



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
<http://www.palatine.il.us>

PLAN COMMISSION

AGENDA • JUNE 1, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - May 18, 2021 7:00 PM

III. PUBLIC HEARING

1. 700-790 W. Euclid Avenue

TO BE CONTINUED TO THE JUNE 15, 2021 PLAN COMMISSION MEETING

2. 3 E. Slade Street

Special Use to permit a non-conforming multi-family dwelling for which legal documentation indicating that the dwelling conforms to the Zoning Ordinance cannot be provided pursuant to Section 10.06 (c) (16) of the Palatine Zoning Ordinance.

Variation to permit a non-conforming multi-family dwelling that has not been in operation since January 1, 1987 pursuant to Section 10.06 (c) (16) of the Palatine Zoning Ordinance.

3. 828 W. Hillside Street

Preliminary and Final Plat of Subdivision to permit a 2-lot single-family residential development

Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential

Special Use for front yard setback (Lot 2).

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>

PLAN COMMISSION MINUTES • MAY 18, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Conrad Hansen	Plan Commissioner	Present	
Dennis Dwyer	Chairman	Present	
Jane Robins	Plan Commissioner	Absent	
Patrick Noonan	Plan Commissioner	Present	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Present	
Stephen Fedota	Plan Commissioner	Present	

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - May 4, 2021 7:00 PM - **Accepted**

Ms. Williams made a motion to accept the minutes of May 4, 2021; seconded by Mr. Noonan

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Teri Williams, Plan Commissioner
SECONDER:	Patrick Noonan, Plan Commissioner
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota
ABSENT:	Robins

Minutes Acceptance: Minutes of May 18, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. Text amendments to Article 3 –Section 3.02 Specific Definitions; Article 11; Section 11.01 (d), Sections 11.02 (b), 11.02 (d), 11.03 (b), 11.03 (d), 11.04 (d), 11.04 (f), 11.06 (c), and 11.06 (e) (Permitted and Special Uses in the business districts; 12.01 (f) and (h) (Permitted and Special Uses in the manufacturing district) and Article 8; Section 8.03; 8.04; (Attached signage in the business and manufacturing districts). These amendments are all of Appendix A (Village of Palatine Zoning Ordinance) of the Village of Palatine Code of Ordinances. - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on May 3, 2021.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Revised Zoning Ordinance Language: Article 8 signage and Article 11 restaurants
3. Restaurant Survey of other Municipalities: October 2012

Sworn in staff: Mr. Ben Vyverberg

Mr. Vyverberg gave a brief overview of the proposed text amendments referring to the slides. He noted there were formative changes from the packet.

He spoke to a sign in an industrial area that was approved for larger than what code would allow. He stated they resubmitted to what code would allow, which triggered staff to do a review of the current code.

He spoke to the way the current code calculates signage allowed.

Mr. Vyverberg referred to the slide to show surrounding areas and what their signage code allows compared to Palatine pointing out most allowed larger attached signs.

He spoke to the proposed changes to the code in the business district removing (3)c and adding (3)b. i & ii referring to the slide to read as

Except:

- i. Where the building is at least one hundred thousand (100,000) square feet in floor area and occupied by a single user, the gross surface area shall not exceed two hundred (200) square feet for a single attached sign; or
- ii. In B5 districts, where single user lot is greater than two (2) acres in lot area, a single attached sign shall not exceed one hundred twenty (120) feet in gross surface area.

Mr. Vyverberg spoke to the changes to 8.04 (3)b in the manufacturing district code referring to the slide to read as:

(3)

b. Gross surface area. A single attached sign shall not exceed one hundred (100) square feet in gross surface area ~~unless~~ except where the building is at least one hundred thousand (100,000) square feet in floor area and occupied by

a single user, in which case the gross surface area shall not exceed two-hundred (200) square feet for a single attached sign.

Mr. Vyverberg spoke to the current code that requires restaurants to go through special use review. He explained after staff reviewed of the current requirement and other municipal regulations, Staff identified that restaurants could be permitted uses under certain circumstances. He spoke to the changes to the business districts to allow restaurants that are do not have a local liquor license, a drive-thru, not more than 25 seats and are takeout only. He explained they were written with flexibility for Village Council to review and ultimately decide how to address.

Mr. Vyverberg explained this only takes in account if the restaurant does not require parking variation. He spoke to the past when special use was not required and how present there are departments such as in environmental health that review and monitors all the food establishment facilities in the Village, building permit and code requirements and business licensing review and regulations accordingly. Mr. Vyverberg stated from a staff perspective there is a comfortability contemplating restaurants as permitted uses under these circumstances. He spoke to neighboring communities such as Arlington Heights, Mount Prospect and Schaumburg that they are permitted uses. Mr. Vyverberg stated any restaurant request would go through permit review where zoning along with environmental health would review accordingly and determine if it may be processed administratively.

Mr. Vyverberg noted the change from village "board" to "council"
He noted the legislative intent is not to make any changes in the manufacturing district leaving them as a special use.

Chairman Dwyer stated a restaurant may be appropriate on a corner but they should be reviewed and a special use approval should be required in manufacturing districts.

Mr. Vyverberg spoke to areas that may be appropriate but agreed staff should review under special use review

Chairman Dwyer asked how a cafeteria in an office building would fit in
Mr. Vyverberg explained they would be required to submit a business plan and could be deemed as accessory use and would not require special use.

Chairman Dwyer stated it is possible to see a cafeteria in the manufacturing district

Mr. Fedota asked about an outside vendor operating a restaurant in an office.
Mr. Vyverberg spoke to the park district having a 3rd party operator, but under review it is an accessory use and does not require relief.

Mr. Fedota stated he thinks take out only may fit in the manufacturing area
Chairman Dwyer stated they may be permitted but should be subject to council

approval

Mr. Vyverberg stated he understands the notion to have takeout but it is site specific so should be reviewed.

Mr. Friedman asked about structure of the amendment of how it is presented. He referred to the slide indicating he recommended changing the format to read as follows.

(41)

a) Restaurants with all the following criteria

1) Without a local Liquor license

2) Without a drive thru

3) With 25 or fewer seats

b) Takeout only restaurants

Mr. Vyverberg clarified the attempt was to write in a manner to give Village Council flexibility.

Discussion on wording and clarity for Village Council review.

Mr. Friedman asked about the reason staff is setting scale/size based on seat count when other communities are more often based on square footage. He stated seat count can be changed after they move into a space rather than square footage remain the same.

Mr. Vyverberg explained they reviewed restaurants and found typical to be associated with a liquor license. He explained they researched restaurants in Palatine that did not have liquor licenses and based it on their seat count. Mr. Vyverberg stated Plan Commission can add to note to include square footage for Council review.

Discussion on review processes if business plan changes including seat count or expansion.

Mr. Vyverberg spoke to the special use transfer process which requires review to ensure business plan has not changed.

Mr. Fedota asked if code addresses monotony to prevent 7 restaurants to open next to each other to cause bad business.

Mr. Vyverberg spoke to the parking requirements that would limit the types of businesses, as that many restaurants at the same center would most likely require a variation.

Mr. Friedman pointed out restaurants are different based on trash output, deliveries, exhaust that impact surrounding properties. He asked how to prevent this from being an issue.

Mr. Vyverberg stated all are covered in our code including: environmental health, property maintenance, traffic, delivery within retail, dumpster enclosures and screening, size of trash and frequency need to be emptied. He spoke to the noise within business district code and explained staff is comfortable going forward with all these in place.

Chairman Dwyer stated he liked Mr. Friedman's original wording request pointing

out it can all be one sentence. He stated "Takeout only" doesn't need to be separate category because they would have 25 or fewer seats.

Discussion on attached signage amendment and why it reads as "single user".

Chairman Dwyer asked when the adjacent municipalities are talking about larger signs are they limited to single users.

Mr. Vyverberg answered no not in most circumstances.

STAFF RECOMMENDATIONS:

Staff recommends approval of the text amendments to allow restaurants as a permitted use under certain circumstances and conversely reviewing the sign limitations of attached signage in commercial and manufacturing districts to include the revisions that are in tonight's slide presentation.

Ms. Williams made a motion to close the public hearing; seconded by Mr. Hansen

DISCUSSION:

Mr. Fedota asked about signage related to single user pointing out in large scale buildings it could be likely to have more than one business but relate to primary business which may be detrimental to limit them.

Discussion on definition of single users depending leases.

Discussion on sign limitation if additional users in one property

Chairman Dwyer proposed changing wording from single user to single sign

Mr. Vyverberg explained the code amendment and what is allowed for additional signage a presently can have.

Mr. Fedota clarified the amendment is for mounted not monument.

Mr. Vyverberg explained it is for attached signage.

Discussion on single user versus single tenant.

Chairman Dwyer stated the board should leave the amendment as written and let council decide on verbiage.

Chairman Dwyer recommended removing "takeout" in the restaurant special use amendment and combine all other circumstances into one sentence

Mr. Bettenhausen spoke to his changes he sent to board and staff including taverns and bars.

Mr. Vyverberg stated he agrees with the majority of Mr. Bettenhausen's comments but needs to confirm with the Village Attorney regarding the scope.

Chairman Dwyer pointed out no changes can be made that were not mentioned in the public notice.

Discussion on the text amendment change process.

Mr. Noonan made a motion to approve with the change to make one sentence and removing “take out only” restaurant seconded by Mr. Friedman

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on June 7, 2021

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Eric Friedman, Plan Commissioner
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota
ABSENT:	Robins

IV. COMMUNICATIONS

V. ADJOURNMENT

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

Ms. Williams made a motion to adjourn; seconded by Mr. Noonan.

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Teri Williams, Plan Commissioner
SECONDER:	Patrick Noonan, Plan Commissioner
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota
ABSENT:	Robins

**VILLAGE OF PALATINE
Plan Commission**

SCHEDULED 06/01/21 07:00 PM

CASE STAFF STATEMENT (ID # 6816)

700-790 W. Euclid Avenue

CASE NUMBER: 2021-49

PETITIONER: Regency Retail, LLC C/O Heitman LLC (Kristofer Ames)

LOCATION: 700-790 W. Euclid Road (Regency Plaza Shopping Center)

PROPOSAL:

The Petitioner did not meet the deadline for the Public Notice requirements. Therefore, this item shall be continued to the next Plan Commission hearing on Tuesday, June 15, 2021.

**VILLAGE OF PALATINE
Plan Commission**

SCHEDULED 06/01/21 07:00 PM

CASE STAFF STATEMENT (ID # 6809)

3 E. Slade Street

CASE NUMBER: 21-33

PETITIONER: Patrick Driscoll

LOCATION: 3 E. Slade Street

PROPOSAL:

1. Special Use to permit a non-conforming multi-family dwelling for which legal documentation indicating that the dwelling conforms to the Zoning Ordinance cannot be provided pursuant to Section 10.06 (c) (16) of the Palatine Zoning Ordinance.
2. Variation to permit a non-conforming multi-family dwelling that has not been in operation since January 1, 1987 pursuant to Section 10.06 (c) (16) of the Palatine Zoning Ordinance.

ZONING AND LAND USE: R-2 Single Family Residential

SURROUNDING CONDITIONS:

North:	P Planned Development
South:	Union Pacific Northwest Rail
East:	R-2 Single-Family Residential
West:	B-1 Shopping Center

COMPREHENSIVE PLAN: Single-Family Residential (future)

BACKGROUND:

The Subject Property is currently improved with a residential dwelling, detached one-car garage, and associated driveway. The Petitioner is requesting a Special Use and Variation to permit a non-conforming 2-unit dwelling within the R-2 Single-Family Residential district. Therefore, the Petitioner is requesting:

1. Special Use to permit a non-conforming 2-unit dwelling for which legal documentation indicating that the dwelling conforms to the Zoning Ordinance cannot be provided pursuant to Section 10.06 (c) (16) of the Palatine Zoning Ordinance.

2. Variation to permit a non-conforming multi-family dwelling that has not been in continuous use as a multi-family dwelling since January 1, 1987 pursuant to Section 10.06 (c) (16) of the Palatine Zoning Ordinance.

SITE ANALYSIS:

- Per the Petitioner (current owner) and the previous owner, there has been a studio apartment upstairs since 2003. The previous owner indicated the space was used for various family members and friends from 2003 to 2014, and from 2014-2019, it was exclusively used by the owner. The physical layout of the home and separation of the two units appear as though the home was constructed in its current configuration. The review of the Village's historical building permit information for the property did not locate any relevant information about its construction or use.
- The studio is approximately 540 sq. ft. It has a separate full bathroom, kitchen, living area and bedroom. There are also separate private entrances.
- Under the R-2 Single-Family zoning, multi-family dwellings are not permitted uses; and, all multi-family dwellings in the single-family residential district are non-conforming. However, due to the number of non-conforming multi-family dwellings and difficulty determining whether the dwelling is legal or illegal, the Village approved a text amendment in 1997 to allow Special Use review of non-conforming multi-family dwellings in single-family residential districts. In the background and staff statement information for the text amendment in 1997, Staff noted the following in its presentation of the proposed text amendment:
 1. There were an estimated 130 multi-family residential units in properties zoned for single-family uses and licensed by the Village, with another estimated 100 units in single-family properties not licensed or inspected by the Village. The majority of these properties were either two or three units.
 2. Prior to the 1960's, the Village did not maintain historical building permit applications and materials.
 3. Due to the age of many of these properties, the historical building permit information is, in many instances, not available.
- Per Section 10.06 (c) (16) of the Palatine Zoning Ordinance, non-conforming multi-family dwellings are a Special Use in the R-2 district for which legal documentation indicating that the dwellings conform to the Zoning Ordinance cannot be provided subject to the following conditions:
 - 16.01 - The dwelling shall contain three or fewer dwelling units

- **16.02 - The dwelling shall have been in continuous use as a multi-family dwelling since January 1, 1987; and**
- 16.03 - The owner of the dwelling shall obtain a rental license from the Health Department as required by Sec. 10-15 of the Palatine Code of Ordinances.

***The Petitioner is seeking a Variation to 16.02.

- In addition to the Subject Property, there are two additional multi-family dwellings on the south side of the block zoned R-2 (15 E. Slade Street & 20-24 N. Hale Street).
- The Future Land Use identifies the entire block as single-family residential. Despite the Subject Property's adjacency to the Downtown, Plum Grove Road has been identified as the eastern edge of the downtown area.
- The Subject Property could accommodate up to four vehicles in the driveway and one vehicle in the garage, which meets Code.

