

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 12, 2018

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - May 8, 2018 7:00 PM

III. PUBLIC HEARING

1. 265 N Schiller Street

Special Use to permit a residential addition to be located 18 feet from the front lot line instead of the minimum required 30 feet setback pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance.

Variation to permit lot coverage of 47 percent instead of the maximum permitted 45 percent pursuant to Section 10.06 (g) (1) (b) of the Palatine Zoning Ordinance.

2. Stone Garden Subdivision

Variation to permit 1 above ground utility appurtenance to remain in the side yard abutting a street at 229 N. Brockway Street and 1 above ground utility appurtenance to remain in the front yard of 221 N. Brockway Street, per Section 6.01 (b) of the Palatine Zoning Ordinance.

3. 217 N. Plum Grove Road

Variation to permit an accessory structure to exceed 50% of the principle structure per Section 6.01 (a) (4) of the Palatine Zoning Ordinance.

4. 920 S. Harvard Drive

Variation to permit a driveway to exceed the maximum width at the lot line, for a minimum distance of 5 feet: 25 feet pursuant to Section 7.04 (i)(3) of the Palatine Zoning Ordinance.

Variation to permit a driveway to exceed the maximum width of 30 feet pursuant to Section 7.04 (i)(3) of the Palatine Zoning Ordinance.

5. 600 N. First Bank Drive

Special Use to permit a medical office (chiropractic) pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.

6. 1407 E. Norman Drive

Variation to permit lot coverage to be 56 percent, instead of the maximum permitted 45 percent pursuant to Section 10.06 (g) (1) (b) of the Palatine Zoning Ordinance.

Variation to permit a patio to be set back 0 feet from the side lot lines, instead of the minimum required 2 feet pursuant to Section 10.01 (d) (3) (b) of the Palatine Zoning Ordinance.

Variation to permit an accessory structure to be located 3 feet from principal structure, instead of the minimum required 10 feet pursuant to Section 6.01 (a)(2)(b) of the Palatine Zoning Ordinance.

Variation to permit an accessory structure to be set back 0 feet, instead of the minimum required 5 feet, pursuant to Section 6.01 (a) (2) (b) of the Palatine Zoning Ordinance.

Variation to permit an accessory structure to be located in an easement, pursuant to Section 6.01 (a)(3)(c) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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ZONING BOARD OF APPEALS

MINUTES • MAY 8, 2018

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Apr 24, 2018 7:00 PM - **Accepted**

Mr. Luszczak made a motion to approve the minutes of April 24, 2018; seconded by Mr. Dittrich.

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Dittrich, Pirog
ABSENT:	Larson

Minutes Acceptance: Minutes of May 8, 2018 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 630 S Stegen Street - **Recommended to Approve**

Notice was published in the Daily Herald on April 23, 2018 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Subdivision
4. Site Plan
5. Elevations
6. Public Notice
7. Objector's Letter - Cronin

Sworn in Staff- Ms. Lyn Bremanis

Sworn in petitioner: Mr. Greg Rose KF Walter 21 N Brockway Palatine, IL

Mr. Rose gave a brief background of the request. He stated the subdivision is a PUD that was done last year. He stated most homes have been sold. He explained the buyer for this slot wants to put a porch on the home. Mr. Rose spoke to the issues they face with the monotony code. He stated they have sold 9 of the lots and are trying to ensure they meet the monotony code which requires some lots to have porches and some without. He pointed out the porch would be nice for the client and with monotony code. Mr. Rose stated he is required to work within the monotony code to ensure variation within the community. He spoke to the front setback being 30ft. and explained he is asking for approx. 3ft. of encroachment. He pointed out the home is similar to others in the subdivision and feels it will blend in perfectly.

Mr. Pirog asked if the buyer would want to reduce the size of the home by 3ft. Mr. Rose explained they have a 50ft depth that we are using for these homes and to reduce the home by 3ft. would change the whole dynamic. He pointed out on this plan it doesn't make sense.

Mr. Luszczyk asked what the square footage of the home is. Mr. Rose explained it is just less than 3900 sq.ft.

Mr. Pirog stated it is a large home and asked what the square footage would be if they reduced it by 3ft.

Mr. Rose explained it would reduce it by 75 sq.ft. He further explained it would change the whole plan. Mr. Rose stated reducing 3ft on this plan would be dramatic would necessitate a different plan.

Mr. Pirog clarified construction hasn't started. Mr. Rose stated that is correct

Mr. Cavanaugh clarified this plan is consistent with the other homes in the development with the majority having covered porches.

Mr. Rose explained as part of the monotony code all of the homes cannot have covered porches.

Mr. Cavanaugh asked how many homes are in the development

Mr. Rose stated there are 11

Mr. Cavanaugh asked how many of the 11 have covered porches

Mr. Rose explained as of now 5 and 2 remain unsold

Ms. Wood asked for clarification on the monotony code and how it can include more than just porches.

Mr. Rose explained he has a set number of plans for the community and the buyer has selected this plan #80. He further explained due to the pressure of the monotony code a porch is needed in order to build this home at this location. Mr. Rose stated every other item is consistent with the original intent of community. He pointed out this will help with the village requirements, the monotony requirements and the customer requirements.

Mr. Luszczyk asked if the rear setback is right at 40ft

Mr. Rose answered yes

Mr. Luszczyk asked about the lot coverage

Mr. Rose stated they are well under what is required

Ms. Bremanis stated she ran the lot coverage and doesn't have the exact numbers but agrees they are well under.

Mr. Rose explained this lot is wider than the typical Palatine lot.

Ms. Wood asked staff if other homes in the area that have asked or have received similar front yard setbacks

Ms. Bremanis explained many homes have not been built in the area and she is not aware of any that have received relief. She stated they did go to plan commission to change the rear yard setbacks.

Ms. Wood stated she struggles with this because it is a large lot and a large home and doesn't understand why it needs additional relief when it is still in the design stage.

Ms. Wood clarified there are 11 homes in the area

Mr. Rose answered yes.

Ms. Bremanis gave a brief background on project. She stated it has been reviewed by Community Services and Engineering. She stated the porch is approx.. 24 ft. and is open air. She referred to the slide with the Special Use standards.

STAFF RECOMMENDATION:

The proposed new residence is requesting to encroach 4 feet into the required front yard. The home is already at the maximum required rear yard setback of 40 feet. The encroachment is only for the front porch that is approximately 28 feet across and the porch is an open air style. Front yard setback reductions for open air porches are not uncommon and the proposed home should not cause substantial injury to the value of other property in the neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the site plan and elevations prepared by KF Walter Homes, submitted 04/04/2018, except as such plans may be changed to conform to Village Codes and Ordinances.

Mr. Pirog asked about the wording “substantial injury” and how it is harder than normal wording.

Ms. Bremanis explained it should not be read into it just means it will not have a negative impact to values

Mr. Pirog asked if any homes are built

Ms. Bremanis referred to slide to show what homes were built

Mr. Pirog asked if any needed a variation

Ms. Bremanis answered no

Ms. Wood asked which homes have porches

Ms. Bremanis stated the petitioner can answer.

Ms. Wood asked is the address of the objector

Ms. Bremanis stated she is not aware but he is not part of the 250 ft. mailing.

Mr. Rose clarified there are 6 homes under construction, 2 more in for permit and a 3rd that is a custom home. He stated none required a special use. He referred to slide to show the lots that have porches (lots 1, 2, 5, 7, and this one)

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

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

DELIBERATIONS:

Mr. Cavanaugh spoke to the unique situation and pointed out the purpose of a special use has to do with the existing vistas and not detract from the values. He pointed out they are creating the value and what the neighborhood will be. He stated this request is consistent with what the 11 home neighborhoods will be.

Mr. McGinn spoke to the standards and stated there is no issue with public health safety and welfare. He stated the only issue is with the impact of value

but because the lots are large this won't have an adverse impact.

Ms. Roth-Wurster spoke to the size of the lots, the size of homes and the monotony code and why it is in existence. She pointed out porches create neighborhoods and requests come in a lot in older neighborhoods. She stated if this was a huge garage it would be different but taking the one at a time she is in favor

Mr. Pirog stated it doesn't conflict with the standards but being new construction and 3900 sq.ft. there is no reason not to meet code

Mr. McGinn pointed out it is not a requirement and that is why they are asking for a special use they just need to meet the standards.

Mr. Pirog stated the negative impact is unknown.

Mr. Luszczak agreed with Mr. Pirog pointing out it is a big home and shaving off 75 sq. ft. shouldn't be a problem.

Ms. Roth-Wurster pointed out the home is sold and the buyer chose a plan that would have to change to include the porch and they may have second thoughts knowing the layout would have to change. She pointed the neighborhood is in construction and being open air it should not have a negative impact on the neighborhood.

Ms. Wood stated it meets the standards so will vote in favor. She stated usually in new construction they look at the requests tougher because they are able to make the modifications. She pointed out with it being open air it is not a large encumbrance. Ms. Wood stated she will vote in favor because it meets the standards but thinks council may have a different opinion on properties keeping with the standards at a conception point when they can be changed at the design point.

Ms. Wood summarized that this request has met the standards and was approved by a vote of 4-3. This item will go to Village Council on May 21, 2018.

RESULT:	RECOMMENDED TO APPROVE [4 TO 3]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Theodore McGinn, Commissioner
AYES:	Roth-Wurster, Wood, McGinn, Cavanaugh
NAYS:	Luszczak, Dittrich, Pirog
ABSENT:	Larson

2. 1007 W Willow Road - **Recommended to Approve**

Notice was published in the Daily Herald on April 23, 2018 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in petitioner Ms. Jane Manda 1007 W Willow St and Mr. Dan Cunningham architect 814 Concord Lane Barrington

Ms. Manda explained the reason they want to add a screened in porch is because their house faces the south and gets sun all day. She further explained it gets so hot that she can't keep the blinds open. Ms. Manda stated this way they can open the sliders and get air ventilation. She stated the deck is 19 years old and needs to be repaired or replaced.

Mr. Cunningham explained the deck currently sticks out 8.5 ft. and in order to allow room for furniture they want to extend to 10ft so they are requesting the additional 4ft in the rear yard setback. He stated this will provide shade and will allow borrowed light to come in through skylights and windows.

Mr. Pirog asked if there is currently concrete there

Mr. Cunningham stated there are piers for the deck that would be removed

Mr. Pirog asked if they would have to lay a foundation

Mr. Cunningham explained he spoke to Sanyo and she said they could use 12inch piers.

Mr. Pirog asked why they don't need a cement foundation

Mr. Cunningham stated they don't need it for the loads they are carrying. He explained if he had to he would build the footings out but after doing his calcs there isn't enough there to warrant putting a footing on. He explained it is non-conditioned and will not have any insulation on the underside unless they can drape in plastic to keep the critters out. Mr. Cunningham stated there will be an apron around whole thing so nothing can get under there.

Ms. Bremanis clarified an enclosed porch would be better term than a sunroom since it will not be heated or cooled.

Mr. Luszczak asked if they have spoken to the neighbors

Ms. Manda stated yes she knows 3 of them well and have discussed this for many years and they have no objections

Mr. Luszczyk asked if she spoke to the neighbor directly next door.
 Ms. Manda answered yes she spoke to all three that border her lot. She stated she went over to the house that is diagonal to her explain. She referred to the aerial indicating the home in question. Ms. Manda stated the neighbor said she was opposed to all variances so that is why they were unable to go through with the administrative variation.

Mr. Pirog asked if the whole yard is fenced in
 Ms. Manda answered no

Ms. Wood asked which neighbors she spoke to.
 Ms. Manda referred to slide indicating which neighbors had signed off on the request.
 Ms. Bremanis explained the administrative variation process and how since one neighbor would not sign off they have to come before the board to get a full variation.

Mr. Pirog clarified the request is for 4 more feet.
 Mr. Cunningham stated it is just to accommodate a normal size room.

Mr. Luszczyk asked what the setback will be.
 Mr. Cunningham explained the deck is right at the 40ft setback and they are asking for approx. 2.5 ft. He stated that will give them a little more room clarifying the overhangs doesn't count.
 Ms. Bremanis stated the overhangs do not count.

Ms. Bremanis gave a brief summary of request. She stated the lot follows the R2 standards. She stated the peak height and the lot coverage does meet code. Ms. Bremanis referred to the slides pointing out other homes in neighborhood that have porches that encroach similar to the request. She stated the one directly across Middleton received a special use. Ms. Bremanis stated community services and engineering have reviewed and have no issues. The standards were shown on a slide.

STAFF RECOMMENDATION:

The Petitioners are proposing to replace an existing deck with a sun room that will have a similar encroachment into the required rear yard. The existing deck already encroaches in this area. In addition there are several properties in the neighborhood that have rear yard encroachments. The proposed addition should not cause substantial injury to the value of other property in the neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the site plan and elevations prepared by Dan Cunningham, Architect, submitted 04/05/2018, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Mr. Pirog stated it is very straight forward. He pointed out there is already something there and other homes have similar structures. He stated it will not have a negative impact on the values but rather should increase it.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will go to Village Council on May 21, 2018.

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

Minutes Acceptance: Minutes of May 8, 2018 7:00 PM (Approval of Minutes)

3. 2017 N Rand Road - **Recommended to Approve**

Notice was published in the Daily Herald on April 23, 2018 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in petitioner Mr. Jeff Mullins and Wilma Diaz 220 Honeylake Court North Barrington

Mr. Mullins explained they are looking to open a used car lot. He stated this location had a used car lot in the past and Harley Davidson is next to it. Mr. Mullins explained they are looking to run a family business with late model cars but no junk. He stated they will ensure everything will be per code if approved. Mr. Mullins explained the building is already setup for their needs. He further explained they will have no outside service at this time but if they add in the future they will make sure we follow village codes. Mr. Mullins stated they want the lot to look nice. He stated it won't affect the neighbors behind. He spoke to the easement along the property behind them and how the extra lighting they will install will make the area safer to people who walk at night. He stated he understands the easement will be left open for them.

Ms. Bremanis gave a brief summary of the property and request. She stated the property is zoned B5 and because the request is for only used cars it is required to get a special use. She stated if it was for both new and used it would be permitted. Ms. Bremanis spoke to the hours and the business plan and stated they are not changing the interior of the building. She spoke to the required parking and the location of the cars that are for sales. Ms. Bremanis stated staff have reviewed the request and have no issues. The standards were shown on a slide.

Ms. Bremanis stated the property was approved back in 2007 for a used car dealer but never opened and until recently have been operating a landscaping business.

Sworn in Ms. Ms. Barb Kubala 1032 E Jules St Arlington Heights, IL. owns multiple units in the Fox Fire Complex across the street.

Ms. Kubala explained her concerns with traffic. She stated there are many used car lots on Rand and many people use Fox Fire lot to test drive the cars. She stated her renters have complained and is concerned this business will increase traffic and hurt her investment. She expressed her concern with the upkeep and appearance of the property. Ms. Kubala further explained her traffic concerns.

Ms. Wood stated she understands the traffic concern but stated it seems like this property would not increase it that much. She stated she can see overall everything is cumulative

Ms. Kubala stated Harley brings in a lot of traffic on the weekend

Ms. Wood stated if she was looking to buy a car she would drive around on an expressway. She stated it is hard to believe they go in a parking lot.

Ms. Kubala stated she has not witnessed herself but she receives complaints from her renters and have had break-ins so they are alarmed at strange cars

Mr. Cavanaugh asked if there are any signs in their lot

Ms. Kubala stated she thinks there are towing ones. She spoke to the layout of the lot exits and the issues 200 families exit the one exit-390 units in whole complex. Renters have raised concern- on wants to leave they had it with the car lots down the street - not the nicest car

Mr. Pirog clarified her concern is with making a making a left on Rand.

Ms. Kubala stated making a left is nearly impossible and spoke to the trouble she had today and on occasions when dropping her son at Hertz. She stated her concern is this area is already heavily used and this will bring more traffic. Ms. Kubala asked if there will be cars parked out front.

Sworn in Mr. Jeff Dziabacinski 694 E Whispering Oaks Dr.

Mr. Dziabacinski expressed his concern with people walking back and forth and with property values. He stated he purchased hoping to raise a family. He stated they have a lot of noise issues with cars being dropped off from transportation vehicles at 10:00 pm, Harley Davidson at 8:00 am and from Toyota. He stated it seems like it never ends.

Ms. Wood asked how long have you lived there

Mr. Dziabacinski explained 3 years but recently bought a few months ago

Mr. McGinn clarified he rented but now bought

Mr. Dziabacinski answered yes

Mr. Luszczak asked where the people are walking

Mr. Dziabacinski referred to the aerial slide and explained there is a walkway.

Mr. Cavanaugh asked if the easement runs along the whole property to route 12.

Ms. Bremanis answered yes

Mr. Cavanaugh asked if it allowed vehicle traffic

Ms. Bremanis answered no and explained there is a gate. She referred to the existing conditions slide and explained the Fire Department has access to be able to open or close which is the reason for that easement.

Mr. Luszczak asked if the gate is left open.

Ms. Bremanis explained it should be closed and locked at all times.

Ms. Wood asked where they are walking

Mr. Dziabacinski explained there is a paved walkway that goes around the gate.

Mr. Luszczyk asked whose gate it is.

