



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 9, 2020

Village Hall - Council Chambers

Regular Meeting

7:00 PM

Note: The June 9, 2020, the Zoning Board of Appeals meeting will take place in the Village Council Chambers (located at 200 E. Wood Street). The meeting will also be broadcast live on Comcast Channel 6 and streamed live through the Village's 'Agenda & Minutes' section of our website (www.palatine.il.us). Village Hall will be open for any member of the public that would like to provide comment or testimony regarding an agenda item at the meeting, while still adhering to the Governor's Executive Orders. If a member of the public cannot access the meeting through one of the above means, please contact the Department of Planning and Zoning at (847-359-9046) by no later than 3 PM on Tuesday, June 9th to be provided with a call in code.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Mar 10, 2020 7:00 PM

III. PUBLIC HEARING

1. 7 N. Bothwell Street

Special Use for as accessory Piercing Store, pursuant to Section 11.02 (d) (17) of the Palatine Zoning Ordinance.

Special Use for a Unique Use to permit an accessory Tattoo Removal use, pursuant to Section 11.02 (d) (23) of the Palatine Zoning Ordinance.

2. 1142 E. Dundee Road

Special Use to permit an Eye Clinic (medical office) pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.

3. 1930 N Rand Road

Special Use to permit automobile service and repair pursuant to Section 11.06 (e) (20) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



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

MINUTES • MARCH 10, 2020

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	Present	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Absent	

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Feb 25, 2020 7:00 PM - **Accepted**

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

Minutes Acceptance: Minutes of Mar 10, 2020 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 1355 N King George Court - **Recommended to Approve**

Sworn in staff: Ms. Lyn Bremanis

Sworn in petitioner: Mr. Brad Sashko, property owner, 1355 N King George Court

Mr. Sashko stated that the sunroom has been constructed. The rear required rear yard setback is 40 feet, his is currently at approximately 35 feet. He moved into the house approximately 2 years ago. We wanted to remove and reconstruct the unsafe deck. He started the process with Mr. Nelson, the Village Plan Reviewer, after watching his kids play on the deck, he made the decision that it had to be done, so he met with Mr. Nelson, he was overwhelmed and made the rash decision and went ahead and started working without the building permit. It was a poor decision, he did a lot of research he had a great discussion with Mr. Nelson, but he was impatient and accepted the responsibility and accountability of his actions, he will work with Community Services and will make sure the sun room was built according to the standards and codes. What was overlooked was the zoning ordinance, the rear set back is 40 feet, the setback is currently at 35.99 feet.

Ms. Wood asked what the distance of the encroachment is.

Ms. Bremanis stated that it is approximately 4.01 feet encroachment.

Ms. Wood asked if the entire back area is encroached.

Ms. Bremanis stated that it is only a small area.

Mr. Luszczyk asked the petitioner if he has spoken to his neighbors in regards to this.

Mr. Sashko stated at he spoke to his neighbors directly behind him at 1358 Pepper Tree, the neighbor was aware of the public notice and hopes he enjoys. His neighbor had no issues with it. Mr. Sashko also stated that he has a letter from the next-door neighbor; who was mostly affected by it. Even though the permit is not issued yet, the neighbor is still in support of it.

Mr. Luszczyk asked the petitioner if he received the permit yet.

Mr. Sashko responded that no, it is part of the whole process.

Ms. Bremanis stated that the permit will not be issued until we find out if this request will be granted. If it is not, he could not go ahead with the project.

Mr. Sashko stated that the feedback that he has received from the plan reviewer, Sanyokta Kapur and Planning and Zoning, was that he had to modify a staircase that was pre-existing. The deck that he built had to be modified because the stairs that were pre-existing are not within 3/8 inch steps and he had to add electrical to make sure the stairs are lighted.

Ms. Wood asked if he could have made it less than the 4 - 5 feet that he is over and how would it affect the plans.

Mr. Sashko stated that he used the exact same measurements as the pre-existing deck. The size of the sunroom is almost 2/3 of the size and the other portion is being used for the deck.

Ms. Wood asked if it was the deck that was there.
Mr. Sashko replied that he replaced the deck. The posts were not to code, there was surface concrete only, so he completely ripped them out.

For clarification, Ms. Wood asked when purchased a home, the deck was there and it was in disrepair.

Mr. Sashko answered yes.

Ms. Wood asked if he wanted to make it a 3 season room or sunroom on the same dimensions.

Mr. Sashko answered yes.

Mr. McGinn asked the petitioner to describe the landscaping that is in between his property and 1358 Pepper Tree.

Mr. Sashko replied that there is a fence line of 5 feet on his property line and there is landscaping on his side. There is all brush and trees on the other side of the 5 feet area. Mr. Sashko also stated that with the thick landscaping that he didn't even realize that his neighbors had a shed in the back of their property.

Mr. Dittrich had a question for staff; did the previous deck have a special use?

Ms. Bremanis stated that the codes for decks can encroach up to 25 feet in the rear yard from the lot line. Where this changed was this is no longer a deck, it is an addition, so now it follows the 40 foot setback. If he would've just replaced the deck, it would've been up to code.

Ms. Roth-Wurster had a question for staff; are we aware if there any homes where there any accessory structures that are within 35 feet that don't meet the 40 feet requirement?

Ms Bremanis stated that she is not aware of any. This is a uniquely shaped lot the way it is laid out.

Ms Wood asked staff what are the dimensions of the addition?

Ms. Bremanis stated that they are 15.67 x 19 feet or about 298 square feet.

Ms. Wood asked staff if there was any other information.

Ms Bremanis stated that the Subject Property is zoned R-2 Single Family Residential.

The proposed sunroom is 15.67 feet X 19 feet and the rear yard setback is 35 feet.

The addition is a one-story structure and meets code for height at 15.25 feet.

Both building and lot coverage meet code (approximately 15% and 24%).

A letter indicating support for the requested relief was submitted by the property owner at 1367 King George Court, which is directly north of the subject property and shares the interior side yard.

STAFF RECOMMENDATION:

The Petitioner applied for a building permit to replace the deck, with a sunroom in July 2019; however, the permit was never issued. As a follow-up to the initial building permit review, the Petitioner was sent a review letter advising that if the deck structure were to be converted to a sunroom, a rear yard setback reduction would be required. Ultimately, the Petitioner constructed the sunroom, without the required building permit.

While Staff does not believe the Special Use would alter the essential character of the neighborhood, the Petitioner constructed the sunroom in the absence of a building permit and required zoning relief. 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 conditions:

1. The Special Use shall substantially conform to the elevation plan and site plan submitted by the Petitioner, Brad Sashko, except as such plans may be changed to conform to Village Codes and Ordinances.

Public hearing was closed.

Mr. Dittrich stated that the petitioner met the conditions for the special use and understands that the permit was not received a head of the time, he sees no issues with the encroachment.

Mr. McGinn stated that it is a uniquely shaped lot also the neighbor at 1358 does not have an issue and furthermore, there is a lot of landscaping and trees, you will not be able to notice it.

Motion to approve subject to staffs conditions

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to the Village Council on April 13, 2020.

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

2. 2391 N. Hicks Road - **Recommended to Approve**

Sworn in petitioners: Mr. Terry R. Yormark II, Lake Cook Commons, LLC. property owner 16 Vanderbrook Drive, South Barrington and Ms. Kristina Gaardbo & Mr. Greg Gaardbo 665 Woodland Road, Palatine business owners

Ms. Gaardbo stated that they have been at 773 N Quentin Rd, opened as an event space in October 2016. Previously, they were using the space as a commissary. She stated by March 2017 they opened as a successful restaurant on the weekends. They are celebrating their 3rd anniversary in March. Ms. Gaardbo indicated they are looking to expand in size, seating and hours. The demand is there, the customers are requesting more seating and hours. Ms. Gaardbo stated they are happy with the space. She indicated the hours of operations would be 6 days per week, but they are asking for 7 days per week since they are seeking a Class "D" liquor license. Ms. Gaardbo stated they are not necessarily looking to operate during until midnight but more around 8 or 9 PM unless there are hosting an event. The menu will expand, but will still be Texas BBQ. Ms. Gaardbo explained they will be adding specials and combo plates. She indicated they are trying to give the customers what they are requesting, and bring more people to their business and into Palatine. It's a great location to get other communities to come to the area and create more revenue for Palatine as well.

Ms. Wood asked for a little more information about the outdoor seating. Will there be music, lighting and what the hours will be?

Ms. Gaardbo replied that it will be on the outside wall closest to Lake Cook Road; the current dimensions are 35' X 18'. There will have picnic tables with lights and an awning, and possibly some music. Outdoor seating hours correspond with restaurant hours.

Ms. Wood asked what the distance is from the patio to the residences.

Ms. Bremanis stated that is approximately 300 feet from the corner of the building where the patio will be to the residences.

Ms Wood asked what type of lighting will be provided on the patio.

Mr. Gaardbo responded that it will be string lighting, more decorative. He presented a photo of a patio with the lighting they would like to emulate.

Mr. Cavanaugh asked if the vehicles will be parked in back of the building closer to the residents. Mr. Cavanaugh asked they describe the truck details.

Ms. Gaardbo said they will be removing the letters off of the vehicle known as "Mad Max" or it will be counted as signage. It is used as a catering vehicle. It will be park on an angle near the patio to provide atmosphere and also we will have access to it for events. There will be 3 vehicles, the event truck, "Mad Max" and the wood truck. The vehicles give character to the building, and people love to come and take pics in front of the truck.

Ms. Wood reviewed the photo of a similar patio provided by Ms. Gaardbo and asked if this is what she had in mind of the patio.

Ms. Gaardbo responded yes. She further indicated is also aware that building permits will be required for the outdoor area.

Ms. Wood asked staff if they need to address anything as far as the outdoor sound goes.

Ms. Bremanis stated that there are regulations for sound and if they were ever to bring in live entertainment, they would need a separate permit for that.

Ms. Wood asked if it was just music playing outdoors that would be ok.

Ms. Bremanis said yes, as long as it follows our code.

This property is zoned Planned Development and follows the B-2 standards. The current special use includes the restaurant, catering, and cooking classes. All of those uses will come to this location. There are 12-15 employees planned at this location. 77 seats are proposed for the restaurant. The outdoor seating will have 20 seats for seasonal use. There are 125 spaces, 119 are required. Three commercial vehicles will come to this location and 2 other would be stored off-site. Screening will be required on the east side of the property from the residential property. No other departments had any other issues for review.

Mr. Cavanaugh stated that he saw the photo with the handicapped spot was relocated to the front. He asked if is it 2 for the whole shopping center? Is that sufficient?

Ms. Bremanis stated that she is not sure what the regulations are. If it didn't meet code, it is under existing conditions, they have room, so if it is necessary they can add them.

Mr. Yorkmark said they just recently redid the parking lot. The number of handicapped spots are sufficient; no spots are being removed. There are 125 spaces, 119 are required. They spent more than \$250,000. This is a Palatine success story and I'm glad they decided to stay in Palatine.

The Petitioner is proposing to relocate an existing restaurant and catering business to a vacant tenant space in Lake Cook Commons. The proposal includes the addition of an outdoor seating area and the relocation of three vehicles that are used to add atmosphere, two of which will be used for offsite catering events as well. Lake Cook Commons will have 125 parking spaces once the outdoor area is added. With the addition of the restaurant the site will still be over parked by 6 spaces, therefore Staff does not have any parking concerns.

