: July 22, 2021
Professional Design Firm Lic. No. 184.005204
This professional service conforms to the current Illinois minimum standards for a boundary survey.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

Attachment: Plat of Survey - Site Plan (32 S. Kerwood Street - VAR Lot Coverage)

PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 28, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to permit lot coverage to be 54%, instead of the maximum permitted 45%.
 The property is commonly known as 32 S. Kerwood Street (02-23-102-019-0000).
 The Petitioner is proposing to replace an existing crushed-gravel patio with a concrete patio in the rear yard of the Subject Property. The proposed patio will add approximately 331 square feet to the total existing lot coverage, bringing the total lot coverage from 48% up to approximately 54%.
 The above petition has been filed by Dona Martin and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 22-23
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 13th day of June, 2022
 Published in Daily Herald
 June 13, 2022 (4584014)

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 in 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 copy, was published 06/13/2022 in said Northwest Suburbs DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, its authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
 Designee of the Publisher and Officer of the Daily Herald

Control # 4584014

Attachment: Public Notice (32 S. Kerwood Street - VAR Lot Coverage)

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 06/28/22 07:00 PM

CASE STAFF STATEMENT (ID # 7644)

110 N. Benton Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Randy & Rebecca Poznan / Danielle Scaccia (architect)

CASE NUMBER: 22-20

ADDRESS: 110 N. Benton Street

PROPOSAL:
Standard Variation to permit lot coverage to be 58%, instead of the maximum permitted 45%.

LOCATION: 110 N. Benton Street District 6 (Helms)	CURRENT ZONING: 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 replace and reconfigure an existing deck off the rear of the residence. A Variation was previously granted to allow the existing deck to exceed the current maximum lot coverage by 11%. The proposed deck will add approximately 20 square feet to the total lot coverage, and will maintain the existing setbacks. Therefore, the Petitioners are requesting:

Variation to permit the lot coverage to be 58%, instead of the maximum permitted 45%.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family. The property is located within the Territory Included in the Town of Palatine Subdivision and is substandard at approximately 4,356 square feet in size. It was annexed into the Village in 1869.

- In addition to the home, the property contains a 498 sf detached garage, an approximately 35 sf shed, and an approximately 220 sf existing deck. The existing lot coverage is approximately 57% (2,499 sf) which exceeds the maximum 45% lot coverage by 540 sf.
- The Petitioner is proposing to replace and reconfigure the deck of the rear of the home which will add approximately 20 sf to the overall lot coverage. The deck was originally granted setback relief in 1996 to permit a 5.1-foot setback from the rear lot line (O-203-96), per the submitted Site Plan this setback will be maintained.
- The Petitioner is seeking a Standard Variation to permit an increase in the lot coverage to 58% lot coverage (2,527 sf) instead of the maximum 45% (1,960 sf) being a difference of 567 sf.
- The existing building coverage is approximately 35% and meets Code.

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR 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:

The Petitioners are requesting to replace and reconfigure the existing deck off the rear of their home. At 57%, the property currently exceeds the maximum lot coverage (45%) as the existing deck received a Variation in 1996 for setback relief, and was approved prior to lot coverage regulations. As the proposed deck will maintain the previously granted setback, Staff believes it will not alter the essential character of the area.

The proposed deck will further increase the overall lot coverage that already exceeds the maximum permitted. The Village Engineer did not identify any storm water management issues with the Subject Property. However, the Subject Property size is

substandard and creates a hardship for the homeowner, restricting improvements to the lot.

Therefore, Staff recommends approval of the requested Variation, subject to the following condition:

1. The Variation shall substantially conform to the site plan submitted by the Petitioners, Randy & Rebecca Poznan on 5/19/2022, except as such plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Site Plan
- Elevations
- Public Notice

110 N. Benton Street

3.4.a

VILLAGE OF
PALATINE

E WOOD ST

132 N

55 E

43 E

116 N

N BENTON ST

110 N

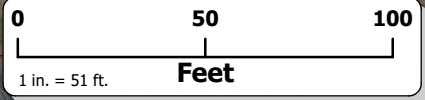
44 E

50 E

104 N

E WILSON ST

58 N



Attachment: Aerial (110 N. Benton Street - VAR Lot Coverage)

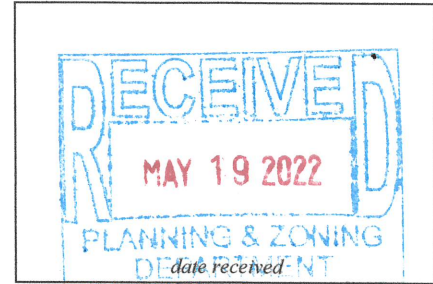


VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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



Background Information	PETITIONER(S)		Business Name (if applicable)	
	Randy & Rebecca Poznan			
	Subject Property Address 110 N Benton St Palatine, IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Danielle Scaccia - Archadeck of Chicagoland			
	Address		City/State/Zip Code	
	395 W Northwest Hwy Ste A Palatine, IL 60067			
	Telephone	Fax	Email	
	847-496-4333		dscaccia@archadeck.net	
	Relationship to Petitioner (contractor, architect, etc.) Contractor			
TYPE OF APPLICATION (check one)				
<input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input checked="" type="checkbox"/> Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
Generally describe your request: Demolition of existing deck, knock down footings, and demo 3' x 5' area where existing stairs land. Construction of new Deck and stairs.				

Attachment: Application (110 N. Benton Street - VAR Lot Coverage)

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 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Special Use only, you do not need to answer these items.***

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

The property can not yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located as the back yard is significantly smaller, adding the structure would allow for a more functional use of the space.

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

The plight of the owner is unique as their back and side yards are significantly smaller than those of surrounding areas, with the side yard being a more functional area. The project would allow a more functional use of their space.

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

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

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

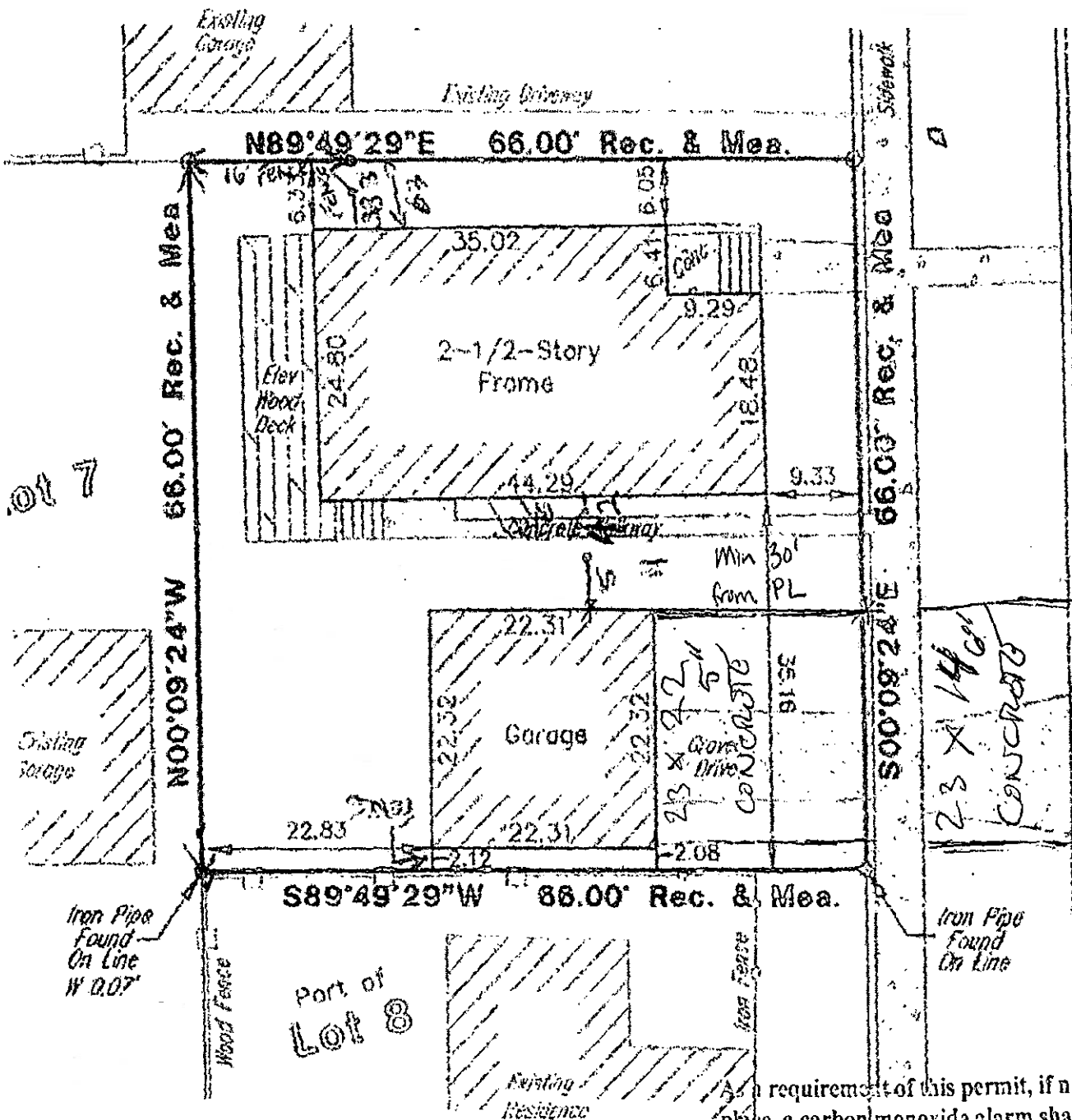
- a. The particular surroundings, shape, or topographical conditions of the property
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district
- c. The request is not based on a desire to make more money out of the property
- d. The petitioner has 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

The particular shape of the property allows for a more usable side yard, which is unique to this property compared to surrounding properties.