Mr. Dziabacinski stated he is unsure

Ms. Wood asked if they are trying to get on to Rand Rd.

Mr. Dziabacinski answered yes

Mr. Dziabacinski spoke to the noise from Toyota and Harley both starting at 8:00am.

Ms. Bremanis asked if they have called the Village to report the noise.

Mr. Dziabacinski stated he is just one man.

Ms. Bremanis explained as complaints come in staff follows up and would speak to the owners but if no one reports staff would not know.

Ms. Wood stated there are regulations on noises and times so the issues expressed would have to be dealt with for those particular businesses.

Mr. Dziabacinski stated his concern is with the constant beeping of the car every time they take it for test drives.

Mr. Cavanaugh pointed out Rand is a very busy road and this is an ideal use for this property. He asked if he had issues when it was a landscaping business.

Mr. Dziabacinski answered no.

Mr. Cavanaugh asked if his concern is just with the cars.

Mr. Dziabacinski expressed his concern with safety and with the demographic they are trying to reach.

Discussion on the type of cars being sold and how it relates to his concerns.

Mr. Mullins stated the traffic will probably decrease because the landscaping company had multiple trucks with trailers. He stated they are looking to have a small lot and are not looking to sell old junk. Mr. Mullins restated this is a family name business. He stated they have 11 kids and understands where Mr. Dziabacinski's concerns are coming from. Mr. Mullins pointed out the people walking in the easement are the people who live back there coming back from getting groceries. He stated they will have cameras facing Rand, the back lot and the side lot which will bring additional safety. Mr. Mullins stated test drives are done with employees so they won't go on other properties.

Ms. Wood clarified they require employees to go on the test drives.

Mr. Mullins stated yes no one will be driving without an employee with them.

Mr. Mullins stated the entrance to the apartment is a little farther down. He pointed out he doesn't have trailers like the landscaping company making noise every morning. He spoke to Hertz location being quite large and compared the

traffic it brings compared to the possible 5 customers a day they plan to have. Mr. Mullins stated they will bring in more security with more lighting for the walkway easement. He spoke to the cars out front being from Hertz because they sell as well as rent. Mr. Mullins explained they are leaving the 2 spots in front of their business for handicap and will have 95% of their cars in the back. He stated he can see what they are saying about Harley starting early.

Ms. Wood asked when the landscaping company closed.

Mr. Mullins stated they moved 3-4 days ago. He spoke to the lease details and pointed out this location is ideal since it is close to home allowing them to keep an eye on with the camera systems. He stated he knows Rand Road is busy but thinks this will decrease traffic since he has no trailers behind the trucks.

Ms. Wood asked when deliveries of vehicles would be.

Mr. Mullins explained most vehicles will be brought in from employees. He stated they would expect 3-4 a week so would not have any tractor trailers parked out front.

Ms. Wood asked about the hours of the deliveries

Mr. Mullins explained the auctions would end around 12-1:00. He stated they would drive them back when the traffic is least because they don't want to be making a long trip in traffic. He restated they will be increasing security with lighting and cameras and decreasing traffic and noise.

Ms. Wood asked what type of vehicles they will offer.

Mr. Mullins explained mostly the latest models being 5 years old or newer. He stated he is looking for a variety but not looking for any with rust or holes. He stated he doesn't want to attract the wrong crowd explaining he wants family traffic since he will have his kids there occasionally after school and would never want to put their lives in jeopardy.

Mr. Luszczyk asked if the gate is closed how people are walking through.

Mr. Mullins explained it is an easement for people to walk through. He stated the people who live there use it to walk to shopping. He spoke to the setup of the easement pond area and how you can walk around the gate.

Mr. Cavanaugh asked if there is a limit to how many cars they are allowed

Ms. Bremanis stated the special use is tied to their business plan which states they will have 35.

Mr. Cavanaugh stated the business plan stated 30-50

Mr. Mullins explained they did adjust so 35 will be max they would be able to carry on that lot.

Mr. Cavanaugh pointed out the drawing has 36 spots.

Mr. Mullins explained they are trying to keep 25-30 to leave room for people to park.

Ms. Bremanis pointed out they will be limited because Fire has have access to

that easement. She stated that is a condition in the recommendation.

Ms. Kubala asked if they will be selling cars out front. She stated Hertz does sell cars but they are 1-2 years old. Ms. Kubala pointed out on the aerial the location of her entrance. She expressed her concern with customer traffic.

Ms. Wood clarified her question about cars being for sale in the front.

Ms. Kubala stated she doesn't think it will look nice. She stated Hertz has them in front but theirs are newer.

Ms. Bremanis clarified there is nowhere to park in front of the building. She referred to the site plan showing they have 2 handicap cars so there is nowhere to park a car.

Ms. Kubala stated it doesn't matter since Hertz is doing it anyway. She restated her concern is the traffic this business will attract. Ms. Kubala stated she thinks a business that doesn't have customers would be better.

Mr. Mullins stated there is no room in the front right now. He explained in order to do that he would have to cut back more frontage which would require a permit so they are not looking to do that right now. He stated Hertz does have some older cars there right now. Mr. Mullins spoke to the landscaping business hours and the traffic of equipment and employee cars.

STAFF RECOMMENDATION:

The subject property was approved for a used auto sales facility in 2007, but the business never opened. While the property was previously occupied by a landscaping company, the proposed use should not impact the surrounding properties or cause substantial injury to the value of the Rand Road Corridor. Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan and business plan submitted by the Petitioner, Wilma Diaz, submitted on 03/23/2018, except as such plans may be changed to conform to Village Codes and Ordinances.
2. A parking lot lighting and photometrics plan shall be submitted in a manner acceptable to the Village Engineer prior to the issuance of a Business License.
3. Restrictions for storm water must be confirmed by inspection.
4. Easement access shall remain clear, including the loading with snow.

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

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

DELIBERATIONS:

Mr. Dittrich stated this property is located on Rand Road which happens to have a lot of automotive related businesses adjacent. He stated they are increasing the public health safety and welfare by adding lights and security cameras. He stated the people walking through the gate are residents of the area. Mr. Dittrich pointed out the biggest complaints of both objectors were from neighboring

businesses and those should be directed to the businesses discussed and not held against the petitioner.

Mr. McGinn stated the petitioner has experience in this type of business so it meets the standard of operating in a manner consistent with public health safety and welfare. He spoke to the concerns of objectors and understands them but stated they are part of where there properties are located. He stated this use will not adversely impact that and the standards have been met.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will go to Village Council on May 21, 2018.

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

IV. COMMUNICATIONS

Ms. Bremanis stated the 2 items approved by council are as follows:

- 553 E Dundee Rd- special use for Rockin the Spectrum
- 2161 N Rand Rd- special use for the used car dealer

She stated the meeting scheduled for May 22, 2018 has been canceled. The next meeting will be June 12, 2018.

V. ADJOURNMENT

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

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

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

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 06/12/18 07:00 PM

CASE STAFF STATEMENT (ID # 4554)

265 N Schiller Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Rachel Shannon

CASE NUMBER: 18-55

ADDRESS: 265 N. Schiller Street

PROPOSAL:

Special Use to permit a residential addition to be located 18 feet from the front lot line, instead of the minimum required 30 foot setback, pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance

Variation to permit lot coverage of 47 percent, instead of the maximum permitted 45 percent pursuant to Section 10.06 (g) (1) (b) of the Palatine Zoning Ordinance.

<u>LOCATION:</u>	265 N. Schiller Street District 6 (Helms)	<u>CURRENT ZONING:</u>	R-2 Single Family Residential
-------------------------	--	-------------------------------	----------------------------------

SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single Family Residential
<u>South:</u>	R-2 Single Family Residential
<u>East:</u>	R-2 Single Family Residential
<u>West:</u>	R-2 Single Family Residential

BACKGROUND:

The Petitioner completed the Special Use Process in January 2017 and the Special Use was approved. However, per Code, all approved Special Use projects must obtain a building permit within a year of approval and, for the Subject Property, the time has now lapsed and another Special Use is required.

The petitioner is proposing a building addition (enclosed front porch), which is 18 feet from the front lot line instead of the minimum required 30 feet. Presently, the Subject Property has a total lot coverage of 45 percent, which is the maximum permitted in the R-2 District. The proposed building addition increased the lot coverage to 47 percent. Therefore, the Petitioners are requesting approval of the following:

1. **Special Use to permit a residential addition to be located 18 feet from the front lot line instead of the minimum required 30 feet setback.**
2. **Variation to permit lot coverage of 47 percent instead of the maximum permitted 45 percent.**

SITE ANALYSIS:

- The Subject Property is zoned R-2, Single Family Residential.
- The existing residence has a nonconforming front yard setback of 25 feet. In the R-2 District the required minimum front yard setback for this property is 30 feet.
- The Petitioner is proposing to build an enclosed front porch addition, which requires a setback reduction of 18 feet.
- As an existing circumstance, the lot coverage is 45 percent. This is the maximum allowed in the R-2 District. With the proposed addition the lot coverage would be approximately 47%; thus, requiring a variation.
- The height of the porch addition 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 SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

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 proposed front porch encroaches into the required front yard and will also exceed the maximum lot coverage. This property has an existing non-conforming front yard setback and any addition in the front yard would require a front yard setback reduction. In addition, the property is currently at maximum lot coverage so any additional coverage would require relief. This addition should not impact the surrounding property owners or alter the essential character of the neighborhood. At 6,666 square feet, the Subject Lot was platted in 1926 and is 26 percent below the current R-2 standard lot area of 9,000 square feet. This is typical for lots in this subdivision, but can create the need for zoning relief for building additions to the existing structures. The Petitioner previously went through the process where the project was previously approved, as well. Therefore, Staff recommends approval of the Special Use and Variation are subject to the following condition:

1. The Special Use and Variation shall substantially conform to the site plan and elevation plane prepared by the architect, Dan Cunningham, dated 5/15/2018, except as such plans may be changed to conform to Village Codes and Ordinances.

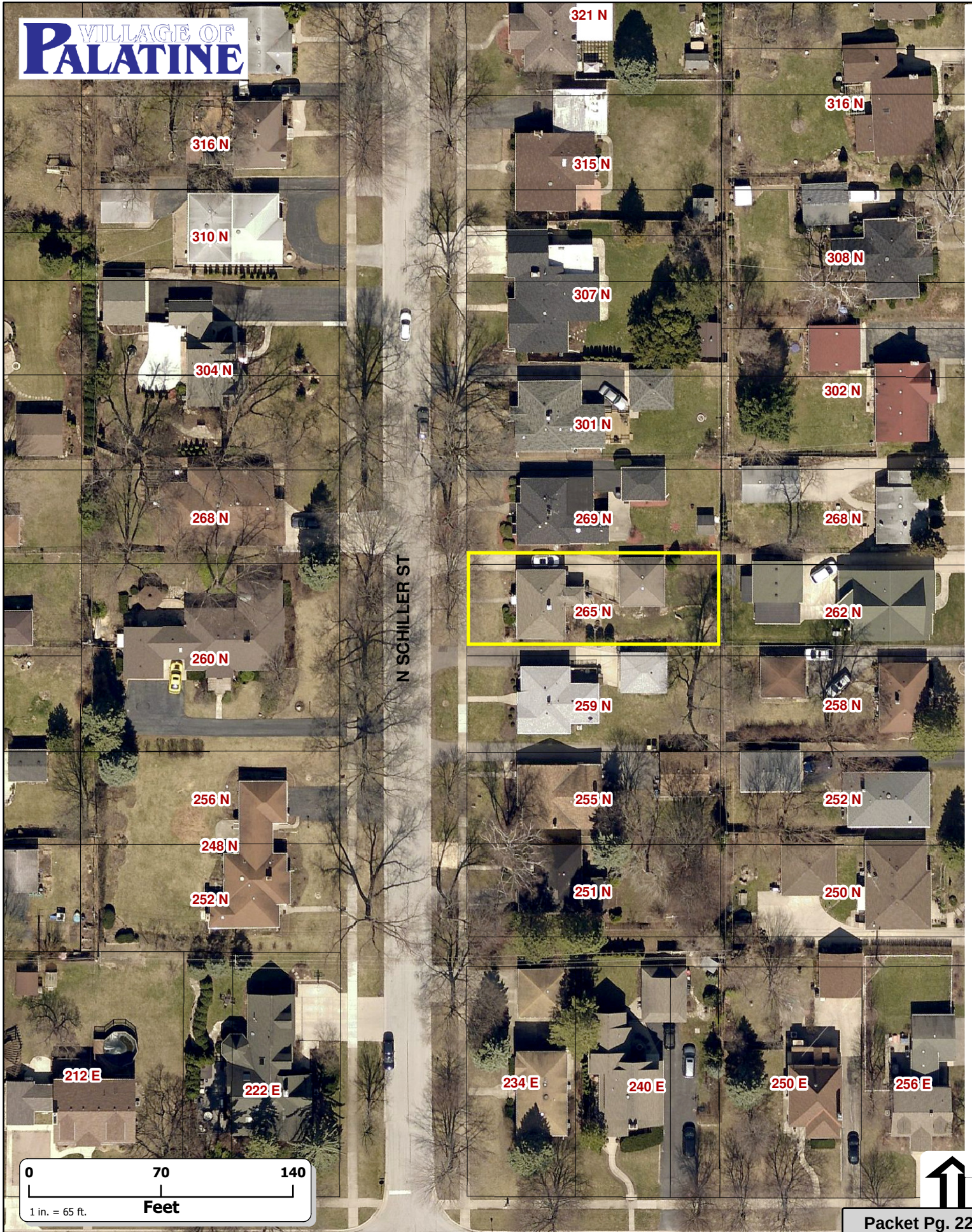
ATTACHMENTS:

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

265 N Schiller Street

3.1.a

VILLAGE OF
PALATINE



Attachment: Aerial (265 N Schiller Street SU Setback reduction)

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 # <i>18-55</i>
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S)		Business Name (if applicable)		
	Subject Property Address				
	AUTHORIZED AGENT (if applicable) <i>Dan Cunningham</i>		Business Name (if applicable)		
	Address <i>814 Concord Lane</i>		City/State/Zip Code <i>Barrington, IL 60010</i>		
	Telephone <i>847.910.5323</i>	Fax	Email <i>danimal217@yahoo.com</i>		
	Relationship to Petitioner (contractor, architect, etc.)				
	TYPE OF APPLICATION (check one) ☐ Special Use ☐ Special Use Amendment ☐ Variation				
	Existing Zoning District		Existing Land Use	Proposed Land Use	
	Generally describe your request: <i>Entry vestibule which requires setback relief</i>				

Attachment: Application (265 N Schiller Street SU Setback reduction)



SPECIAL USE

Required Materials

- ☒ Filing Fee of \$ 338.00
- ☒ Application Form
- ☒ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☒ Site Plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, floor plan, 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). Attach a separate sheet if necessary.

1. The use is deemed necessary for the public convenience at that location

N/A

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

This will not harm the public health safety or welfare

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

This will not harm property values & will make the home more attractive

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

N/A

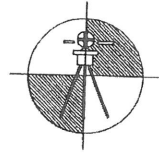
800 E. NORTHWEST HIGHWAY
SUITE 121
PALATINE, IL 60074
PHONE (847) 253-6566

PLAT OF SURVEY

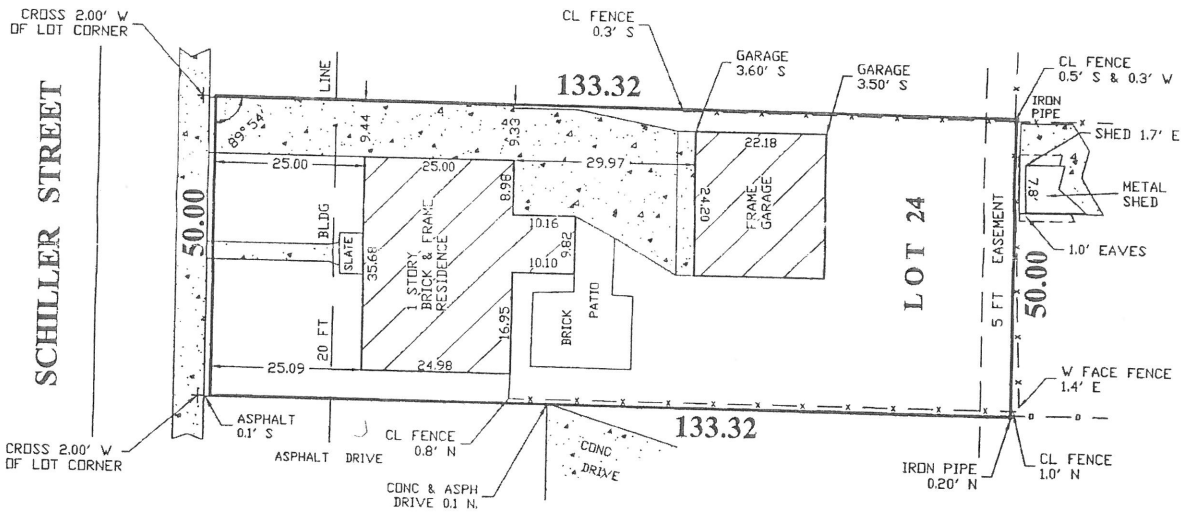
-BY-

JAMES M. ELLMAN LTD.