As the proposed use would be occupying a vacant tenant space previously occupied by another restaurant/convenient mart, it should not have a negative impact on the surrounding properties. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the business plan, including the commercial vehicle parking plan, submitted by the Petitioner on 2/15/20 and the

floor plan and site plan prepared by the architect, J. DiMaria Architecture, LLC on 2/19/2020, except as such plans may be changed to conform to Village Codes and Ordinances. The business plan should be revised to include the intended use of the 4 parking spaces, directly north of the outdoor seating area, as employee parking for Chicago Culinary Kitchen. This would further limit the frequency of use and turnover for those spaces.

2. A final landscaping/fencing plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
3. None of the commercial vehicles/trailers will be utilized including for cooking or food storage, holding, or preparation, without the review and approval from the Village of Palatine.

Public hearing was closed.

Mr. Cavanaugh made a motion to approve the Special Use subject to Staff's condition; seconded by Ms. Roth-Wurster.

Mr. Cavanaugh states this is a great use of a vacant spot. It will be a valuable resource to this part of town.

Ms. Roth-Wurster - Agreed. The standards have been met, this is a great use of the space. This is a wonderful Palatine success story.

Ms. Wood - Agree, it will have a positive impact to the community. When their name is mentioned, it is a successful business, they are active in the community and in the Chamber of Commerce. Great idea adding the outdoor area and a great idea to expand and it'll help contribute to Palatine in a positive way.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to the Village Council on March 16, 2020.

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

IV. COMMUNICATIONS**V. ADJOURNMENT**

Minutes Acceptance: Minutes of Mar 10, 2020 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 06/09/20 07:00 PM

CASE STAFF STATEMENT (ID # 6050)

7 N. Bothwell Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Martha Pafralides, Bead World

CASE NUMBER: 20-18

ADDRESS: 7 N. Bothwell Street

PROPOSAL:

Special Use for as accessory Piercing Store pursuant to Section 11.02 (d) (17) of the Palatine Zoning Ordinance.

Special Use for a Unique Use to permit an accessory Tattoo Removal use pursuant to Section 11.02 (d) (23) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 7 N. Bothwell Street District 6 (Helms)	<u>CURRENT ZONING:</u> B-1 Shopping Center District
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SURROUNDING CONDITIONS:

North:	Railroad Avenue and Union Pacific Railroad Tracks
South:	B-1 Shopping Center District
East:	B-1 Shopping Center District
West:	B-1 Shopping Center District

BACKGROUND:

The Petitioner is relocating an existing business - Bead World, which currently has Special Use approvals for a piercing store and tattoo removal use, as accessory to the primary retail business. Per Code, the Special Uses are location specific. Therefore, the Petitioner is requesting new Special Uses, as part of the store's relocation:

Special Use for as accessory Piercing Store.

Special Use for a Unique Use to permit an accessory Tattoo Removal.

SITE ANALYSIS:

- The Subject Property is zoned B-1 Shopping Center District.
- At its previous location, Bead World offers jewelry and watch repair, custom jewelry design and fabrication, accessory body piercing, and tattoo removal at 8 S. Brockway.
- The Petitioner is proposing to relocate the existing business approximately 2 blocks to the northeast of their current location.
- The retail jewelry aspect of their business is a permitted use in the B-1 District, however, the business is required to request new Special Uses for the accessory piercing and tattoo removal for the new location.
- As required and regulated by the State of Illinois - Department of Public Health, the current store is registered with the State of Illinois Body Art Program and current and compliant with all Health Department regulations and inspections.
- The current store hours are Monday through Friday from 10:00 am to 7:00 pm and Saturday from 10:00 am to 6:00 pm, and closed Sundays and will have 4 employees.
- The proposed space is approximately 1200 square feet that includes a main merchandise area, with separate areas for repairs and piercings. The proposed floor plan would include a private area for piercings and tattoo removal.
- This is located in the downtown business district area. The required parking is 1 space/300 square feet, for a retail use. The use does not increase the current parking requirements therefore; staff does not have any parking concerns for this use. Although there are no off-street parking spaces for this property, there are on-street parking spaces surrounding this area.

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 Petitioner relocated an existing business to a new location in downtown Palatine. While the business of jewelry and watch repair, custom jewelry design and fabrication are permitted in the new location, the business aspects of accessory piercing and tattoo removal require Special Use review. Bead World had these Special Use approvals, at their previous location. However, the Special Uses are location specific, thus new Special Uses are required for the subject location. The owner is currently licensed with the state for the piercing and certified with Tattoo Vanish a non-laser tattoo removal, laser removal is not requested as part of this special use.

Bead World has operated in the Village for many years and its relocation should not affect the surrounding uses. Therefore, Staff recommends approval of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the business plan and floor plan submitted by the Petitioner, Martha Pafrales, Bead World, except as such plans may be changed to conform to Village Codes and Ordinances.
2. Employees shall participate in the Village Downtown Employee Parking program, as directed by the Village.

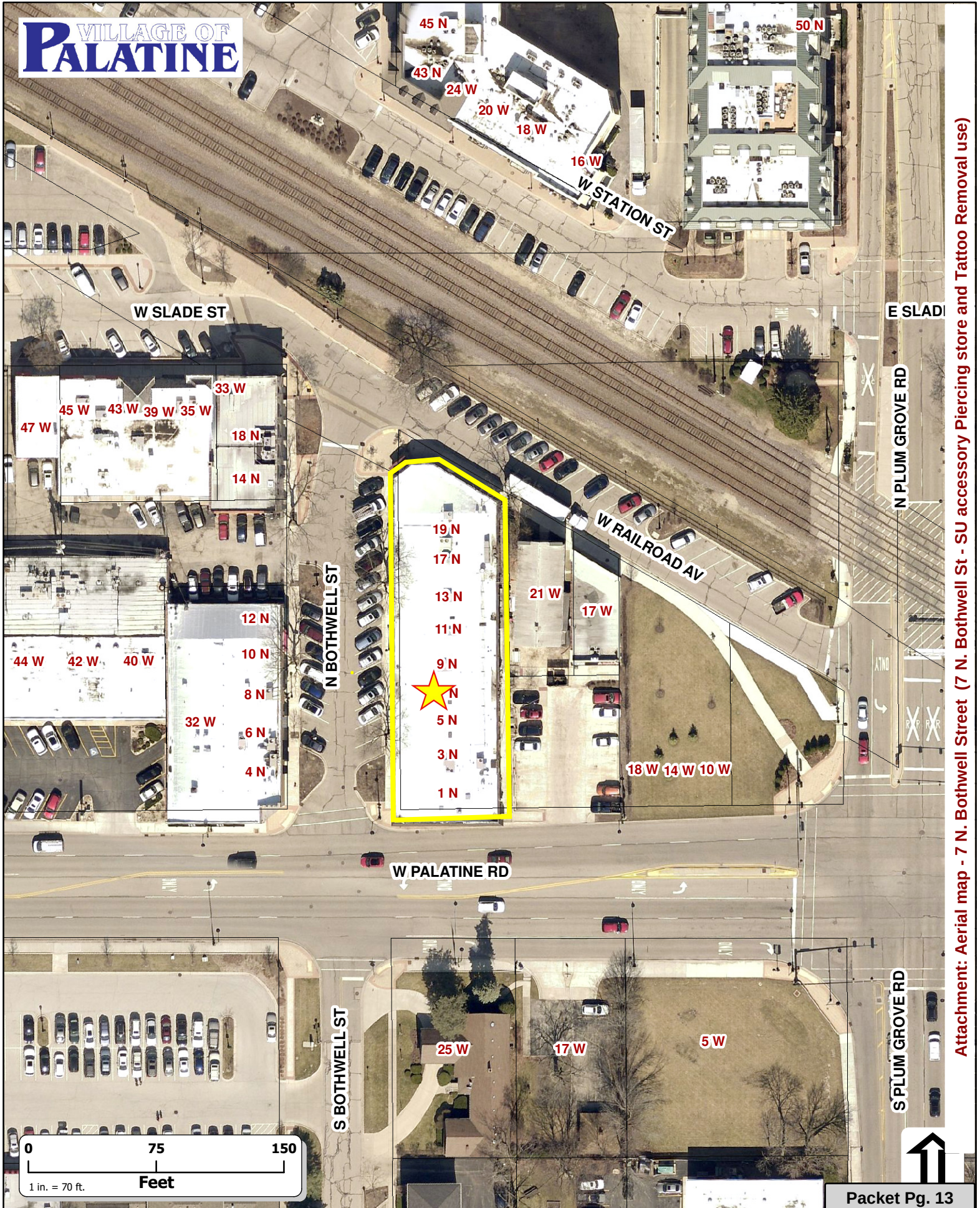
ATTACHMENTS:

- Aerial map - 7 N. Bothwell Street
- Application
- Plat of Survey
- Business Plan
- Floor Plan
- Public Notice

7 N. Bothwell Street

3.1.a

VILLAGE OF
PALATINE



Attachment: Aerial map - 7 N. Bothwell Street (7 N. Bothwell Street - SU accessory Piercing store and Tattoo Removal use)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S) Martha Pafrales		Business Name (if applicable) Bead World, Inc.	
	Subject Property Address 7 N. Bothwell St.			
	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 B3 ?	Existing Land Use	Proposed Land Use	
	Generally describe your request:			
	We need to move from our current location as the building has been sold. We need to be able to move the entire business as is, including piercings (and tattoo removal) to this new location . We have been in business in Palatine since 1994 and would like to continue our business in downtown Palatine. We sell beads, beading supplies, jewelry, plus we offer full service jewelry and watch repairs. Piercings and non laser tattoo removal are about 20% of our business			

Attachment: Application (7 N. Bothwell St - SU accessory Piercing store and Tattoo Removal use)

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

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

We have served our community and surrounding areas for 26 years.

We are not doing anything new except changing locations.

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

We are licensed by the state of Illinois and meet all Illinois Department of Health requirements.

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

We will be in the same downtown Palatine area. This new location is one block away.

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

We don't have any live entertainment

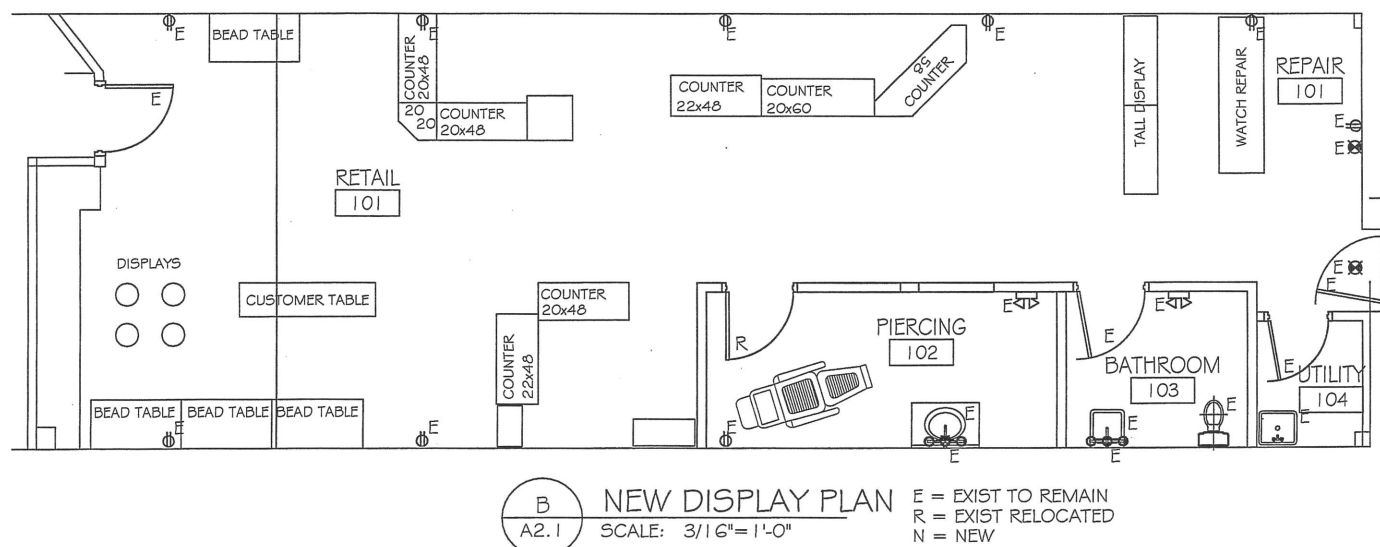
Bead World Business Plan

"We are a family run business with 4 employees, including myself and my husband. We all have different schedules, and are rarely all there at the same time.