The request is not based off of the desire to make more money out of the property, it is to allow the client to have a private and functional outdoor living space. The request is not detrimental to the public welfare or other properties in the neighborhood, and the request will not impair the supply of light and air to adjacent properties, it will not increase danger of fire or endanger public safety, it will not diminish or impair neighboring property values.

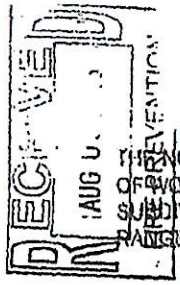
RECEIVED
AUG 11 2011
PREVENTION

THE NORTH 1/2 OF LOT 8 IN BLOCK E IN THE VILLAGE OF PALATINE, ACCORDING TO THE MAP OF WOOD'S SUBDIVISION RECORDED DECEMBER 7, 1895 AS DOCUMENT 652237, AS SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

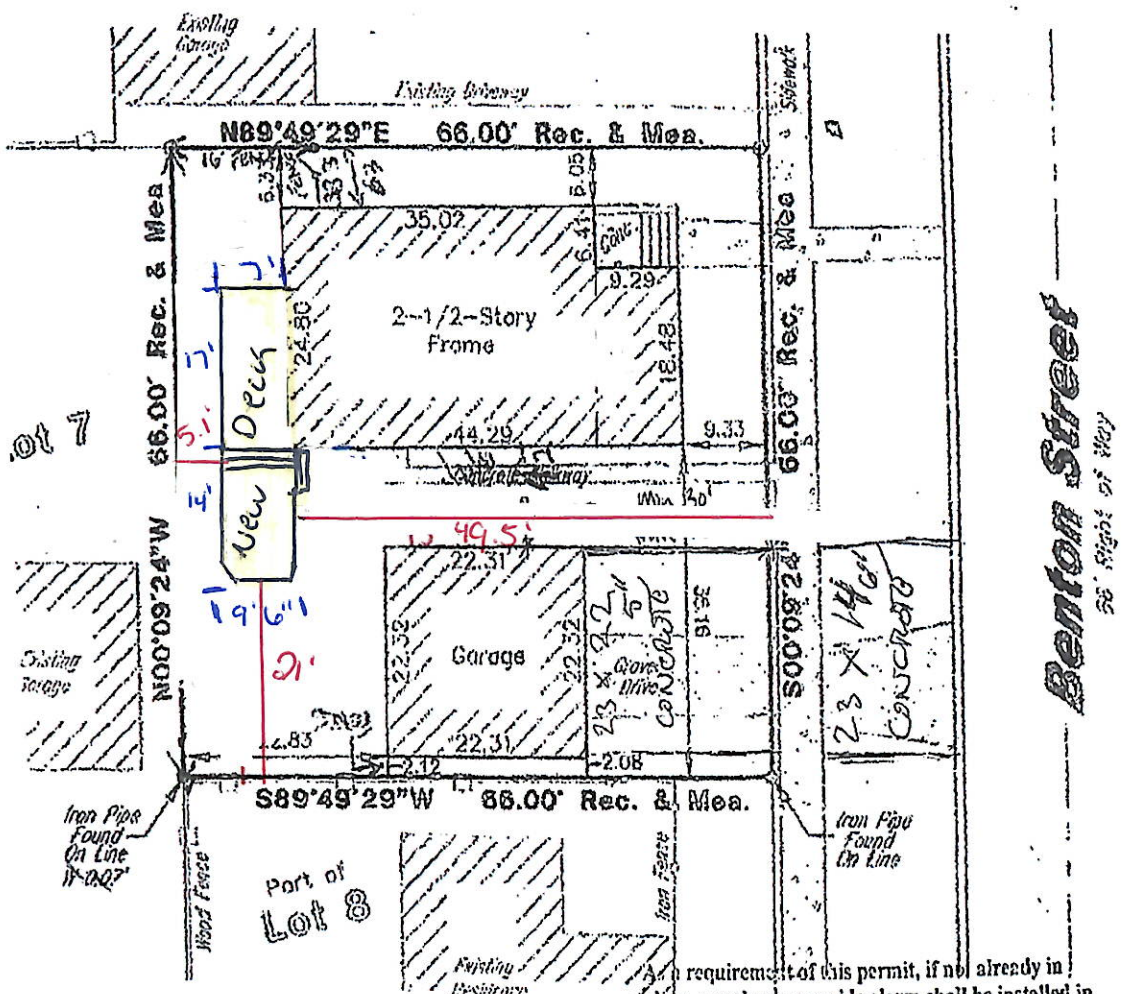


Attachment: Plat of Survey (110 N. Benton Street - VAR Lot Coverage)
to right of way

As a requirement of this permit, if not already in place, a carbon monoxide alarm shall be installed in accordance with section R315 of International Residential Code. A copy of this code



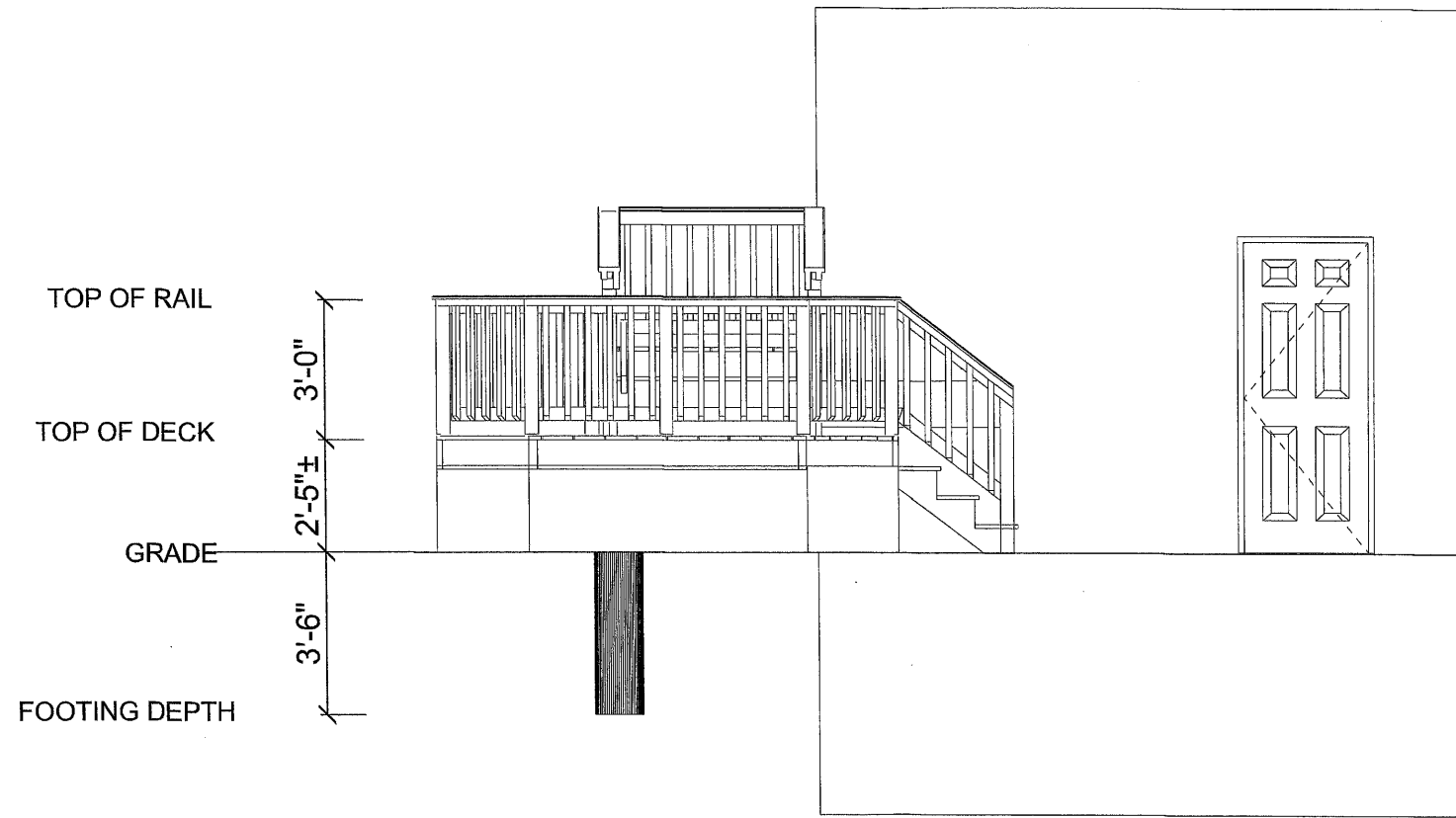
THE NORTH 1/2 OF LOT 8 IN BLOCK E IN THE VILLAGE OF PALATINE, ACCORDING TO THE MAP OF WOOD'S SUBDIVISION RECORDED DECEMBER 7, 1856 AS DOCUMENT 652237, AS SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



As a requirement of this permit, if not already in place, a carbon monoxide alarm shall be installed in accordance with section R313 of the 2009 International Residential Code. A copy of this code

Attachment: Site Plan (110 N. Benton Street - VAR Lot Coverage)

All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.