3.1.c



LOT 24 IN BLOCK 3 IN JOHNSON AND WEBER'S PALATINE RIDGE, IN THE
EAST 1/2 OF THE S.W. 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE
10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1926 AS
DOCUMENT NO. 9257784.



Ordered by: JOSEPH P. LEVON

Order No: 070224

Base Scale: 1 inch = 20 feet

Date: MARCH 19, 2007

Address: 265 N SCHILLER ST

PALATINE, IL

THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY.

— o — o — = WOOD FENCE
— x — x — = C/L FENCE
— . . . — = CONCRETE

STATE OF ILLINOIS
COUNTY OF COOK

I, JAMES M. ELLMAN LTD. DO HEREBY CERTIFY THAT THE ABOVE
DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION
AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION
OF SAID SURVEY.

BY:

James M. Ellman

ILLINOIS PROFESSIONAL LAND SURVEYOR

LICENSE NO. 184-002744

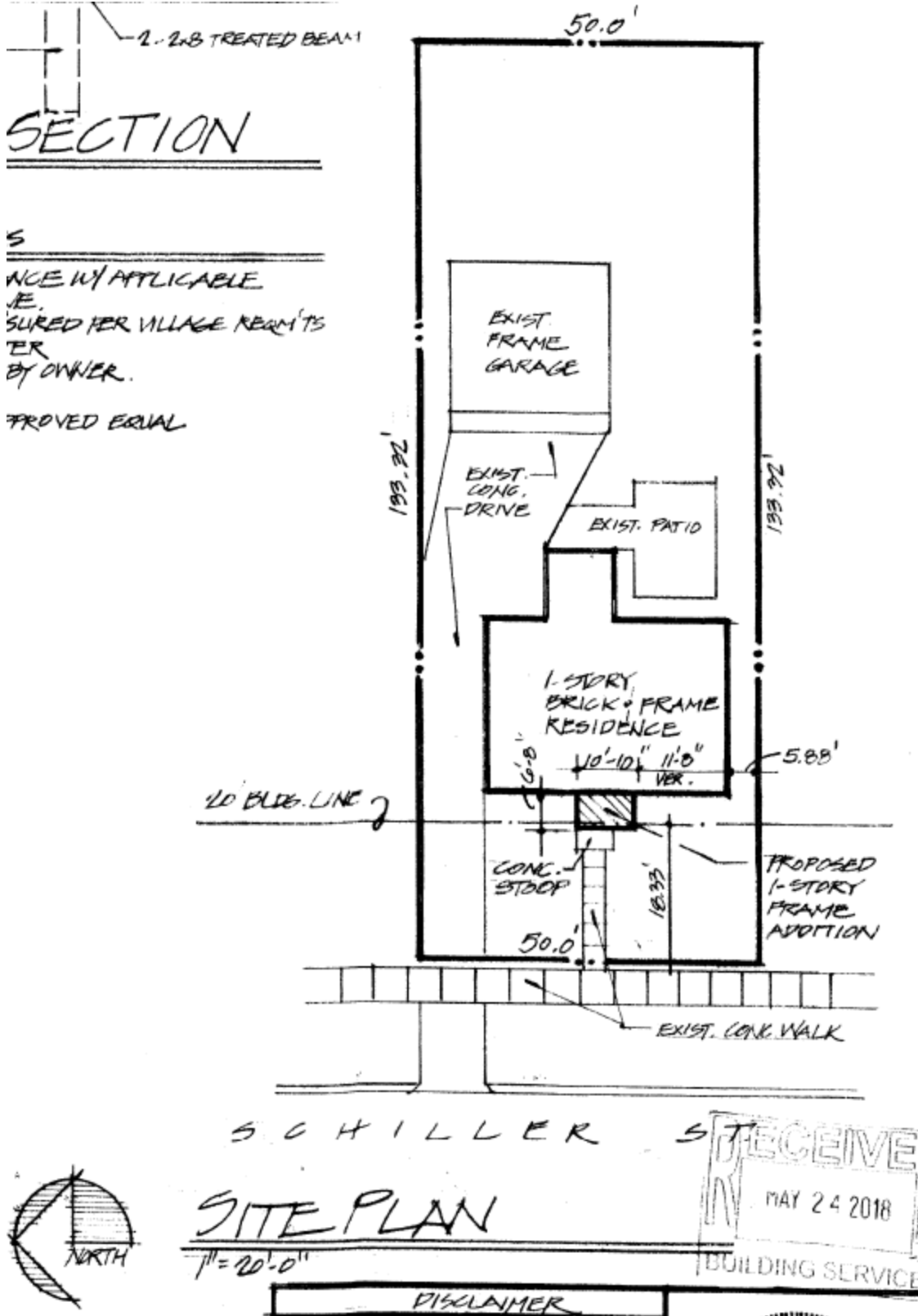
(35-002158)

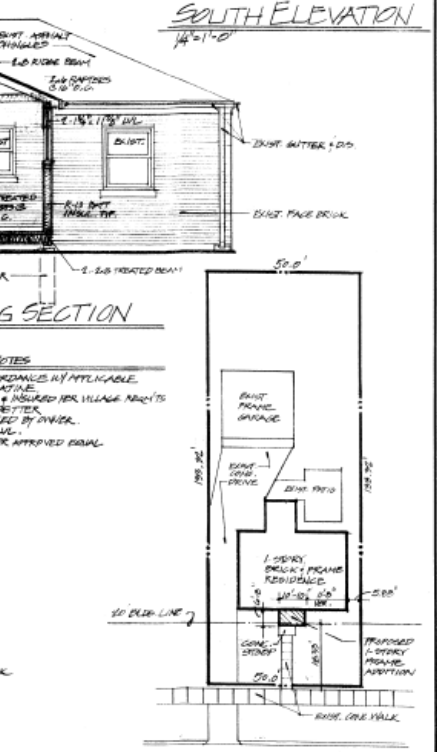
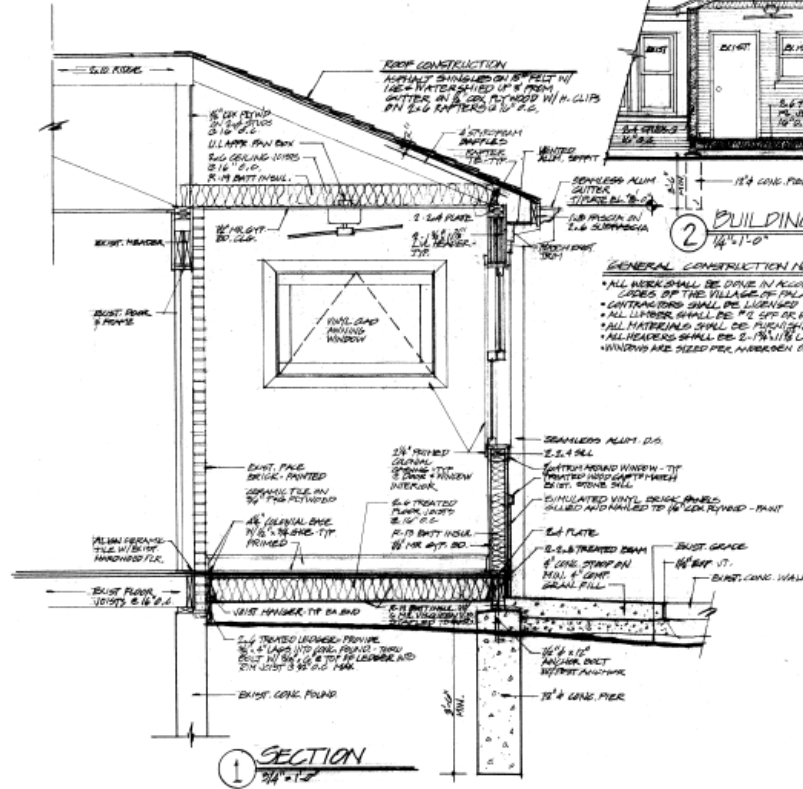
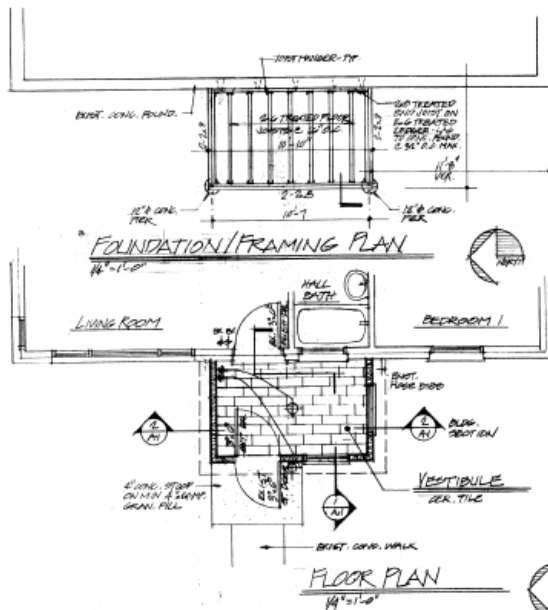
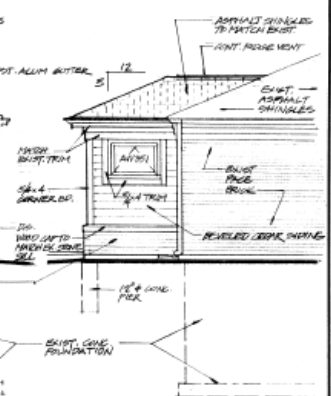
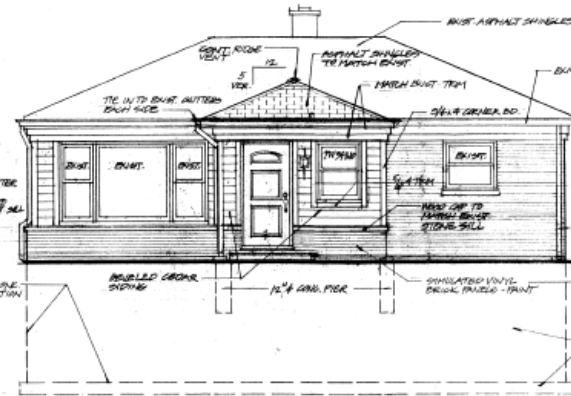
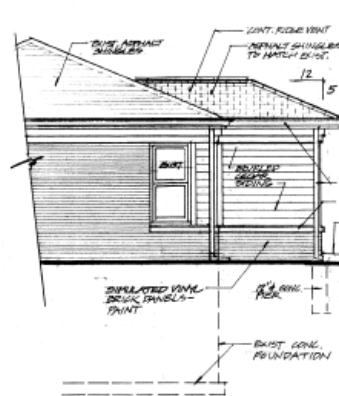
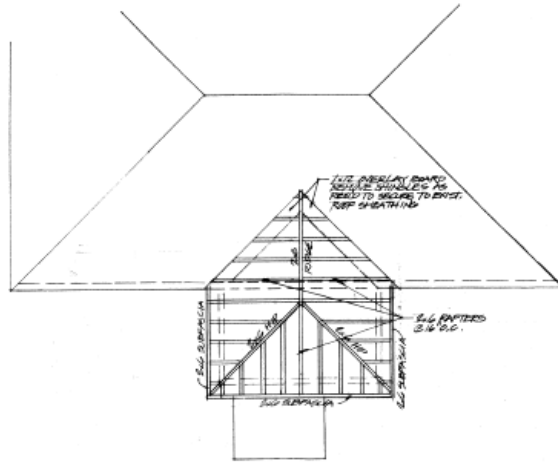
EXPIRES 11/30/2008

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT
ONCE REPORT ANY DIFFERENCE, FOR BUILDING LINE AND
OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR
ABSTRACT, DEED, CONTRACT AND ZONING ORDINANCE.

NOT VALID UNLESS EMBOSSED

Attachment: Plat of Survey (265 N Schiller Street SU Setback reduction)





- GENERAL CONSTRUCTION NOTES
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE OF PALATINE, ILL. CODES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 - ALL MATERIALS SHALL BE FURNISHED BY OWNER.
 - ALL MATERIALS SHALL BE APPROVED BY OWNER.
 - ALL MATERIALS SHALL BE APPROVED BY OWNER.

ENTRY VESTIBULE

Attachment: Elevations (265 N Schiller Street SU Setback reduction)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 12, at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 East Wood Street, relative to a request for the following:

Special Use to permit a residential addition to be located 18 feet from the front lot line instead of the minimum required 30 feet setback pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance.

Variation to permit lot coverage of 47 percent instead of the maximum permitted 45 percent pursuant to Section 10.06 (g) (1) (b) of the Palatine Zoning Ordinance.

The property is commonly known as 265 N. Schiller Street (PIN# 02-14-306-012). The Petitioner is proposing to build an addition that is set back 18 feet off the front property line.

The above petition has been filed by Rachel Shannon and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 18-55
VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 28th day of May, 2018.
Published in Daily Herald
May 28, 2018 (4501304)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

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

County(ies) of Cook

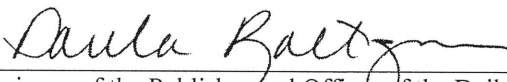
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published May 28, 2018

in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY 
Designee of the Publisher and Officer of the Daily Herald

Control # 4501304

Attachment: Public Notice (265 N Schiller Street SU Setback reduction)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 06/12/18 07:00 PM

CASE STAFF STATEMENT (ID # 4553)

Stone Garden Subdivision

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Stone Garden Subdivision - Brockway North LLC (Gary Wroniewicz - Managing member)

CASE NUMBER: 18-36

ADDRESS: 215, 219, 221, 225, and 229 N. Brockway Street

PROPOSAL:

Variation to allow installed above ground utility appurtenances to remain in the front yard (Lot 3) and side yard abutting a street yard (Lot 1) at Stone Garden Subdivision.

<u>LOCATION:</u> 215-229 N. Brockway Street (5-unit residential development) District 6 (Helms)	<u>CURRENT ZONING:</u> Planned Development
--	---

SURROUNDING CONDITIONS:

<u>North:</u>	R-3 Multi-family - used as a professional office
<u>South:</u>	R-3 multi-family residential
<u>East:</u>	R-3 multi-family residential (single-family residential homes)
<u>West:</u>	R-3 multi-family residential

BACKGROUND:

The Subject Property is a 5-unit residential development located at the southeast corner of N. Brockway Street and W. Colfax Avenue. Known as Stone Garden, this subdivision was approved as a Planned Development in 2015. As part of the required site improvements, the developer had utility companies install the required above ground utility appurtenances (AGUA) for the development, in order to provide appropriate utility services to the five homes. Therefore, the Petitioner is requesting:

Variations to allow installed above ground utility appurtenances to remain in the front yard (Lot 3) and side yard abutting a street yard (Lot 1) at Stone Garden Subdivision.

SITE ANALYSIS:

- The Subject Property is .35 acres and contains 5 single-family residential properties.
- The Stone Garden Planned Development was approved in 2015 and is nearing the completion of the project, with some of the units sold and occupied and the remaining units under roof completing the build out.
- As part of the overall site improvements, the developer was required to install and extend the utilities. In addition to being placed within an easement, the AGUA are required by Code to be installed in the interior side or rear yards in residential districts.
- The Zoning Ordinance regulates the placement of AGUA on private property in the following areas:

3.02. Specific definitions.

Above ground public utility appurtenances. Any structure, brace, guy, anchor valve or other equipment owned by a public utility which lies above the existing grade, except fire hydrants.

6.01. Accessory structures and pools, hot tubs, and spas:

(b) Above ground public utility appurtenances in Residential Districts.

(1) Location. Above ground public utility appurtenances located on private property shall be permitted in public utility easements in a rear or interior side yard.

(2) A maximum of two (2) above ground utility appurtenances shall be permitted per residential lot.

(3) Above ground public utility appurtenances shall not be calculated into lot coverage.

AGUA located in the right of way are regulated through the Village Code:

Sec. 16-16. Above Ground Utility Structures and Facilities.

Utilities shall be prohibited from placing any above ground structure or facility on rights-of-way within the jurisdictional limits of the Village and outside the jurisdictional limits of the Village in the event the Village has authority or maintenance responsibility over it, except as allowed under and accordance with the Zoning Ordinance - Appendix A and Subdivisions, Site Development and Floodplain Regulations Ordinance - Appendix B, unless approved by the Mayor and Council. This section shall be preemptive over all other sections in this Chapter. Any other section regarding location of above ground facilities shall be in addition to, rather than in lieu of, this section.

- The utility company applied for permit for the placement of the AGUA for Stone Garden subdivision. Although the permit application requires the submission of a Variation before a utility permit is issued, the utility company did not submit such information or indicate that a Variation was required.
- Upon site inspection, the Village determined that the AGUA were located in the front yard of Lot 3 and the side yard abutting a street for Lot 1. As such, a Variation is required to allow the AGUA to remain in locations prohibited by the Zoning Ordinance.
- After contacting the utility company to determine if relocating the AGUA was either possible or feasible, the developer subsequently applied for the necessary zoning relief.
- ComEd indicated that relocating the AGUA would impact the ability to provide the dependable service due to the proximity to the primary ComEd feeder line.
- The AGUA are located behind a picket fence, with landscaping surrounding the boxes.