Our Business hours are Monday through Friday 10:00am - 7:00pm and 10:00am - 6:00pm on Saturdays, closed on Sundays.

We sell beads for people to create their own jewelry. This also includes supplies and parts for beading. We sell finished jewelry, do custom design work, as well as full service jewelry and watch repairs. We also carry many unique gift items. Piercings is approximately 20% of our sales. It certainly helps bring customers through the door. People who come for piercings bring in a parent, grandparent, friend or sibling, and they often return to shop, if not that same day. We are licensed with the State of Illinois Body Art Program. We have filed the proper paperwork with the state to move that license, and we will be having another inspection for the new place. The Piercer is also certified in Blood Borne Pathogen Training, plus we have monthly steam autoclave spore testing performed by a professional laboratory. The average number of piercings is perhaps 14 - 16 per week. Some days there might be more, and some days there might not be any. We have found over the years that piercing can be somewhat seasonal as well.

Tattoo removal is a non-laser procedure, and most of the time will take a few sessions with weeks in between treatments. The piercer has gone through training for this procedure, and must renew that license annually. Tattoo Removal is by appointment only. We have had a few clients for this, but not very many. "



TITLE: <u>FLOOR PLANS</u>	
PROJECT: BEAD WORLD BUILD-OUT	
OWNER: BEAD WORLD	
ADDRESS: BEAD WORLD 7 N BOTHWELL PALATINE, ILLINOIS	
PROJECT ZF17	DRAWING A2

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 9, 2020 at 7:00 P.M., in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use for as accessory Piercing Store pursuant to Section 11.02 (d) (17) of the Palatine Zoning Ordinance.
Special Use for a Unique Use to permit an accessory Tattoo Removal use pursuant to Section 11.02 (d) (23) of the Palatine Zoning Ordinance.

The property is commonly known as 7 N. Bothwell Street (02-15-431-008).

The Petitioner is proposing to relocate an existing accessory piercing store and tattoo removal business in conjunction with a retail bead store.

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

FILE #: 20-18
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board
of Appeals

DATED: This 25th day of May, 2020
Published in Daily Herald
May 25, 2020 (4545393)

CERTIFICATE OF PUBLICATION**Paddock Publications, Inc.****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 **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

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 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 05/25/2020 in said 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


Authorized Agent

Control # 4545393

Attachment: Public Notice (7 N. Bothwell St - SU accessory Piercing store and Tattoo Removal use)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 06/09/20 07:00 PM

CASE STAFF STATEMENT (ID # 6003)

1142 E. Dundee Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Dr. Leo Ayzenberg, M.D. Eye Surgeon

CASE NUMBER: 20-12

ADDRESS: 1142 E. Dundee Road

PROPOSAL:
Special Use to permit a Medical Office (eye clinic), pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 1142 E. Dundee Rd. District 4 (Solberg)	<u>CURRENT ZONING:</u> B-2 General Business District
--	--

SURROUNDING CONDITIONS:

<u>North:</u>	P - Planned Development
<u>South</u>	B-1 Shopping Center District
<u>East:</u>	P - Planned Development
<u>West:</u>	B-2 General Business District

BACKGROUND:

The Petitioner is requesting to open a general ophthalmology office and optical boutique at the subject property. Therefore, the Petitioner is requesting:

Special Use to permit an Medical Office (eye clinic).

SITE ANALYSIS:

- The Petitioner currently operates in two locations in Chicago and in Wheeling. He is seeking to relocate the Wheeling office to Palatine.
- The Subject Property is zoned B-2 General Business District. The Subject Property previously operated as a Wendy's drive-thru restaurant, however, has

been vacant for a number of years.

- The existing building is approximately 2712 square feet and the petitioner is proposing a 1603 square feet addition for a total of 4315 square feet.
- The proposed hours of operation are Monday - Friday 9 am to 6 pm, Saturday 9 am - 2 pm and closed Sunday.
- There will be 4 employees, with typically 20/25 patients per day, with the exception of Wednesdays - with up to 40 patients. The office will be open on Thursdays, but will not see any patients on that day.
- The proposed elevation changes to the exterior of the building are included with the packet. The changes include removing the storefront system and an addition to the rear of the building. The proposed addition and exterior improvements meet the minimum Zoning and Monotony Code requirements.
- The proposed signage will meet Zoning Code requirements.
- The proposed use requires 1/300 square feet parking spaces. At 4315 square feet, the use requires 14 spaces. The property current has 54 spaces however the building addition will remove 3 spaces leaving 51 spaces that includes 3 handicap spaces. Thus, the property will be over parked by 37 spaces.

DEPARTMENTAL REVIEWS:

Community Services	No issues identified
Engineering	No issues identified
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 Petitioner is requesting to relocate an existing eye clinic to the proposed subject property. The space was previously a Wendy's restaurant and is located within a commercial zoned property and corridor. The Petitioner is planning to expand the building by approximately 1600 square feet. Nevertheless, the property will still have a parking surplus of 37 parking spaces. Medical offices are reviewed as Special Uses within all of the business districts. This location would maintain a mixture of commercial uses in the area. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan submitted by the Petitioner and the Site Plan, Floor Plan and Elevations prepared by the architect Purohit Architects dated 04/16/20, as such plans may be changed to conform to Village Codes and Ordinances.
2. The final landscaping plan shall be submitted, in a manner acceptable to the Director of Planning and Zoning.
3. A cross access agreement shall be submitted, in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

- Aerial map - 1142 E. Dundee Road
- Application
- Plat of Survey
- Business Plan
- Floor Plan
- 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	Zoning Case #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	LEONID AYZENBERG MD INC			
	Subject Property Address			
	1142 E. DUNDEE, PALATINE, IL 60074			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	DMITRY BILENKO		POROKIT ARCHITECTS	
	Address		City/State/Zip Code	
	2020 E. ALGONQUIN RD #302, SCHAUMBURG, IL 60173			
	Telephone	Fax	Email	
	847-496-5322		DIMABILENKO@GMAIL.COM	
Relationship to Petitioner (contractor, architect, etc.)				
ARCHITECT				
TYPE OF APPLICATION (check one)				
☒ Special Use ☐ Special Use Amendment ☐ Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
B-2		NONE		OFFICES 63 & 65
Generally describe your request:				
EXISTING VACANT BUILDING (PROPERTY), 1142 E DUNDEE				
PALATINE, (FORMERLY WENDY'S RESTAURANT) TO BE				
CONVERTED TO A MEDICAL OFFICE				
BUILDING				

Attachment: Application (1142 E. Dundee Road - SU Medical office)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. **If you are applying for a Variation only, you do not need to answer these items.**

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

YES - IT IS DEEMED NECESSARY FOR PUBLIC CONVENIENCE FOR TREATMENT / SERVICES OF PATIENT MEDICAL & SURGICAL CARE

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

YES - THE USE IS DESIGNED, LOCATED & PROPOSED TO BE OPERATED SO THAT THE PUBLIC HEALTH & SAFETY & WELFARE WILL BE OBSERVED (MEDICAL / SURGICAL OFFICE SPACE)

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

YES - ONCE OUR MEDICAL OFFICE WILL BE OPERATIONAL, IT WILL NOT CAUSE ANY SUBSTANTIAL INJURY TO NEARBY PROPERTY VALUE.

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

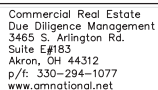
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise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

NOT APPLICABLE

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

WILL COMPLY

Attachment: Application (1142 E. Dundee Road - SU Medical office)



Wendy's
1142 E. Dundee Road
Palatine, IL
County of Cook

Surveyor Certification

To: JCI23 Holdings, LLC, a limited liability company; The Margaret and David Firestone Living Trust; First American Title Insurance Company; and American National, LLC. This is to certify that the map and plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and accepted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 7a, 7b, 7c, 7d, 7e, 7f, 7g, 7h, 7i, 7j, 7k, 8, 9, 11a, 13, 14, 16, 17, 18 of Table A thereof. The field work was completed on 11-1-2014.

James L. Harpole
Illinois Professional Land Surveyor No. 3190
In the State of Illinois, Expires 11-30-2016
Date of Survey: November 5, 2014
Date of Last Revision: November 10, 2014

Survey Performed By:
JLH LAND SURVEYING INC.
7222 Courtwright Drive
Plainfield, IL 60586
Phone: 815-264-2200
www.jlhsurvey.com

THE EAST 135 FEET OF THE SOUTH 300 FEET OF THE WEST 225 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE SOUTH 300 FEET THEREOF (EXCEPT THE SOUTH 70 FEET TAKEN FOR DUNDIE ROAD AND EXCEPT THE EAST 86 FEET THEREOF AND EXCEPT THE NORTH 170 FEET OF THE SOUTH 240 FEET OF THE WEST 170 FEET OF THE EAST 236 FEET THEREOF), ALSO EXCEPT THE NORTH 208 FEET WEST EAST OF THE WEST 30 ACRES IN COOK COUNTY, ILLINOIS.

ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-681641-PHX1 BEARING AN EFFECTIVE DATE OF JULY 15, 2014

Power Plug	Traffic Signal	N.	North
Light Pole	Sign	S.	South
Transformer	Flag Pole	E.	East
Utility Picketet	Satellite Dish	W.	West
Water Valve	Telephone	D.	Degrees
B-Bike	Ballpost	F.	Feet or Minutes
Manhole	Auto Sprinkler	S.	Seconds or Seconds
Catch Basin	Flared End	Sq.	Square
Fire Hydrant	Street Wall	Fl.	Feet
Exciter Meter	Chain Link Fence	V.	Volume
Clean Out	Guage Rail	Pg.	Pages
Storm Sewer	Soil Boring Location	Calc.	Calculated
Sanitary Sewer	Traffic Signal	Meas.	Measured
Parking Spot		HW	High Water
		CL	Centerline
		CH	Channel
		UND	Underground
		W	Wiring
		U	Overhead
		Barred Utilities	
		T	Telephone
		E	Electric

UN1 The location of Utilities shown hereon are from observed evidence of above ground appurtenances and surface markings to determine the approximate location of any subterranean uses. Point of entry and verification of underground utilities falling within any easement limits cannot be verified. All Visible Utilities found have been shown.