FRONT ELEVATION

SHEET DESCRIPTION

SHEET:

1/4

Front Elevation
SCALE: 1/4" = 1'-0"

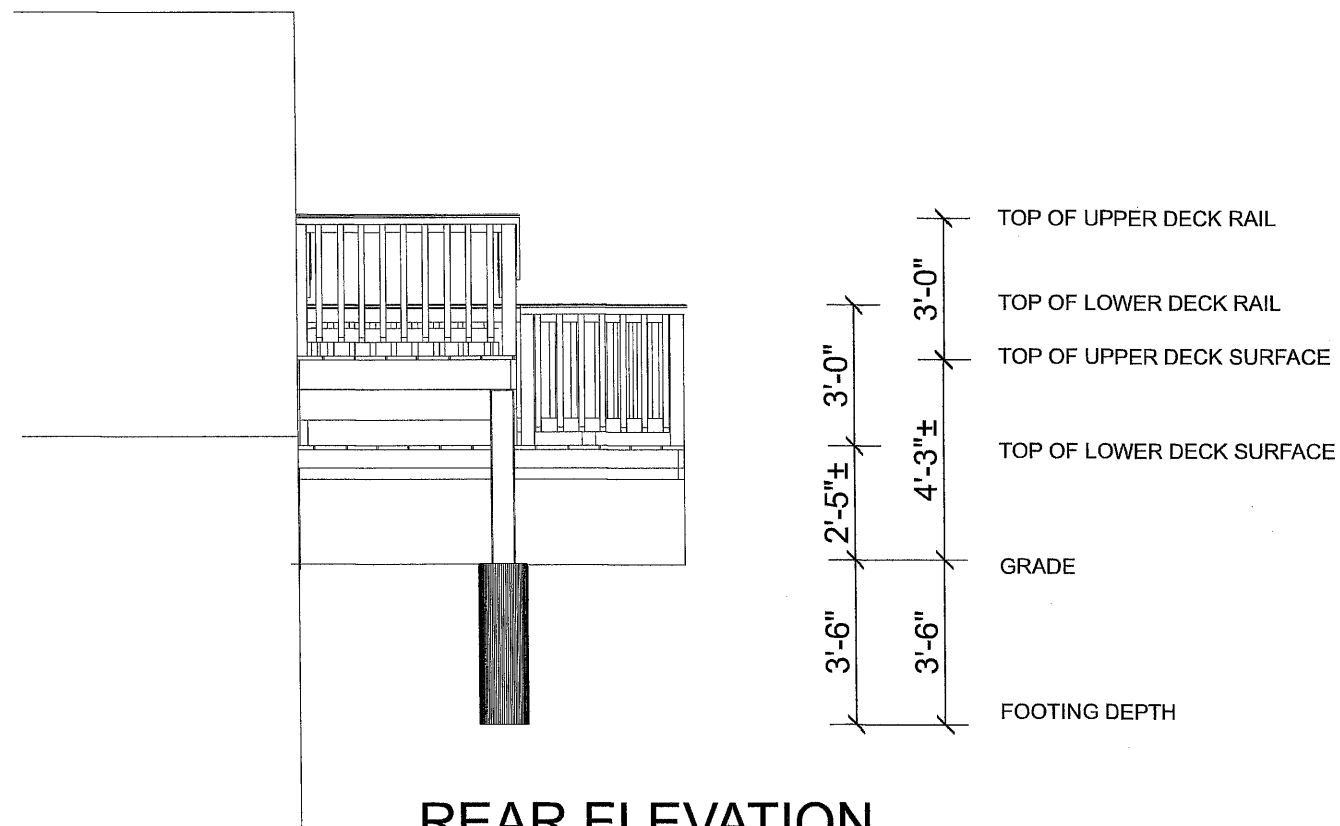
Prepared by:
Integrity Enterprises, INC.
DBA: Archadeck of Chicagoland
395 W Northwest Highway
Palatine, IL 60067

Construction & Drafting Department
©2017 Archadeck Franchising Corporation
All rights reserved. Unauthorized
duplication is a violation of
all applicable laws.

-Poznan-100797
110 N. Benton St.
Palatine, IL 60067
DRAWN BY: Integrity Ent. (CRK)
5/4/22

Attachment: Elevations (110 N. Benton Street - VAR Lot Coverage)

All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.



REAR ELEVATION

SHEET DESCRIPTION

SHEET:

2/4

Rear Elevation
SCALE: 1/4" = 1'-0"

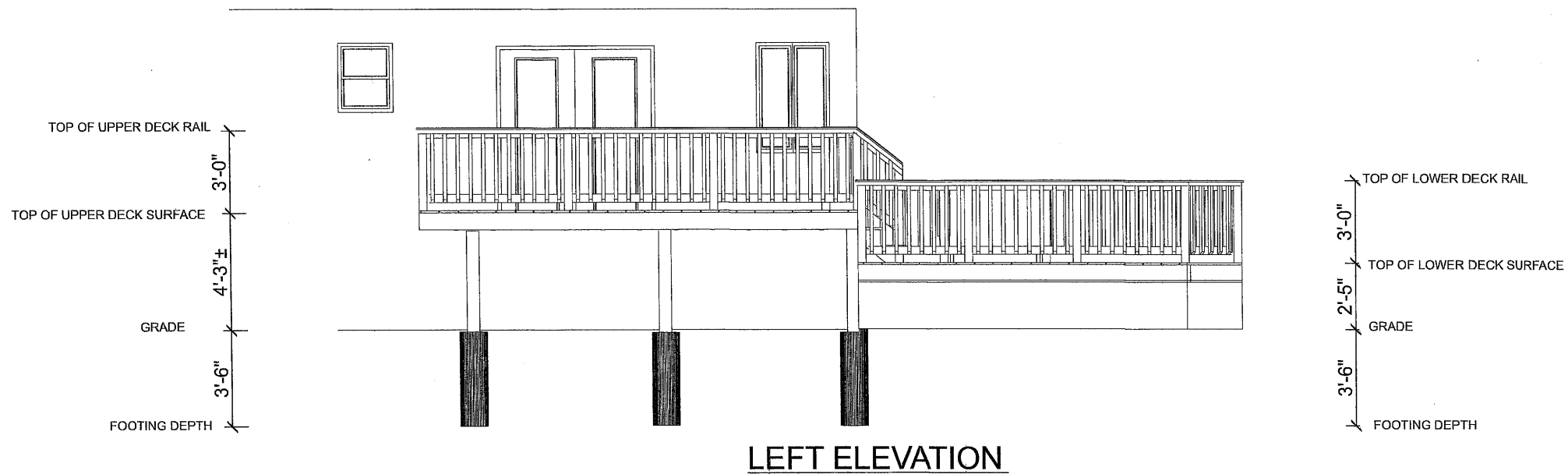
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-Poznan-100797
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 Palatine, IL 60067
 DRAWN BY: Integrity Ent. (CRK)
 5/4/22

Attachment: Elevations (110 N. Benton Street - VAR Lot Coverage)

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SHEET DESCRIPTION

SHEET:

3/4

Left Elevation
SCALE: 3/16" = 1'-0"

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DBA: Archadeck of Chicagoland
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Palatine, IL 60067

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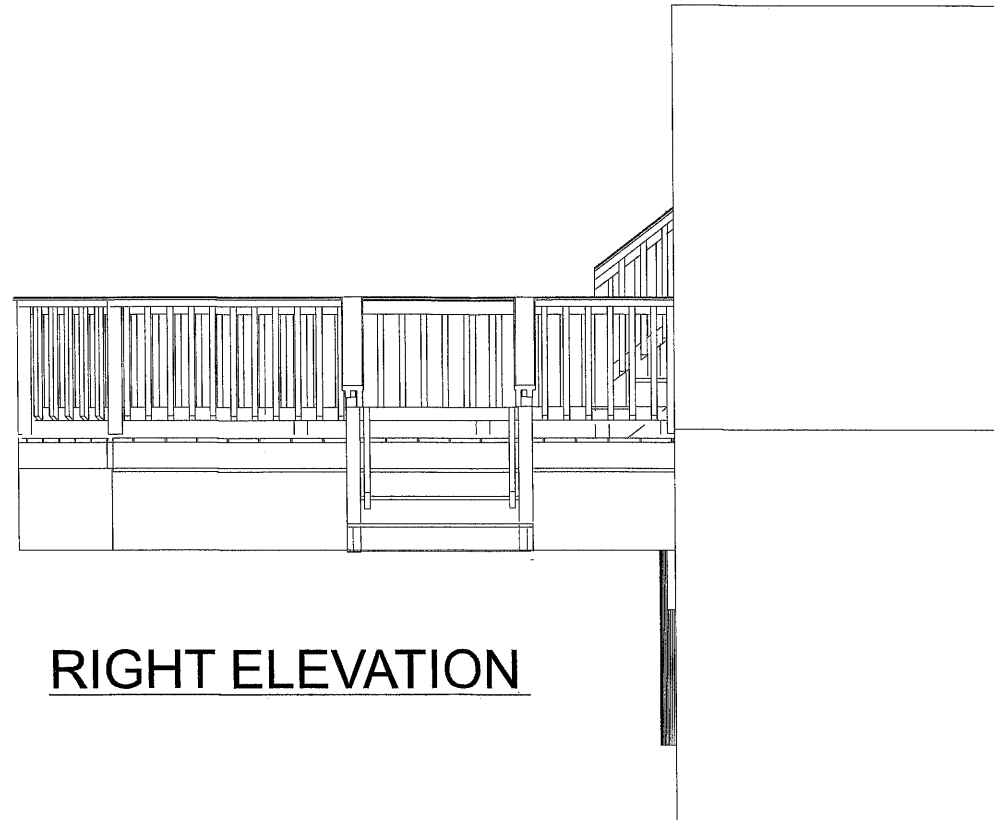
-Poznan-100797
110 N. Benton St.
Palatine, IL 60067
DRAWN BY: Integrity Ent. (CRK)
5/4/22

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All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.