DEPARTMENTAL REVIEWS:

Community Services	NA
Engineering	Variation required due to placement. No variation identified or request made at time of utility permit submission.
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 AGUA are located in the front and side yard abutting a street of Lots 3 and 1 respectively, in conflict with the Zoning Ordinance requirements. Although a utility permit was issued by the Village, neither a variation request nor approval was submitted, as required. Nevertheless, the AGUA are located behind a picket fence and there is landscaping adjacent to this area. Finally, the Petitioner submitted other examples of similarly situated AGUA, although some of the examples appear to be in the right-of-way, which follows a different Village Code. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following condition:

1. The Variation shall substantially conform to the site plan dated 2/12/2018, last updated 5/08/2018, except as such plans may be changed to conform to Village Codes and Ordinances. This could include additional landscaping proximate to the AGUA for additional screening, if recommend by the Village Arborist.

ATTACHMENTS:

- Aerial Map
- Site Plan - Stone Garden AGUA
- Stone Garden Site Plan
- Petitioner application and justification
- Public Notice



N. BROCKWAY ST. & W. COLFAX ST., 5 SINGLE FAMILY RESIDENCES
PALATINE, ILLINOIS

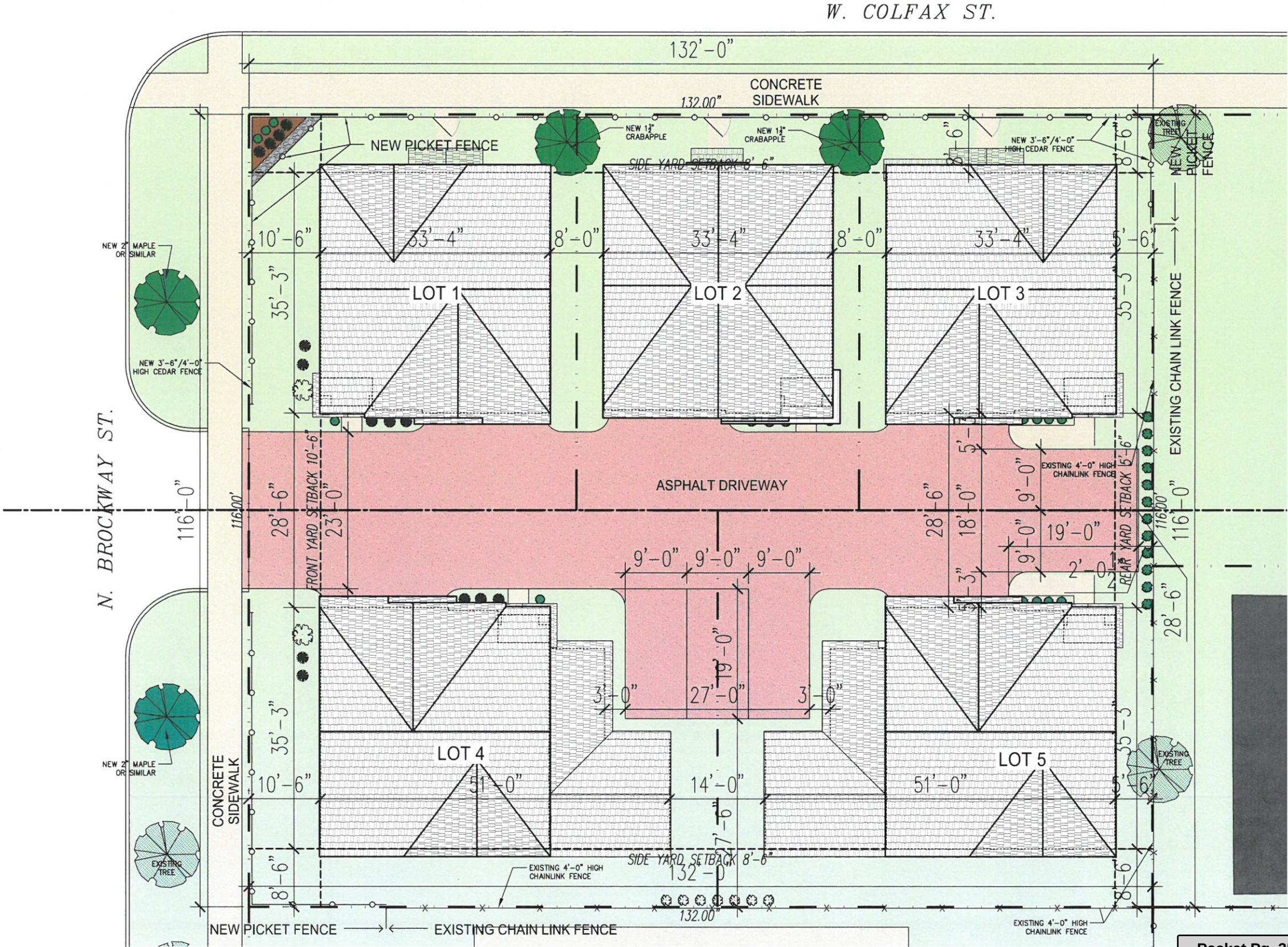
STONE GARDEN 3.2.c
STONEFIELD GROUP, INC
PALATINE, IL
847.963.9100
GROUP A ARCHITECTURE, INC
ELK GROVE VILLAGE, IL
847.952.1100

SITE PLAN

SCALE: 1/16" = 1'-0"



09.24.2015



Attachment: Stone Garden Site Plan (Stone Garden Subdivision - VAR Utility Box)

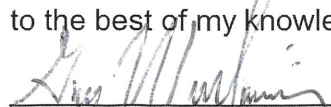


Department of Planning & Zoning
 200 E. Wood Street • Palatine, IL • 60067-5339
 Telephone: (847) 359-9047 • Fax (847) 963-6247
www.palatine.il.us

CONTACT INFORMATION WORKSHEET

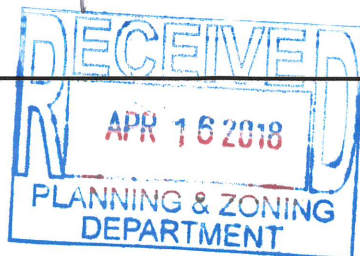
PETITIONER(S) Brockway North, LLC		Business Name (If applicable)	
Address 1000 South Brockway Street, Palatine, IL 60067		City/State/Zip Code	
Telephone 847 963-9100		Fax	
Email info@stonefieldinc.com			
Subject Property Address Stone Garden Planned Developement			
AUTHORIZED AGENT (if applicable) Gary Wronkiewicz, Stonefield Group, Inc.		Business Name (if applicable)	
Address 1000 South Brockway Street, Palatine, IL 60067		City/State/Zip Code	
Telephone 847 963-9100		Fax	
Email info@stonefieldinc.com			

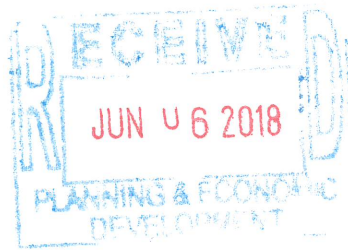
I swear that the information contained herein and in any accompanying documents is accurate to the best of my knowledge.


 Signature

April 16, 2018

Date





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

If the AGUA pedestal was to be relocated to the side yard between Lots 1 & 2, an additional 100 feet of underground wire would need to be added to the service. This therefore, would cause a definite voltage drop for the electrical service for Lot 4. There is also no Utility Easement in this area between Lots 1 & 2 for such an installation. If the other AGUA location would be relocated, it would have to be located into a condensed, confined location, making it difficult to service and maneuver around.

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

The location of the AGUA's was mandated by ComEd's Engineering Utility Design. The Village of Palatine's Engineer also approved the planned locations and granted ComEd a permit to install the AGUA's in their current locations as per the ComEd submitted plan.

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

The character of the Homes would not be compromised in the use and architecture of the residences. The AGUA's are screened from being viewed from the Right-of-way and public walkways.

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 unique circumstances is that the installed AGUA's locations were determined and outlined in ComEd's utility service plan for the most dependable service. They submitted their plan to the Village for approval. The Village of Palatine Engineer approved and granted a permit to install the AGUA's in these locations. ComEd installed them per approved plan. The Village in the past has also permitted other properties to install AGUA's in similar locations.

Stone Garden AGUA screening at NW Corner of the Subdivision 6-1-2018





TEXT AMENDMENT

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 <u>Ben Vyverberg</u>	Zoning Case # <u>18-36</u>
	Filing Fee	Notification Deadline



PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Brockway North, LLC
2. Authorized Agent of Petitioner (if different):
 Name: Gary Wronkiewicz
 Address: 1000 South Brockway Street
 Telephone No. 847 963-9100 Business No. _____
 Relationship to Petitioner: Managing Member
3. Property Interest of Petitioner(s): Owner
 Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:

5. All existing land use(s) on the property are:
6. The proposed use(s) on the property, if this petition is approved is (are):
7. Current zoning of property: Planned Development
8. State the specific action requested. Cite ordinance numbers and distances where applicable.
 (Example: Amend Section 11.02 to allow video store as permitted use and Laundromat as special use)
Relief from Palatine Code of Ordinances-Appendix A-Zoning, Article VI. Accessory Structures and Uses. 6.01. Accessory
structures and pools, hot tubs and spas. (ord. #0-115-10, 1,9/20/10), (b) Above ground public utility appurtenances in
Residential Districts. (1) Location. To allow 2 new Public Utility Pedestals locations in the Front Yard of the Property, as
adequate space was not available in the existing Right-of-Way. Permit was approved by Village of Palatine (attached).

Village of Palatine R.O.W. Permit Application

CE 16-029

All entities conducting work in Village owned or maintained Rights Of Way or Public Ways shall apply for and receive an R.O.W. Permit **prior** to the commencement of such work, repair, or construction. This permit application must be fully completed, signed and returned; complete with all required attachments, in duplicate to: Village Of Palatine - Department of Engineering, 200 E. Wood Street, Palatine, IL 60067, ATTN: Mike Danecki. Permit applications may also be faxed to: (847) 776-4733 ATTN: Mike Danecki, or Email to: mdanecki@palatine.il.us

1. Utility Identification/ Applicant.

	Name	Street Address	City	Zip	Telephone/FAX
Utility, Firm, or Individual.	ComEd	1950 Duncan Pl	Woodstock	60098	815-334-3208
Subcontractor - If any.					
Responsible agent or individual.					

2. Type of Utility or Work (Circle One) GAS ELECTRICAL TELEVISION TELECOMMUNICATIONS OTHER

IF "Other"- Please describe: _____

3. Job Contact (For emergencies, questions, clarifications, and problem resolution.)

Name	Doris Donaubauer		
Title or Position	General Service Rep/ Residential Design		
Phone number(s)	Office: 815-334-3208	Mobile:	Page:

4. Job Location/Type. (Attach Highlighted Utility System Map, and/or drawings and Finder's Map)

Address or Address Range.	Colfax St and Brockway St		
Street R.O.W , Rear Yard Easement, or Combination of both? Please Describe.	Combination of both. Overhead work on 2 poles and trenching to service 5 homes in the easement		
Type of Work (Circle One)	<u>New Construction</u>	Maintenance/Repair	Emergency Repair

5. Work Description.

Describe the work to be performed and reason. (i.e., Replacement of failed underground cable.) Attach additional sheets as needed.	Installing an Overhead Transformer, 2 secondary downfeed poles and 2 peds. To bring electric service to 5 new single family homes.	
Describe the means and methods to be used. (i.e. Open cut, trenched, plowed, augured, etc.) and the areas in which they will be employed. Attach additional sheets as needed.	Hand diggings possible small trencher. Overhead Trucks parked on Colfax	
Is this work to be performed by a subcontractor? (Circle one) If YES, fill in the subcontractor's name and Sub-Contractor item of section one above.	YES:	<u>NO</u>

Permit Conditions
Permit Number CE-16-029

Stone Garden
(New Installation)

The following conditions have been affixed to Permit # CE-16-029:

1. Proper notification of all Utilities (JULIE).
2. All adjacent property owners will be given 24-hours advance warning if any driveway or access point will be closed, obstructed or blocked due to construction activities;
3. Temporary repairs will be completed within four (4) days of the completion of excavation;
4. Permanent repair of all parkways that may be damaged with sod adjacent to finished lawns, seed and mulch areas adjacent to rough cut areas, to be completed **by May 1, 2017**; Permanent repair of all hard surfaces (streets, sidewalks, driveways) within fourteen (14) days of the completion of excavation, if temporary in nature, permanent repairs to be completed **by May 1, 2017**;
5. Traffic control will be provided in accordance with IDOT standards; any required lane closures will require coordination with the resident engineer of the Street improvement project currently underway.
6. All paint markings used to identify the location of underground facilities will be removed within fourteen days of the completion of excavation;
7. No storage of equipment or materials will be allowed on public right-of-ways or on private easements without the prior approval of the Village Engineer;
8. If other utilities are located on poles to be removed, ComEd needs to advise all other utilities that they must relocate their facilities to either the new poles; and
9. Work shall only be permitted between the following hours:
 - Monday through Friday, 7:00 AM to 8:00 PM
 - Saturday, 8:00 AM to 8:00 PM
 - Sunday, Noon to 8:00 PM.

DISCLAIMER:

The Village of Palatine does not guarantee that adequate space will be available within the existing right-of-way. Proper clearance and spacing is the responsibility of the utility company performing the work.

All relevant conditions must be complied with prior to the start of construction unless a waiver is granted by the Village Engineer. If ComEd fails to restore the parkway, street, sidewalk or any public improvement damaged by this construction, the Village at its sole discretion will cause said improvements to be repaired and invoice ComEd accordingly.

By proceeding with this work, Com-Ed hereby agrees to all permit conditions.

6. **Required attachments** include a.) A highlighted Utility System map, and/or drawings showing locations of work, new or changed structures, enclosures, vaults, pits and other work. System Maps or drawings should be of a scale to clearly show the details of the work to be performed and shall contain references to allow accurate orientation of the map to the Village location. i.e. Street names, intersections addresses etc. b.) A locator map or finders map to aid in identifying the area of the Village in which the work is taking place. Applications submitted without these attachments, or with incomplete applications will be rejected. c.) Traffic Control Plan-If required. d.) Request for any variations from Village Code requirements. e.) Emergency and Contingency plans. f.) Other attachments as may be required and applicable under the Village Code of Ordinances or required by the Village Department of Engineering. **NOTE:** Any new above grade enclosures or appurtenances, or expansion of existing, by Village Zoning Ordinance, may require a Zoning Variation before a utility permit can be issued. If same has already been obtained, a copy must be provided with this permit application. Failure to do so will result in application rejection.

7. Utility Company Work Order/Reference Number (If Any.) : _____

8. Utility Company Village Registration Number (Not Required If Franchised) : _____

9. Job Start Date: _____ Job Completion Date: _____

10. I hereby certify that the above information is complete, true, and correct. I further certify that all work will be performed in accordance with the Village Code of Ordinance requirements - copies available upon request from the Village Clerks Office. Copying fees may apply. **NOTE: A copy of this permit must be kept on the Job Site at all times. Failure to do so may result in a stop work order being issued. Permit must be shown to any Village Employee or Resident upon request. A sign identifying the utility responsible for the work must be posted at the job site or on vehicles/equipment used in the work.**

Signature	
Title	

VILLAGE USE ONLY BELOW THIS LINE.

Date	
------	--

PERMIT REJECTED:

Permit application is rejected for the following reason(s):

☐ Not in Village or Under Village jurisdiction.
 ☐ Incomplete application.
 ☐ Insufficient information/Detail.
 ☐ Zoning Variation Required.
 ☐ Other: _____

Signature	
Title	
Date	

PERMIT APPROVED: _____

PERMIT APPROVED AS NOTED: *See attached*

Village Of Palatine – ENGR. Permit Number: *CE 16-029*

Signature	<i>[Signature]</i>
Title	<i>Village Engineer</i>
Date	<i>11/15/16</i>



COMED ONLY
STONE GARDEN
5 SFH

AT & T COMPANY

DCC: JOSE FAVELA
PH# 630-473-5239

DEV: STONEFIELD GROUP INC
GARY WRONKIEWICZ
PH# 847-404-7585
E-MAIL: WWW.STONEFIELDINC.COM

PREPARED BY: DORIS DONAUBAUER
PH# 815-334-3208

SCOPE OF WORK

OVERHEAD POLE 020- INSTALL 25KV OH TRANSFORMER
RUN SECONDARY DOWNFEED TO
PEDESTAL. RUN ONE SPAN OF
SECONDARY TO POLE 019.
TRANSFER ARRESTORS FROM
POLE 020 TO POLE 019

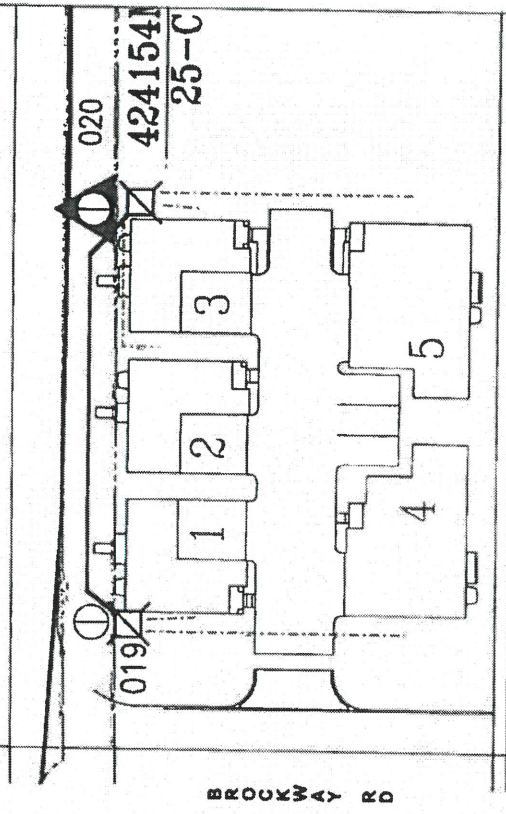
OVERHEAD POLE 019- INSTALL ARRESTORS, RUN
SECONDARY DOWNFEED TO
PEDESTAL.