DEPARTMENTAL REVIEWS:

Community Services	1-hour fire separation verification is required.
Engineering	N/A
Environmental Health	N/A
Fire Prevention	Smoke alarms and carbon monoxide alarms verification required.
Public Works	N/A
Police	N/A

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

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:

While the proposal does not follow the recommendations of the future comprehensive plan, which identifies the future of this property as a single-family residential use, the Petitioner and previous owner have indicated the studio has been used as a separate residence since at least 2003. The 1997 text amendment was approved to specifically address existing non-conforming multi-family residential dwellings as a Special Use in the single-family residential districts. Due to the existing configuration of the home, its proximity to other adjacent existing non-conforming multi-family dwellings, (single-family residential properties), downtown corridor, and the Union Pacific Northwest railroad to the south, Staff recommends action at the discretion of the proposed Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation request shall substantially conform to the floor plans prepared by the Petitioner dated 02/23/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. A rental license shall be obtained.
3. If required, the dumpster location and enclosure shall be installed in a manner acceptable to the Village of Palatine.
4. Prior to the issuance of a rental license, the Petitioner shall confirm with the Fire Prevention Department if the proposed smoke alarms and carbon monoxide alarms are present for both units. Units with multiple smoke alarms required shall have them interconnected.
5. Verification from a licensed architect that each dwelling unit in this building are separated from each other by wall and floor assemblies not less than 1-hour resistance shall be submitted, in a manner acceptable to the Village of Palatine.
6. A building permit shall be obtained for any life safety or other building improvements, which require a building permit.

ATTACHMENTS:

- Aerial
- Application
- Petitioner Justification
- Plat of Survey
- Floor plans
- Pictures submitted by Petitioner
- Pictures submitted by the Petitioner (2)

Case Staff Statement (ID # 6809)
Meeting of June 1, 2021

- Village of Palatine Ordinance #O-32-97 - Special Use Non Conforming Multi-family units
- Letter from the previous property owner
- Public Notice - 3 E. Slade Street

3 E. Slade Street

3.2.a

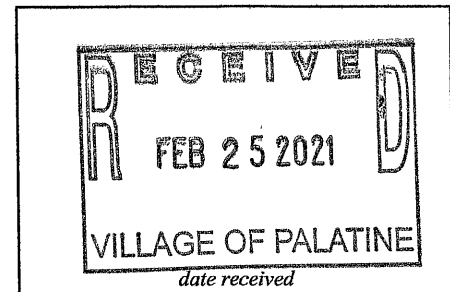


VILLAGE OF PALATINE

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 KR	Zoning Case # 21-33
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S) PATRICK DRISCOLL		Business Name (if applicable) 847-533-6786	
	Subject Property Address 3 E. SLADE ST. PALATINE, IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District R-2	Existing Land Use	Proposed Land Use	
	Generally describe your request: THERE'S BEEN A STUDIO APARTMENT UPSTAIRS FOR MANY YEARS. IT HAS A SEPARATE BATHROOM, KITCHEN & BEDROOM. THIS HAS A FULL BATH (SHOWER) KITCHEN HAS SINK, FRIDGE, STOVE & MICROWAVE. ALSO HAS TWO LOCKING DOORS WITH DISTINCT KEYS/LOCKS. CARBON MONOXIDE & SMOKE DETECTORS ARE IN PLACE AND FUNCTIONING. MY SON HAS LIVED THERE IN THE PAST & I'M INTERESTED IN RENTING NOW. HOME WAS RECENTLY (12-10-2020) - ROBERT GARCIA INSPECTED			

Attachment: Application (3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)



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

The apartment has two locking doors and a private entrance and plenty of driveway parking. Best use is an apartment since it does not lend itself to being combined with rest of home

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

Has two locking doors, smoke & carbon monoxide detectors and was inspected by the Village & Passed on 12-8-2020

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

Across the street is commercial mixed building. Also, most homes on South side of Slade are currently rental properties

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

Fence previously installed and permitted by Village

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.

This apartment/studio would be very costly to convert into single family use. There are separate stairs & locking doors

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

I purchased it knowing there was an apartment and my son occupied it. He no longer lives there & was not informed of the zoning

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

It has been an apartment for over 35 years.

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

See additional information attached.

March 14th, 2021

To Whom It May Concern:

Variation Request of 16.02

I understand that the property located at 3 E. Slade St., Palatine, IL 60067 has been zoned as R-2. I am requesting an exception to Code 16.02 which indicated that the dwelling has been in continuous use as a single-family dwelling since January 1, 1987. This variance is justified for the following reasons.

1. This apartment or studio was built as a second residence and I assume that the Village approved its construction. If the Village approved of this construction, then it seems logical that it was constructed prior to the 1897 date. It is also evident from the aging of the wood flooring and style that it was built prior to 1987. I have requested that the Village provide the date that this 2nd residence was constructed and have yet not received it. However, despite not having the date this was permitted I suggest the following as reasons or justifications for the variance:
 - A. The rear door to the home has a separate entrance and a private set of stairs to the 2nd level. The apartment or studio has a separate kitchen, bath and small bedroom and living area. There is also another locking door with deadbolt at the top of the stairs. The Village did an inspection and is considered in good operating condition and otherwise passed inspection.
 - B. There are several other properties that have multi-family that are also in the R-2 zoning on the South side of E. Slade and within 500 feet of 3 E. Slade St.
 - C. The home is located on the corner of Slade and Plum Grove Rd. Directly to the West is a multi-story building with multi-housing. Directly across the street from the subject property is a large home that has been in use as an office building that is zoned for business use. It is my understanding that they have requested a variance to homes located near each other or for a townhome or condo building.
 - D. The apartment or studio upstairs is a perfect rental property and fulfills a large need in Palatine for a less expensive rental property with a desired rent rate of around \$700. It is especially relevant as it is in the downtown area and only two blocks west to the train station.
 - E. The driveway was expanded several years back with a brick paver portion and clearly accommodates easy access in and out of the property.
 - F. Because you can only exit at E. Slade heading North this additional potential auto does not represent any real change in traffic patterns.
 - G. This property sat for sale for several years and is a difficult property to sell as it is remarkably close to earshot of the train tracks and crossing guards at all hours of the night.
 - H. The building while having been started in 1864 has been updated with rewired electricity, recent boiler, and an updated footprint with aluminum siding, a nice back yard and well-maintained property.
 - I. The subject apartment or condo has had a new refrigerator and microwave added and has good operating kitchen appliance as supported by the recent Village inspection.

Please consider the above and approve an exception in use for this property. If you have any questions or need any additional documentation, please contact me at 847-533-6786 or email to: pdriscoll1578@gmail.com

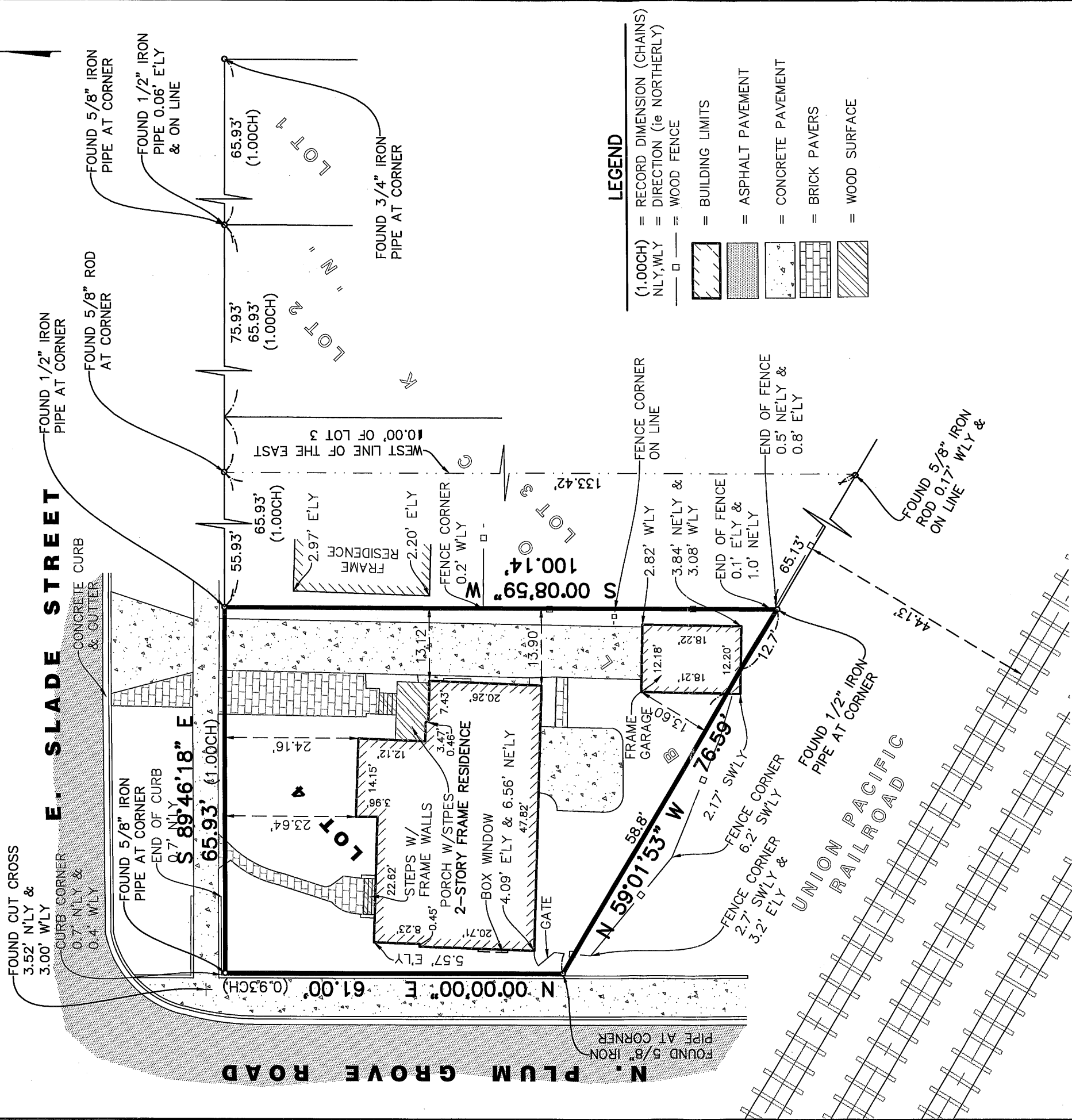


Patrick Driscoll, CPA, CPCU, CMCA, licensed realtor and insurance agent

Attachment: Petitioner Justification (3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

BOUNDARY SURVEY

LOT 4 IN BLOCK "N" IN VILLAGE OF PALATINE AS SUBDIVIDED, PLATTED AND RECORDED BY JOEL WOOD IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK 98 OF MAPS, PAGE 28, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



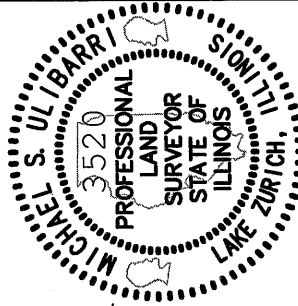
NOTES

1. THIS SURVEY PREPARED FOR AJP LAW FIRM, LLC (COLBY).
2. NO EASEMENTS OR SETBACKS WERE CREATED BY THE RECORDED FINAL PLAT OF SUBDIVISION. REFER TO ZONING REGULATIONS OR OTHER DOCUMENTS FOR ADDITIONAL SETBACK, EASEMENT OR OTHER REQUIREMENTS NOT SHOWN HEREON.
3. TOTAL LOT AREA = 5,304 SQ.FT., MORE OR LESS.
4. VERIFY DIMENSIONS, LEGAL DESCRIPTION AND CORNERS AND NOTIFY SURVEYOR OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION ON THE PROPERTY. DIMENSIONS SHALL NOT BE ASSUMED BY SCALE.
5. BUILDING TIES ARE SHOWN FROM OUTSIDE LIMITS OF FRAME CONSTRUCTION.
6. LEGAL DESCRIPTION HEREON PROVIDED BY CLIENT.
7. BEARINGS ARE ASSUMED BASED ON FOUND MONUMENTATION AND THE WEST LINE OF THE PROPERTY HAVING A BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.
8. UTILITIES, LANDSCAPE FEATURES, AND IMPROVEMENTS COVERED BY EARTH, LANDSCAPING, OR OTHER MATERIALS OR OBSTRUCTIONS, IF ANY, ARE NOT SHOWN HEREON.

SURVEYOR, INC., DO HEREBY DECLARE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PLAT DATE: FEBRUARY 19, 2021

IL PROF. LAND SURVEYOR #3520 (EXP. 11/30/18)
DESIGN FIRM REG. #184.005510 (EXP. 04/30/19)
FIELD WORK COMPLETED AUGUST 20, 2018
UPDATED FIELD WORK: FEBRUARY 18, 2021



PIAT OF SURVEY

3 E. SLADE STREET

DRAWN: K.C.

557 CAPITAL DRIVE, LAKE ZURICH, ILLINOIS 60047
PHONE: 847.356.7539 FAX: 815.578.9647

DATE: 02/19/21
SCALE: 1"=20'

557 CAPITAL DRIVE, LAKE ZURICH, ILLINOIS 60047
PHONE: 847.356.7539 FAX: 815.578.9647
email: mikeu@sightonsolutions.com
www.sightonsolutions.com
SIGHT ON SOLUTIONS, INC.