TOP OF RAIL
 TOP OF DECK SURFACE
 GRADE

3'-0"
 2'-5"±



RIGHT ELEVATION

SHEET DESCRIPTION

SHEET:

4 / 4

Right Elevation
SCALE: 1/4" = 1'-0"

Prepared by:
Integrity Enterprises, INC.
DBA: Archadeck of Chicagoland
395 W Northwest Highway
Palatine, IL 60067

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-Poznan-100797
110 N. Benton St.
Palatine, IL 60067
DRAWN BY: Integrity Ent. (CRK)
5/4/22

Attachment: Elevations (110 N. Benton Street - VAR Lot Coverage)

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 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 28, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to permit lot coverage to be 58%, instead of the maximum permitted 45%.
 The property is commonly known as 110 N. Benton Street (02-14-322-008-0000).
 The Petitioners are proposing to replace and reconfigure an existing deck off the rear of the residence. A Variation was previously granted to allow the existing deck to exceed the current maximum lot coverage by 11%. The proposed deck will add approximately 20 square feet to the total lot coverage, and will maintain the existing setbacks.
 The above petition has been filed by Randy and Rebecca Poznan and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 22-20
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 13th day of June, 2022
 Published in Daily Herald
 June 13, 2022 (4584015)

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

County(ies) of Cook

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IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, its authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
 Designee of the Publisher and Officer of the Daily Herald

Control # 4584015

Attachment: Public Notice (110 N. Benton Street - VAR Lot Coverage)

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 06/28/22 07:00 PM

CASE STAFF STATEMENT (ID # 7715)

619 E. Dundee Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Alton Klein, Project Manager Kids Empire

CASE NUMBER: 22-17

ADDRESS: 619 E Dundee Road

PROPOSAL:
Special Use to permit an indoor sports and recreational facilities pursuant to Section 11.03 (d) (17) of the Palatine Zoning Ordinance.

LOCATION: 619 E Dundee Road	CURRENT ZONING: Planned Development - Shopping Center
------------------------------------	--

SURROUNDING CONDITIONS:

North:	R-2 Single Family Residential
South:	Planned Development - Townhomes
East:	Planned Development - Shopping Center
West:	Planned Development - Shopping Center

BACKGROUND:

The petitioners are proposing to open an indoor play center under the franchise “Kid's Empire”. Therefore, they are requesting:

- **Special Use to permit an indoor sports and recreation facility**

SITE ANALYSIS:

- Kids Empire is an Indoor Playground chain, with multiple location across the country, and currently have 4 locations in the Chicago area. The Subject Property is zoned Planned Development, Deer Grove Centre, which follows the B-2 use list.
- The tenant space is approximately 10,584 square feet and is currently vacant. It is located between Hobby Lobby and Petco in the Deer Grove Centre.

- The proposed hours of operation are below, with peak hours occurring Monday - Friday 4 PM - 8 PM and Saturday and Sundays 2 PM - 6 PM:
 - Monday - Thursday 10 AM - 8 PM
 - Friday - Sunday 10 AM - 10 PM
- The business plan indicates that there are 5-7 employees per shift, with an average occupancy of 142 guests and an approximate parent/child ratio of 90 parents and 52 children.
- Pre-packaged food will be available for purchase on site and will offer catering of pizzas and cakes for parties.
- This area in front of this section of the shopping plaza current has 394 parking spaces. Including the proposed use, 371 parking spaces are required. Therefore, the parking lot is over parked by 23 spaces.

DEPARTMENTAL REVIEWS:

Community Services	No issues Identified
Engineering	N/A
Environmental Health	No issues Identified
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, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The proposed business is occupying a vacant space in the Deer Grove Shopping Center. This use is compatible with the other retail, service, and restaurant uses that presently occupy the shopping center. The proposed use should not alter the essential character of the locality. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan and business plan prepared by the petitioner dated 04/30/2022, except such plans may be changed

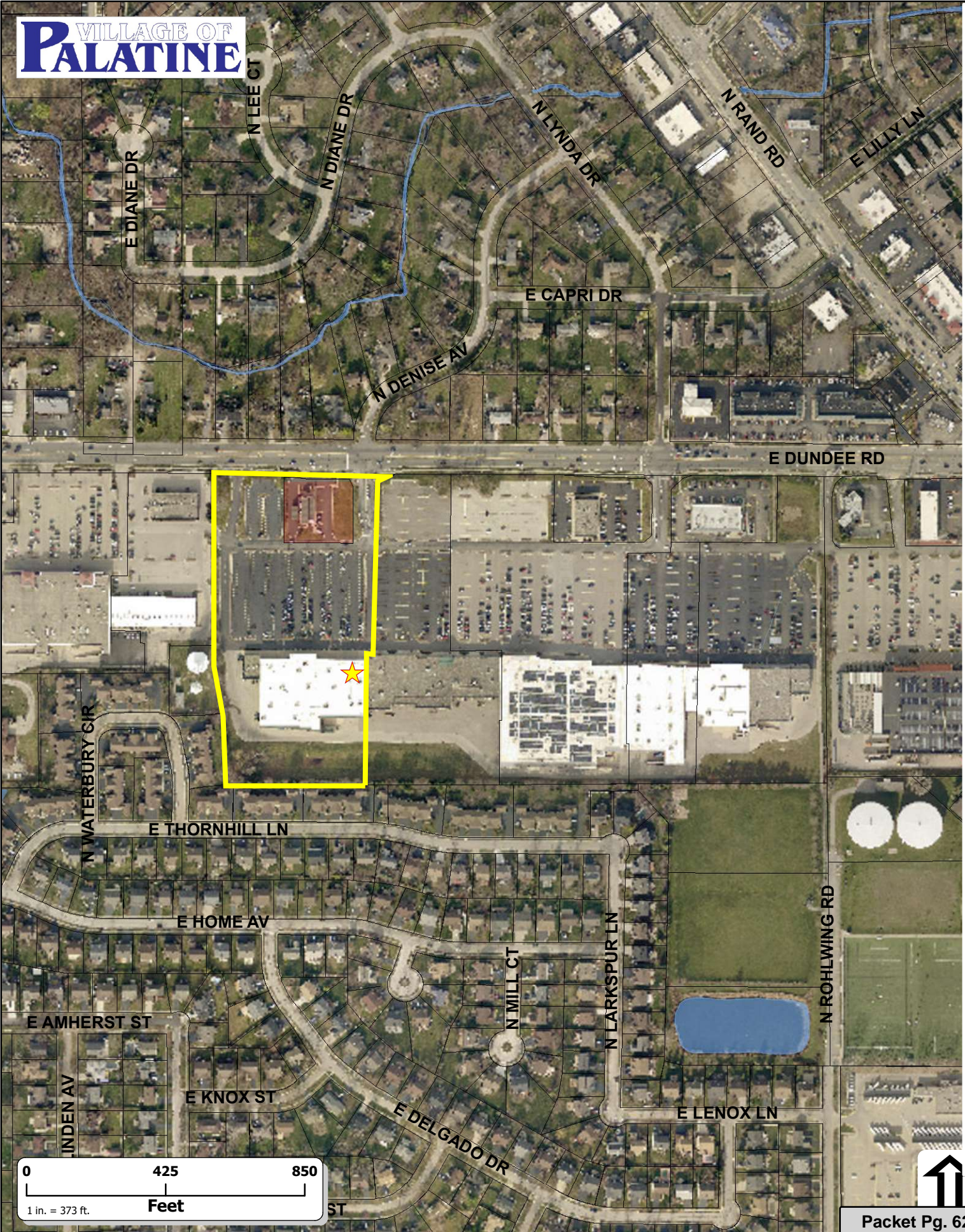
to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Business Plan
- Floor Plan
- Elevation
- Public Notice

619 E Dundee Road

VILLAGE OF
PALATINE



Attachment: Aerial Map (619 E Dundee Road - SU indoor play place)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	<i>HAIM ELBAZ</i>		<i>KIDS EMPIRE</i>	
	Subject Property Address			
	<i>6015 DUNDEE #A-300, PALATINE, IL</i>			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	<i>ALTON KLEIN</i>			
	Address		City/State/Zip Code	
	<i>620 ARROW HIGHWAY, LA VERNE, CA</i>		<i>91750</i>	
	Telephone	Fax	Email	
	<i>714-292-2491</i>	<i>—</i>	<i>ALTON@KIDSEMPIRE.US</i>	
Relationship to Petitioner (contractor, architect, etc.)				
<i>DIR. OF DESIGN & ENTITLEMENTS FOR HAIM ELBAZ & KIDS</i>				
TYPE OF APPLICATION (check one)				
<input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input type="checkbox"/> Variation				
Existing Zoning District	Existing Land Use	Proposed Land Use		
<i>B-2</i>	<i>RETAIL</i>	<i>RETAIL</i>		
Generally describe your request:				
<i>REQUEST CONSIDERATION AND APPROVAL FOR KIDS</i>				
<i>EMPIRE, WHICH IS AN INDUAL RECREATIONAL CONCEPT,</i>				
<i>FOR CHILDREN 12 YEARS OLD & UNDER, TO BE</i>				
<i>LOCATED IN THE DEER GROVE CENTER, LOCATED</i>				
<i>@ 615 DUNDEE RD #A-300 (CURRENTLY VACANT).</i>				

Attachment: Application (619 E Dundee Road - SU indoor play place)

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

THERE IS A DEMAND FOR PLACES SUCH AS KIDS EMPIRE FOR CHILDREN TO GO TO BE ABLE TO PLAY IN A SAFE, FUN, & ENVIRONMENTALLY CONTROLLED SPACE.