SECONDARY SERVICE FROM PEDESTAL TO EACH
METER FITTING TO EACH HOME.

EXHIBIT A PERMIT APPLICATION		EXHIBIT A	OS/PL 424154
Address BROCKWAY AND COLFAX, PALATINE		Date Issued: OCTOBER 04, 2016 DS# 0000150659	
Prepared By: DORIS DONAUBAUER			

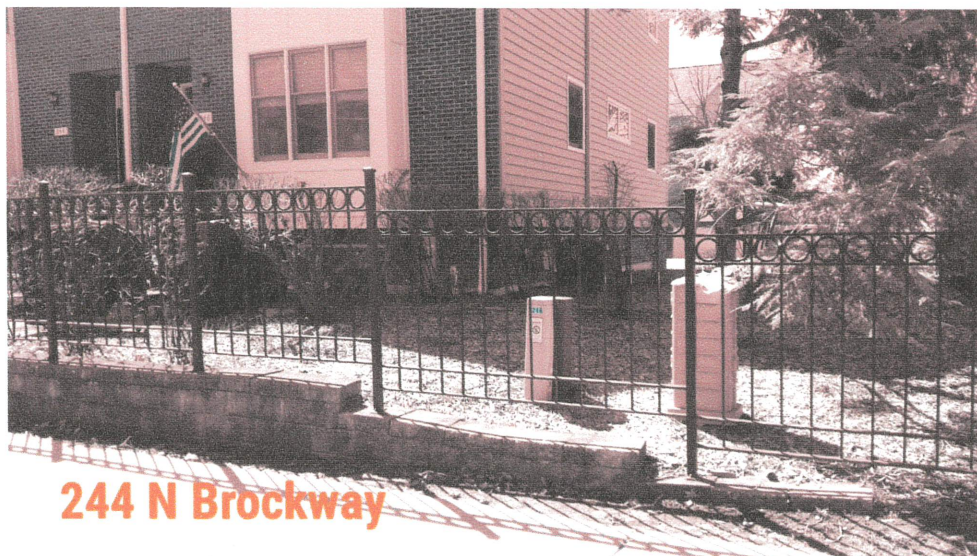
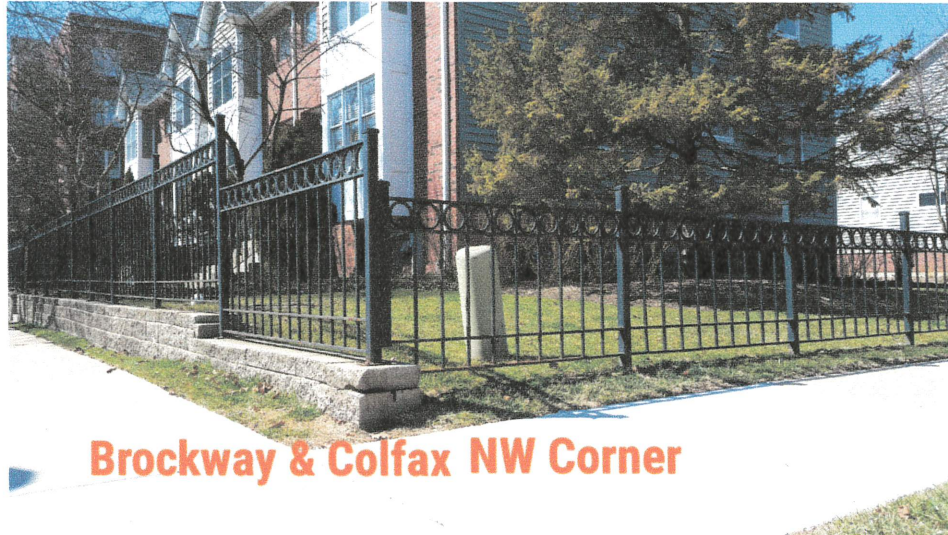
DEVELOPER TO PIPE UNDER THE
SECTION OF SIDEWALK AT BOTH
POLE LOCATIONS AND FROM EACH
PEDESTAL TO METER FITTINGS
WITH 4" SCHEDULE 40 PIPE.

COLFAX RD



ZONING PETITION for STONE GARDEN PLANNED DEVELOPMENT

Above Ground Public Utility Appurtenances permitted in Front Yards of other Palatine Developments.



ZONING PETITION for STONE GARDEN PLANNED DEVELOPMENT

Above Ground Public Utility Appurtenances permitted in Front Yards of other Palatine Developments.



PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 12, 2018 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Variation to permit 1 above ground utility appurtenance to remain in the side yard abutting a street at 229 N. Brockway Street and 1 above ground utility appurtenance to remain in the front yard of 221 N. Brockway Street, per Section 6.01 (b) of the Palatine Zoning Ordinance.

The property is commonly known as Stone Garden Subdivision (02-15-401-001-0000) - 215, 219, 221, 225, and 229 N. Brockway Street.

The Petitioner is requesting to maintain 2 installed utility boxes in their present location.

The above petition has been filed by Gary Wronkiewicz (The Stonefield Group Inc.) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 18-36
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board
of Appeals

DATED: This 28th day of May, 2018.
Published in Daily Herald
May 28, 2018 (4501305)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published May 28, 2018 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baitz
Designee of the Publisher and Officer of the Daily Herald

Control # 4501305

Attachment: Public Notice (Stone Garden Subdivision - VAR Utility Box)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 06/12/18 07:00 PM

CASE STAFF STATEMENT (ID # 4543)

217 N. Plum Grove Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Lee & Carol Abrahams

CASE NUMBER: 18-40

ADDRESS: 217 N Plum Grove Rd

PROPOSAL:

Variation to permit an accessory structure to exceed 50% of the principle structure per Section 6.01 (a) (4) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 217 N Plum Grove Rd District 6 (Helms)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
---	--

SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single Family Residential
<u>South:</u>	R-2 Single Family Residential
<u>East:</u>	R-2 Single Family Residential
<u>West:</u>	R-3 High Density Multi-Family

BACKGROUND:

The Petitioners are proposing to build a garage that exceeds 50% of the primary residence. Therefore, the Petitioners are requesting approval of the following:

Variation to permit an accessory structure to exceed 50% of the principle structure.

SITE ANALYSIS:

- The Subject Property is zoned R-2, Single Family Residential and currently does not have a garage.
- The existing residence is approximately 984 square feet. The proposed garage is 576 square feet, which is more than 50% of the primary residence (up to 492 square feet would be permitted) thus requiring a variation.

- The proposed height is approximately 14 feet, which meets code.
- The Setbacks meet code.
- Building and Lot Coverage meet 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:

Detached garages are not uncommon in the area and the addition of this garage should not impact the surrounding properties or general character of this subdivision. In addition, the setbacks, building and lot coverage percentage all meet code. Therefore, Staff recommends approval of the Variation, subject to the following condition:

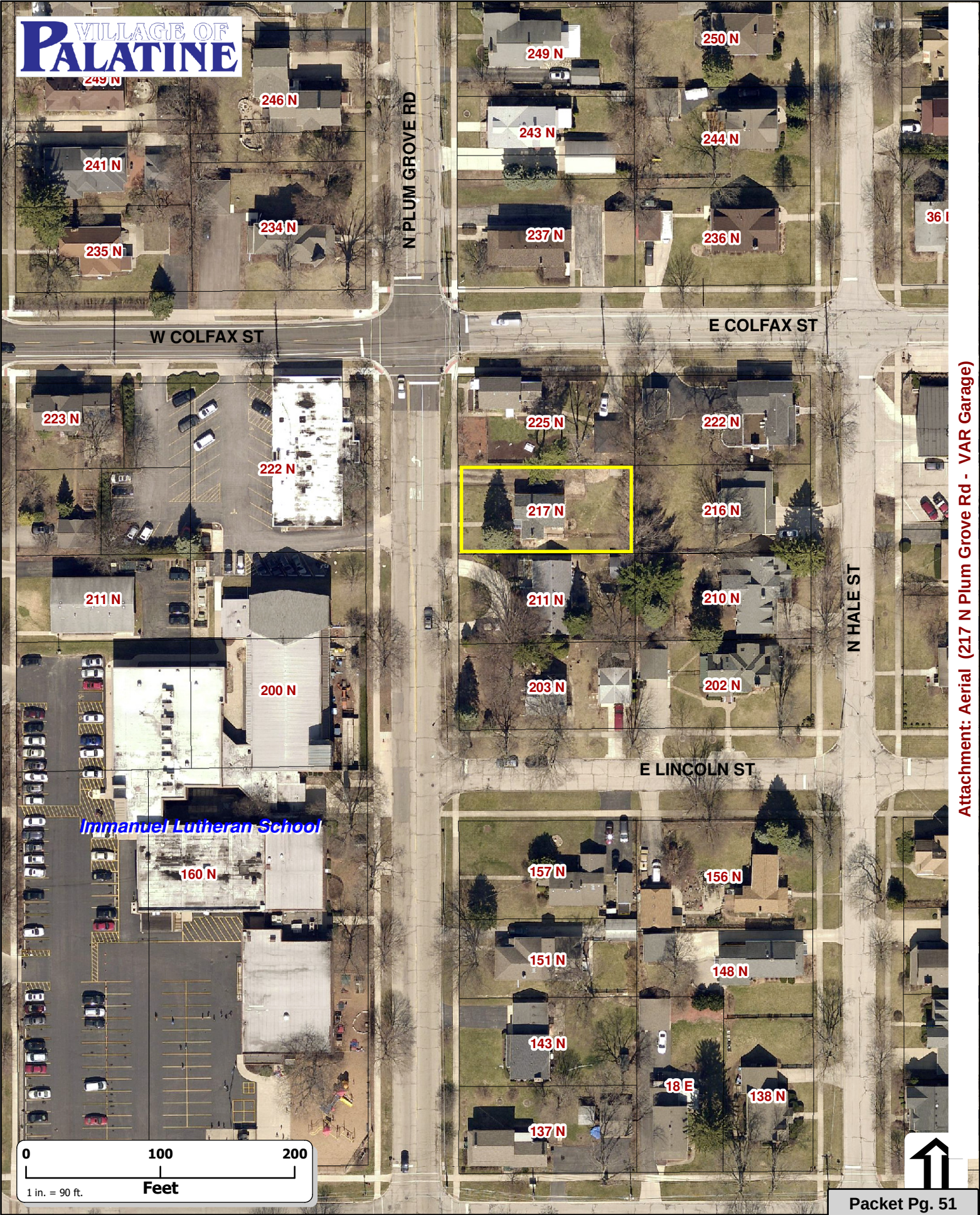
1. The Variation shall substantially conform to the site plan submitted by the Petitioners, Lee & Carol Abrahams on 3/18/2018, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Site Plan

Case Staff Statement (ID # 4543)
Meeting of June 12, 2018

- Elevations
- Public Notice



VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

Department of Planning & Zoning

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

Office Use Only	Project Planner Lyn Brennan	Zoning Case # 18-40
	Filing Fee 232	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S)		Business Name (if applicable)	
	Lee or Carol Abrahams			
	Subject Property Address 217 N Plum Grove Rd Palatine IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one)			
	☐ Special Use ☐ Special Use Amendment ☒ Variation			
	Existing Zoning District residential	Existing Land Use residential	Proposed Land Use residential	
Generally describe your request:				
Variation from 424 SF to 576 SF for proposed new Garage				

Attachment: Application (217 N Plum Grove Rd - VAR Garage)

VILLAGE OF 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

THE SIZE OF MY RESIDENCE THAT WAS BUILT IN 1887 IS SMALL AND A 2 CAR GARAGE IS NECESSARY & NOT UNUSUAL IN THE

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

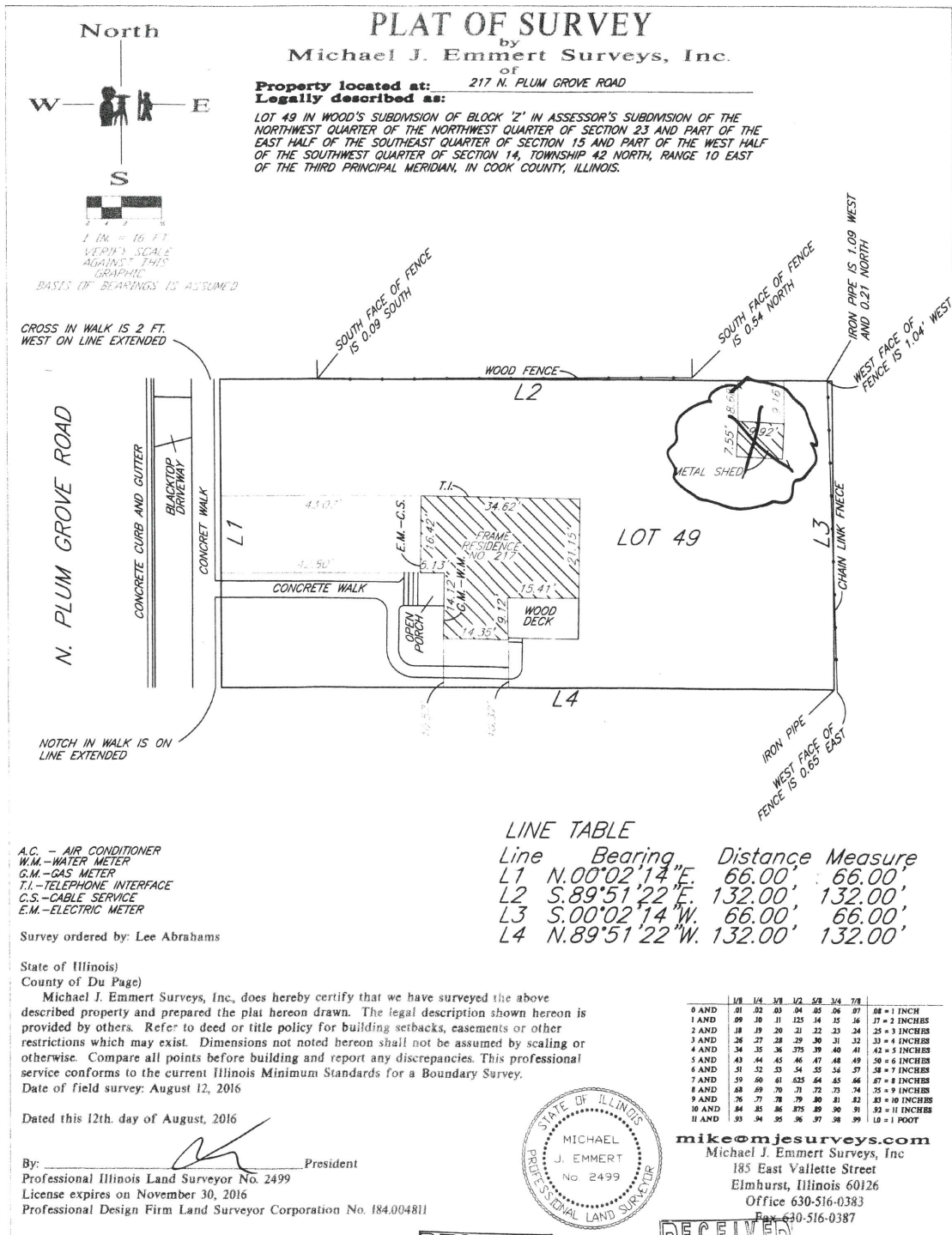
Neighbor hood NOT SMALL HOUSE STANDARD SIZE LOT 2 CAR GARAGE NOT UNUSUAL