NONE WERE OBSERVED

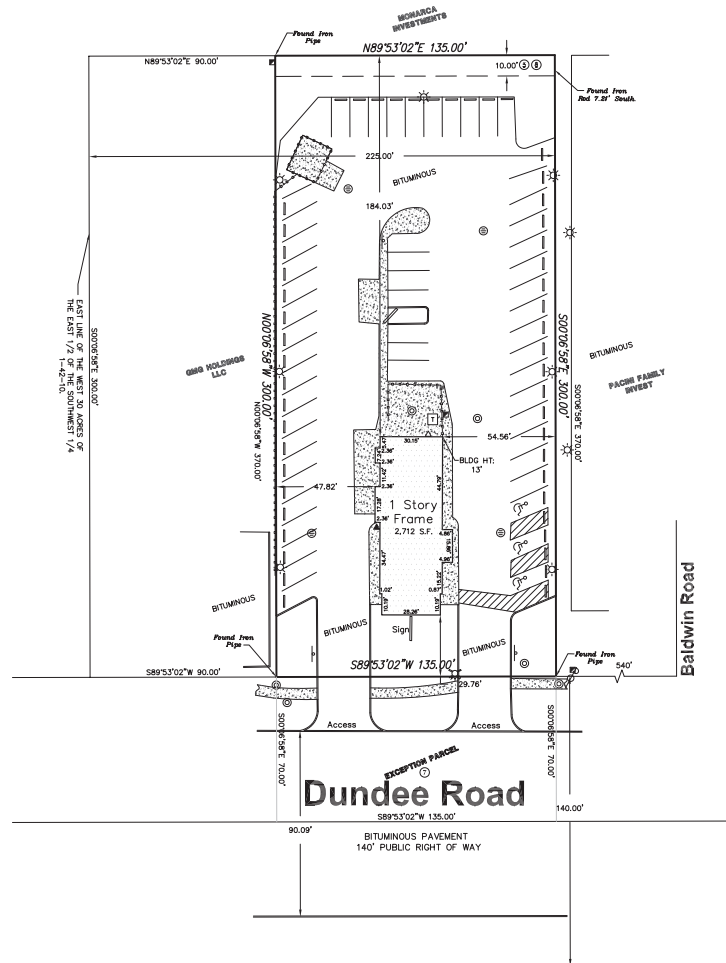
The Surveyor was not provided with the zoning information by the insurer pursuant to Table A item 8b.

TYPE OF SPACE	TOTAL EXISTING
REGULAR	52
HANDICAP	3
TOTAL	55

[illegible]

MN1	ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/CM SURVEYING SPECIFICATIONS.
MN2	ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
MN3	ASSUMED BEARING, THE NORTH RIGHT OF WAY LINE OF DUNDIE ROAD TO BE SOUTH 86 DEGREES 23 MINUTES 05 SECONDS WEST.
MN4	AT THE TIME OF THIS SURVEY THERE IS NO VISIBLE EVIDENCE OF A CEMETERY.
MN5	AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 1145 DUNDIE ROAD.
MN6	THE SUBJECT PROPERTY HAS ACCESS TO AND FROM DUNDIE ROAD BY THE VILLAGE OF PALATINE.
MN7	IN RECORDS TO TABLE "A" ITEM 18, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING OR CONSTRUCTION.
MN8	IN RECORDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY (8); EITHER COMPLETED OR PROPOSED.
MN9	IN RECORDS TO TABLE "A" ITEM 18, AT THE TIME OF THIS SURVEY, THERE WERE NO OBSERVABLE EVIDENCE OF SITE USE AS A WHITE DUMP, BUMP OR SANITARY LANDFILL.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 17031C0044, which bears an effective date of 8/19/2008 and is not located in a Special Flood Hazard Area. By call dated 11/5/2014 to the National Flood Insurance Program (800-635-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



BUSINESS PLAN

LEONID AYZENBERG MD INC
81 S MILWAUKEE
WHEELING, IL 60090
(847)-537-6800

I AM A BOARD CERTIFIED GENERAL OPHTHALMOLOGIST (EYE SURGEON) IN PRACTICE SINCE 1998. I AM PLANNING TO MOVE MY OFFICE FROM WHEELING, IL TO PALATINE.

HOURS OF OPERATION: MON –FRI 9-6
SAT 9-2
SUN - CLOSED

NUMBER OF EMPLOYEES: 4

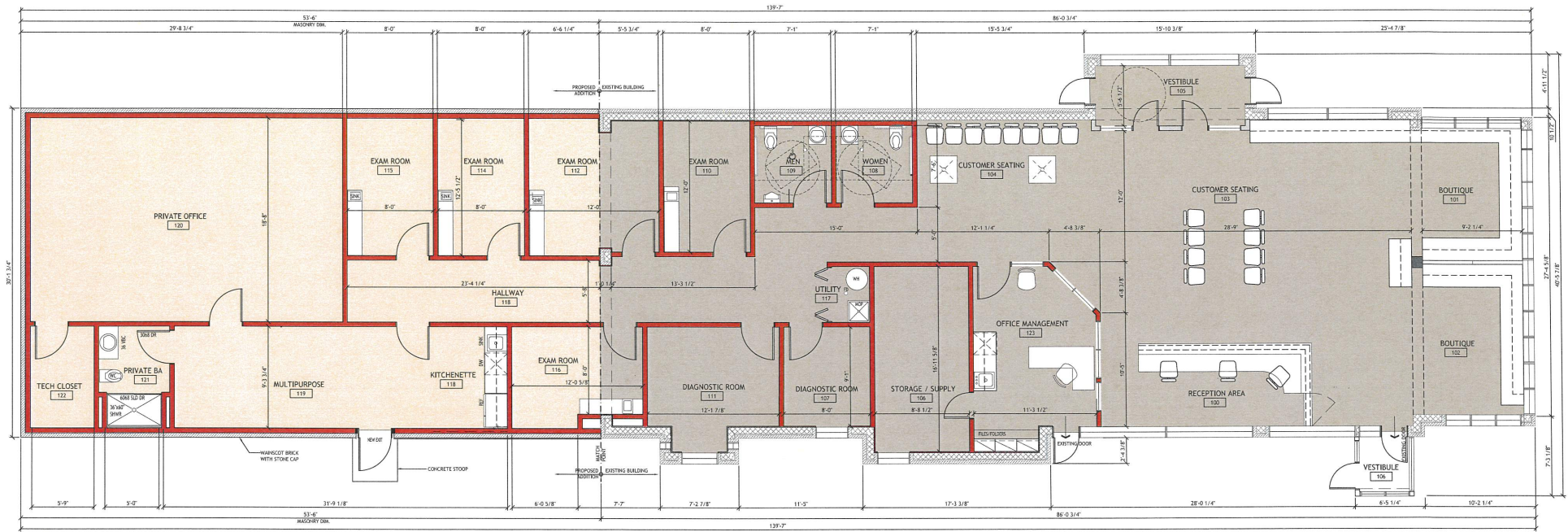
NUMBER OF PATIENTS SEEN VARIES FROM DAY TO DAY

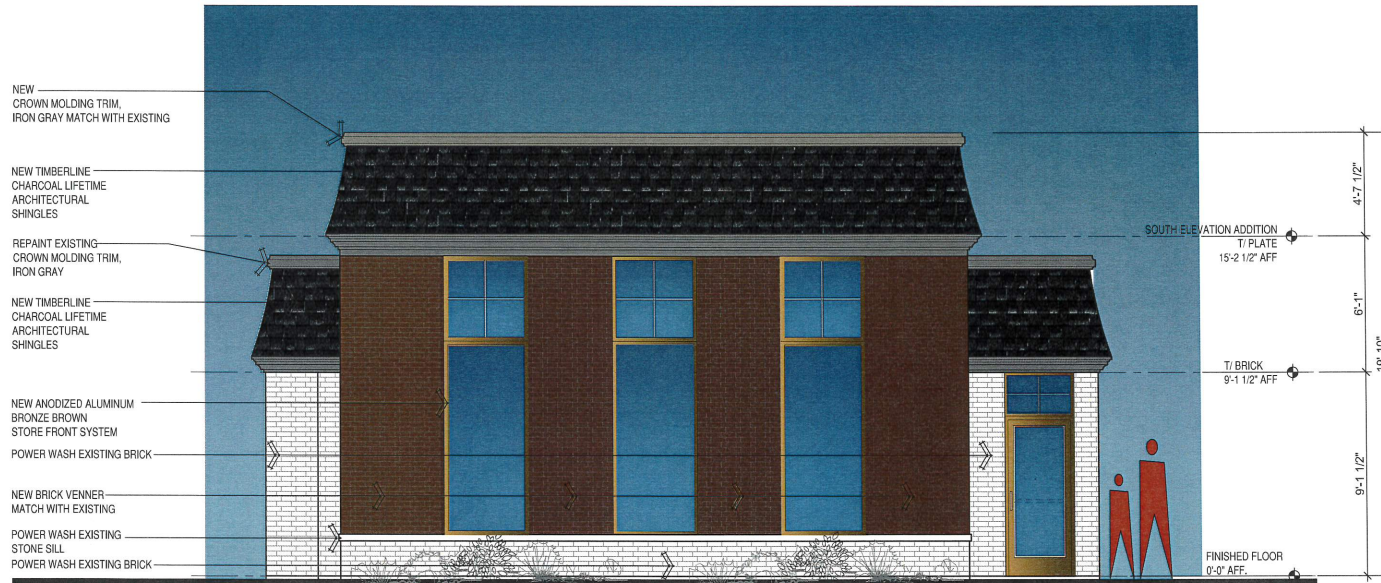
MON, TUES, FRI, SAT ----- AVERAGING 20-25
WED----- AVERAGING 30-40

THANKS,

PLEASE LET ME KNOW IF ADDITIONAL INFO IS NECESSARY

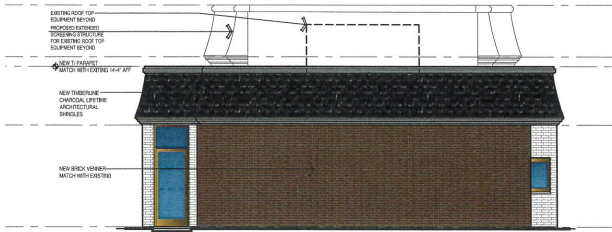
AYZENBERG MD





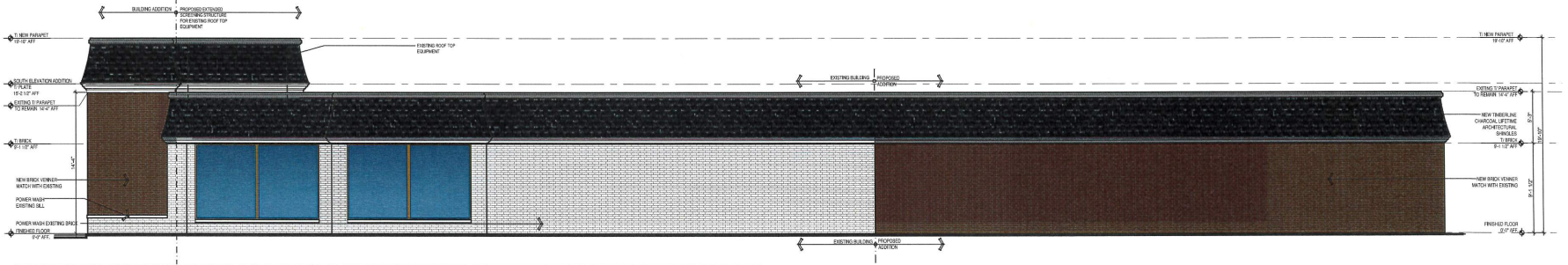
PROPOSED SOUTH ELEVATIONS WITH FRONT ADDITION- DUNDEE ROAD
SCALE: 3/16"=1'-0"

1



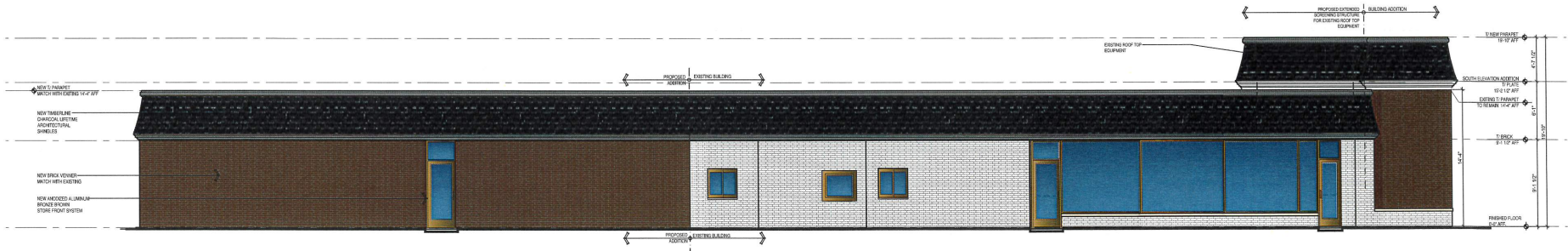
NORTH ELEVATION WITH BUILDING EXTENSION
SCALE: 3/32"=1'-0"

3



EAST ELEVATION WITH BUILDING EXTENSION
SCALE: 3/32"=1'-0"

2



WEST ELEVATION WITH BUILDING EXTENSION
SCALE: 3/32"=1'-0"

1

© 2020 PUROHIT ARCHITECTS, INC.