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

ALL KIDS EMPIRES ARE DESIGNED & OPERATED WITH THE UTMOST CONSIDERATION FOR OUR GUEST SAFETY & HEALTH.

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

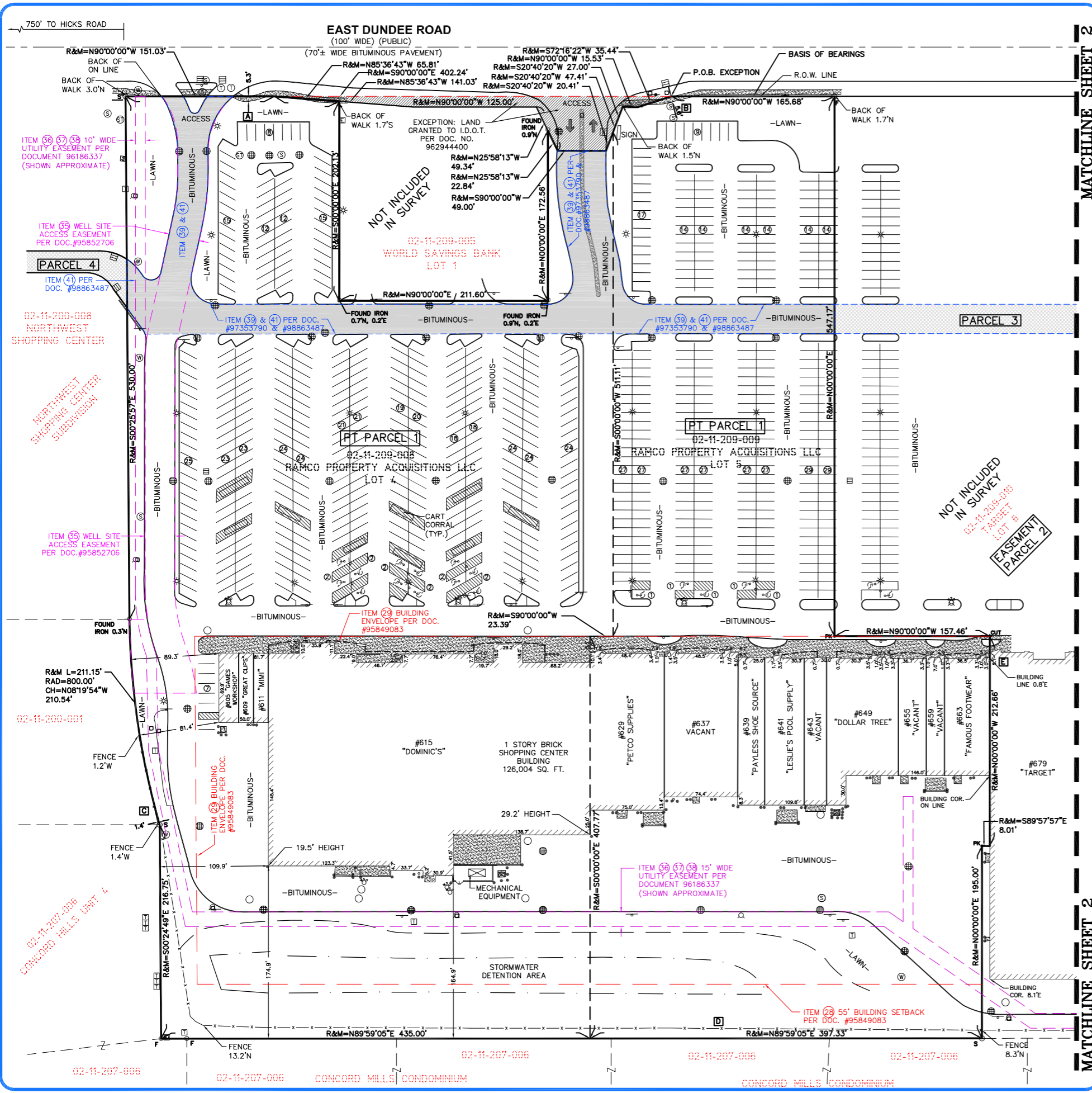
KIDS EMPIRE WILL NOT & DOES NOT POSE A THREAT TO NEARBY PROPERTY VALUES. IN FACT WE FIND THAT COMMUNITIES ARE WELCOMING BECAUSE WE OFFER A SAFE & FUN PLACE FOR KIDS TO PLAY.

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

KIDS EMPIRE HAS A MUSIC SYSTEM BUT IT CANNOT BE HEARD OUTSIDE THE PREMISES. WE ALIGN OURSELVES W/ THE ESTABLISHED COMMUNITY GUIDELINES FOR HEALTH & SAFETY, AND WE DO NOT CREATE EXCESSIVE DEMANDS ON THE COMMUNITIES WE OPEN AND OPERATE IN.



LEGAL DESCRIPTION

PARCEL 1: LOTS 2, 5, 7 AND 8 AND LOT 4 (EXCEPT THAT PART OF LOT 4 CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED APRIL 18, 1996 AS DOCUMENT #9253790, OVER AND ACROSS THE "EASEMENT PREMISES" AS DESIGNATED ON EXHIBIT "B" AND BEGINNING AT THE EASTERN MOST CORNER; THENCE SOUTH 72 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 10.80 M (35.44 FEET); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 42.34 M (138.91 FEET); THENCE SOUTH 20 DEGREES 40 MINUTES 20 SECONDS WEST, A DISTANCE OF 14.40 (47.41 FEET); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 14.00 M (45.93 FEET); THENCE NORTH 20 DEGREES 13 SECONDS WEST, A DISTANCE OF 15.03 M (49.34 FEET); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 38.10 M (125.00 FEET); THENCE NORTH 85 DEGREES 30 MINUTES 43 SECONDS WEST, A DISTANCE OF 42.365 M (141.00 FEET) TO A POINT ON THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 12.692 M (41.624 FEET) TO THE POINT OF BEGINNING IN DEER GROVE CENTER, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1995 AS DOCUMENT #95849083, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS, EGRESS, UTILITIES, CONSTRUCTION, MAINTENANCE, RECONSTRUCTION AND PARKING FOR THE BENEFIT OF PARCEL 1, AS CREATED BY OPERATION AND EASEMENT AGREEMENT RECORDED DECEMBER 7, 1995 AS DOCUMENT #9582706 UPON, OVER AND ACROSS LOT 6 IN DEER GROVE CENTER, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1995 AS DOCUMENT #95849083, IN COOK COUNTY, ILLINOIS.

The property herein described is the same as the pertinent property as described in First American Title Insurance Company, Commitment No. NCS-574859-CH2, dated March 20, 2013. Revision Info: Rev. April 1, 2013.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PASSAGE AND DELIVERY BY VEHICLES FOR THE BENEFIT OF PARCEL 1, AS CREATED BY CROSS-ACCESS EASEMENT AGREEMENT RECORDED MAY 19, 1997 AS DOCUMENT #9735790, ONLY OVER THE PORTION OF THE CROSS-ACCESS EASEMENT (THE "PERPETUAL ACCESS DRIVE") OVER A PORTION OF LOTS 1 AND 2A DELGADO AND REIN'S FERRADALE MARKET, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 1997 AS DOCUMENT #9735790, IN COOK COUNTY, ILLINOIS; AND LOTS 1 AND 2A DELGADO AND REIN'S FERRADALE MARKET, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1996 AS DOCUMENT #9582706, IN COOK COUNTY, ILLINOIS.

NOTE: PARCELS 3 AND 4 ARE NOT A PART OF THE ABOVE REFERENCED TITLE COMMITMENT.