SHEET

1 OF 1

SOS#: 18348

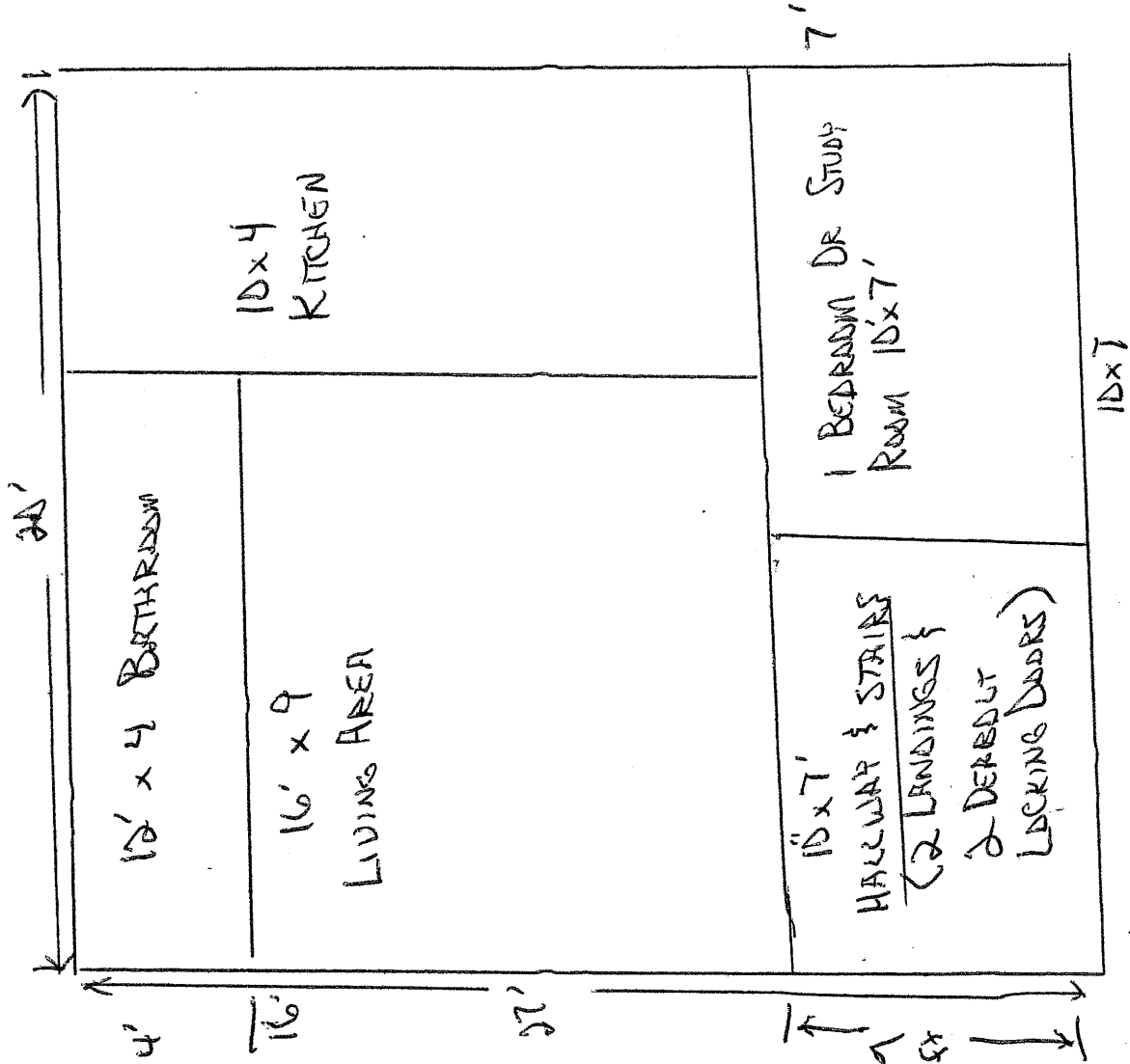
3.2.d

Packet Pg. 21

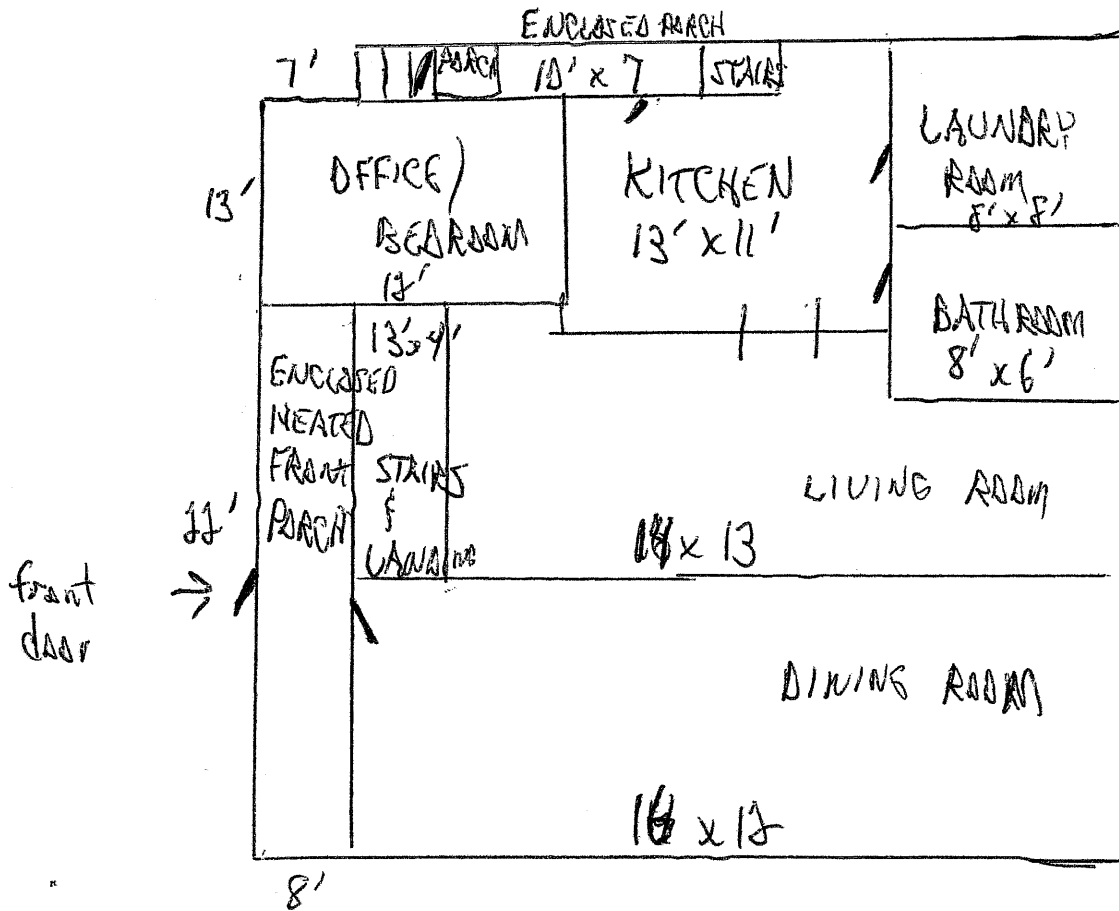
ATTACHMENT: PLAT OF SURVEY (3 E. SLADE STREET - SU VAR FOR NON-CONFORMING 2-UNIT DWELLING)

5-13-21

3 E. SLADE - STUDIO



3 E. SLADE MAIN LEVEL



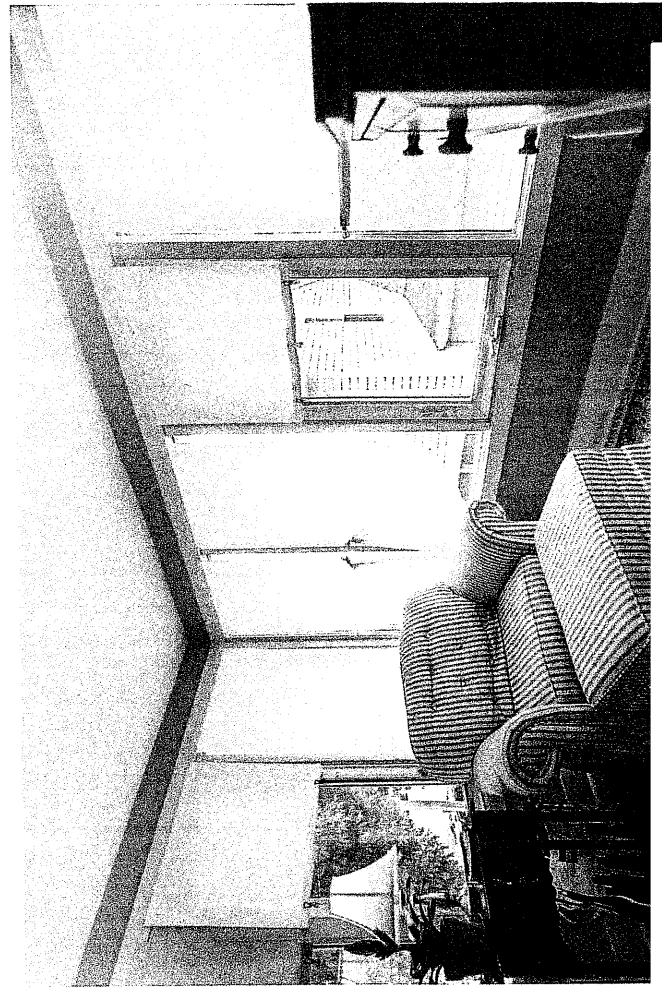
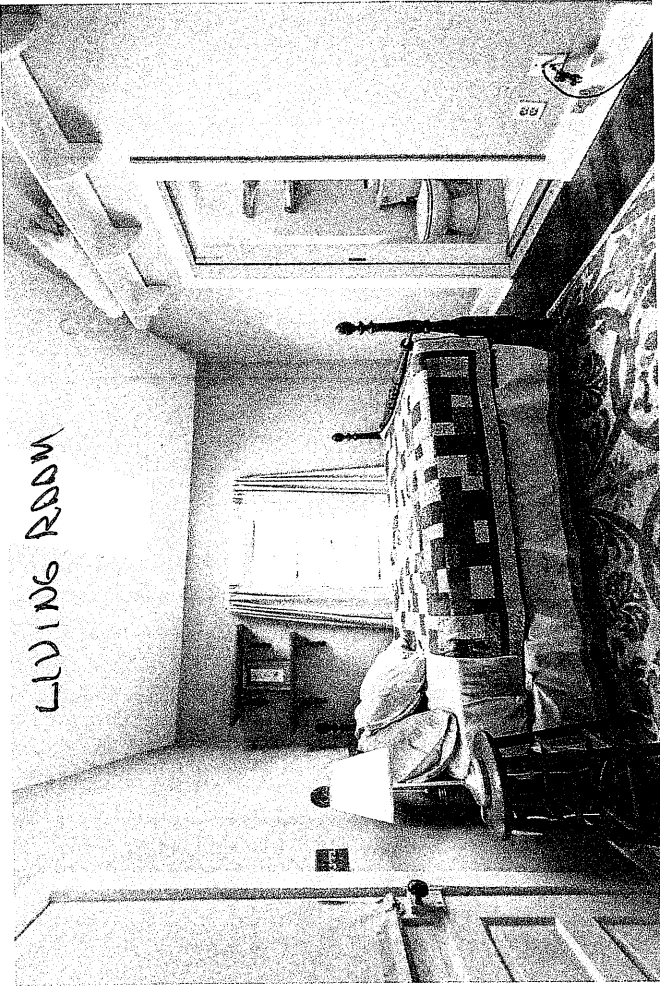
UPSTAIRS

2 BEDROOM

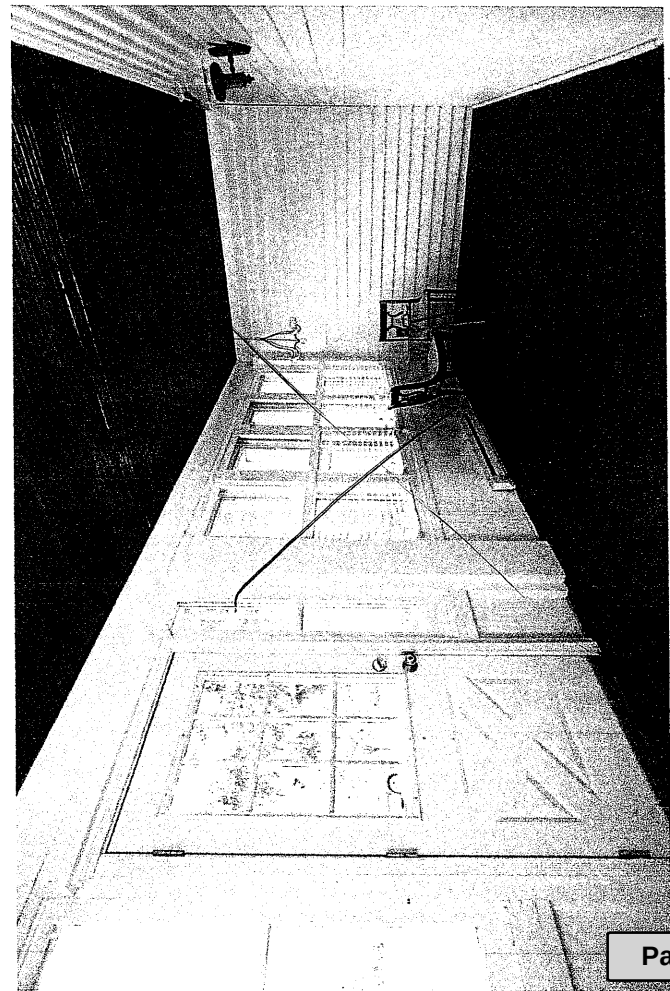
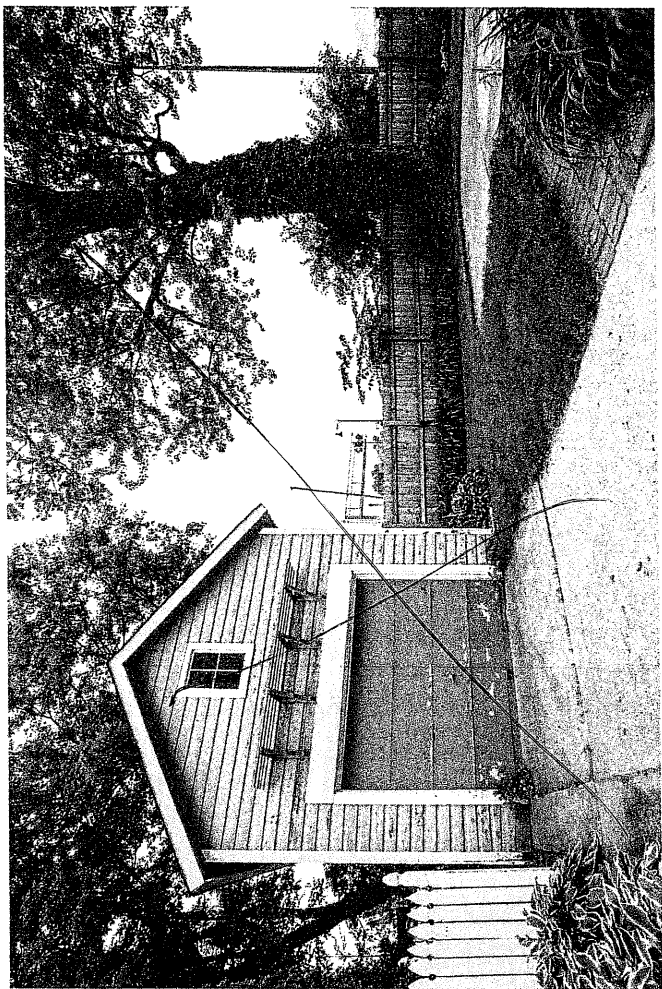
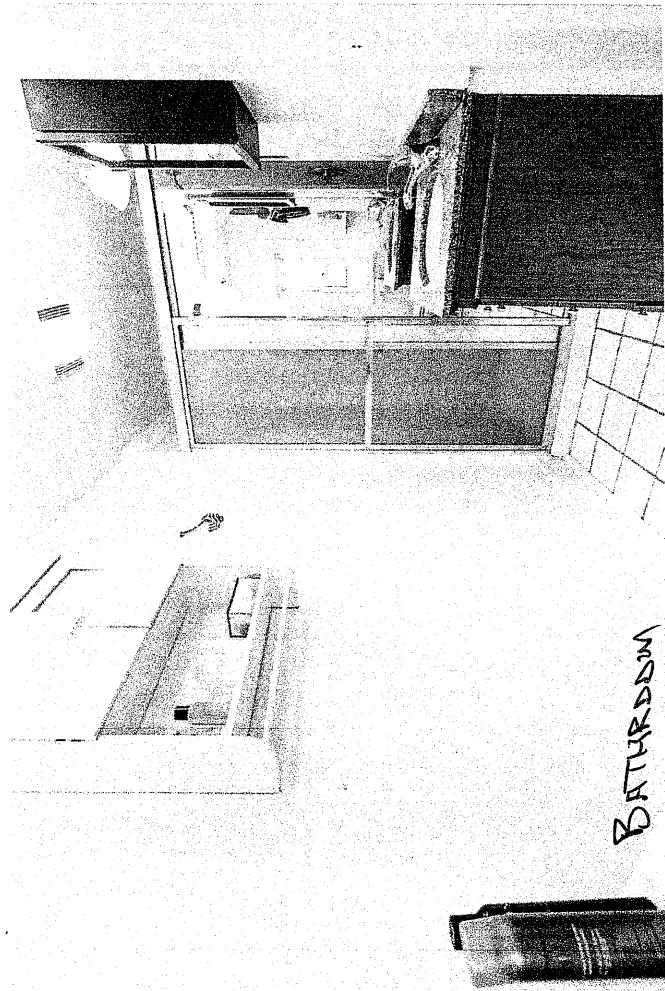
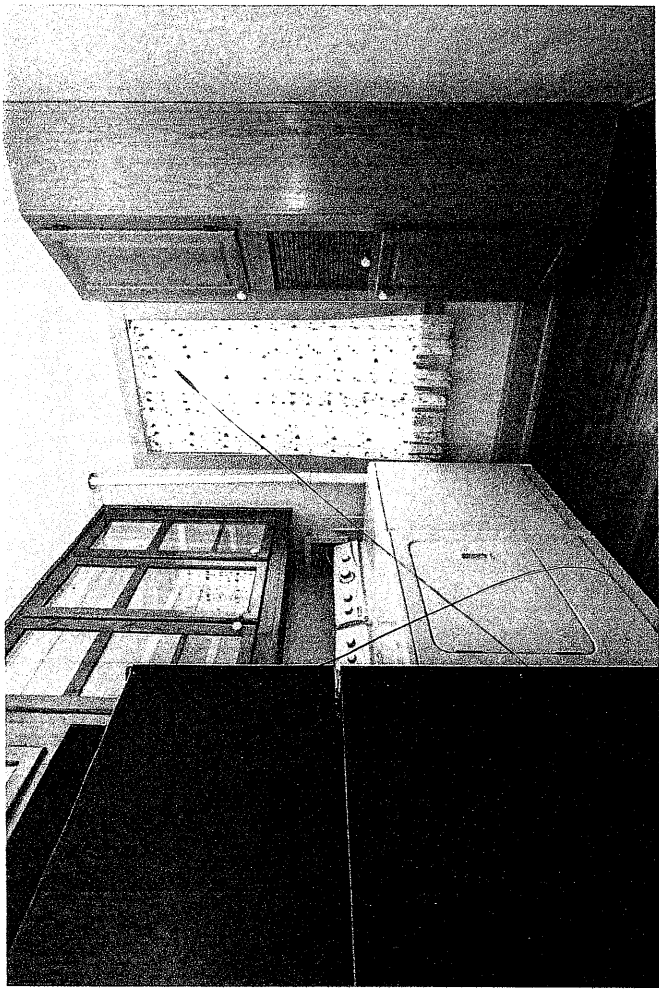
- MBR 12 x 16
- 2ND 10 x 18
- BATH 7 x 12
- HALLWAY 6 x 5