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

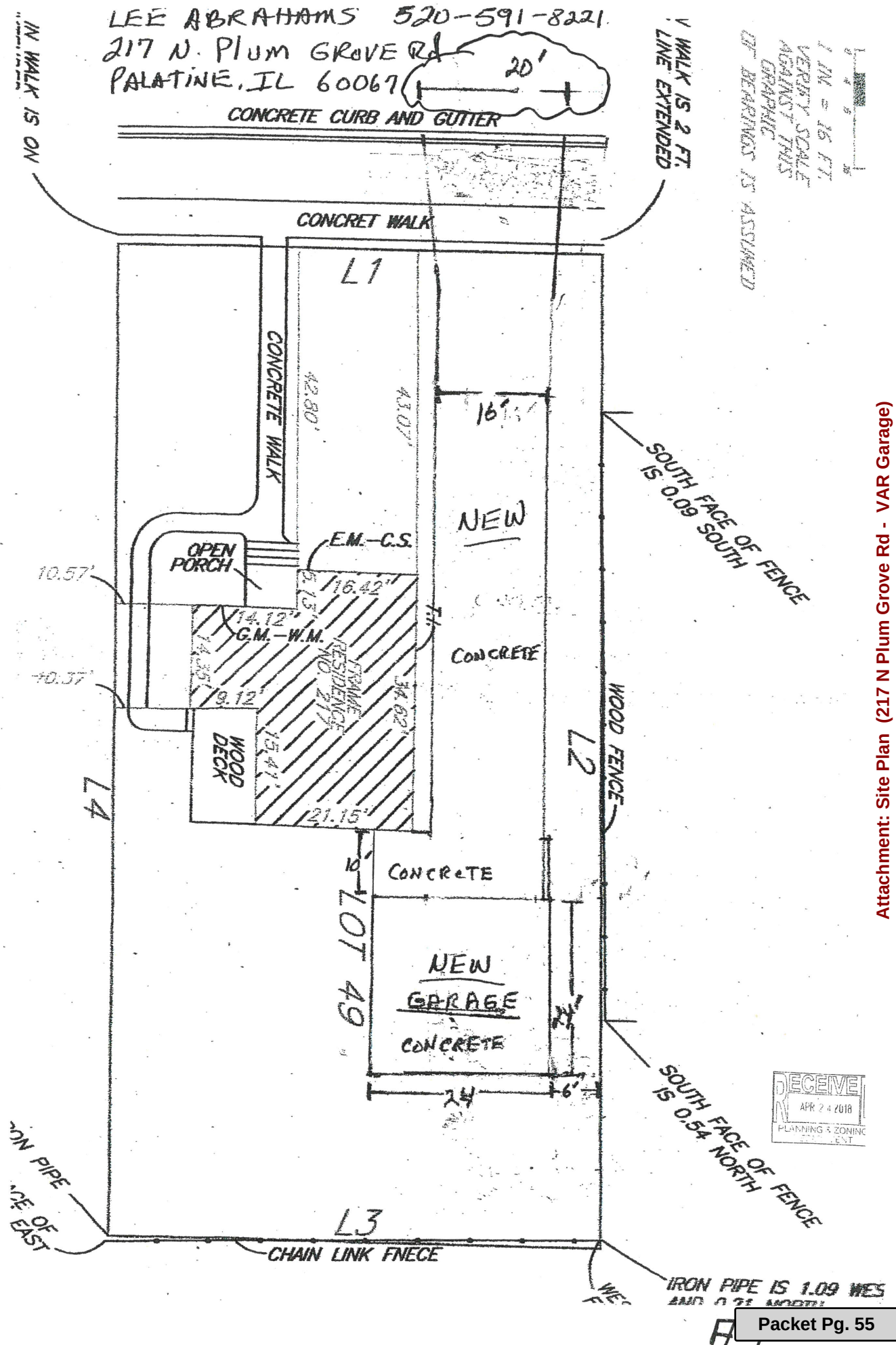
MOST OF THE HOUSES IN THIS NEIGHBORHOOD HAVE 2 CAR GARAGES OR BIGGER.

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



Attachment: Plat of Survey (217 N Plum Grove Rd - VAR Garage)



ACCESSORY BUILDING 24' X 24' = 576 SQ FT

DRAWING INDEX
A1 - PROJECT NOTES, ELEVATIONS
A2 - PLANS, SHEAR WALL SCHEDULE
A3 - SECTIONS, DETAILS

PROJECT NOTES

- DESIGN REQUIREMENTS**
- GOVERNING CODES: 2009 IBC
OCCUPANCY REQUIREMENTS: GROUP U
CONSTRUCTION TYPE: V-B
 - DESIGN SCHEDULE**
 - BUILDING SIZE
WIDTH: 24'-0"
LENGTH: 24'-0"
SIDE WALL HEIGHT: 8'-1 1/8"
TOTAL HEIGHT: 13'-11 5/8"
 - BUILDING LOADS
ROOF LIVE LOAD: 35 PSF
ROOF DEAD LOAD: 10 PSF
 - DESIGN WIND
3 SECOND GUST, V_{3s} : 90 MPH
WIND EXPOSURE: B
 - SEISMIC DESIGN CATEGORY: C
 - SITE CLASS: D
 - ROOF PITCH: 5/12

- ROOFING SCHEDULE**
 - ROOF SHEATHING SHALL BE APA RATED 7/16" THICK OSB WITH FOIL BACKING, STAGGER LAYOUT PER APA CONDITION 1.
 - 1/2" X 4" MIN UNLOCKED.
 - SHEATHING NAILING SHALL BE PER NAILING SCHEDULE.
 - LIFETIME DIMENSIONAL SHINGLES (CLASS A) (U.N.O.).
 - 1/2" ROOFING FELT.
 - TYPE "Y" METAL Drip Edge FLASHING REQUIRED ALL SIDES.
 - TRUSSES SHALL BE SPACED @ 24" OC.
 - USE SEPARATE TRUSS SHEETS FOR TRUSS FRAMING AND MATERIALS.
 - TRUSSES MUST BE BRACED ACCORDING TO THE LATEST EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE OF METAL PLATE CONNECTED WOOD TRUSSES (BCGI).
 - TRUSS CONNECTION PLATES "EAGLE METAL PLATES" ICC #ESR 1082.
 - THE TRUSS PLATE INSTITUTE (TPRI) PER CA 430 IS THE INSPECTION AGENCY RESPONSIBLE FOR IN-PLANT INSPECTIONS.
 - TRUSS MANUFACTURER: TUFF SHED, INC.
- WOOD FRAMING**
 - ALL WALL FRAMING MEMBERS SHALL BE HEM-FR (H-F) STUD GRADE OR BETTER.
 - STUDS SHALL BE SPACED @ 16" OC.
 - FASTEN EXTERIOR WALL SHEATHING TO FRAMING PER NAILING SCHEDULE.
 - PROVIDE SOLID BLOCKING AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS PER 2308.9.3.
 - SHEAR WALL MATERIAL SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
 - SHEAR WALL NAILING SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
- SOIL**
 - MIN. REQUIRED SOIL TYPE SHALL BE CLAY, SANDY CLAY, SILTY CLAY, OR CLAYEY SILT (CL, ML, MH & CH). PRESCRIPTIVE ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN IS 1500 PSF AT 12" DEEP. VALUES ARE PER TABLE 1504.2.
 - IN THE EVENT OF THE DISCOVERY OF EXPANSIVE SOILS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.
 - ALL FOOTINGS SHALL BE FOUND ON UNDISTURBED NATURAL SOIL.
 - IN THE EVENT EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.

- PERMIT**
 - PERMIT APPLICATIONS, WHERE NO PERMIT IS ISSUED, SHALL EXPIRE PER LIMITATIONS SET BY LOCAL CODES, SECTION 105.5.
 - JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE.
- GENERAL NOTES**
 - ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. BUILDER SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES, TREES, UTILITIES, ETC.
 - BUILDER IS RESPONSIBLE FOR SAFETY OF BUILDING DURING CONSTRUCTION. PROVIDE ALL SHORING OR BRACING AS REQUIRED AND PER GOVERNING REGULATIONS.
 - ALL WOOD CONSTRUCTION CONNECTORS REFERENCED IN THIS DRAWING SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - GREEN VINYL SINKER NAILS DO NOT MEET THE NAILING REQUIREMENTS OF COMMON NAILS.
- PLYWOOD DIAPHRAGMS**
 - 15/32" CDX PLYWOOD OR 7/16" OSB
- MATERIAL EVALUATION REPORT IDENTIFICATION**
 - TRUSS CONNECTION PLATES BY EAGLE METAL PLATES PER ICC-ES REPORT #ESR-1082
 - HARDIPLATE SIDING BY JAMES HARDIE BLDG PRODUCTS PER ICC-ES REPORT #ESR-405
 - SMARTSIDE SIDING BY LP CORPORATION PER ICC-ES REPORT #ESR-1301
 - LAMINATED VENEER LUMBER (LVL) PER ICC-ES REPORT #ESR-1307
 - CLASS A SHINGLES BY OWENS CORNING ROOFING PER UL EVALUATION REPORT #E848-01
 - HOU PRE-DEFLECTED HOLD-DOWNS BY SIMPSON PER ICC-ES REPORT #ESR-2330
 - 60TH ANCHOR BOLTS BY SIMPSON PER ICC-ES REPORT #ESR-2611

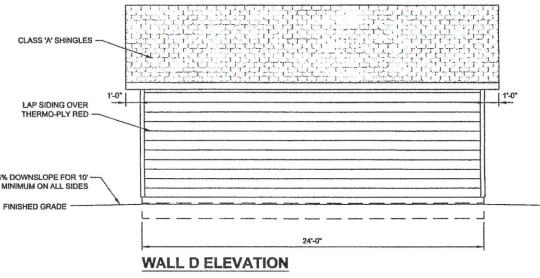
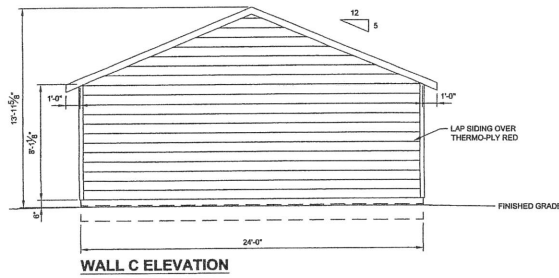
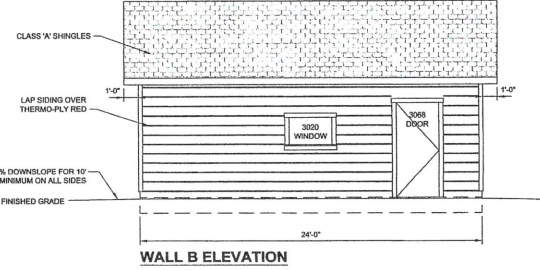
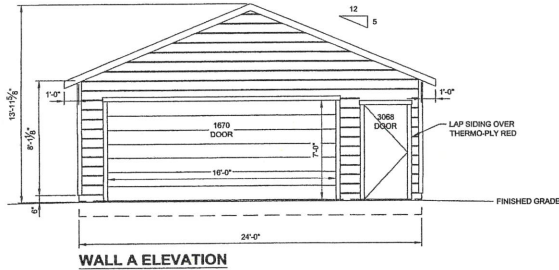
PROTECT IS DESIGNED PER THE CODES ADOPTED BY THE VILLAGE OF PALATINE

GUTTERS & DOWNSPOUTS WILL BE INSTALLED PER CODE P.C.O. SEC 6-10-2



A1

Sheet 1 of 3



PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 12, 2018 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Variation to permit an accessory structure to exceed 50% of the principle structure per Section 6.01 (a) (4) of the Palatine Zoning Ordinance.

The property is commonly known as 217 N Plum Grove Road (02-14-309-002-0000).

The Petitioner is requesting build a 576 square foot detached garage. Up to 492 square feet would be permitted per code.

The above petition has been filed by Lee and Carol Abrahams and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 18-40

VILLAGE OF PALATINE

Jan Wood, Chair

Palatine Zoning Board

of Appeals

DATED: This 28th day of

May, 2018.

Published in Daily Herald

May 28, 2018 (4501302)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published May 28, 2018 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Daule Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4501302

Attachment: Public Notice (217 N Plum Grove Rd - VAR Garage)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 06/12/18 07:00 PM

CASE STAFF STATEMENT (ID # 4545)

920 S. Harvard Drive

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Chris Melton

CASE NUMBER: 18-52

ADDRESS: 920 S Harvard Drive

PROPOSAL:

Variation to permit a driveway to exceed the driveway width to 28 feet instead the maximum 25 feet for the first 5 feet from the front lot line pursuant to Section 7.04 (i)(3) of the Palatine Zoning Ordinance.

Variation to permit a driveway to exceed the driveway width to 32 feet instead the maximum 30 feet pursuant to Section 7.04 (i)(3) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 920 S Harvard Drive District 2 (Lamerand)	<u>CURRENT ZONING:</u> R-1B Single Family Residential
--	---

SURROUNDING CONDITIONS:

<u>North:</u>	R-1B Single Family Residential
<u>South:</u>	R-1B Single Family Residential
<u>East:</u>	R-1B Single Family Residential
<u>West:</u>	R-1B Single Family Residential

BACKGROUND:

The Petitioner is proposing to extend the driveway wider than the Code allows. Therefore, the Petitioner is requesting approval of the following:

Variation to permit a driveway to exceed the driveway width to 28 feet instead the maximum 25 feet for the first 5 feet from the front lot line.

Variation to permit a driveway to exceed the driveway width to 32 feet instead the maximum 30 feet.

SITE ANALYSIS:

- The Subject Property is zoned R1-B Single Family.
- The proposed driveway exceeds the 25 foot width, as the angle of the drive increases. The petitioner is proposing to extend the driveway along the south side of the house to allow for the parking of additional passenger vehicles for the family. Due to the location of a gas line and existing stoop and in order to meet the minimum require 9 foot drive, the extended drove would be widened to 11 feet for the entire length. It would therefore exceed the maximum allowed 30 foot width (2-car garage)
- The driveway will terminate before encroaching into the minimum 2-foot setback from the lot line requirement.
- Both building and lot coverage meet 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 additional driveway width should not impact the surrounding properties or general character of this subdivision. In addition, the lot coverage percentage meets code and Engineering did not have any specific concerns with the proposal. Therefore, Staff recommends approval of the Variations, subject to the following condition:

1. The Variations shall substantially conform to the site plan submitted by the

Case Staff Statement (ID # 4545)
Meeting of June 12, 2018

Petitioner, Chris Melton on 5/21/2018, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

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

VILLAGE OF
PALATINE

Hunting Ridge School

S HARVARD DR

W YALE CT

W PARTRIDGE DR

S NIGHTINGALE DR

0 160 320
1 in. = 142 ft. Feet

Attachment: Aerial (920 S Harvard Drive - VAR Driveway)



VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner <i>Lyn Bremanis</i>	Zoning Case # <i>18-52</i>
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S)		Business Name (if applicable)	
	Brian Melton			
	Subject Property Address 920 S Harvard Drive, Palatine, IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one)			
	☐ Special Use ☐ Special Use Amendment ☒ Variation			
	Existing Zoning District R1B	Existing Land Use sidewalk/grass	Proposed Land Use driveway	
Generally describe your request: <u>Looking to extend driveway 11 feet off the south side of the house to make room for cars to be parked there in the future. We have 4 kids and expect the driveway to be full. Reason for going 11 feet is there is a gas main coming 1 foot off the side of the house that could easily be hit if driveway lane is not wide enough. Additionally there is a step leading into the side entrance of the house as well as a chimney bump out. None of these are avoidable and are the primary reasons for the request to go slightly wider.</u>				

Attachment: Application (920 S Harvard Drive - VAR Driveway)

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

My current driveway is too small to comfortably park the number of cars we would like to.

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

Father in law lives with us 3 months per year and this will provide access to his entrance on side of home. Also, gas line exists on side of home that causes need for additional width of driveway.

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

Multiple driveways with same layout already exist on our block, so it will fit in to neighborhood.

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

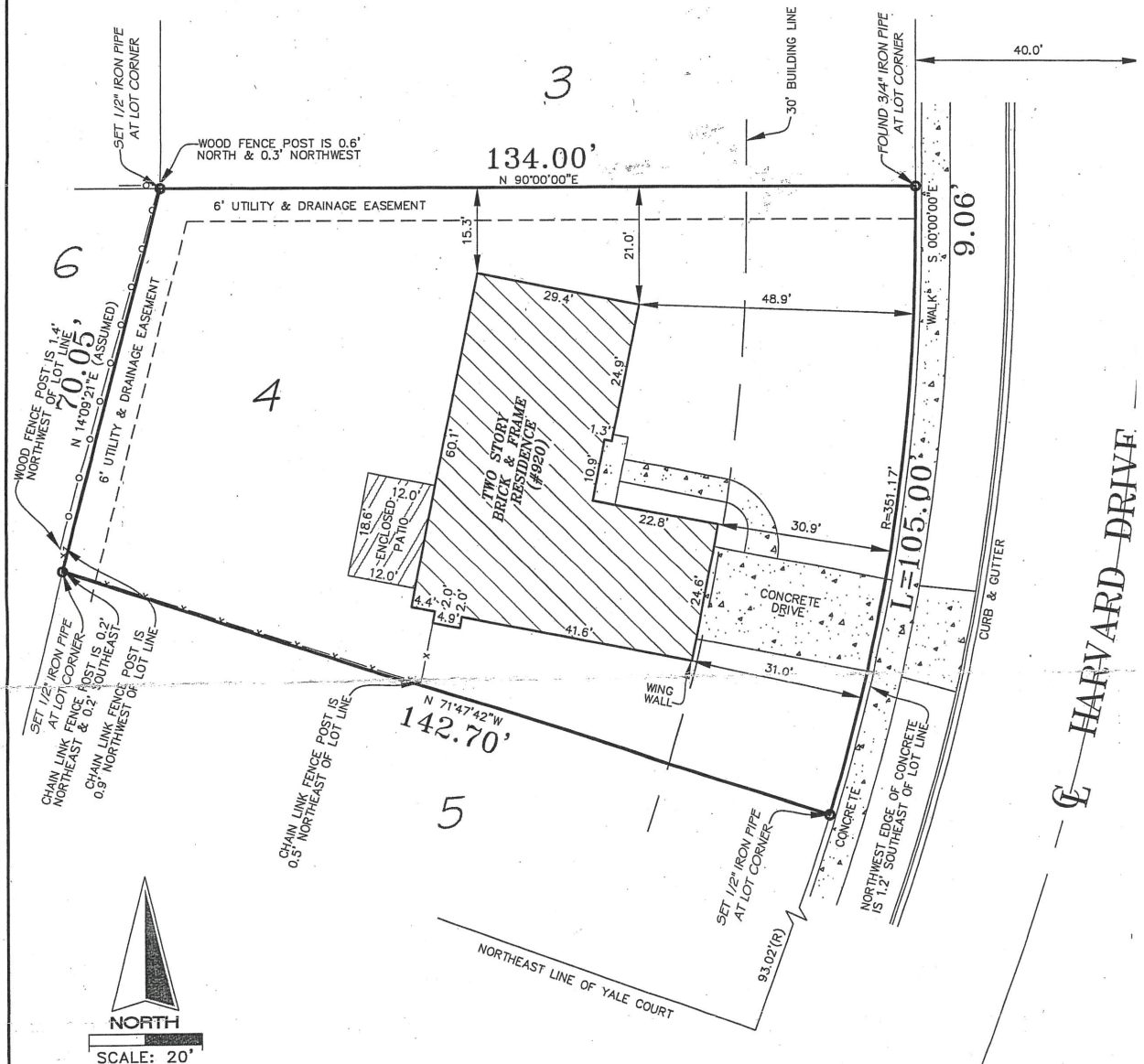
- a. The particular surroundings, shape, or topographical conditions of the property
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district
- c. The request is not based on a desire to make more money out of the property
- d. The petitioner has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

N/A

PLAT OF SURVEY

OF

LOT 4 IN BLOCK 7 IN HUNTING RIDGE UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, APRIL 4, 1969, AS DOCUMENT NUMBER 20809410, IN COOK COUNTY, ILLINOIS.