- ### NOTES CORRESPONDING TO SCHEDULE "B"
- Per the title commitment issued by First American Title Insurance Company as Commitment No. NCS-574859-CH2, dated March 20, 2013. Revision Info: Rev. April 1, 2013.
- Memorandum of lease made by E.C.K.E., L.L.C., Lessor, to Dominick's Ficer Foods, Inc., Lessee, for a term of twenty years, recorded December 7, 1995 as Document #9582706, and the terms, conditions and provisions contained therein, and the rights of all parties claiming by, through or thereunder. (AFFECTS LOTS 1, 2, 3, 4, 5, 7 AND 8, BLANKET IN NATURE, NOT A SURVEY MATTER)
 - Subordination, Attachment and Non-Disturbance Agreement, recorded December 7, 2000 as Document #0962371, made between Great Lakes Principals, Dominick's Ficer Foods, Inc. and Lessee Bank Association (AFFECTS LOTS 1, 2, 3, 4, 5, 7 AND 8 OF PARCEL 1, BLANKET IN NATURE, AND PARCEL 2, BLANKET IN NATURE REGARDING INGRESS AND EGRESS, UTILITIES, CONSTRUCTION, MAINTENANCE, RECONSTRUCTION AND PARKING, NOT A SURVEY MATTER)
 - Lease made by E.C.K.E., L.L.C., Lessor, to Super Trak Corporation, Lessee, and the covenants and conditions therein contained, as disclosed by Memorandum dated April 29, 1996, and recorded May 20, 1996 as Document #96381334, and the rights of all parties claiming by, through or thereunder. (AFFECTS SHOPPING CENTER AREA, BLANKET IN NATURE, NOT A SURVEY MATTER)
 - 28.55 foot building line as shown on plat of Deer Grove Center Subdivision, recorded December 6, 1995 as Document #95849083.
 - Building envelope restriction as established by the plat of Deer Grove Center Subdivision, recorded December 6, 1995 as Document #95849083.
 - Restrictions on access as established by the plat of Deer Grove Center Subdivision, recorded December 6, 1995 as Document #95849083, providing that Lot 4 shall have direct access to Dundee Road and that Lots 1, 2, 3, 5, 7 and 8 have no direct access to Dundee Road. (AFFECTS LOTS 1, 2, 3, 4, 5, 7 AND 8 OF PARCEL 1, BLANKET IN NATURE)
 - Restriction in the plat of Deer Grove Center Subdivision, recorded December 6, 1995 as Document #95849083, that the owner of Lot 8 shall provide cross easement rights to the owner of the existing development adjacent to its eastern line. (AFFECTS LOT 8 OF PARCEL 1, BLANKET IN NATURE)
 - Restriction in the plat of Deer Grove Center Subdivision, recorded December 6, 1995 as Document #95849083, that the owner of Lot 4 shall provide cross easement rights to the owner of the existing development adjacent to its eastern line. (AFFECTS LOT 4 OF PARCEL 1, BLANKET IN NATURE)
 - Operation and Easement Agreement between Dayton Hudson Corporation and E.C.K.E., L.L.C., recorded December 7, 1995 as Document #9582706, for ingress and egress, parking, public utilities, maintenance and administration fees, permitted uses, location lighting, signs, insurance, real estate taxes and such other terms, conditions and limitations contained therein.
 - First amendment to Operation and Easement Agreement, recorded November 13, 1996 as Document #96864726.
 - Subdivision of mortgage recorded February 14, 1997 as Document #970496, made by LaSalle National Bank, subordinating its interest under mortgage recorded as Document #9582710, to the easement rights granted in the Operation and Easement Agreement, recorded as Document #9582706. (AFFECTS AND BENEFITS ALL OF PARCEL 1 AND PARCEL 2, BLANKET IN NATURE REGARDING INGRESS AND EGRESS, PARKING AND PEDESTRIAN TRAFFIC)
 - Agreement to execute a cross access agreement between the Village of Palatine, E.C.K.E., L.L.C., and Dayton Hudson Corporation, recorded December 7, 1995 as Document #9582707. (AFFECTS AND BENEFITS LOTS 2, 4, 5, 7 AND 8 OF PARCEL 1 AS SHOWN)
 - Easements in favor of the Village of Palatine and the public for bike path and to the Village of Palatine for ingress and egress to well site, as set forth in Operation and Easement Agreement, recorded December 7, 1995 as Document #9582706, and the terms, conditions and limitations contained therein. (affects Lots 4 and 8, Parcel 1)
 - Easement in favor of Northern Illinois Gas for the installation, maintenance, repair, relocation, removal and renewal of gas mains, granted by Instrument recorded as Document #9486337 and the terms and conditions thereof. (AFFECTS LOTS 4, 5, 7 AND 8 OF PARCEL 1, DOCUMENT NOT LEGIBLE, SHOWN APPROXIMATE)
 - Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, and/or their successors and assigns, for pole lines, conduits and maintenance purposes, as granted by Instrument recorded as Document #9186337, recorded on March 12, 1996, and the terms and conditions thereof. (AFFECTS LOTS 4, 5, 7 AND 8 OF PARCEL 1, DOCUMENT NOT LEGIBLE, SHOWN APPROXIMATE)
 - Declaration of Restrictive Covenant recorded February 14, 1997 as Document #970496, made by E.C.K.E., L.L.C., to Apple South, Inc., which provides that so long as Lot 3 in Deer Grove Center is used as a full-service casual dining restaurant, no portion of the land shall be used for the same purpose, and the terms and conditions contained therein. (AFFECTS LOTS 4, 5, 7 AND 8 OF PARCEL 1, DOCUMENT NOT LEGIBLE, SHOWN APPROXIMATE)
 - Cross Access Easement Agreement between E.C.K.E., L.L.C., Dayton Hudson Corporation, Credit Suisse Leasing 92A, L.P., and Parkway Bank and Trust Company, as Trustee under Trust No. 2377, recorded May 19, 1997 as Document #9735790, and the terms and conditions thereof. (BENEFITS LOTS 2, 4, 5, 7 AND 8 AS TO CROSS ACCESS EASEMENT OVER PARCEL 1 AND ADJACENT TO LOT 4 OF PARCEL 1. AFFECTS LOTS 2, 4, 5, 7 AND 8 AS TO UTILITY EASEMENT GRANTED TO PARCEL 1 AND ADJACENT TO LOT 4 OF PARCEL 1, BLANKET IN NATURE, AFFECTS LOTS 4, 5, 7 AND 8 AS TO CROSS ACCESS EASEMENT GRANTED TO PARCEL 1 AND ADJACENT TO LOT 8 OF PARCEL 1, SHOWN AS HATCHED AREA HEREON)
 - Storm sewer line running North and South across the land, depicted on plat of survey as disclosed by prior title evidence. (affects Lots 4 and 8, Parcel 1) (DOCUMENT NO PROVIDED)
 - Overhead electrical lines along the East line of the land, depicted on plat of survey as disclosed by prior title evidence. (affects Lot 8, Parcel 1) (DOCUMENT NO PROVIDED)
 - Water main along the West line of the land, as disclosed by plat of survey, depicted on plat of survey as disclosed by prior title evidence. (affects Lot 4, Parcel 1) (DOCUMENT NO PROVIDED)
 - Terms, conditions and provisions of the document creating the easement described in Schedule A, together with the rights of the adjoining owners in and to the concurrent use of said easement. (BENEFITS PARCEL 1 AND LOTS 2, 5, 7 AND 8 AND LOT 4 (EXCEPT THAT PART OF LOT 4 CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION), AFFECTS PARCEL 2, NO DESCRIPTION PROVIDED)

SURVEYOR'S CERTIFICATE:

To: Ramco-Gershenson Properties L.P., Wells Fargo Bank N.A., Zodiac Title Services LLC and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on April 29, 2013.

Date of Map: August 23, 2013

Randy J. Kolehouse
Randy J. Kolehouse
PS No. 2986
Expires November 30, 2014

PROFESSIONAL LAND SURVEYOR
RANDY J. KOLEHOUSE
2986
GRAND RAPIDS
MICHIGAN

Williams & Works
a division of Service
engineers planners surveyors
administrators@williams-works.com
549 Ottawa Ave. NW
Grand Rapids, MI 49503
616.224.1500 phone,
616.224.1501 facsimile

DRAWN BY: J.M.F.
CHECKED BY: R.J.K.
DWG. NO.: 209104.034

NO.	DATE	REVISION
1.	5/1/13	ORCROSS REVISIONS
2.	5/13/13	ORCROSS REVISIONS
3.	7/19/13	ORCROSS REVISIONS
4.	8/23/13	ADDED PARCELS 2 & 3
5.		

SHEET TITLE
ALTA/ACSM LAND TITLE SURVEY

PROJECT
DEER GROVE SHOPPING CENTER
615 E. DUNDEE ROAD
PALATINE, IL 60074

OLD REPUBLIC COMMERCIAL DUE DILIGENCE SERVICES
A MEMBER OF THE OLD REPUBLIC FINANCIAL GROUP

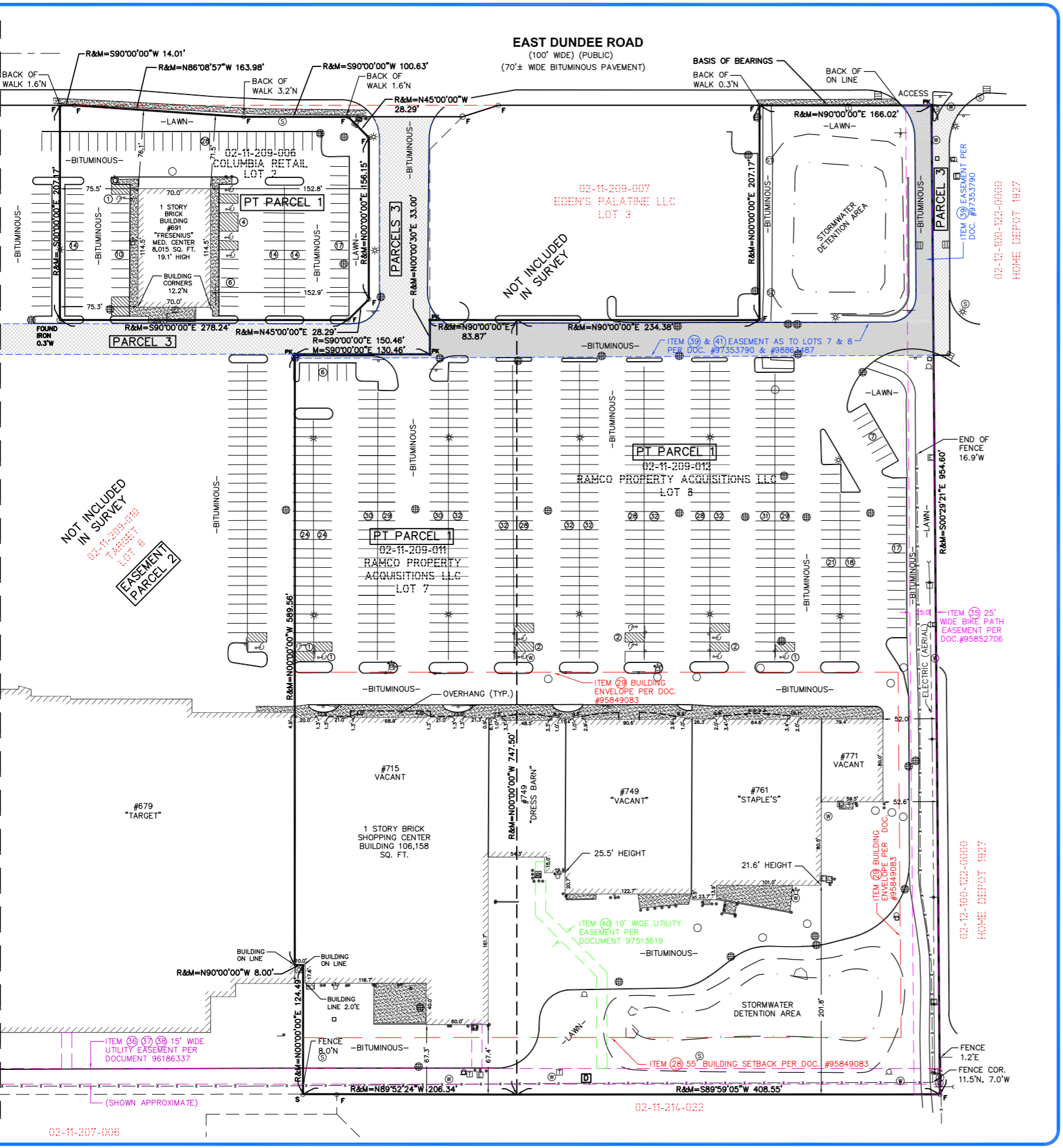
Preston Park Financial Center East
4965 Preston Park Blvd #620
Plano, TX 75093
P: (972) 943-5300 F: (972) 943-5339