2020 E. Algonquin Rd., Suite 302
Schaumburg, IL 60173
Tel. (847) 496-5322
Cell. (847) 757-1618
shp@purohitarchitects.com
www.purohitarchitects.com

PROJECT DESCRIPTION:
LEONID AYZENBERG MD INC.
1142 East Dundee Rd
PALATINE, IL 60067

EXTERIOR ELEVATIONS WITH BUILDING EXTENTION APR 06, 2020
SCALE: 1/4"=1'-0"

Date

REVISIONS:
SPECIAL USE APPLICATION 02/24/2020
SPECIAL USE APPLICATION
VILLAGE COMMENTS 04/06/2020

A-6

PROJECT NUMBER:
200203.00

Attachment: Elevations (1142 E. Dundee Road - SU Medical office)

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, June 9, 2020 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 Office (eye clinic) pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.

The property is commonly known as 1142 E. Dundee Road (02-01-302-019).

The Petitioner is proposing to relocate an existing Eye Clinic.

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

FILE #: 20-12
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board
of Appeals

DATED: This 25th day of May, 2020
Published in Daily Herald
May 25, 2020 (4545395)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

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 **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

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 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 05/25/2020 in said 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
Authorized Agent

Control # 4545395

Attachment: Public Notice (1142 E. Dundee Road - SU Medical office)

Rec 4/1/20

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 06/09/20 07:00 PM

CASE STAFF STATEMENT (ID # 5946)

1930 N Rand Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: GW Property Group LLC, Agent: Mitch Goltz

CASE NUMBER: 20-09

ADDRESS: 1930 N Rand Road

PROPOSAL:

Special Use to permit automobile service and repair business pursuant to Section 11.06 (e) (20) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 1930 N Rand Road District 3 (Mylinski)	<u>CURRENT ZONING:</u> B-5 Highway Business District
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SURROUNDING CONDITIONS:

North:	B-5 Highway Business District
South:	B-5 Highway Business District
East:	B-5 Highway Business District
West:	R-2 Single Family Residential

BACKGROUND:

The Petitioner is proposing to open a Caliber Collision: Auto Body Repair and Paint Shop. Therefore, the Petitioner is requesting:

Special Use to permit automobile service and repair business.

SITE ANALYSIS:

- The Subject Property is zoned B-5, Highway Business District and is currently Gordon Food Supply. Caliber Collision Center is proposing to open an additional location in its place.
- The proposed use will consist of auto repair and paint shop. The Petitioner states all work will be done inside. The business plan further explains mitigation of any

environmental concerns including noise and smell.

- The hours of operation are Monday through Friday 7:30 am to 5:30 pm, Saturday 8:00 am to 12:00 pm, and closed on Sunday. There will be approximately 25 employees.
- The floor plan indicates the building is 18,172 square feet including a lobby and shop area. The business plan indicates that all work is completed inside the building and that the overhead doors are closed, excepting when vehicles are being actively pulled in or out. Also, the building and shop will be fully heated and air-conditioned.
- The site plan indicates 102 parking spaces are provided, 50 of which are for car storage. Per code, 61 spaces are required. Therefore, the site has 41 excess parking spaces.
- The Petitioner has indicated exterior improvements and included elevations. The proposed signage appears to meet code.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	No Issues Identified
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 Subject Property is currently occupied by Gordon Foods. The petitioner is proposing expand the building and open a collision repair business. The Petitioner is a nationwide collision repair company who is requesting to open an addition location in Palatine.

While the proposed use should not alter the essential character of the Rand Road

Corridor the property is directly adjacent to residential properties. The Petitioner has in place noise reducing mitigation. Therefore, Staff recommends action at the discretion of the proposed Special Use, if the Zoning Board of Appeals recommends approval of the Special Use, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the floor plan, elevation plan and business plan attached except as such plans may be changed to conform to Village Codes and Ordinances.
2. A final landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and should include a new 8-foot fence on the west side of the property.
3. The fence along the north lot line shall be replaced every 12 years or as directed by the Village of Palatine. (NOTE - this is a concurrent requirement with the UG and KC 1000 Planned Development at Rand and Dundee Roads).

ATTACHMENTS:

- Aerial map - 1930 N. Rand Road
- Application
- Plat of Survey
- Business Plan
- Floor Plan
- Site Plan
- Elevations
- Objector Letter
- Public Notice

7 N. Bothwell Street

3.3.a





SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	GW Property Group, <i>Caliber Collision Centers</i>			
	Subject Property Address 1930 N Rand Rd			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Mitch Goltz, Care of GW Properties			
	Address		City/State/Zip Code	
	2211 N. Elston Ave, Suite 304, Chicago, IL			
	Telephone	Fax	Email	
	773-382-0590		mitch@gwproperties.com	
	Relationship to Petitioner (contractor, architect, etc.) Contract Purchaser			
TYPE OF APPLICATION (check one)				
☒ Special Use ☐ Special Use Amendment ☐ Variation				
Existing Zoning District <i>B-5</i>		Existing Land Use <i>Gordon Food Service, Retail</i>		Proposed Land Use <i>Retail - Automotive</i>
Generally describe your request: Request a special use to allow Calliber Collision Centers to occupy the Gordon Food Service building to operate a facility similar to their other locations				

Attachment: Application (1930 N Rand Road - SU Auto Repair)



SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

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

This is a use that is compatible with nearby businesses and offering a quality and service needed in the area

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

Caliber will reuse the building and extensively renovate it for their intended use. There will be no detriment to the public health, safety and welfare

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

This use is complimentary with many other businesses nearby and will not affect 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

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS
LAND TITLE SURVEY
OF

LOT 1 OF GORDON FOODS SUBDIVISION, RECORDED APRIL 28, 1999 AS DOCUMENT
NUMBER 99407142, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF
SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1930 N. RAND ROAD, PALATINE, ILLINOIS

PERMANENT INDEX NUMBER: 02-02-400-078-0000

AREA = 94,438 SQ.FT. OR 2.168 ACRES

NOTE:
THIS LEGAL DESCRIPTION DESCRIBES THE SAME
PROPERTY AS INSURED IN THE TITLE COMMITMENT
AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	78
HANDICAP	4
TOTAL	82

VILLAGE OF PALATINE
200 E. WOOD STREET
PALATINE, IL 60067
PHONE NUMBER: (847) 358-750

ZONING REQUIREMENTS:

B-5 - HIGHWAY BUSINESS DISTRICT

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO.: CCH2000520LD

EFFECTIVE DATE: JANUARY 16, 2020

ITEMS CORRESPONDING TO SCHEDULE B, PART II:

ITEMS 1 - D16.

NOT SURVEY RELATED.

ITEM F17.
40 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF GORDON FOODS
SUBDIVISION RECORDED AS DOCUMENT 99407142 AFFECTING THE
NORTHEASTERLY LINE OF LOT 1.
(PLOTTED ON THE DRAWING)

ITEM G18.
PUBLIC UTILITIES EASEMENT OVER THE NORTHEASTERLY,
NORTHWESTERLY, SOUTHWESTERLY AND SOUTHEASTERLY 10 FEET OF
LOT 1, AS SHOWN ON PLAT OF GORDON FOODS SUBDIVISION
RECORDED AS DOCUMENT 99407142.
(PLOTTED ON THE DRAWING)

ITEM H19
NOTATION ON THE PLAT OF GORDON FOODS SUBDIVISION, AS
FOLLOWS:
THERE SHALL BE ONE SHARED ACCESS TO US ROUTE 12 (RAND ROAD)
TO SERVE BOTH LOT 1 AND LOT 2. NO INDIVIDUAL ACCESS TO EITHER
LOT WILL BE APPROVED.
NOTE: RESOLUTION NO. R-5-99 GRANTING FINAL SUBDIVISION
APPROVAL RECORDED AS DOCUMENT 99407142.
(PLOTTED ON THE DRAWING)

ITEM I20.
RECIPROCAL EASEMENT AND OPERATING AGREEMENT BY AND
BETWEEN GORDON FOOD SERVICE, INC. AND HALL ENTERPRISES,
L.L.C., DATED NOVEMBER 4, 1999, AND RECORDED NOVEMBER 18, 1999
AS DOCUMENT 09086921. (AFFECTS LOTS 1 AND 2 OF GORDON FOODS
SUBDIVISION)
(PLOTTED ON THE DRAWING)

ITEM J21.
RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY
IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD
PURPOSES.

STATE OF ILLINOIS)
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN
AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY,
DO HEREBY CERTIFY TO:

- GFS MARKETPLACE REALTY TWO LLC, A DELAWARE LIMITED LIABILITY COMPANY

- GW PROPERTY GROUP LLC

- CHICAGO TITLE INSURANCE COMPANY

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

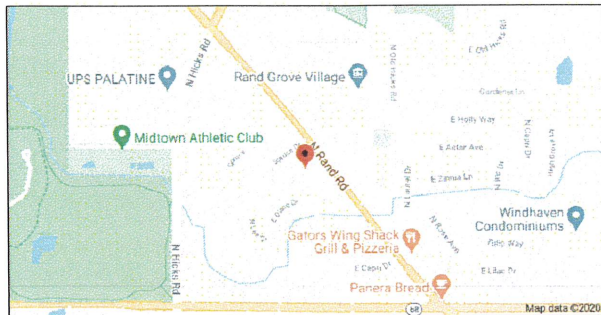
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH
IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED
AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a),
7(b)(1), 7(c), 8, 9, 10(a), 11(a), 14, 16, 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 6, 2020.

DATE OF PLAT: FEBRUARY 10, 2020.

BY:
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2021

LOCATION MAP



NOTES:

-THE SUBJECT PROPERTY HAS PEDESTRIAN AND VEHICULAR ACCESS TO
AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET
KNOWN AS N. RAND ROAD.

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES
SHOWN THEREON ARE CORRECT;

-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING
PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

-ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND
SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY
DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

-THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES
OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

- ITEM # 8 FROM TABLE A
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY
HAVE BEEN PLOTTED.