486 sq. ft.

3 E SLADE STREET | PALATINE



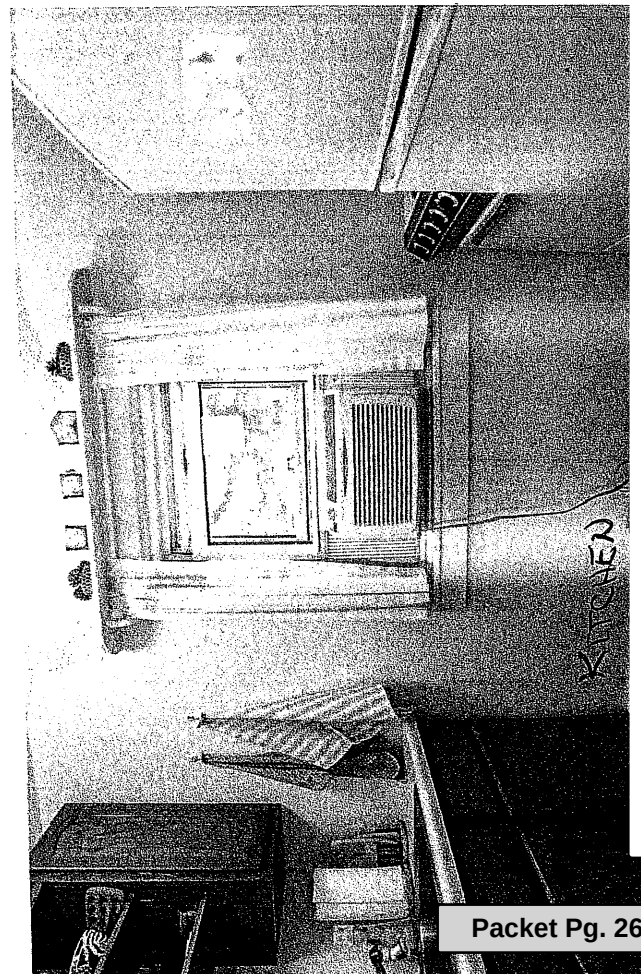
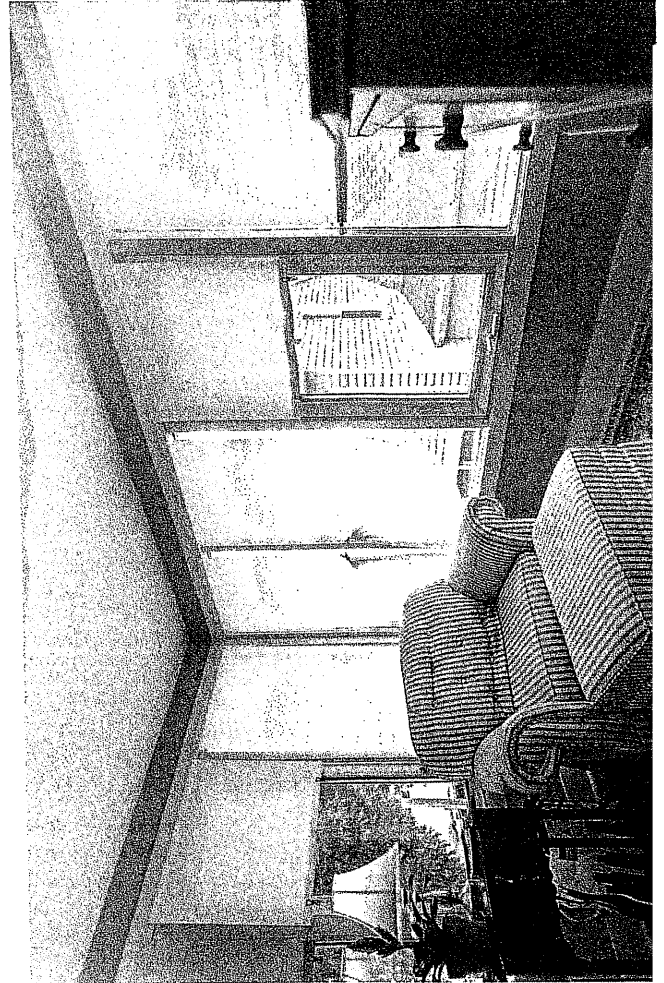
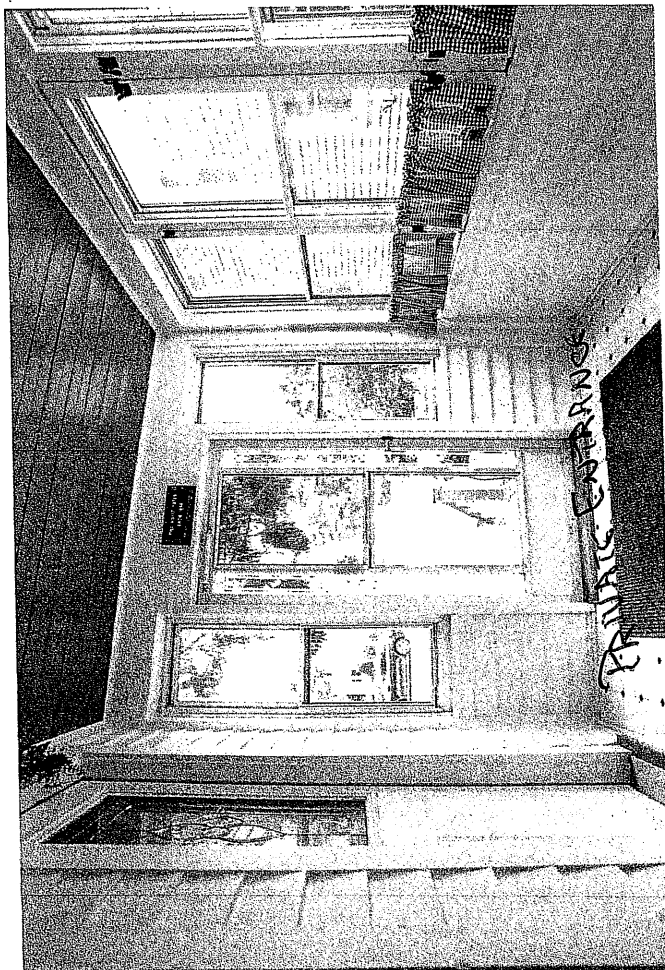
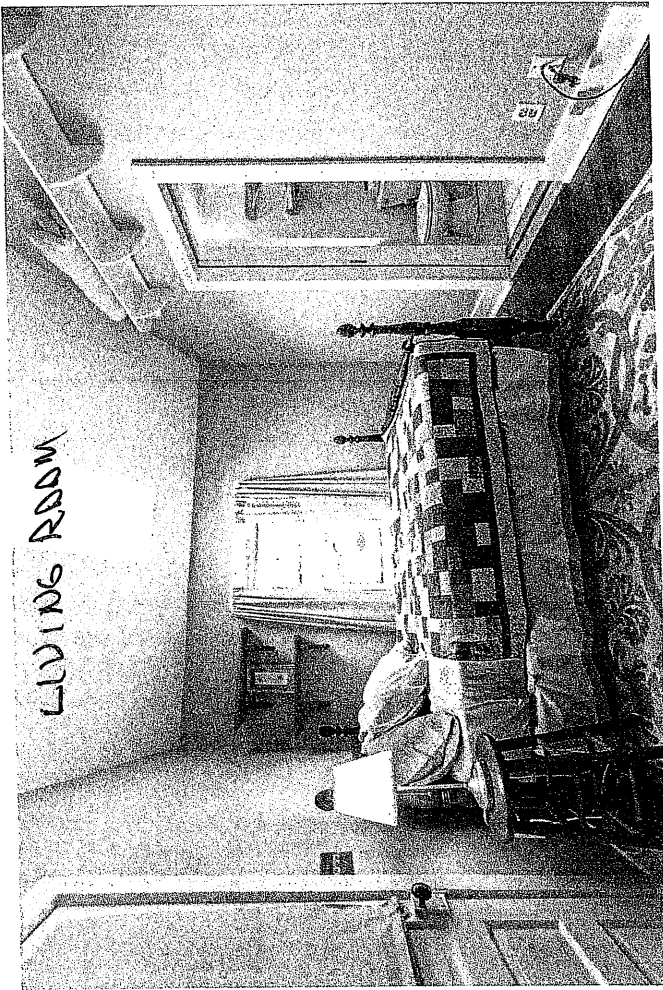
Attachment: Pictures submitted by Petitioner (3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