NOTE:
SOME GROUND IMPROVEMENTS MAY
NOT BE SHOWN DUE TO SNOW COVER.

LEGEND

(R/M) - RECORD / MEASURED
L - ARC LENGTH
R - RADIUS
CH - CHORD

AREA = 12,867 SQ. FT.
MORE OR LESS

PREPARED FOR: DAVID W. BELCONIS (ATTORNEY AT LAW)

JOB ADDRESS: 920 S. HARVARD DRIVE, PALATINE, IL

SELLER/BUYER: SIBCY CLINE RELOCATION SERVICES, INC.

JOB NO.: 13-02-0005

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX



FIELD WORK COMPLETED ON THE 5TH DAY OF FEBRUARY, 2013.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS
SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 6TH DAY OF FEBRUARY, 2013.

LIC. No. 2923
LICENSE RENEWAL DATE:

Packet Pg. 64

Attachment: Plat of Survey (920 S Harvard Drive - VAR Driveway)

PLAT OF SURVEY

OF

LOT 4 IN BLOCK 7 IN HUNTING RIDGE UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, APRIL 4, 1969, AS DOCUMENT NUMBER 20809410, IN COOK COUNTY, ILLINOIS.



Attachment: Site Plan (920 S Harvard Drive - VAR Driveway)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 12, 2018 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 Variation to permit a driveway to exceed the driveway width to 28 feet instead the maximum 25 feet for the first 5 feet from the front lot line pursuant to Section 7.04 (i)(3) of the Palatine Zoning Ordinance.
 Variation to permit a driveway to exceed the driveway width to 32 feet instead the maximum 30 feet pursuant to Section 7.04 (i)(3) of the Palatine Zoning Ordinance.
 The property is commonly known as 920 S Harvard Drive (02-28-205-004-0000). The Petitioner is requesting to expand their existing driveway.
 The above petition has been filed by Brian Melton and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 18-52
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 28th day of May, 2018.
 Published in Daily Herald
 May 28, 2018 (4501307)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published May 28, 2018 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4501307

Attachment: Public Notice (920 S Harvard Drive - VAR Driveway)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 06/12/18 07:00 PM

CASE STAFF STATEMENT (ID # 4544)

600 N. First Bank Drive

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: William Fager, Hands on Family Health P.C.

CASE NUMBER: 18-45

ADDRESS: 600 N First Bank Drive. Unit BB

PROPOSAL:

Special Use to permit a medical use (chiropractic) pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 600 N First Bank Drive. Unit BB District 6 (Helms)	<u>CURRENT ZONING:</u> P - Planned Development
---	---

SURROUNDING CONDITIONS:

<u>North:</u>	P - Planned Development
<u>South:</u>	P - Planned Development
<u>East:</u>	P - Planned Development
<u>West:</u>	P - Planned Development

BACKGROUND:

The Petitioner is proposing to relocate his existing chiropractic business. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a medical office (chiropractic)

SITE ANALYSIS:

- The Subject Property is zoned P - Planned Unit Development Renaissance Subdivision Ordinance #0-67-74, states that Special Uses listed in the B-2, General Business District shall be required to obtain a special use approval.
- The Petitioner is proposing to relocate and expand his existing chiropractic business currently located at 41 S Northwest Hwy, which received a Special Use for that location in 2007.

Case Staff Statement (ID # 4544)
Meeting of June 12, 2018

- Staff will include 2 full time Doctors and no support staff.
- Business hours will be Monday and Tuesday 10 AM - 5 PM, Wednesday 10 AM - 8 PM, Thursday hours will vary, Friday 9 AM - 8 PM and Saturday 8 AM - 2 PM. They expect approximately 10-12 clients per day.
- The Petitioner submitted a floor plan and do not plan to make any changes.
- The tenant space is approx. 1,700 square feet, 6 parking spaces would be required per the 1/300 standards. The property has 54 spaces. Parking requirements do not change within this use.

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The proposed use of the property as a medical office (chiropractic) would occupy a vacant tenant space and should not have a negative impact upon the surrounding uses and properties. Although this would be a new location, the Petitioner is currently operating an established office and providing these services. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, William Fager on 5/05/18 except as such plans may be changed to conform to Village Codes and Ordinances.

Case Staff Statement (ID # 4544)
Meeting of June 12, 2018

ATTACHMENTS:

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

600 N First Bank Drive

3.5.a

VILLAGE OF
PALATINE



Attachment: Aerial (600 N. First Bank Drive - SU Medical)

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)	
	William Fager		Hands on Family Health	
	Subject Property Address			
	600 N. 1st Bank Dr., Ste BB, Palatine, IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	same as above		same as above	
	Address		City/State/Zip Code	
	41 S. Northwest Hwy		Palatine, IL 60074	
	Telephone	Fax	Email	
	(847) 705-4822	(847) 705-4823	info@handsfamilyhea	
Relationship to Petitioner (contractor, architect, etc.)				
self				
TYPE OF APPLICATION (check one)				
☒ Special Use ☐ Special Use Amendment ☐ Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
Generally describe your request:				
Operate chiropractic office out of				
600 N. 1st Bank Dr, Ste BB.				

Attachment: Application (600 N. First Bank Drive - SU Medical)

VILLAGE OF PALATINE

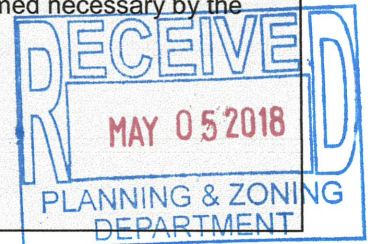
SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ 850
- ☐ 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, the use at this location is deemed necessary for the public convenience.

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

Yes the use will operate so that the public health, safety and welfare will be protected.

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

Yes, the use will not cause injury to nearby property values.

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

N/A

PLAT OF SURVEY

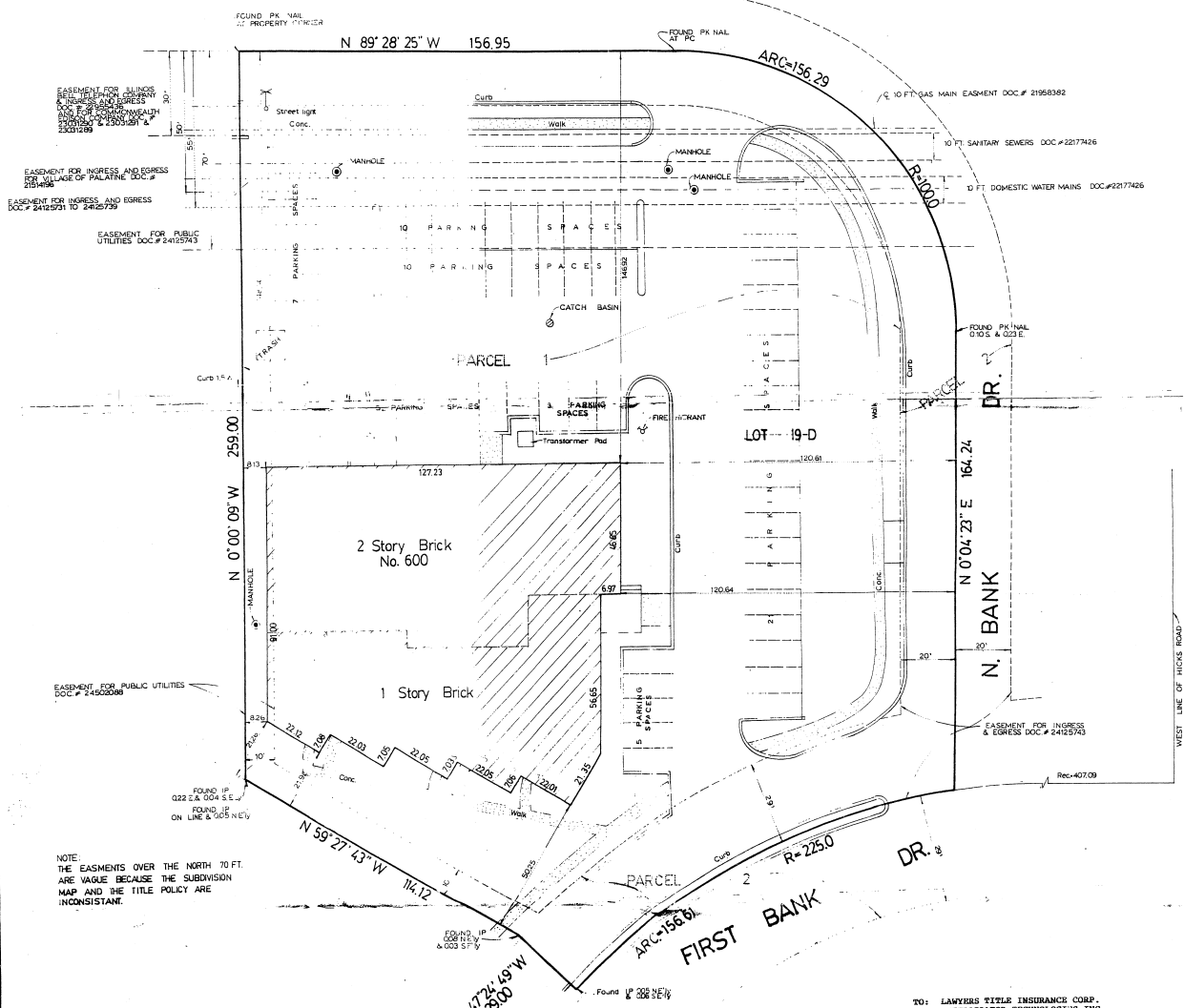
John D. McDigue
REGISTERED LAND SURVEYOR
3408 N. CICERO AVE. CHICAGO, IL 60641
PHONE: (312) 756-1344

3.5.c

PARCEL 1:
LOT 19-D IN REMAISSANCE RESUBDIVISION, BEING A RESUBDIVISION OF PART OF REMAISSANCE SUBDIVISION OF PART OF
THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK
COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH ON PLAT OF REMAISSANCE RESUBDIVISION RECORDED SEPTEMBER 24,
1977 AS DOCUMENT NUMBER 24125743 AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION
OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 9, 1978 AND KNOWN AS TRUST NUMBER 1071974, TO
JULIANN HARRIS DATED JANUARY 9, 1981 AND RECORDED FEBRUARY 25, 1981 AS DOCUMENT NUMBER 25785929 FOR INGRESS
AND EGRESS.

AREA 72547 Sq. Ft.
1.66 Acres



NOTE:
THE EASEMENTS OVER THE NORTH 70 FT.
ARE VAGUE BECAUSE THE SUBDIVISION
MAP AND THE TITLE POLICY ARE
INCONSISTANT.

TO: LAWYERS TITLE INSURANCE CORP.
MIRILABAYOR TECHNOLOGIES INC.
A R J. HERGEN SUB INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON
WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM
STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SUR-
VEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN
1986; MEETS THE ACCURACY REQUIREMENTS OF A CLASS "A" SUR-
VEY, AS DEFINED THEREIN, AND INCLUDES ITEMS OF TABLE 3
THEREOF.

CHICAGO, IL DATED THIS 11TH DAY OF April, A.D. 1992

John D. McDigue
JOHN D. MCDIGUE
ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 2230

JUN 11 2007

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
I, JOHN D. MCDIGUE, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERE-
BY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND
THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID
SURVEY.

CHICAGO, ILLINOIS, DATED THIS 11TH DAY OF April, A.D. 1992
BY: ILLINOIS REGISTERED LAND SURVEYOR NO. 2230

- | | |
|--------------------------|---------------------------------|
| WD=WOOD | CL=CHAIN LINK |
| N.F.=NORTH FACE | S.F.=SOUTH FACE |
| IP=IRON PIPE | IR=IRON ROD |
| SM=SEWER MANHOLE | CB=CATCH BASIN |
| SI=STORM INLET | EM=ILLINOIS BELL MANHOLE |
| CE=CITY ELECTRIC MANHOLE | CEM=COMMONWEALTH EDISON MANHOLE |
| FW=THREE WITH DIAMETER | FI=FIREFIGHTER |
| LP=LIGHT POLE | UP=UTILITY POLE |
| S=SIGN | WV=WATER VALVE |
| G=GAS BUFFALO BOX | WB=WATER BUFFALO BOX |

SCALE: 1 INCH EQUALS 20 FEET
Distances are marked in feet and decimal parts thereof.

ORDERED BY: *Scott, Potts & Pouse*
DRAWN BY: *A.S.*
SURVEYED BY: *A.S.*
ORDER NO.: *92-227*

Hands On Family Health, P.C.

Tara L. Whiteman-Fager, D.C.

William S. Fager, D.C.

May 7, 2018

Re: Hands on Family Health, P.C.
Business Plan

Business Plan for new office location at 600 N. 1st Bank Dr., Suite BB, Palatine

To whom it may concern,

Hands On Family Health, P.C. plans to move its location effective July 1, 2018. The new location will be 600 N. 1st Bank Dr., Suite BB in Palatine. Hands On Family Health, P.C. plans to operate its Chiropractic practice within the location. The goal is to provide patients pathways to health and wellness. Our business hours plan to be Mondays 10 am – 5 pm, Tuesday 10 am – 5 pm, Wednesday 10 am -8 pm, Thursday hours will vary, Friday 9 am – 8 pm, and Saturday 8 am – 2 pm. We do accept walk ins by appointment or by simply walking in. Our average number of patients per day is 10-12. Hands on Family Health, P.C. has two owners that provide the Chiropractic and health services as well as the office every day operations. There are no assistants or receptionist, or other employees at Hands On Family Health, P.C. This approach helps Hands on Family Health treat and serve the patients better.