- ITEM # 9 FROM TABLE A
THERE ARE 82 STRIPED PARKING SPACES ON THE PROPERTY.

- ITEM # 10 FROM TABLE A
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).

- ITEM # 11 FROM TABLE A
ALL VISIBLE UTILITIES ARE PLOTTED.

- ITEM # 14 FROM TABLE DISTANCE TO THE NEAREST INTERSECTING
STREET KNOWN AS E. DIANA DRIVE IS 198.00 FEET.

- ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING
WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN
RECENT MONTHS WERE NOTED.

- ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN
RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT
STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- ITEM # 18 OF TABLE A
THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.

- ITEM # 20 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED
BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN
EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF
INSURANCE TO BE FURNISHED UPON REQUEST.

ITEM H19
ONE SHARED ACCESS TO US
ROUTE 12 (RAND ROAD)
TO SERVE BOTH LOT 1 AND LOT 2.

ITEM F17.
40 FOOT BUILDING LINE

R.O.W. VARIES HEREFORE DEDICATED
AS FOR PUBLIC STREET PURPOSES

ITEM G18.
PUBLIC UTILITIES EASEMENT

LOT 75

LOT 76

LOT 77

LOT 78

LOT 79

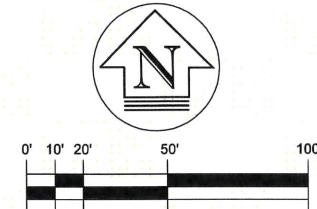
LOT 80

LOT 81

LOT 82

LOT 2

LOT 1



ITEM G18.
PUBLIC UTILITIES EASEMENT

ITEM G18.
PUBLIC UTILITIES EASEMENT

LEGEND	ABBREVIATIONS
● SAN-MH	SANITARY MANHOLE
● CB	CATCH BASIN
● INLET	INLET
● WVV	WATER VALVE VAULT
● W-MH	WATER MANHOLE
● B-BOX	B-BOX
● FH	FIRE HYDRANT
● LP	LIGHT POLE
● WUP	WOOD UTILITY POLE
● TR-S-MH	TRAFFIC SIGNAL MANHOLE
● MH	MANHOLE
● SIGN	SIGN
● POST	METAL GUARD POST
●	HANDICAPPED PARKING SPACE
(D)	DEED DATA
(R)	RECORD DATA
(M)	MEASURED DATA

NOTE:
SURFACE DETAILS OBSCURED BY SNOW

ORDERED BY:
GW PROPERTIES

SCALE : 1" = 30'

DATE : FEBRUARY 6, 2020

FILE No.:

2020 - 27365

DATE	REVISION

FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING
A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031 C 0044 J,
WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY
NUMBER 175170 0044 J, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE
CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH
SAID PROPERTY IS SITUATED.

CALIBER COLLISION®

RESTORING THE RHYTHM OF YOUR LIFE®

Introduction to Caliber Collision

- Caliber Collision is the industry leader in the United States in collision repair. Reputable. Reliable.
- Over 1,100 locations in 37 states after a recent merger with ABRA, adding 400 locations.
- Projected annual revenue over \$3.8 billion.
- Recently received capital investment from PE Firm Hellman & Friedman, a firm with over \$25 billion in assets.
- Strategic partnerships with over 35 insurance carriers including GEICO, AAA, Farmers, Liberty Mutual, Allstate, and USAA.
- Headquartered in Lewisville, TX with over 18,200 employees nationwide.



Sample Pictures – Exterior

CALIBER COLLISION

Attachment: Business Plan (1930 N Rand Road - SU Auto Repair)

Sample Pictures – Exterior

CALIBER COLLISION

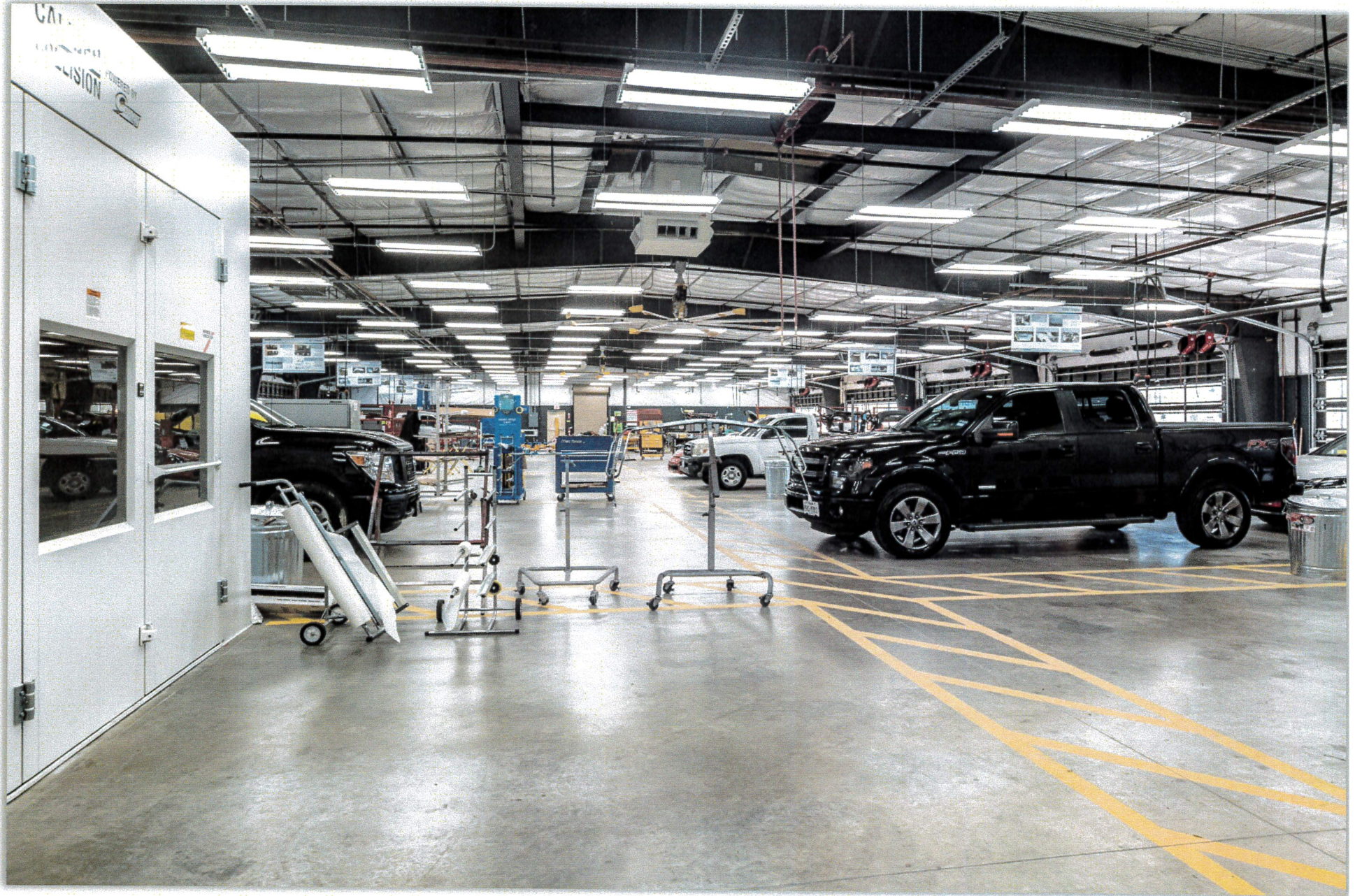
Attachment: Business Plan (1930 N Rand Road - SU Auto Repair)

Sample Pictures – Customer Area

CALIBER COLLISION

Attachment: Business Plan (1930 N Rand Road - SU Auto Repair)

Sample Pictures – Auto Body Space

CALIBER COLLISION

Attachment: Business Plan (1930 N Rand Road - SU Auto Repair)

Sample Pictures – Auto Body Space

CALIBER COLLISION

Attachment: Business Plan (1930 N Rand Road - SU Auto Repair)

Common Questions Addressed – Sight & Arch. Contd.

- Hazardous material stored on site is very minimal, most of which is about 35 gallons of paint.
 - Following conditions NOT present in the shop:
 - Vehicle waste (used oil filters, used batteries, gasoline contaminated debris, etc.).
 - Hazardous material stored in excess of 55 gallons (reportable quantities).
 - Below ground storage tanks.
- Although the use is typically classified as Auto Major or Heavy Auto because of the paint booths, it ends up functioning as a much more minor use in terms of noise, traffic impact/trips generated, business hours (typical center is open approximately 7:30am to 5:30pm M-F and some are open a half day on Saturday approximately 8am – 12pm), etc. than other auto uses like fuel, lube/tune and non auto uses like a fast food restaurant with a drive through or a pharmacy. Significantly less activity, trash generated, large truck traffic (like fuel trucks), etc.
- No cars worked on outside at any time.
- Site lighting is code minimum. Caliber does not require any additional site lighting.

Common Questions Addressed – Sight & Architecture

- Building Appearance - Stone and brick front façade similar to what was shown previously in the pictures that creates a very attractive, timeless look.
 - The design and feel of the building is such that it could easily pass for a typical office or retail building.
- Do not anticipate requesting any variances and will conform to city design standards.
- Fully screened storage parking area in the back.
 - Parking in the front is employee and customer drop off/pick up parking and will look like any other normal retail parking lot.
- Damaged customer cars are valeted to the screened parking area upon arrival and do not sit out front of the building.
- Towing – The majority of cars are driven to the facility. Those that are towed are often towed only because of a safety issue (i.e. an airbag deployed), not because they weren't drivable.
- Caliber does not do engine or tire work and sends the cars that need this type of work out to other local businesses that do.
 - Quote from Caliber: “The intent of the auto body workshop is to not disassemble any components of the engine compartment or vehicle drive train and should this work be required the vehicle needing this service would be transferred to a facility equipped to handle this level of repair.”

Common Questions Addressed - Sound

- All work is done indoors with the overhead doors closed except when vehicles are being actively pulled in or out.
- The building and shop are fully heated and air conditioned. Technicians are motivated to keep the doors closed for their own comfort and managers are motivated to keep the doors closed for their bottom line.
- The exterior walls of the shop are fully insulated as well as the overhead doors. (This would be a good stipulation for a PD amendment.)
- The only piece of exterior equipment is the compressor, which is high end (very quiet for a compressor) and runs at approximately 70 dB, when on.
- Typical hours are approximately 7:30am to 5:30pm M-F and some centers are open a half day on Saturday approximately 8am – 12pm. Unlike many other potential uses, the operation is quiet and shut down at night and most of the weekends.
- No exterior speaker or PA system.

Environmental Noise

weakest sound heard	0 dB
normal conversation at 3-5 ft	60-70 dB
dial tone of telephone	80 dB
city traffic inside car	85 dB
1983 OSHA monitoring requirements begin 90 dB	
train whistle at 500 ft.	90 dB
subway train at 200 ft.	95 dB
regular sustained exposure may cause permanent damage	90-95 dB
power mower	107 dB
power saw	110 dB
Pain begins 125 dB	
pneumatic riveter at 4 ft.	125 dB
jet engine at 100 ft.	140 dB
loudest sound that can occur	194 dB

Common Questions Addressed - Smell

- Caliber uses state of the art, cutting edge paint booth technology which includes complex multi-stage filtration systems.
 - Everything is contained inside not just the shop, but further, inside the paint booths.
 - The air inside the paint booths is sucked through the filtration system before being discharged outside the building.
 - The equipment used is standard and accepted in municipalities throughout the United States, including the State of California.