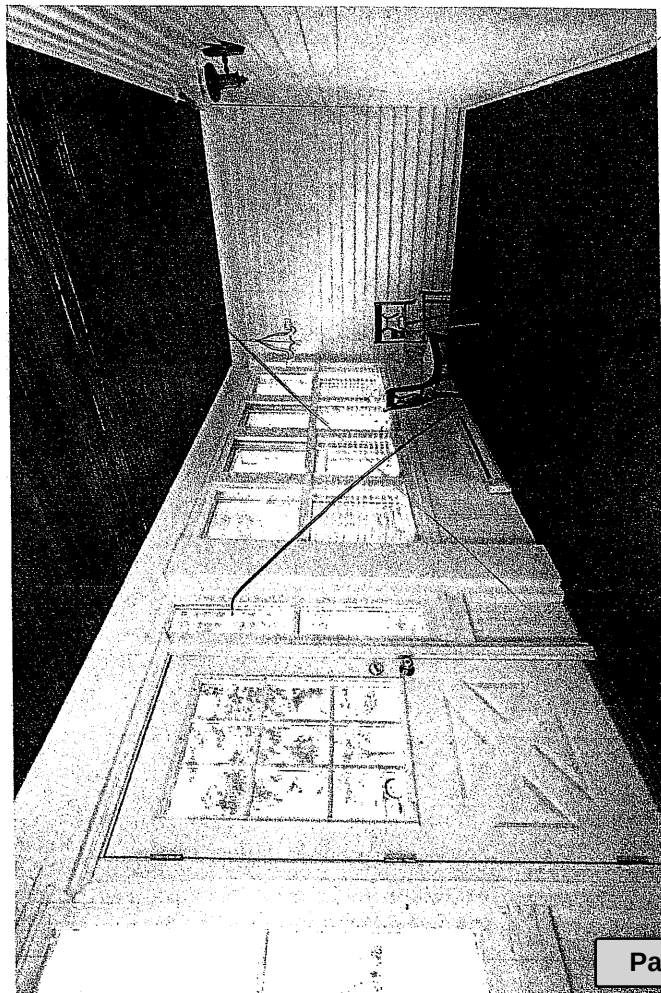
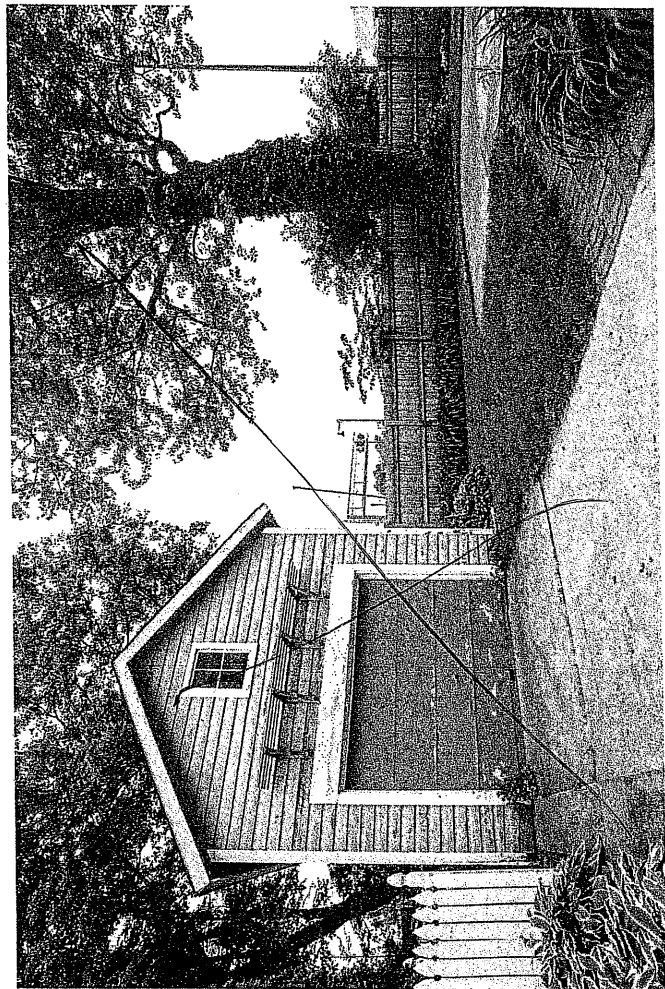
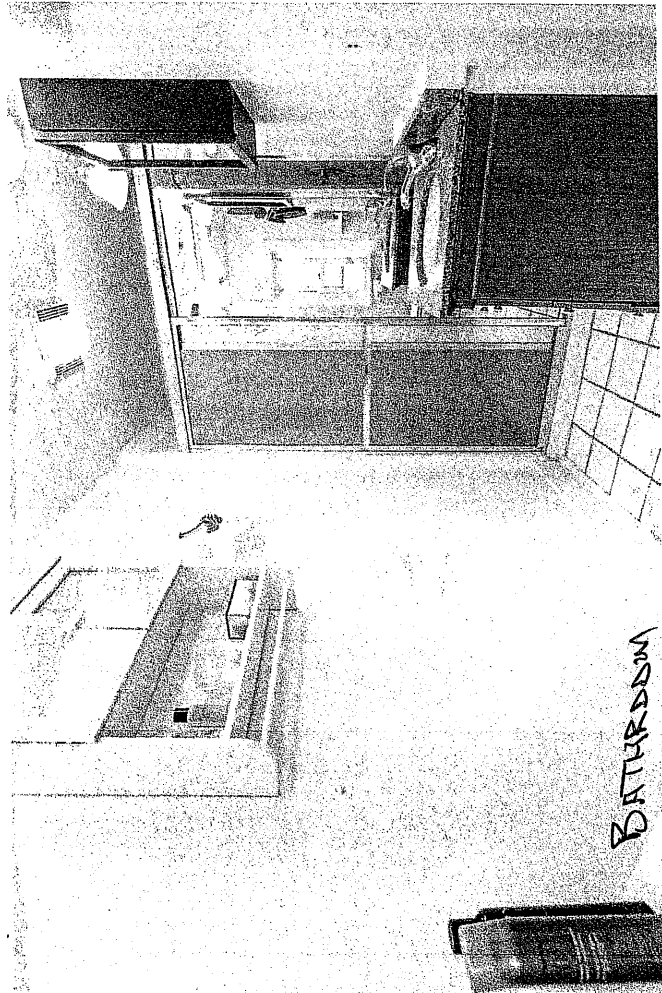
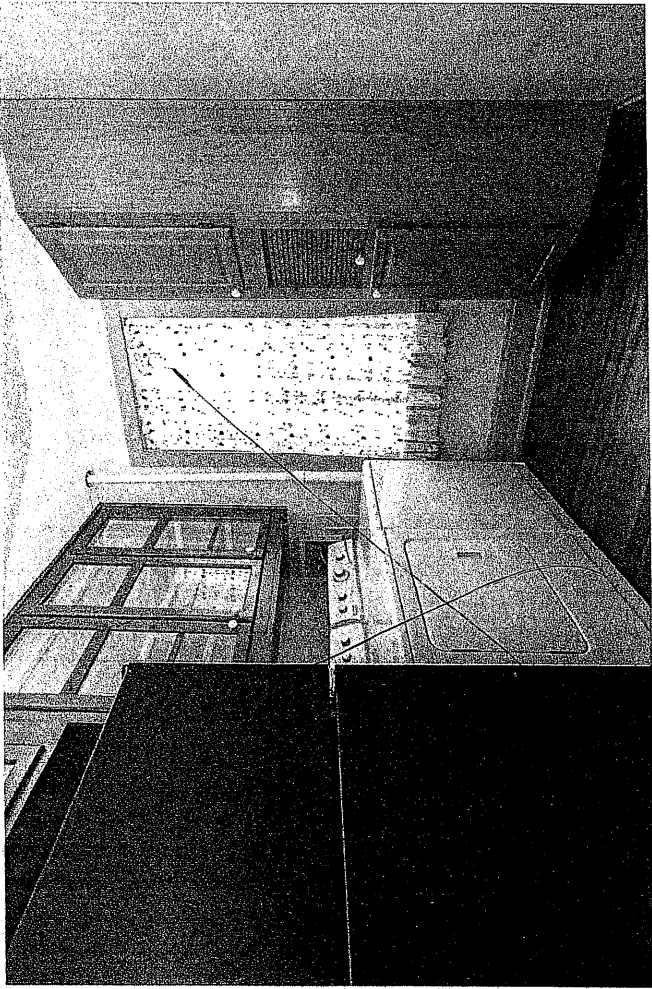


3 E SLADE STREET | PALATINE

Attachment: Pictures submitted by Petitioner (3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

3 E SLADE STREET | PALATINE



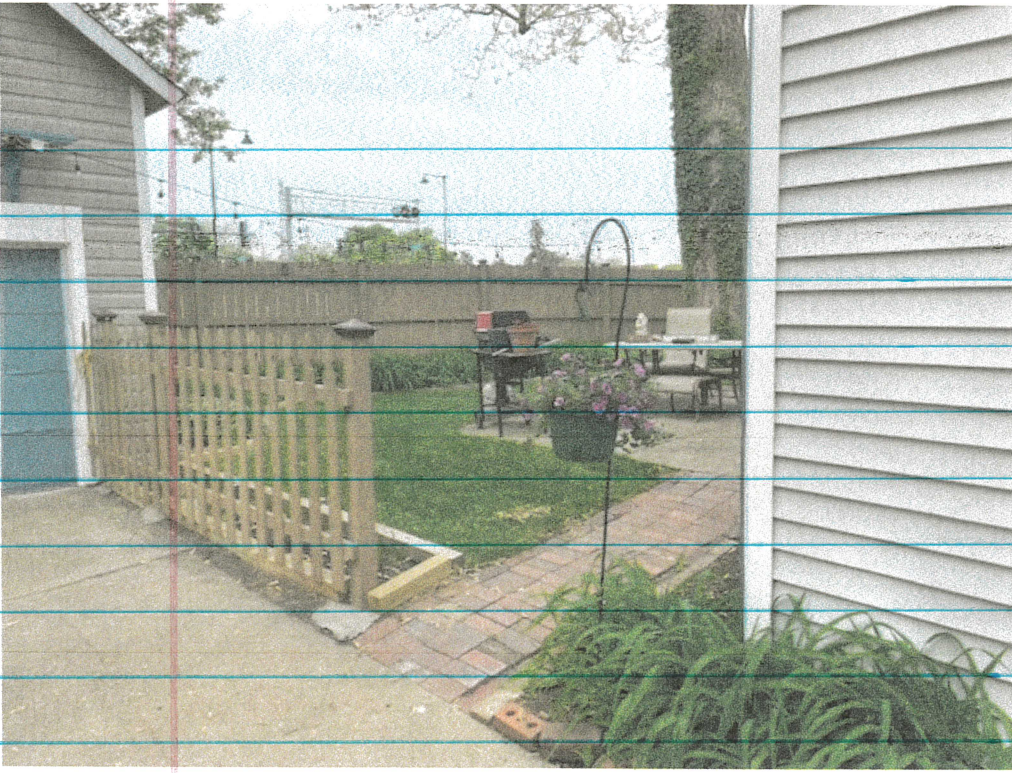


3 E SLADE STREET | PALATINE

Attachment: Pictures submitted by Petitioner (3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)