SHEET 1 OF 2

PROJECT NUMBER
112753-SU

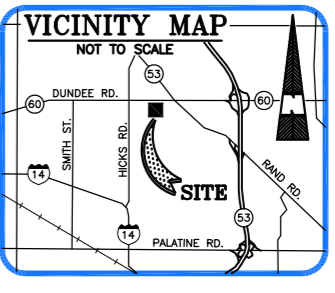
MATCHLINE SHEET 1

MATCHLINE SHEET 1



STATEMENT OF ENCROACHMENTS

- A Concrete sidewalk encroaches onto the north side of Parcel No. 02-11-209-008 a maximum distance of 5.3 feet, as shown.
- B Concrete sidewalk encroaches onto the north side of Parcel No. 02-11-209-009 a maximum distance of 5.6 feet, as shown.
- C Fence encroaches onto parcel to the west of Parcel No. 02-11-209-008 a maximum distance 1.4 feet, as shown.
- D Fence does not run true with lot lines.
- E The northeast corner of the building on Lot 5 appears to encroach 0.8 feet, as shown.



GENERAL NOTES

- No observable evidence of earth-moving work, building construction or building additions within recent months was found at the time of survey.
- No information as to changes in street right-of-way was provided.
- No observable evidence of street or sidewalk construction or repairs was found at the time of survey.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill was found at the time of the survey.
- No observable evidence that the site is used as a cemetery was found at the time of the survey.
- Project site has direct and/or indirect access to East Dundee Road, a public right-of-way maintained by the County of Cook.
- All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.
- The legal description has a closure within acceptable limits for a survey of this nature.
- The property hereon described creates a mathematically closed figure with no gaps, gores or overlaps.
- Parcel 4 is an off site easement benefitting the subject property. Item 20 of Schedule "A" was not a part of this project, therefore improvements within said easement were not mapped.

BASIS OF BEARINGS

Bearings are based on the Plat of Subdivision of Grove Shopping Center as recorded in Document No. 95849083, Cook County Records, using a bearing of North 90°00'00" East for the south line of East Dundee Road.

PARKING STALLS

Lot 2:	Remainder:	Overall:
Regular: 103	Regular: 1251	Regular: 1354
Handicap: 5	Handicap: 26	Handicap: 31
Total: 108	Total: 1277	Total: 1385

ZONING NOTES

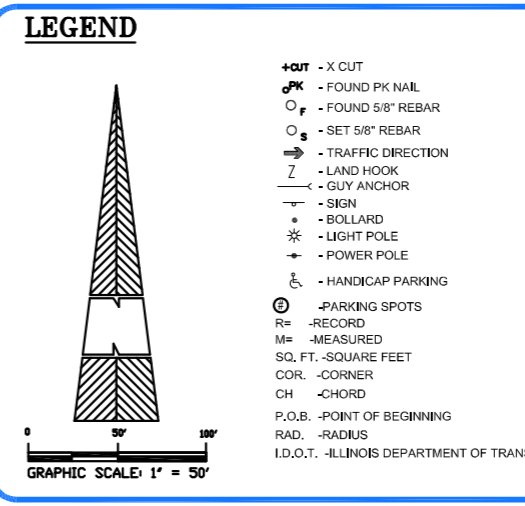
ZONING INFORMATION NOT PROVIDED TO THE SURVEYOR

LAND AREA

Lot 4 (Parcel No. 02-11-209-008):	404,575 Sq. Ft. (9.29 Acres)±
Lot 5 (Parcel No. 02-11-209-009):	285,964 Sq. Ft. (6.56 Acres)±
Lot 2 (Parcel No. 02-11-209-006):	59,157 Sq. Ft. (1.36 Acres)±
Lot 7 (Parcel No. 02-11-209-011):	154,913 Sq. Ft. (3.56 Acres)±
Lot 8 (Parcel No. 02-11-209-012):	337,563 Sq. Ft. (7.75 Acres)±
Total:	1,242,172 Sq. Ft. (28.52 Acres)±



FLOOD NOTE: By graphic plotting only, this property is in Zone X (unshaded) of the Flood Insurance Rate Map, Map No. 17031C0044, which bears an effective date of August 19, 2008 and IS NOT in a Special Flood Hazard Area. By online research dated July 18, 2011 to the National Flood Insurance Program (<http://fema.fema.gov>) we have learned this community participates in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



	- ELEC TRANS BOX
	- ELECTRIC METER
	- TELEPHONE RISER
	- TELEPHONE MANHOLE
	- GAS VALVE
	- GAS METER
	- STORM MANHOLE
	- SQUARE CATCH BASIN
	- ROUND CATCH BASIN
	- SANITARY MANHOLE
	- WATER SHUTOFF
	- HYDRANT
	- WATER MANHOLE
	- WATER HANDHOLE
	- MANHOLE
	- BUILDING OVERHANG
	- CONCRETE
	- AREA AFFECTED BY CROSS ACCESS EASEMENTS CONTAINED IN ITEMS 39 AND 41 OF SCHEDULE B
	- NO PARKING AREA

+CUT - X CUT
 PK - FOUND PK NAIL
 F - FOUND 5/8" REBAR
 O - SET 5/8" REBAR
 T - TRAFFIC DIRECTION
 L - LAND HOOK
 G - GUY ANCHOR
 S - SIGN
 B - BOLLARD
 * - LIGHT POLE
 P - POWER POLE
 H - HANDICAP PARKING
 P - PARKING SPOTS
 R - RECORD
 M - MEASURED
 SQ. FT. - SQUARE FEET
 COR. - CORNER
 CH - CHORD
 P.O.B. - POINT OF BEGINNING
 RAD. - RADIUS
 I.D.O.T. - ILLINOIS DEPARTMENT OF TRANSPORTATION

DRAWN BY: J.M.F.
 CHECKED BY: R.J.K.
 DWG. NO.: 209104.034

NO.	DATE	REVISION
1.	5/1/13	ORCADS REVISIONS
2.	5/13/13	ORCADS REVISIONS
3.	7/19/13	ORCADS REVISIONS
4.	8/23/13	ADDED PARCELS 2 & 3
5.		

SHEET TITLE
 ALTA/ACSM LAND TITLE SURVEY
 PROJECT
 DEER GROVE SHOPPING CENTER
 615 E. DUNDEE ROAD
 PALATINE, IL 60074

OLD REPUBLIC COMMERCIAL DUE DILIGENCE SERVICES
 A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP
 Preston Park Financial Center East
 4965 Preston Park Blvd #620
 Plano, TX 75093
 P: (972) 943-5300 F: (972) 943-5339

SHEET
 2 OF 2
 PROJECT NUMBER
 112753-SU

Attachment: Plat of Survey (619 E Dundee Road - SU indoor play place)



Lyn Bremanis, Planner Planning & Zoning
 Department 200 E. Wood Street
 Palatine, IL 60067

April 30, 2022

RE: Special Use - Business plan for Kids Empire

Mrs. Bremanis,

Kids Empire formally requests the Village of Palatine, IL Planning Commission's consideration for a Special Use Request to allow us to build out and operate a Kids Empire indoor playground.

We are proposing to build out and operate within the approx. 10,584 gross S.F. space located at 627 Dundee Road #A-300, Palatine, IL.

Kids Empire is an indoor playground for children 12 years old and under. We have a large two-story playground and a smaller "toddler" playground for toddlers and infants. All children must be accompanied by a parent or guardian as we do not accept or allow drop offs, not even for reserved birthday parties or other group events like girl scouts events, etc. We are not a day care and we do not prepare or cook any food on the premises.

Kids Empire sells pre-packaged foods like chips, candy, cookies, and bottled drinks such as water, juice, and soda. Pizza and cakes are an "on demand" option for reserved birthday parties only. Our Operations team will contract with a local caterer or baker, and pizzeria. Pizza and cakes are not stored on premises and are only brought in at the time of the parties, thus we do not have a need to heat or cool these items. All plates, cups, and utensils are single use so there is no need for a 3-comp sink or other ware washing equipment. Leftovers are either given to party goers or thrown away after the party.

Our Hours of Operations are Monday through Thursday from 10am to 8pm and Friday through Sunday from 10am to 10pm and we staff 5 to 7 employees during our busiest peak shifts. Our peak hours on Monday's thru Friday's are 4pm to 8pm and Saturday's and Sunday's are from 2pm to 6pm.

Our average occupancy is approx. 142 guests per day with an approx. parent/child ratio of 90 parents and 52 children.