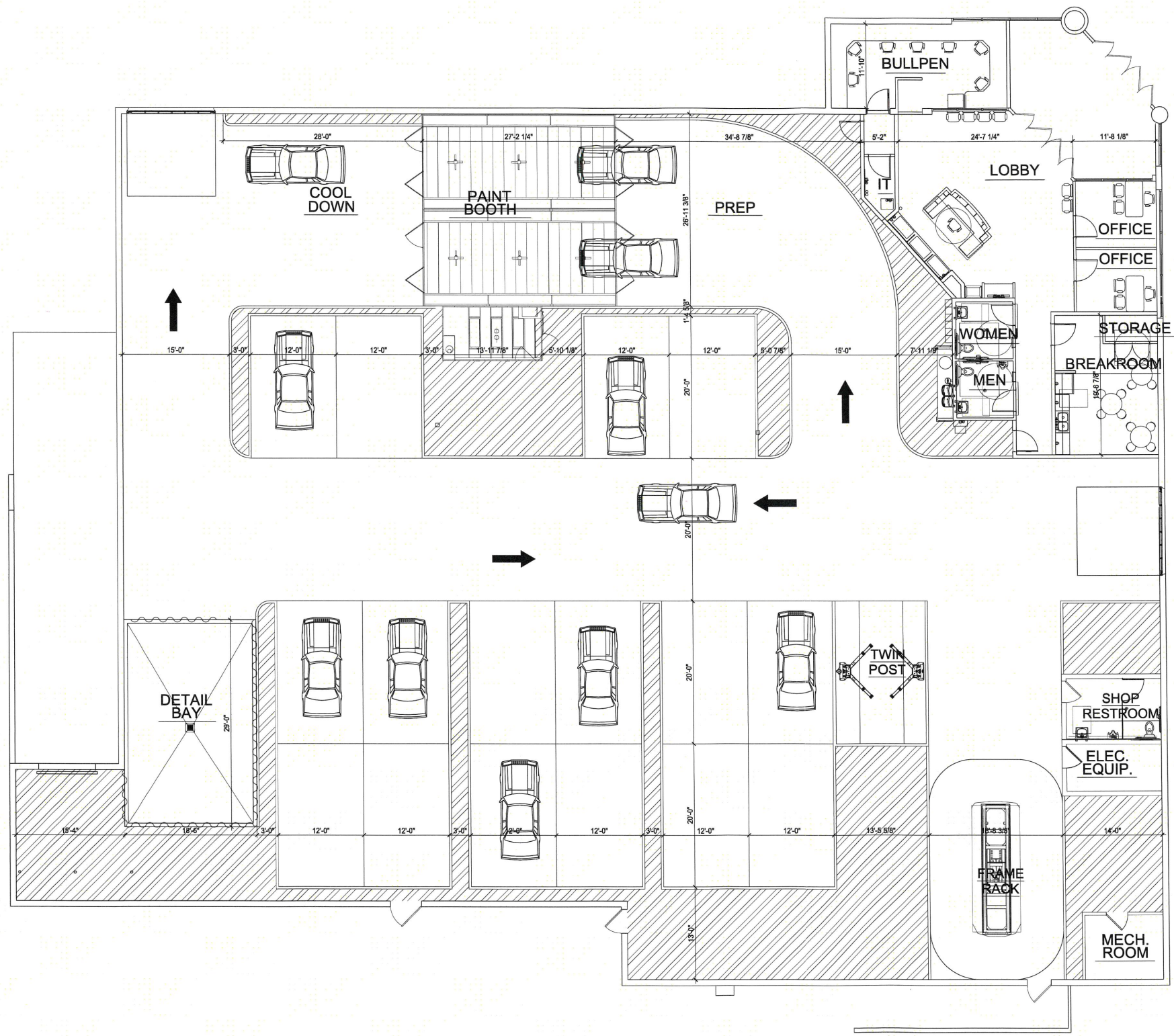
Benefits – Neighbors, City, and Community

- Neighbors
 - Neighbors get to be next to a use that is quiet and calm. It generates minimal traffic and noise compared to many other potential uses, it shuts down at night and on the weekends (similar to bank hours), and it looks high end.
- City
 - Projected annual revenue of approximately \$4 - \$5 million.
 - Employs approximately 25 full time employees and recruits locally at technical centers/colleges, municipality career offices, the Chamber of Commerce, etc.
 - Stimulates the local economy by bringing tire and engine repair work (and any other work Caliber does not self perform) to nearby existing businesses that do this work.
 - Uses other local goods and services such as landscaping and cleaning.



Benefits – Neighbors, City, and Community – Contd.

- Community
 - Insurance Carrier Model – There is a demand from local citizens and a need for this use in your community.
 - The primary way Caliber selects their next site is to get feedback from the insurance carriers that send them much of their business. These include some of the largest carriers in the country like Geico, Progressive, USAA, etc. The insurance carrier reaches out to Caliber and reports that they have a need and demand for a Collision Center in a specific geographical area and Caliber then pursues a new location in that area via their real estate team and developers.
 - The reason that a location is being pursued in this municipality is because the community has an unmet need. Sometimes it is because there is no collision use within a large radius, or sometimes it is because the collision uses available to the community do not meet the quality standards of the insurance carriers and thus cannot be used.
 - Changing Lanes
 - Program where Caliber offers Veterans an 18-week program to become certified technicians. Upon graduation, they have a guaranteed job at a Caliber Collision Center.
 - Recycled Rides
 - As part of the Changing Lanes program, the trainees work on repairing/restoring a car that is then given to a deserving military family at the end of the 18-week period.



WALL LEGEND	
NEW WALL	—
EXISTING WALL	==

BUILDING DATA	
OFFICE	= 2,068 SQ. FT.
SHOP AREA	= 16,104 SQ. FT.
TOTAL AREA	= 18,172 SQ. FT.
STALL DATA	
TOTAL TECH STALLS	= 16
TOTAL TECHS	= 16/2 = 8

Brian
RUMSEY

BRIAN RUMSEY
879 JUNCTION DR.
ALLEN, TEXAS 75013
PH: 972.398.6644

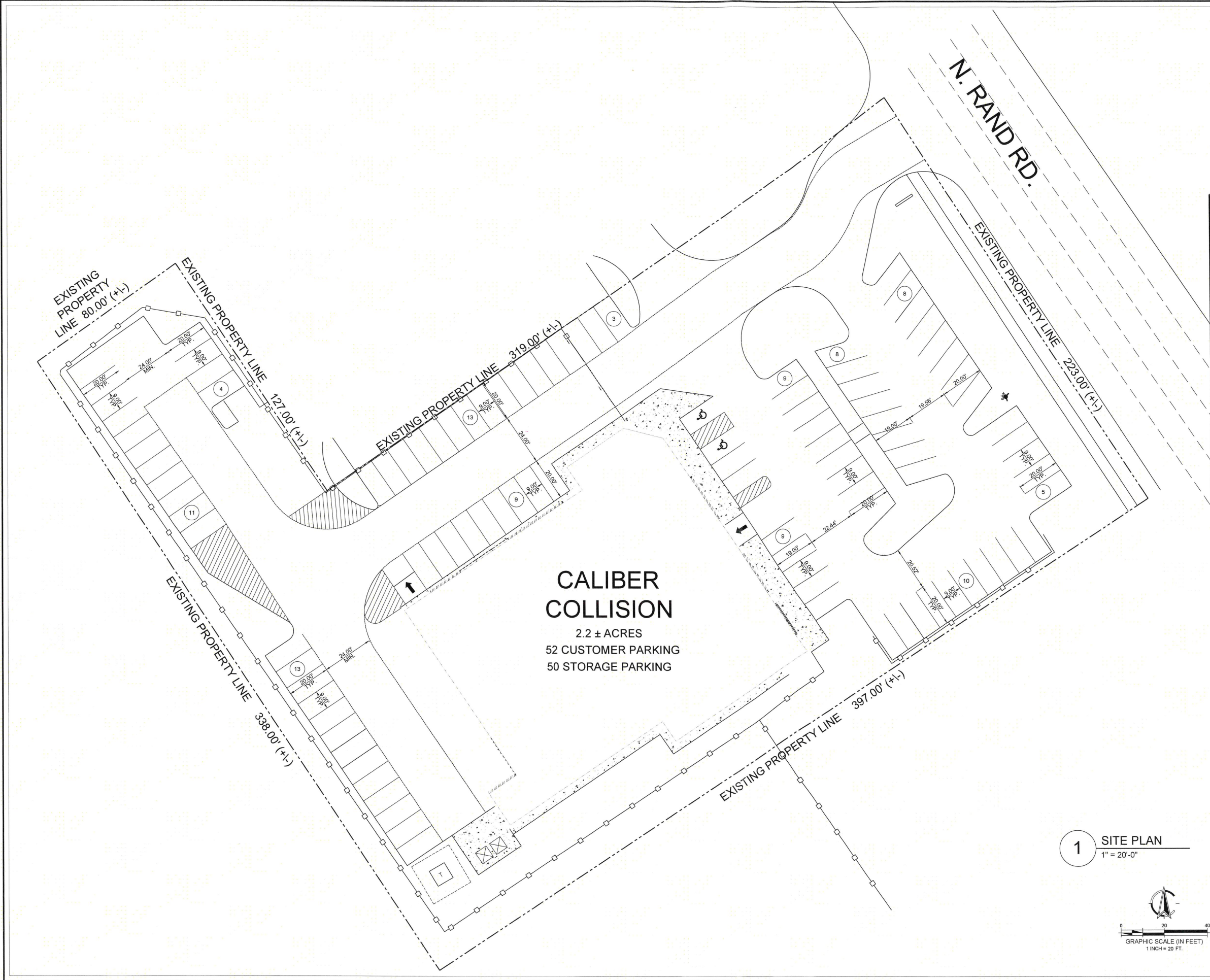
CALIBER COLLISION

CONCEPTUAL FLOOR PLAN

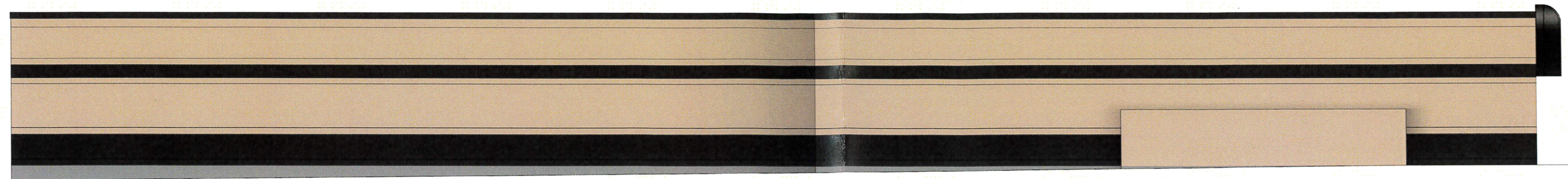
1930 N Rand Rd
Palatine, IL

DRAWN: CVO	PROJECT # SCHEM. A	DATE: 20.01.09
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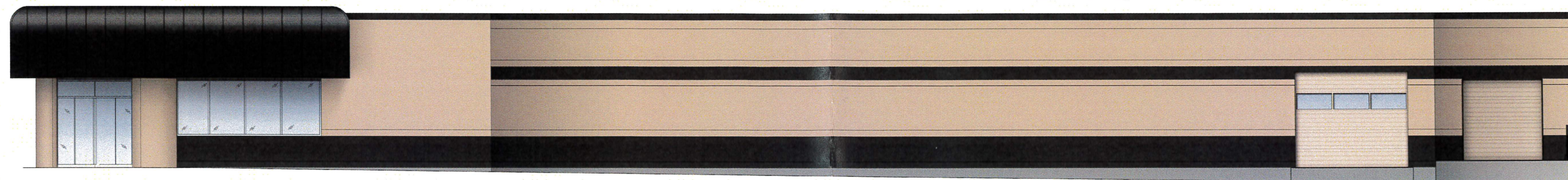
1 FLOOR PLAN
1/8" = 1'-0"