3 E SLADE
4 BEDS 3 BATH (STUDIO 1 BATH, 1 BED)



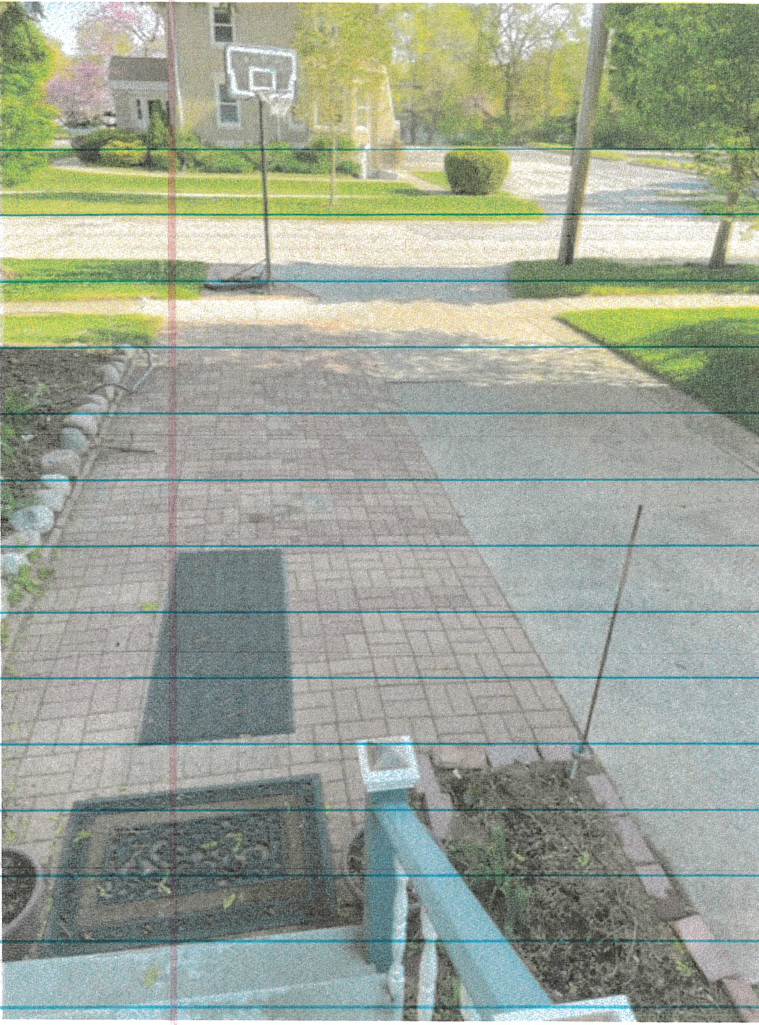
BACK YARD



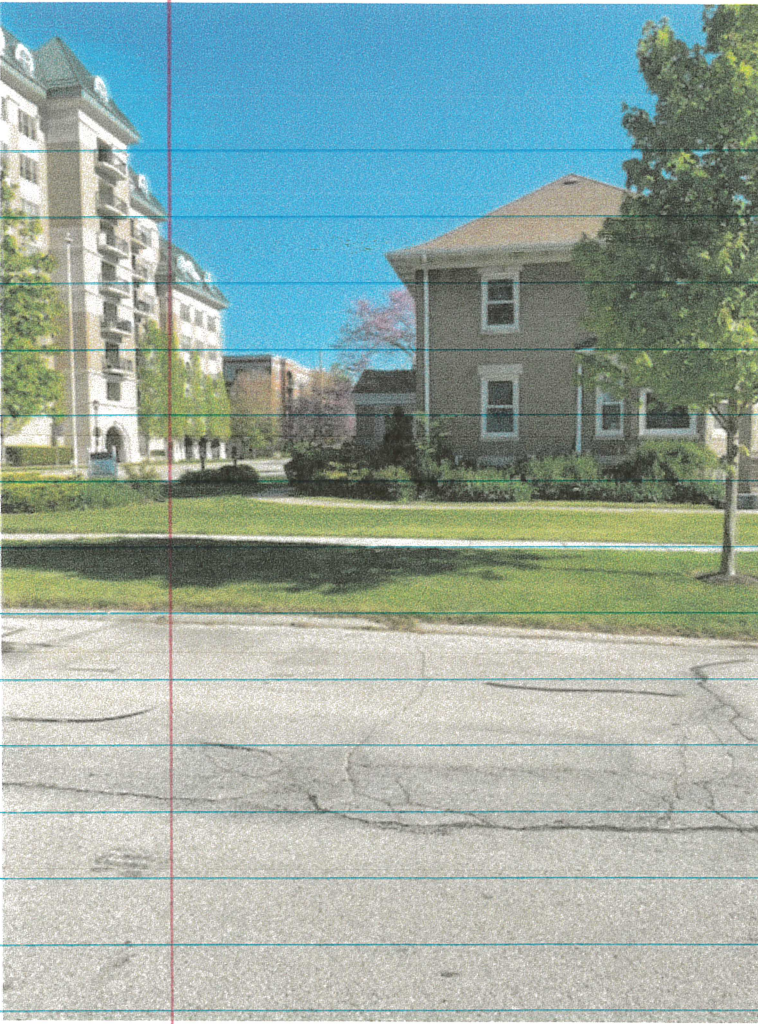
BACK YARD



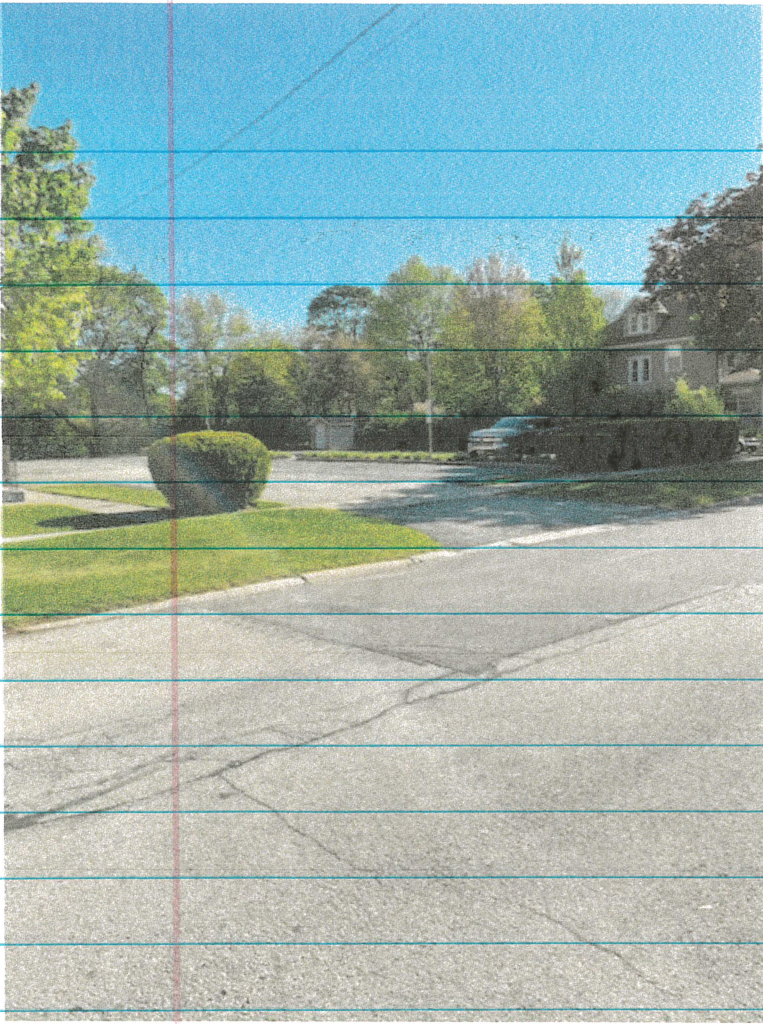
WIDE DRIVEWAY
SIDE ENTRANCEWAY



View To Street



VIEW FROM HOME
FACING NORTH



VIEW FACING N/NE



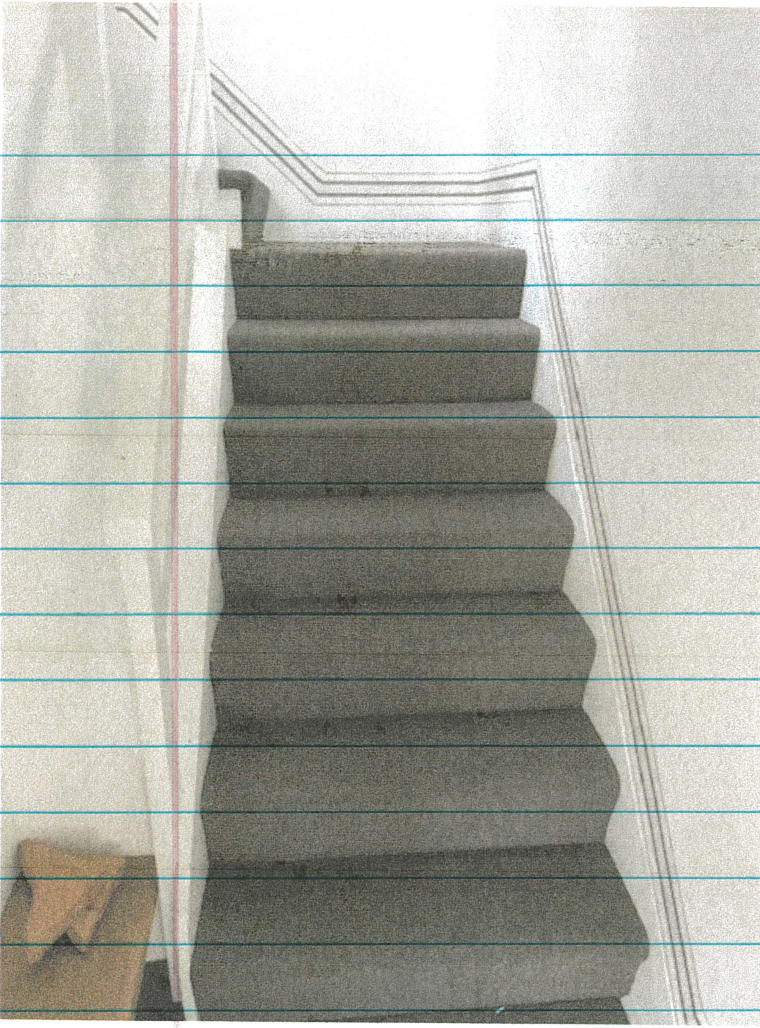
SIDE & MAIN ENTRANCE
TO BOTH UNITS



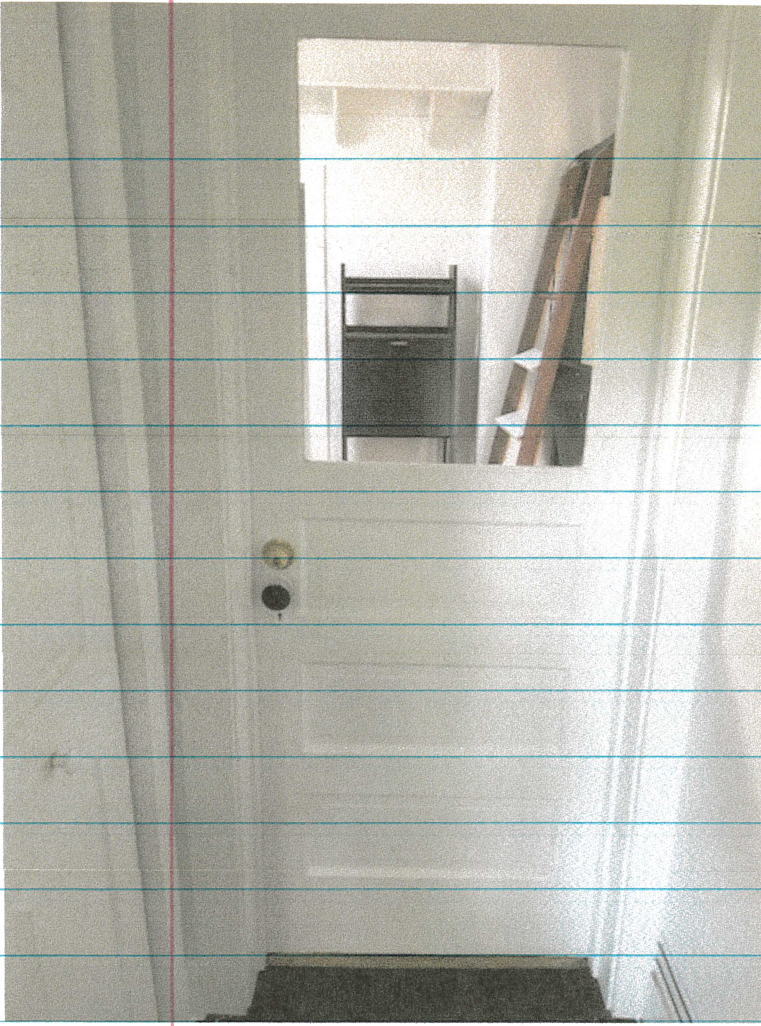
2 SECURE ENTRY DOORS TO
BOTH UNITS.