Thank-you for the opportunity to continue to serve the community of Palatine. Be well

Sincerely,



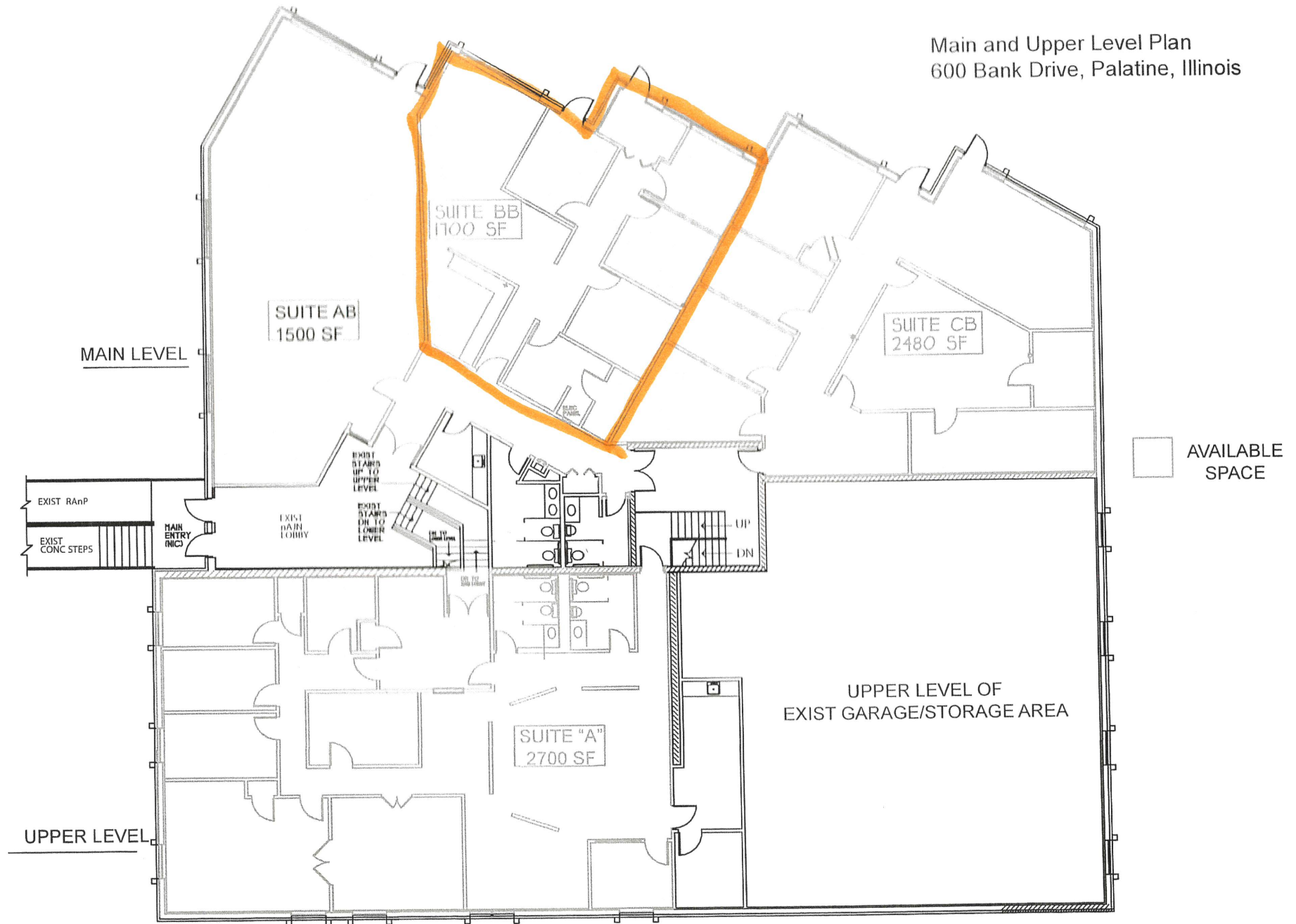
William Fager, D.C.

41 S. Northwest Highway
Palatine, IL 60074

847-705-4822 (phone)
847-705-4823 (fax)
handsonfamilyhealth@hotmail.com

Attachment: Business Plan (600 N. First Bank Drive - SU Medical)

Main and Upper Level Plan
600 Bank Drive, Palatine, Illinois



ARCHITECT: CHRIS GEORGE, P.C.
124 HILL STREET, MT. PROSPECT, IL 60056-2731
(847) 699-8150 FAX (847) 699-8151
JOB #5991

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 12, 2018 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a medical use (chiropractic) pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.
 The property is commonly known as 600 N. First Bank Dr. Suite BB (02-14-100-068-0000).
 The Petitioner is requesting to relocate his existing chiropractic office.
 The above petition has been filed by William Fager, Hands of Family Health P.C. and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 18-45
VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
DATED: This 28th day of May, 2018.
 Published in Daily Herald May 28, 2018 (4501306)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published May 28, 2018 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY 
 Designee of the Publisher and Officer of the Daily Herald

Control # 4501306

Attachment: Public Notice (600 N. First Bank Drive - SU Medical)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 06/12/18 07:00 PM

CASE STAFF STATEMENT (ID # 4546)

1407 E. Norman Drive

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Nicole Curylo

CASE NUMBER: 18-44

ADDRESS: 1407 E Norman Drive

PROPOSAL:

Variation to permit lot coverage to be 56 percent instead of the maximum permitted 45 percent pursuant to Section 10.06 (g) (1) (b) of the Palatine Zoning Ordinance.

Variation to permit a patio to be set back 0 feet from the side lot lines instead of the required 2 feet pursuant to Section 10.01 (d) (3) (b) of the Palatine Zoning Ordinance.

Variation to permit an accessory structure to be located 3 feet from principal structure instead of the minimum required 10 feet pursuant to Section 6.01 (a)(2)(b) of the Palatine Zoning Ordinance.

Variation to permit an accessory structure to be set back 0 feet, instead of the minimum required 5 feet pursuant to Section 6.01 (a) (2) (b) of the Palatine Zoning Ordinance.

Variation to permit an accessory structure to be located in an easement pursuant to Section 6.01 (a)(3)(c) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 1407 E Norman Dr District 5 (Kozlowski)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
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SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single Family Residential
<u>South</u>	R-2 Single Family Residential
<u>East:</u>	R-2 Single Family Residential
<u>West:</u>	R-2 Single Family Residential

BACKGROUND:

The Petitioner is requesting relief for the work completed without a permit including adding pavement, adding a shed and replacing a shed in an easement. Therefore the Petitioner is requesting the following relief:

Variation to permit lot coverage to be 56 percent instead of the maximum permitted 45 percent.

Variation to permit a patio to be set back 0 feet from the side lot lines instead of the required 2 feet.

Variation to permit an accessory structure to be located 3 feet from principal structure instead of the minimum required 10 feet.

Variation to permit an accessory structure on the lot line instead of the minimum required set back 5.

Variation to permit an accessory structure to be located in an easement.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family Residential. The work was completed without a permit, which the Village became aware of through drainage complaint made to the Village.
- The Petitioner constructed a paver patio and walkway to the property line, instead of the minimum required 2-foot setback. Also, the installed pavers increase the lot coverage to approximately 56%, whereas the maximum allowed is 45%.
- A shed was added in the side yard to the west and is on the property line and 3 feet way from the primary structure, with a minimum 10 feet being required. Both of these require variations.
- An existing shed was replaced in the rear of the property and did not receive relief for a shed in the easement. This also requires a variation and the Petitioner is required to get utility company approvals for its placement.
- Both sheds are under 15 feet and meet code for height.
- The one unique characteristic to this property is there is a public walkway to the west that is not associated with a street.
- Building coverage meets code at 27%, with a maximum 35% allowed.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	Lot coverage is large at 56% (+10%). The Winston Park area is changeling to drain. As such, the Village Engineer and Department of Public Works cannot support this variation. The chance of increased runoff from the property to adjacent properties is likely.
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 constructed patio and sidewalk and replaced an existing shed without a permit. While the smaller shed did not require a permit, it is still required to meet the setback requirements for an accessory structure. Through a drainage complaint, about additional runoff caused by the patio, the Village became aware of the work without a permit.

The Village Engineer and Department of Public Works cannot support the requested relief for the patio and service walk, given the neighborhood history of drainage issues. The shed in an easement replaced an existing shed in a similar location and Staff does not have any concerns with that relief request, provided that a building permit and utility approval are obtained. Based upon the drainage considerations and identified concerns, Staff recommends denial of the patio and service walk variations, as presently constructed. If the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

1. The Variations shall substantially conform to the site plan submitted by the Petitioner, Nicole Curylo, except as such plans may be changed to conform to Village Codes and Ordinances.

2. The site plan shall be revised in a manner acceptable to the Village Engineer, in order to address any identified stormwater concerns.
3. If any grading changes are necessary on any of the surrounding neighboring properties (with a 0 foot setback), written consent from said property owners shall be required.

ATTACHMENTS:

- Aerial
- Application
- Site Plan
- Photos submitted by Petitioner
- Public Notice

1407 E Norman Drive

3.6.a

VILLAGE OF
PALATINE



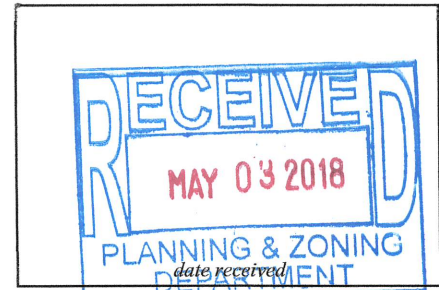
Attachment: Aerial (1407 E Norman Drive - VAR setback, lot coverage, easements)



SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner <i>Lyn Bremanis</i>	Zoning Case # <i>18-43</i>
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S) Nicole Curylo		Business Name (if applicable)		
	Subject Property Address 1407 E Norman Drive, 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) ☐ Special Use ☐ Special Use Amendment ☒ Variation				
	Existing Zoning District		Existing Land Use		Proposed Land Use
	Generally describe your request:				
	1. Requesting variation of permit lot coverage to be 56% instead of the maximum permitted 45% 2. Requesting variation to permit a patio to be set back 0 feet from the side lines instead of the required 2 feet. 3. Requesting variation to permit an accessory structure (shed) to be located 3 feet from principal structure instead of the minimum required 10 feet. 4. Requesting to permit an accessory structure to be located on the easement in the backyard. 5. Requesting an accessory structure (shed) to be 0 feet off the lot line instead of the required 5 feet.				

Attachment: Application (1407 E Norman Drive - VAR setback, lot coverage, easements)



VARIATION

Required Materials

- ☐ Filing Fee of \$ 232
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & 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

Does not apply

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

See attached

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

The character will not be altered if granted

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

UNIQUENESS OF PROPERTY

- Our backyard lot size is much smaller than many of the surrounding neighbors. For example, our house sits 17 feet further back than our next door neighbor (1415 E Norman Drive) which decreases are overall backyard size.
- There is a public walkway (crosswalk) that measures 6 feet by 10 inches that is between us and our neighbors.

REASONS FOR IMPROVEMENTS (variations)

- The sheds are necessary for storage due to the fact that our 2 car garage is very small and our SUVs give us no extra space for storage.
- The structure (shed) in the backyard is on the easement due to the fact it replaced a permitted shed (permit #10158, issued 6/29/1990) due to the animals eating away at the bottom which made it unrepairable. Also, it was placed on the easement due to the size of our backyard.
- The backyard paver/patio is simply uniform to the existing cement patio
- The side brick paver/patio does not set back the required 3 feet due to there is a unique crosswalk.
- The side shed doesn't impair neighbors supply of light, air, or increase danger of fires and doesn't endanger the public safety due to the fact it is adjacent to our fence which is adjacent to the crosswalk.
- Our side shed is not 5 feet off the lot line due to the fact it would blok our side windows which would prevent air and natural light.



ADAMS AND ADAMS
ILLINOIS REGISTERED LAND SURVEYORS

301 NORTH WILLE STREET
MOUNT PROSPECT, ILLINOIS 60056
PHONE: 255-3512

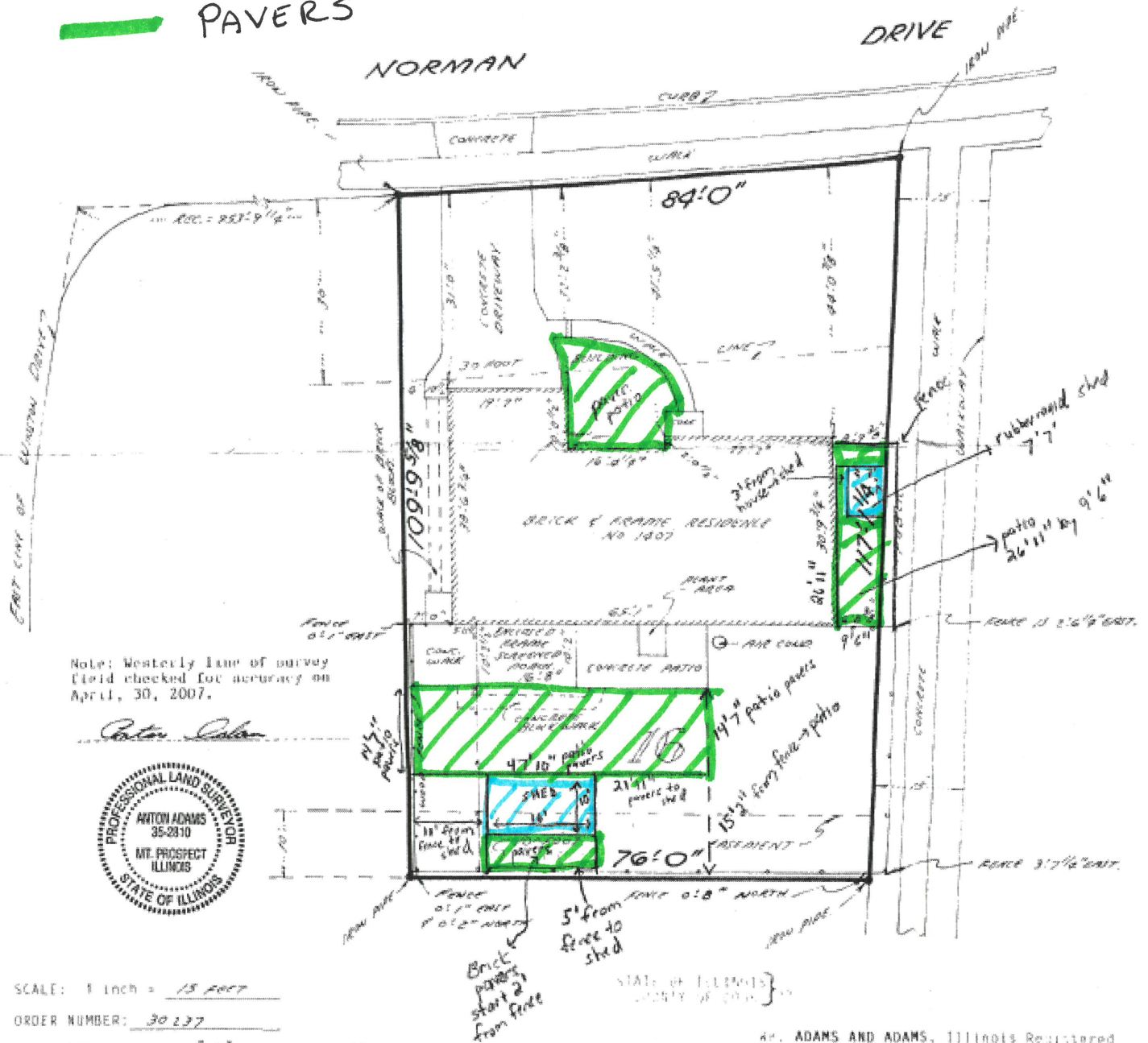
PLAT OF SURVEY OF

ANTON J. ADAMS #35-1423
ANTON ADAMS #35-2810

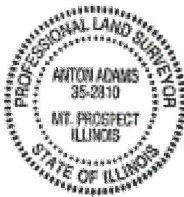
Lot 16 in Block 14 in WINSTON PARK NORTHWEST UNIT NUMBER 1, being a Subdivision in Section 13, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded July 30, 1997 as Document Number 16372096, in Cook County, Illinois.

SHEDS

PAVERS



Note: Westerly line of survey field checked for accuracy on April, 30, 2007.



SCALE: 1 inch = 15 FEET

ORDER NUMBER: 30137

FIELD BOOK: 42-10-17 PAGE: 165

ORDERED BY: William J. Durey

CAUTION: Compare description in this plat with your deed, abstract or certificate of title; also compare all prints before building by same and at once report any difference. Building lines shown only where they are so recorded in the map; otherwise refer to your deed, abstract or Zoning board.

STATE OF ILLINOIS
COUNTY OF COOK

WE, ADAMS AND ADAMS, Illinois Registered Land Surveyors, hereby certify that we have surveyed the property described above and that the plat herein drawn is a correct representation of said survey. Measurements are all reduced to a standard of 62 degrees Fahrenheit.

MOUNT PROSPECT, ILLINOIS, Nov 30TH A.D. 19 20

Anton J. Adams
ILLINOIS REGISTERED LAND SURVEYOR

Attachment: Site Plan (1407 E Norman Drive - VAR setback, lot coverage, easements)



Attachment: Photos submitted by Petitioner (1407 E Norman Drive - VAR setback, lot coverage, easements)



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PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 12, 2018 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 Variation to permit lot coverage to be 56 percent instead of the maximum permitted 45 percent pursuant to Section 10.06 (g) (1) (b) of the Palatine Zoning Ordinance.
 Variation to permit a patio to be set back 0 feet from the side lot lines instead of the required 2 feet pursuant to Section 10.01 (d) (3) (b) of the Palatine Zoning Ordinance.
 Variation to permit an accessory structure to be located 3 feet from principal structure instead of the minimum required 10 feet pursuant to Section 6.01 (a)(2)(b) of the Palatine Zoning Ordinance.
 Variation to permit an accessory structure to be located in an easement pursuant to Section 6.01 (a)(3)(c) of the Palatine Zoning Ordinance.
 Variation to permit an accessory structure to be set back 0 feet instead of the minimum required set back 5 feet pursuant to Section 6.01 (a) (2) (b) of the Palatine Zoning Ordinance.
 The property is commonly known as 1407 E Norman Drive (02-13-408-013-0000).
 The Petitioner is requesting relief from lot coverage, setbacks and sheds that already exist.
 The above petition has been filed by Nicole Curylo and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 18-44
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 28th day of May, 2018.
 Published in Daily Herald
 May 28, 2018 (4501303)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published May 28, 2018 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Laurel Baltz
 Designee of the Publisher and Officer of the Daily Herald

Control # 4501303

Attachment: Public Notice (1407 E Norman Drive - VAR setback, lot coverage, easements)