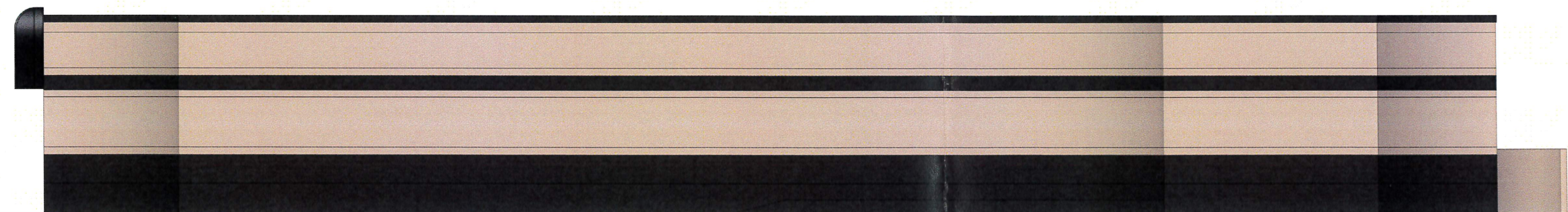
SITE DATA		
OFFICE SQ. FT.	=	XXX SQ. FT.±
SHOP FLOOR SQ.FT.	=	XXX SQ. FT.±
TOTAL BUILDING SQ.FT.	=	XXX SQ. FT.±
ACREAGE TOTAL	=	2.2
PARCEL CONTROL NUMBER:		
N/A		
FLOOD ZONE 'X' (OUTSIDE 500 YEAR PLAIN)		
SETBACKS:		
FRONT: TBD	REAR: TBD	SIDES: TBD
PROPOSED HEIGHT	=	16'-0"
MAX. HEIGHT	=	26'-2"
ZONING		TBD
USE		TBD
WATER		TBD
SEWER		TBD
PARKING CALCULATIONS		
OFFICE @ 1:XXX REQ'D	=	TBD
SHOP @ 1:XXX REQ'D	=	TBD
CITY TOTAL REQUIRED	=	TBD
TOTAL PARKING SHOWN	=	102
BICYCLE CALCULATIONS		
OFFICE @ 5% OF 10	=	TBD
SHOP @ 5% OF 47	=	TBD
CITY TOTAL REQUIRED	=	TBD
TOTAL BICYCLE SHOWN	=	0
Brian RUMSEY BRIAN RUMSEY 879 JUNCTION DR. ALLEN, TEXAS 75013 PH: 972.398.6644		
CALIBER COLLISION		
CONCEPTUAL SITE PLAN 01		
PALATINE, IL		
DRAWN: CVO	PROJECT #: SCHE	DATE: 20.01.02



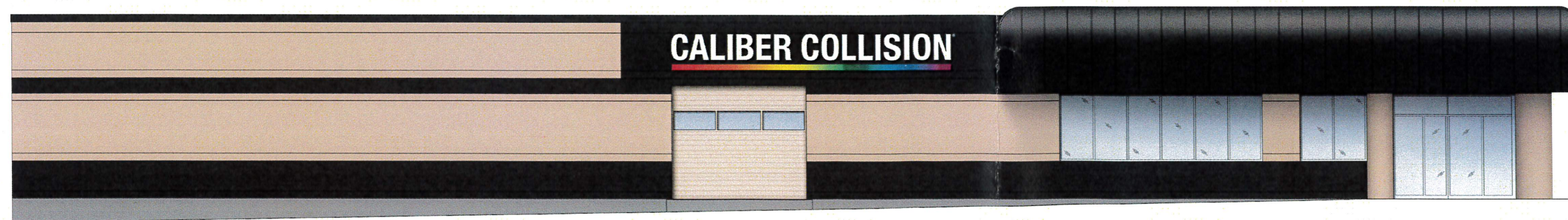
3 LEFT ELEVATION



3 RIGHT ELEVATION
3/16" = 1'-0"



2 BACK ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND

MB1 BURNED SLATE	AL ANODIZED DARK BRONZE	TRICORN BLACK
GA GALVANIZED STEEL STACKS	SB SOLARBAN 80 (GLAZING)	BOL OSHI YELLOW
EF1 TERRAZZO DEBRIS	PTS FLUOROPOLYMER	GL GLASS BLOCK



BRIAN RUMSEY
879 JUNCTION DR
ALLEN, TEXAS 75013
PH: 972.398.6644

CALIBER COLLISION

CONCEPTUAL ELEVATIONS

1930 N. RAND RD.
PALATINE, IL

DRAWN: CVO	PROJECT #: SCHEMATIC	DATE: 19.12.30
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Lyn Bremanis

From: THOMAS PYZIAK [REDACTED]
Sent: Wednesday, June 3, 2020 5:51 PM
To: Lyn Bremanis
Cc: Steve Glowacz; Lisa Partlow; Anthony Garcia
Subject: Re: Public Hearing for Special Use File 20-09
Attachments: 0331191020b.jpg; 0112200912b.jpg; 0112200913b.jpg; 0407201448a.jpg

Dear Ms. Bremanis, Mr. Vyverberg, Palatine Zoning Board of Appeals and Palatine Village Council,

This note is written in response to your recent mail notification regarding a Special Use Permit for change of ownership and zoning of the property located at 1930 N. Rand Road (Gordon Food Service(GFS)) to GW Property Group (agent for Caliber Collision). This is your file # 20-09 scheduled before the board on June 9th.

I will be unable to attend the hearing due to COVID-19 concerns and hope this email will be read by the petitioner, village staff, village council along with any others concerned and entered into the minutes of the meeting for discussion and consideration.

I have also cc'd two other neighbors which also border the petitioners property. The affected neighbors have discussed the proposed transition/request and are in agreement with this email and points of interest. I would encourage each to write separately to the above village staff if they have any further concerns not noted here. I have also spoken to two other affected homeowners not cc'd, but they are in agreement with our common issues.

I would like to personally thank village staff, especially Anthony Garcia for his time and concern regarding the repair of the bordering GFS fence issues we had a month or two back where a portion of the fence had fallen down and there was trespassing issues down our properties (which also involved the police). This was especially difficult because of the COVID-19 stay home policy in place at the time. I had also been in contact and working with Mr. Garcia prior to the pandemic regarding the state of disrepair of the fence (basically falling down) and we both felt that progress was being made for repair/replacement of the fence by GFS. Unknown at the time was that the Village and GFS had been in negotiation with GW Property Group/Caliber Collision regarding the property sale and transformation. Once we received notice of the sale Mr. Garcia and I felt any issues with the fence be better handled with zoning and/or village council and with the new owners.

There are several points or issues I would like to address.

1. None of the neighbors abutting the petitioners property object to the Special Use Permit, sale and establishment of Caliber Collision Auto Body Repair and Paint Shop.
2. When GFS originally petitioned the village to develop the property for a Special Use, myself, the affected neighbors and the Capri Village Homeowners Association had direct discussions with the petitioner (GFS), and village staff and came up with an

Attachment: Objector Letter (1930 N Rand Road - SU Auto Repair)

agreement as to noise, lighting, fencing, trash, maintenance, hours of operation, delivery hours, as well as, set back issues. I repeat this was discussed and agreed to by the petitioner GFS. This was made into a formal proposal to Village Council and passed based on our concerns. We want nothing more than that which was already addressed in the original Special Use.

3. With the above said, GFS has been a very good neighbor and have respected our wishes, for the most part. I had to mention "for the most part" only for the fact that over the past several years they have become lax on some fence repairs, trash confinement and early morning deliveries. I would like to address each of these in detail and a couple other concerns the neighbors and I have.

Fence Issues;

Mr. Garcia (village staff) is in complete agreement that portions of the fence surrounding the property is in drastic and immediate need of repair (additional photos available upon request). A portion has already collapsed and other portions are leaning so severely that another heavy snow or high wind will most likely collapse the rest. Additional fence damage is occurring from trees and brush on the other side (our side) of the fence that is technically owned by GFS (I believe there is a 25' or 30' set back from our properties to their fence). We have no objection to the petitioner clearing trees and brush causing damage to their fence. Over the course of the years some of us adjacent to the fence have made improvements to the hill (adding plant material) to further screen off the building and noises. We understand that this is their property and can do as they wish, but ask the petitioner to consider the monies we have spent and that we are more than willing to make modifications if our plantings are objectionable. I believe Mr. Vyverberg indicated in a note to us that the petitioner and the village have already agreed to install a new 8' fence. This is completely supported by us neighbors. One thing that we would request is that perhaps on a yearly basis the fence be inspected by village staff and repaired by the owners if needed or brought to their attention by the neighbors.

Trash Issues;

When trash is being remove by their hauler, especially when windy, some goes flying off, most of the time collecting on the southwest corner either going over the fence or collecting at the bottom of the fence. GFS does not frequently police the area (leaving that to the landscapers) and the trash finds it way under the fence and onto our properties (additional photos available upon request). Perhaps some screening material at the bottom of the new fence line or more frequent policing of the area by the owner would prevent or reduce this litter issue. This is primarily the southwest corner where the trash bins are located especially when the wind is from the north.

Early Morning Delivery Noise Issues;

GFS agreed and the Village agreed initially that deliveries were not permitted before 7 am. This has not been held to whatsoever. Deliveries can be extremely annoying and loud with truck engine and air brakes running and items being unloaded. It is not bad in the winter when our windows are closed, but in the spring, summer and fall when our windows are open GFS repeatedly (daily) receives shipments before 7 am, often time at **3, 4, 5** and 6 am. We request that there be absolutely no deliveries from the time they close in the evening till 7 am.

Noise Issues; Being this business is involved in collision repair and loud noises are common we request that their hours of operation end by 8 pm.

Toxic Fumes Issues; Being that collision repair includes high amounts of paint, solvents, cleaners and dust we would expect the Clean Air Act and OSHA will restrict fumes and airborne debris from escaping from the premises.

With the above being said we hope GW Property Group and Caliber Collision will be good and prosperous neighbors.

If the Village or Petitioner wish to contact me regarding any or all of our concerns please call or email.

Thanking you in Advance,

Tom Pyziak
630 E. Diane Drive Palatine
[REDACTED]

Attachment: Objector Letter (1930 N Rand Road - SU Auto Repair)





PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 24, 2020 at 7:00 P.M. 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 automobile service and repair business pursuant to Section 11.06 (e) (20) of the Palatine Zoning Ordinance.
 The property is commonly known as 1930 N Rand Road (02-02-400-078).
 The Petitioner is proposing to open a Caliber Collision: Auto Body Repair and Paint Shop.
 The above petition has been filed by GW Property Group LLC, Agent: Mitch Goltz and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 20-09
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 9th day of March, 2020
 Published in Daily Herald
 March 9, 2020 (4542027)

CERTIFICATE OF PUBLICATION**Paddock Publications, Inc.****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 **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

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 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 03/09/2020 in said 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

Danula Baltz
 Authorized Agent

Control # 4542027

Attachment: Public Notice (1930 N Rand Road - SU Auto Repair)

Rec. 3/13