PRIVATE DEAD BOLTED
ENTRANCE TO STUDIO



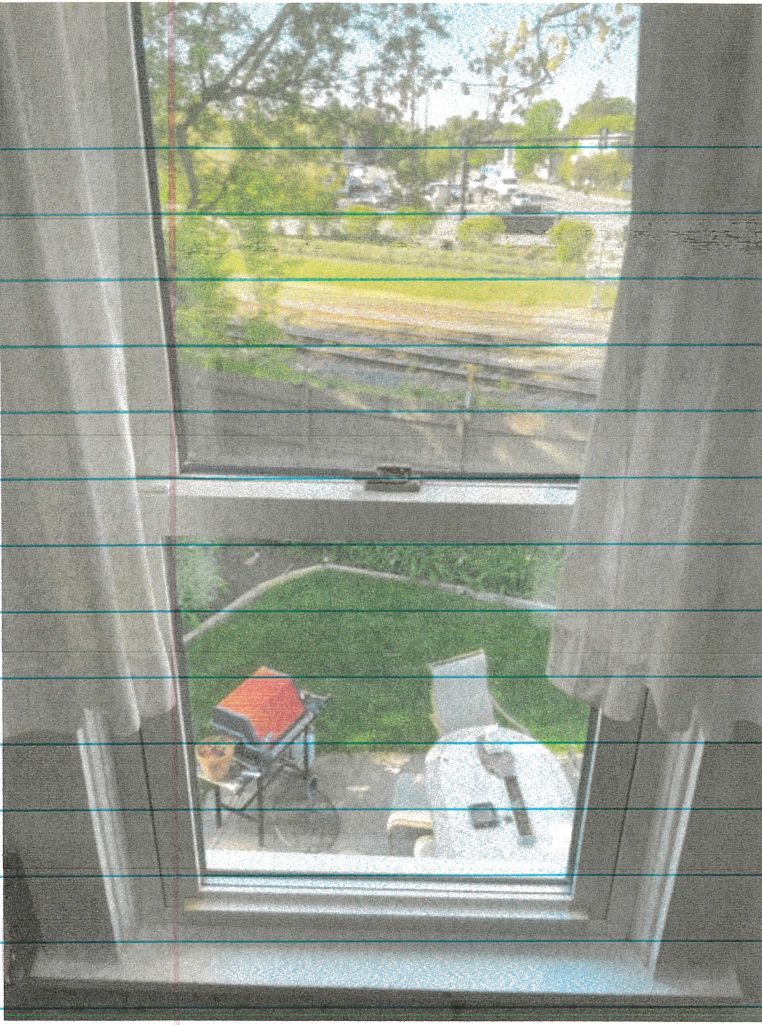
STAIRS TO STUDIO



DAD LOCKING DOOR
TO STUDIO



South VIEW from
FAMILY ROOM



SOUTH VIEW



FAMILY ROOM & VIEW
OF ENTRANCE DOOR



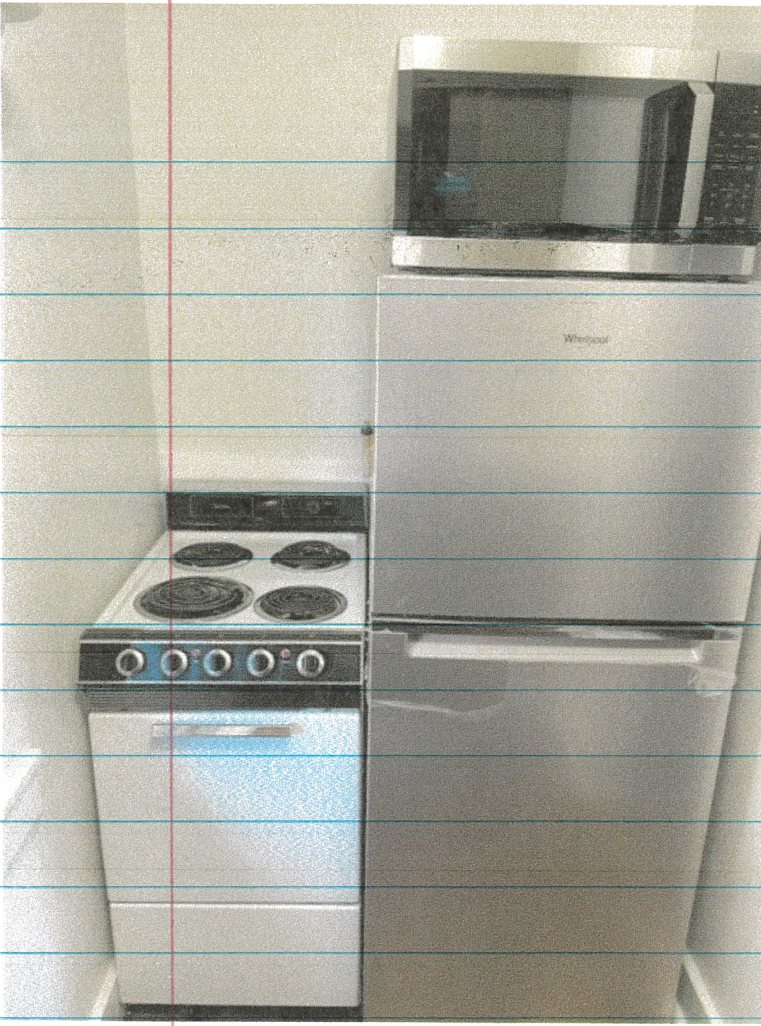
FAMILY DE GREGIO ROOM
DINING TABLE



FAMILY / DINING ROOM
VIEW TO KITCHEN
ENTRANCE



KITCHEN



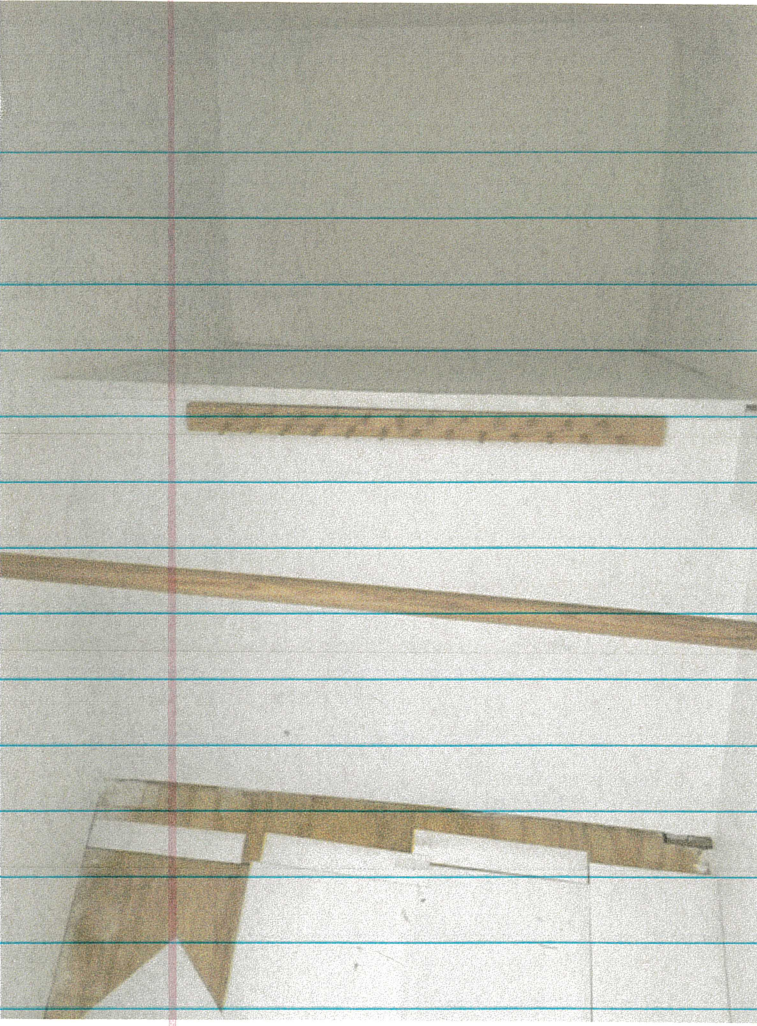
KITCHEN



BEDROOM View SE



BEDROOM



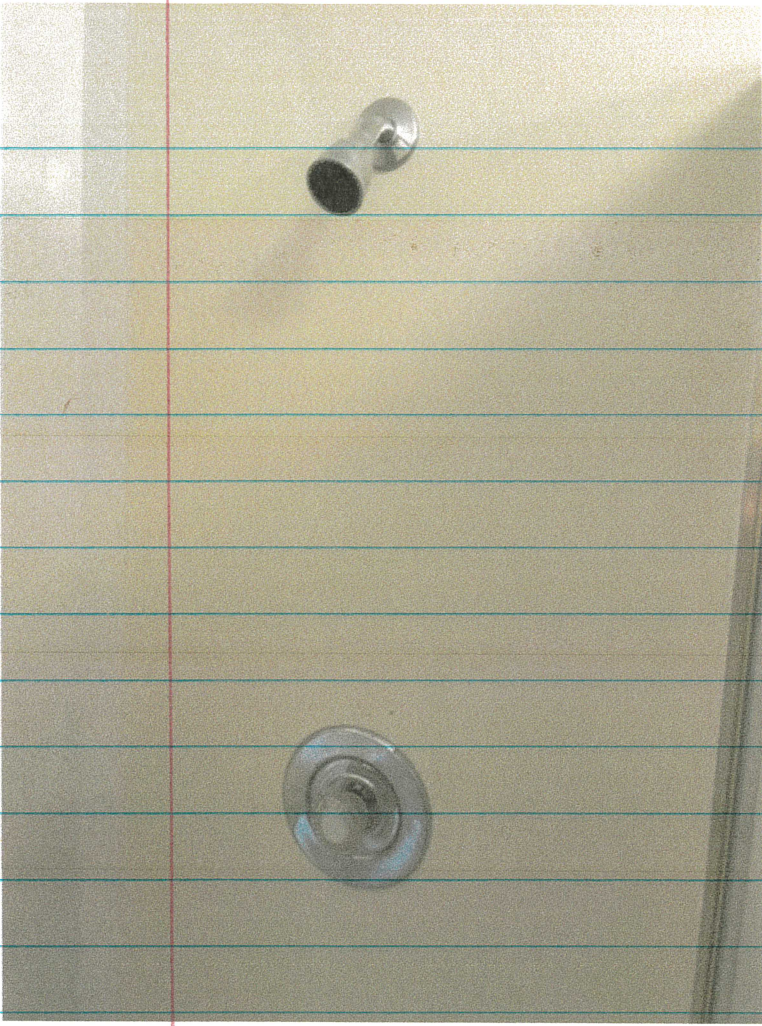
CLOSET



BATH



BATH



SHOWER

ORDINANCE NO. 0-32-97

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES
APPENDIX "A" - THE ZONING ORDINANCE
ADD SECS. 10.02(C), 10.03(C), 10.04(C), 10.05(C), 10.06(C);
ADD TO SEC. 14.05(B)**

**Published in pamphlet form by authority of the
President and Board of Trustees of the Village of Palatine
on March 24, 1997**

ORDINANCE NO. 0-32-97

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES
APPENDIX "A" - THE ZONING ORDINANCE
OF THE VILLAGE OF PALATINE**

WHEREAS, pursuant to a public hearing held on March 4, 1997, of which public notice was given as required by law, the Plan Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported its findings regarding text amendments to Secs. 10.02 (C), 10.03 (C), 10.04 (C), 10.05 (C), 10.06 (C) and 14.05(B) of the Palatine Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power, that:

SECTION 1: Appendix "A" "Zoning Ordinance of the Code of Ordinances of the Village of Palatine, as amended, be and the same is hereby further amended by adding the following to Secs. 10.02 (C), 10.03 (C), 10.04 (C), 10.05 (C), 10.06 (C) , which shall be and read as follows:

“Non-conforming multifamily dwellings for which legal documentation indicating that the dwellings conform to the Zoning Ordinance cannot be provided subject to the following conditions:

1. The dwelling shall contain three or fewer dwelling units.
2. The dwelling shall have been in continuous use as a multi-family dwelling since January 1, 1987; and
3. The owner of the dwelling shall obtain a rental license from the Health Department as required by Sec. 10-15 of the Palatine Code of Ordinances.”

SECTION 2: Appendix "A" "Zoning Ordinance of the Code of Ordinances of the Village of Palatine, as amended, be and the same is hereby further amended by adding

the following to Sec. 14.05 (B) of the palatine Zoning Ordinance, which shall be and read as follows:

“Applications for Special Uses involving non-conforming multiple family dwellings in single family zoning districts.”

SECTION 3: That the minutes and findings of the Plan Commission be attached hereto and form a part of this ordinance.

SECTION 4: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 24 of March, 1997

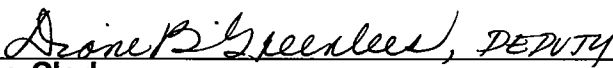
AYES: 4 **NAYS:** 0 **ABSENT:** 2 **PASS:** 0

APPROVED by me this 24 day of March, 1997



President of the Village of Palatine

ATTESTED and **FILED** in the office of the Village Clerk this
24 day of March, 1997



Village Clerk

TO: Administration FROM: Community Development *DK* DATE: March 18, 1997

☒ ORDINANCE DESCRIPTION: Consider text amendments to Article 10 and 14 of the
☐ RESOLUTION Zoning Ordinance.
☐ MOTION _____
☐ PUBLIC HEARING _____
☐ DISCUSSION ONLY _____

COMMITTEE ACTION:

UNANIMOUS APPROVAL

DATE: 3-18-97

BACKGROUND: Staff is proposing an amendment to the Zoning Ordinance which would include existing non-conforming two-unit and three-unit multi-family dwellings, for which legal documentation indicating that the dwellings conform to the Zoning Ordinance cannot be provided, as Special Uses in the single family zoning districts. It is estimated that there are over 130 multi-family residential units located in single family residential zoning districts which are inspected and licensed by the Health Department. Staff estimates there may be as many as 100 more multi-family residential units in single family zoning districts which are not inspected and licensed by the Health Department. The majority of the units contain 2 dwellings, while some of them contain 3 dwellings. All of these units are non-conforming, however it is extremely difficult to accurately determine whether each is a legal or illegal non-conforming use. Due to the number of non-conforming dwellings and the difficulty of determining the legal or illegal status of each one on an individual basis, staff is proposing the text amendment. The attached report provides additional background.

DISCUSSION: Existing non-conforming multi-family dwellings for which there is no legal documentation that indicates the dwellings conform to Article IX (Non-conformities) of the Palatine Zoning Ordinance, would be Special Uses in the single family zoning districts. To be granted a Special Use, the dwellings in question must:

- 1) Contain three (3) or less dwelling units;
- 2) Be in continuous use as a multi-family dwelling since January 1, 1987; and
- 3) Obtain a rental license from the Health Department.

The proposed text amendment would allow the petitions for Special Use to be handled administratively. The petitions would proceed directly to the Village Board provided that all of the owners of property adjacent to the subject property signed a letter of consent approving the proposed Special Use.

ALTERNATIVES:

1. Recommend approval of the amendments.
2. Do not recommend approval of the amendments.

RECOMMENDATION: The Plan Commission held the required public hearing on March 4, 1997. No objectors were present. The Plan Commission voted unanimously to recommend approval of the amendments. Staff concurs with this recommendation.

ACTION REQUIRED: Motion to recommend approval of the text amendments to Articles 10 and 14 of the Zoning Ordinance.

Attachment: Village of Palatine Ordinance #O-32-97 - Special Use Non Conforming Multi-family units (3 E. Slade Street - SU VAR for non-

PLAN COMMISSION

Tuesday, March 4, 1997

Present: Dennis Dwyer, Russell Smith, Alan Miller, Marilyn Meller, Teri Williams,
Planning and Zoning Administrator David Fieldman.

Absent: Kevin Thomas, Greg Kolar, Conrad Hansen, Bob Greenlees, Bill Laymon.

The minutes of the February 18, 1997 meeting were approved as distributed.

Report of Public Hearing - Docket P-97-7

The notice of public hearing was read by the chairman. The petitioner in Docket P-97-7, the Village of Palatine, seeks consideration of text amendments to the Village of Palatine Zoning Ordinance Sections 10.02(C), 10.03 (C), 10.04 (C), 10.05 (C), 10.06 (C), and 14.05 (B).

The following exhibit was introduced:

1. Memo from David Fieldman to Richard Kozdras dated 2/13/97

David Fieldman was sworn in and gave background on the request. Staff proposes an amendment to the Zoning Ordinance that would include existing non-conforming two-unit and three-unit multi-family dwellings for which legal documentation indicating that the dwellings conform to the Zoning Ordinance cannot be provided, as Special Uses in the single family zoning districts.

It is estimated that more than 130 multi-family residential units are located in single family residential zoning districts that are inspected and licensed by the Health Department. It estimates as many as 100 more multi-family residential units may exist in single family zoning districts that are not inspected and licensed by the Health Department. The majority of the units contain two dwellings. Some contain three. All of these units are non-conforming; however, it is extremely difficult to accurately determine whether each is a legal or illegal non-conforming use. Due to the number of non-conforming dwellings and the difficulty of determining the legal or illegal status of each one on an individual basis, staff proposes the text amendment.

Fieldman attached a report giving more background.

Existing non-conforming multi-family dwellings for which no legal documentation exists indicating the dwellings conform to Article IX (Non-conformities) of the Palatine Zoning Ordinance would be special uses in the single family zoning districts. To be granted a Special Use, the dwellings in question must:

1. Contain three or fewer dwelling units;
2. Have been in continuous use as a multi-family dwelling since January 1, 1987; and
3. Obtain a rental license from the Health Department.

The proposed text amendment would allow the petitions for Special Use to be handled administratively with petitions proceeding directly to the village board provided that all of the owners of property adjacent to the subject property sign a letter of consent approving the proposed Special Use.

The following text would be added to Sections 10.02(C), 10.03 (C), 10.04 (C), 10.05 (C), and 10.06 (C):

"Non-conforming multifamily dwellings for which legal documentation indicating that the dwellings conform to the Zoning Ordinance cannot be provided subject to the following conditions:

plan commission
march 4, 1997

page 2

1. The dwelling shall contain three or fewer dwelling units;
2. The dwelling shall have been in continuous use as a multi-family dwelling since January 1, 1987; and
3. The owner of the dwelling shall obtain a rental license from the Health Department as required by Section 10-15 of the Village Code of Ordinances."

The following text would be added to Section 14.05 (B):

"Applications for Special Uses involving non-conforming multiple family dwellings in single family zoning districts."

Staff Recommendation

Staff recommends approval of text amendments to the Village of Palatine Zoning Ordinance Sections 10.02(C), 10.03 (C), 10.04 (C), 10.05 (C), 10.06 (C), and 14.05 (B).

RECOMMENDATION

Miller moved, Mrs. Williams seconded that the plan commission recommend to the village board that it approve the request of the petitioner in Docket P-97-7, the Village of Palatine, who seeks consideration of text amendments to the Village of Palatine Zoning Ordinance Sections 10.02(C), 10.03 (C), 10.04 (C), 10.05 (C), 10.06 (C), and 14.05 (B).

Unanimously carried.

REPORT OF PUBLIC HEARING - Docket P-97-8

The notice of public hearing was read by the chairman. The petitioner in Docket P-97-8, Whispering Oaks Development, Inc., represented by Carl Bongiovani, seeks consideration of a preliminary and final planned development to be known as Whispering Oaks Phase II and rezoning from R1 to P for 3.62 acres at 470 Oak Ridge Road.

The following petitioner's exhibits were introduced:

1. Petition for Preliminary and Final PUD
2. Palatine Real Estate Interest Disclosure Form
3. Affidavit
4. Proof of Ownership - Trust Agreement
5. Proof of Ownership - Title Policy
6. Plat of Survey
7. Contract to Purchase
8. Engineering Plans dated 12/2/96
9. Tree Preservation Plan dated 12/2/96
10. Landscape Plans - Townhomes
11. Landscape Plans - Coach Homes
12. Floor Plans - Townhomes
13. Floor Plans - Coach Homes

David Fieldman described surrounding uses and zones and gave background on the request.

north and west
south and east

Single Family
Single Family

R4 (Cook County)
P Planned Development

**STAFF STATEMENT TO THE
PALATINE PLAN COMMISSION
DENNIS DWYER, CHAIR
FROM
DAVID FIELDMAN, PLANNING AND ZONING ADMINISTRATOR
MEETING TUESDAY, MARCH 4, 1997 8:00 PM**

PLANNING DOCKET: P-97-7

PETITIONER: Village of Palatine

PROPOSAL: Consider text amendments to the Village of Palatine Zoning Ordinance Sections 10.02 (C), 10.03 (C), 10.04 (C), 10.05 (C), 10.06 (C) and 14.05 (B).

BACKGROUND:

Staff is proposing an amendment to the Zoning Ordinance which would include existing non-conforming two-unit and three-unit multi-family dwellings, for which legal documentation indicating that the dwellings conform to the Zoning Ordinance cannot be provided, as Special Uses in the single family zoning districts. It is estimated that there are over 130 multi-family residential units located in single family residential zoning districts which are inspected and licensed by the Health Department. Staff estimates there may be as many as 100 more multi-family residential units in single family zoning districts which are not inspected and licensed by the Health Department. The majority of the units contain 2 dwellings, while some of them contain 3 dwellings. All of these units are non-conforming, however it is extremely difficult to accurately determine whether each is a legal or illegal non-conforming use. Due to the number of non-conforming dwellings and the difficulty of determining the legal or illegal status of each one on an individual basis, staff is proposing the text amendment. The attached report provides additional background.