If you should have any questions, please do not hesitate to contact me.

Best Regards,

Alton M Klein
 Dir. of Design and Entitlements
 714-292-2491

Attachment: Business Plan (619 E Dundee Road - SU indoor play place)



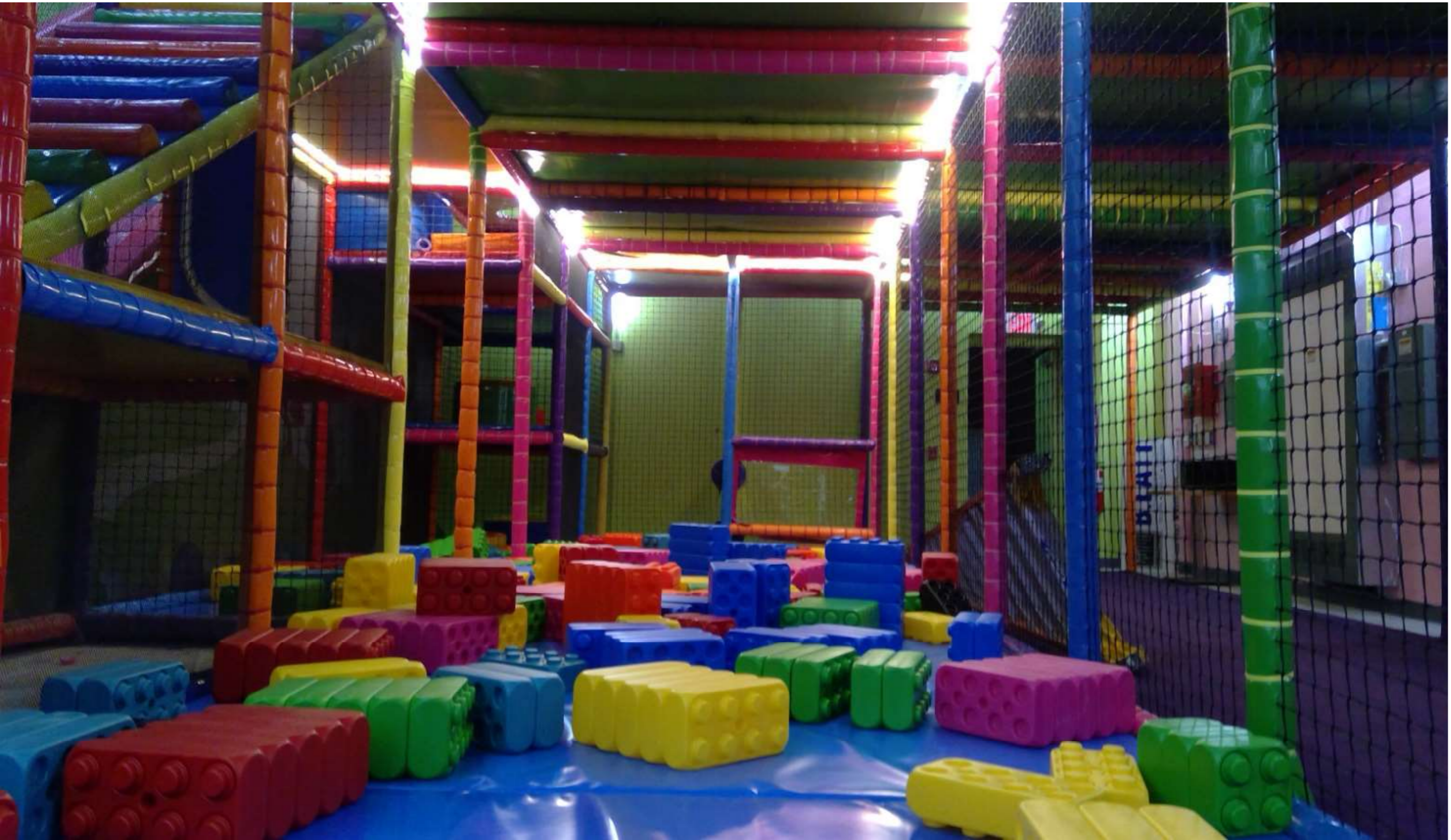
Attachment: Business Plan (619 E Dundee Road - SU indoor play place)



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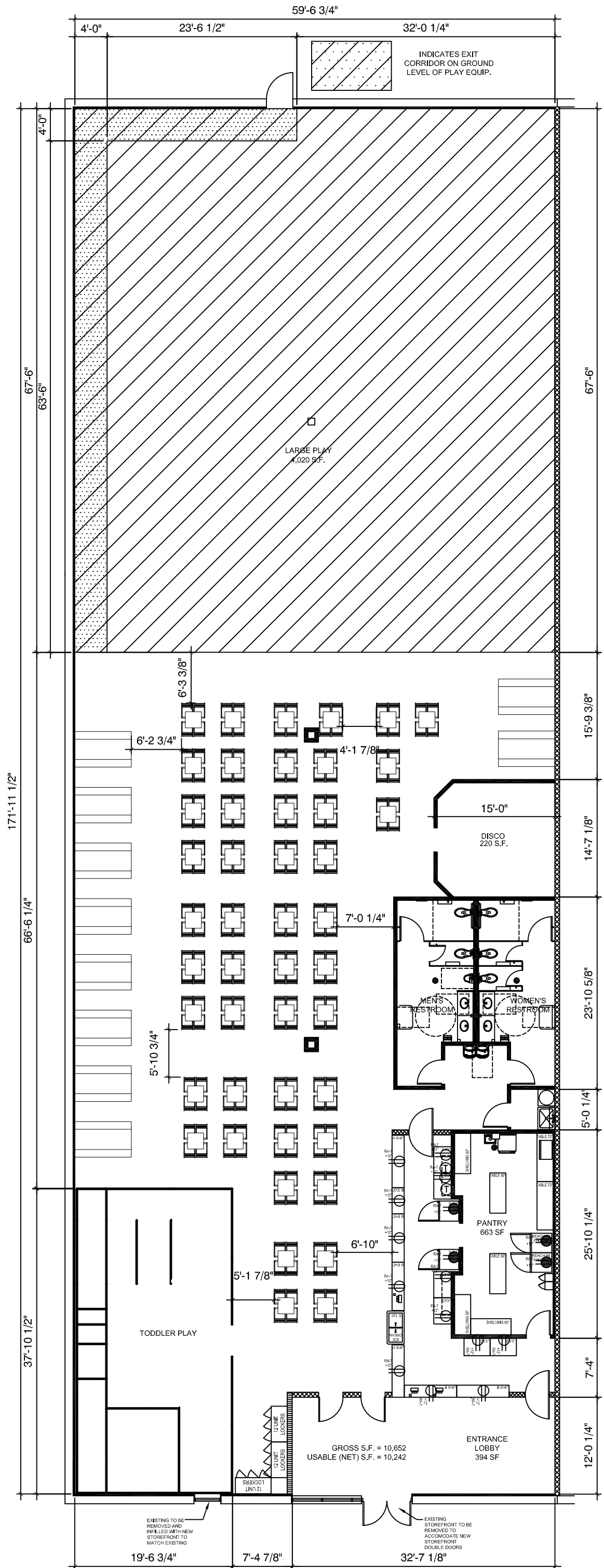
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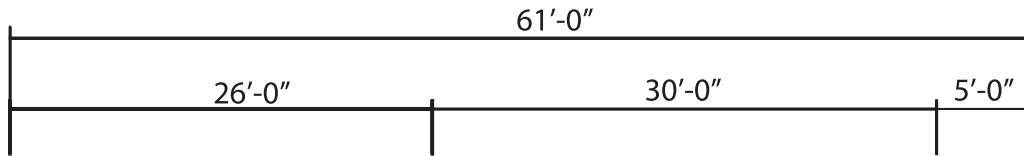
Attachment: Floor Plan (619 E Dundee Road - SU indoor play place)

CONSTRUCTION REVIEW

APPROVED AS NOTED

By Erin Seelig at 9:34 am, May 26, 2022

RPT REALTY APPROVAL AND/OR COMMENTS BY RPT REALTY'S CONSTRUCTION DEPARTMENT IN NO WAY ABROGATES OR MODIFIES THE TERMS OF THE LEASE AGREEMENT NOR DOES SAID APPROVAL SUPERSEDE ANY BUILDING CODES OR ORDINANCES



Attachment: Elevation (619 E Dundee Road - SU indoor play place)



Office: 714-751-5778
 Cell: 714-356-8893
 E-mail: info@speedqualitysigns.com
 Address: 635 S. Santa Fe Street Santa Ana Ca 92705

This sign is intended to be installed in accordance with the requirements of article 600 of the National Electric code and/or other applicable local codes. This includes proper groundign and bonding of the sign.

Project: Kids Empire	
Location: 627 Dundee Road #A-300, Palatine, IL	
Contact: Haim Elbaz	
Date: 5/9/22	Sales & Design SQS Job#00001887

Approval Signatures _____

Client: _____

Landlord: _____

PUBLIC NOTICE
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 28, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit an indoor sports and recreational facility.
The property is commonly known as 619 E. Dundee Road (02-11-209-008-0000).
The Petitioner is proposing to open an indoor children's playground and recreational facility, (Kids Empire franchise) at the subject property.
The above petition has been filed by Haim Elbaz and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 22-17
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 13th day of June, 2022
Published in Daily Herald June 13, 2022 (4584017)

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 in 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 copy, was published 06/13/2022 in said Northwest Suburbs DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, its authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Daula Baltz*
Designee of the Publisher and Officer of the Daily Herald

Control # 4584017

Attachment: Public Notice (619 E Dundee Road - SU indoor play place)