ANALYSIS:

Existing non-conforming multi-family dwellings for which there is no legal documentation that indicates the dwellings conform to Article IX (Non-conformities) of the Palatine Zoning Ordinance, would be Special Uses in the single family zoning districts. To be granted a Special Use, the dwellings in question must:

- 1) Contain three (3) or less dwelling units;
- 2) Be in continuous use as a multi-family dwelling since January 1, 1987; and
- 3) Obtain a rental license from the Health Department.

The proposed text amendment would allow the petitions for Special Use to be handled

administratively. The petitions would proceed directly to the Village Board provided that all of the owners of property adjacent to the subject property signed a letter of consent approving the proposed Special Use.

The following text would be added to Sections 10.02 (C), 10.03 (C), 10.04 (C), 10.05 (C), 10.06 (C):

Non-conforming multifamily dwellings for which legal documentation indicating that the dwellings conform to the Zoning Ordinance cannot be provided subject to the following conditions:

- 1) The dwelling shall contain three (3) or less dwelling units;
- 2) The dwelling shall have been in continuous use as a multi-family dwelling since January 1, 1987; and
- 3) The owner of the dwelling shall obtain a rental license from the Health Department as required by Section 10-15 of the Village Code of Ordinances.

The following text would be added to Section 14.05 (B):

Applications for Special Uses involving non-conforming multiple family dwellings in single family zoning districts.

STAFF RECOMMENDATION:

Staff recommends approval of text amendments to the Village of Palatine Zoning Ordinance Sections 10.02 (C), 10.03 (C), 10.04 (C), 10.05 (C), 10.06 (C) and 14.05 (B).

ATTACHMENTS:

Memo from David Fieldman to Richard Kozdras Date 2/13/97.

Reviewed by: _____

Richard F. Kozdras, Community Development Director

MEMORANDUM

February 13, 1997

TO: Richard Kozdras
Director Community Development

FROM: David Fieldman
Planning and Zoning Administrator

SUBJECT: Non-conforming 2-flat Text Amendment and Policy

As you requested, I have prepared the following Zoning Ordinance text amendment and policy regarding non-conforming 2 and 3 unit multi-family dwellings located in single family residential districts. This report assesses the current situation, explains the method of determining the status of non-conforming uses and structures, explores the difficulty of proving the status and proposes a text amendment and policy for dealing with such uses and structures. Specifically the report recommends the following:

- A text amendment to the Zoning Ordinance which would add existing non-conforming multi-family dwellings for which there is no legal documentation that indicates the dwellings conform to Article IX (Non-conformities) of the Palatine Zoning Ordinance, as Special Uses in the single family zoning districts, provided that:

- 1) The dwelling contains three (3) or less dwelling units;
- 2) The structure has been in continuous use as a multi-family dwelling since January 1, 1987; and
- 3) The dwelling units are licensed and inspected by the Health Department.

Text should also be added which would allow the petitions to be processed as Administrative Special Uses.

- The Village currently has and should continue to use a policy which requires the owners of a single family structure which contains two (2) or more kitchens to record a restrictive covenant limiting occupancy of the structure to one family. The Village is granted enforcement power in the covenant in the event that the covenant is violated.
- The Health Department should identify the zoning classification of property currently inspected. Any multi-family unit which lies in a single family district should be referred to Planning & Zoning to determine what actions should be taken to bring the property into conformance with the Zoning Ordinance.

PETITIONER'S EXHIBIT

1

Non-conforming Multi-Family Residential Unit Report

Background

It is estimated that there are over 130 multi-family residential units located in single family residential zoning districts which are inspected and licensed by the Health Department. Staff estimates there may be as many as 100 more multi-family residential units in single family zoning districts which are not inspected and licensed by the Health Department. The majority of the units contain 2 dwellings, while some of them contain 3 dwellings. All of these units are non-conforming, however it is extremely difficult to accurately determine whether each is a legal or illegal non-conforming use.

Structure vs. Use

Units can be non-conforming based on the structure or the use. A unit is a non-conforming structure if the building itself does not meet the requirements of the zoning district. A unit is a non-conforming use if more than one family as defined by the Zoning Ordinance is occupying the unit. A unit can be a non-conforming structure and use.

Determining Legal and Illegal Non-conforming Status

The status of a non-conforming structure and use depends on the zoning regulations which were applicable at the time of construction. It also depends on the duration of the use. If the structure and/or use was permitted by the applicable regulations at the time of construction, and the structure has been in continuous use, it is legal non-conforming. If either of these criteria are not met the structure and/or use is illegal non-conforming.

For a multi-family use and/or structure to be legal non-conforming, the use and structure must pre-date the establishment of the single family zoning designation and conform to the regulations applicable at the time of construction. In addition, the structure must have been in continuous use as a multi-family dwelling since the single family designation was applicable. If the structure was not used as a multi-family unit for a period of at least six months, the use would be considered illegal non-conforming according to the current Zoning Ordinance. The attached chart shows how the status of non-conforming structures and uses is determined. Article IX of the Zoning Ordinance codifies the determination standards.

Proving the Status of a Non-Conforming Use and Structure

While the factors involved in determining the status of a structure and use are clear, proving that the structure or use meets the criteria can be difficult. Whether the structure in question was constructed under Cook County or Village jurisdiction, lack of accurate records makes the determination of legal or illegal status nearly impossible.

Proving the Status of Structures Built in the Village

Prior to the early 1960's, the Village did not keep detailed records of building permits and inspections. In most cases, the Village does not have the original building permit for the structure

in question. Without a building permit it is difficult to determine when the building was constructed and what facilities were originally part of the structure. Further, the Village usually does not have any inspection reports to verify that the structure was constructed according to Village Code applicable at the time of construction. Therefore, Village staff cannot determine whether the structure was in compliance with the zoning regulations applicable at the time of construction. Property owners may have this information in their personal files, however it is unlikely that a property owner would have the information the Village lacks.

Proving the Status of Structures Built in the County

If the structure was constructed under Cook County jurisdiction, the Village does not have any building permit, nor does it have access to the zoning regulations or building permits applicable at the time of construction. The Cook County Zoning Department generally does not provide historic zoning information and the Village does not maintain historic Cook County Zoning Maps. Therefore, if a structure was constructed in the County, it is nearly impossible for Village staff to determine whether the structure is legal or illegal non-conforming. The property owner may have this information in his personal files.

Proving the Status of the Use

Proving that a particular structure has been in continuous use as a multi-family dwelling since being subject to Village single family zoning designation is required to obtain legal non-conforming status. However, the Village does not have historic information detailing the use of a structure. Property owners may have proof of continuous multi-family use in the form of canceled rent checks or leases. In the absence of this information, sworn affidavits may be accepted by the Village. However, in many cases a person would have to know that a structure has been used as a multi-family residence since prior to 1926 for legal non-conforming status to be granted.

Kitchens and Non-conforming Structures

The number of kitchens in a dwelling unit has an impact on the potential use of the unit. If a unit has more than one kitchen, it can easily be occupied by more than one family. The Village zoning regulations applicable from 1926 to 1958 did not define a dwelling unit based on the number of kitchens. Therefore any structure built in the Village between 1926 and 1958 which contains more than one kitchen may be a conforming structure. After 1958, the Zoning Ordinance defined a dwelling unit based on the number of complete kitchen facilities. Any structure located within a single family district which contains more than one complete kitchen facilities is a non-conforming structure.

Zoning Ordinance Text Amendment and Policy for Non-conforming Multi-Family Dwellings

Existing non-conforming multi-family dwellings for which there is no legal documentation that indicates the dwellings conform to Article IX (Non-conformities) of the Palatine Zoning Ordinance, should be Special Uses in the single family zoning districts. To be granted a Special Use, the dwellings in question must:

- 1) Contain three (3) or less dwelling units;

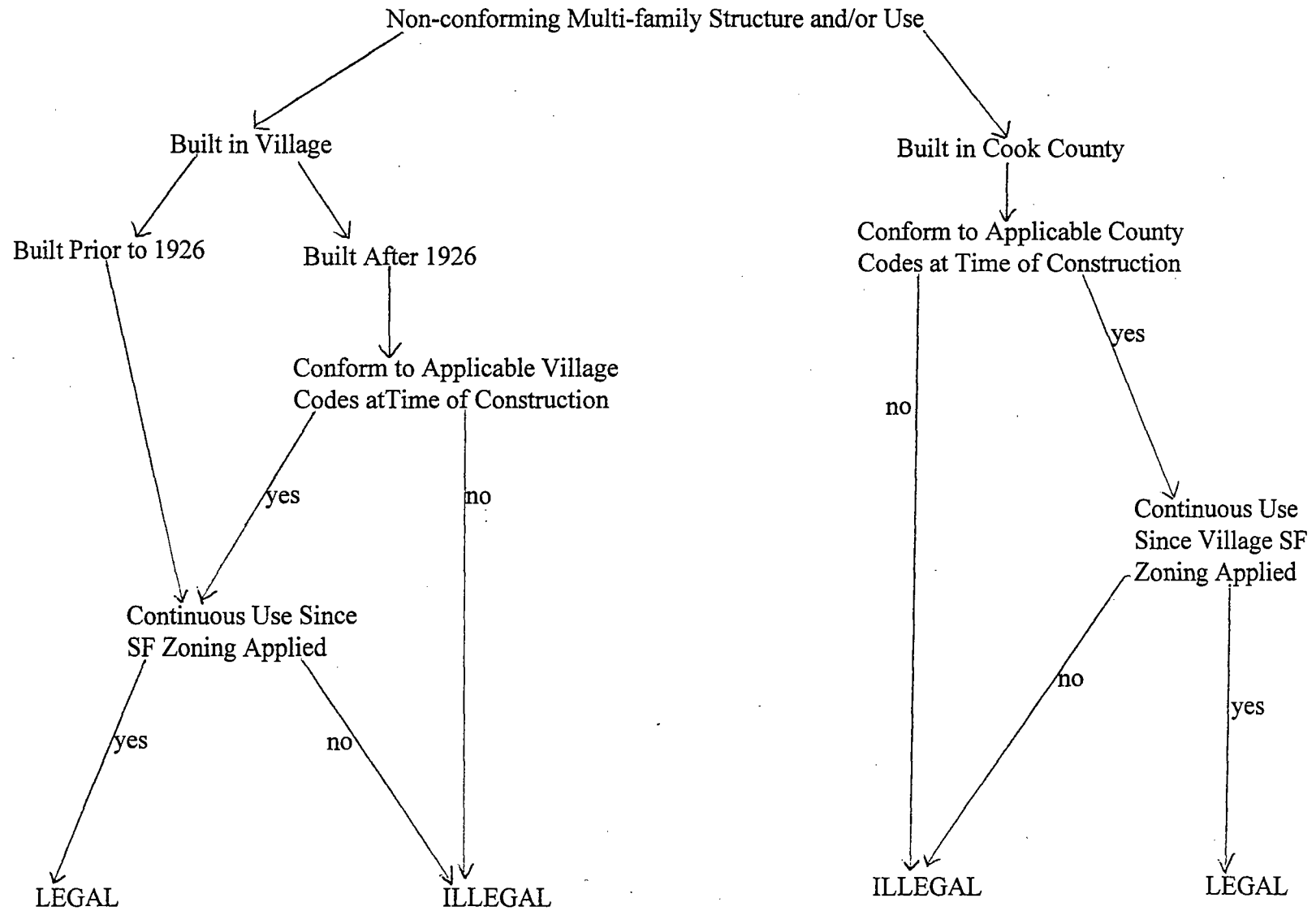
- 2) Be in continuous use as a multi-family dwelling since January 1, 1987; and
- 3) Obtain a rental license from the Health Department.

Text should also be added which would allow the petitions to be processed as Administrative Special Uses.

The Village currently has and should continue to use a policy which requires the owners of a single family structure which contains two (2) or more kitchens to record a restrictive covenant limiting occupancy of the structure to one family. The Village is granted enforcement power in the covenant in the event that the covenant is violated. The following covenant language has been reviewed and approved by the Village Attorney:

The residence constructed on Lot ___, although containing ___ kitchen facilities, shall be occupied by one (1) family. Family shall be defined as one person, his or her spouse, their offspring, legally adopted children or foster children, together with not more than three (3) other persons who are related to said person by blood, marriage or legal adoption including but not limited to mother, father, sister, brother, mother-in-law, or father-in-law. No portion of the residence shall be leased, rented or occupied for financial, personal services or other considerations. This covenant runs to the benefit of Lot ___ and the Village of Palatine.

The Health Department should identify the zoning classification of property currently inspected. Any multi-family unit which lies in a single family district should be referred to Planning & Zoning to determine what actions should be taken to bring the property into conformance with the Zoning Ordinance.

Non-Conforming Status Determination Chart

Preliminary List of Non-conforming Multi-Family Units in Single Family Districts Licensed by the Health Dept.

Address	Zoning	Address	Zoning	Address	Zoning	Address	Zoning	Address	Zoning
40 Arlene	R-2	23 E. Cunningham	R-2	654 Kimball	R-2	1323 W Palatine	R-1	57 W Washington	R-2
146 Arlene	R-2	31 E. Cunningham	R-2	144 King Henry Ct	R-2	78 Peppertree	R-2	116 E Washington	R-2
200 N. Babcock	R-2	459 E. Cunningham	R-2	1576 King Edward	R-2	136 S Pine	R-2	117 W Washington	R-2
245 N. Babcock	R-2	1161 Del Mar	R-2	812 W Leonard	R-1	209 Pleasant Hill	R-2	136 N Wilke	R-2
23 N. Benton	R-2	442 N. Easy	R-2	814 W. Leonard	R-1	237 N Plum Grove	R-2	430 N Wilke	R-2
222 N. Benton	R-2	263 Eisenhower	R-2	145 S Linden	R-2	247 N Plum Grove	R-2	760 N Williams	R-2
237 N. Benton	R-2	1454 N. Elm	R-1	108 S. Linden	R-2	542 N Plum Grove	R-2	503 N Winston	R-2
309 N. Benton	R-2	25 N. Elmwood	R-2	663 Longview	R-1	146-148 S Plum Grove	R-2		
346 N. Benton	R-2	102 N. Elmwood	R-2	414 MacArthur	R-2	152 S Plum Grove	R-2		
163 S. Benton	R-2	1138 S. Falmore	R-1A	643 MacArthur	R-2	156-158 S Plum Grove	R-2		
953 E. Bissell	R-2	203 N. Flake	R-2	119 N Middleton	R-2	170 S Plum Grove	R-2		
111 S. Bothwell	R-2	39 Garden	R-2	532 Mill Valley	R-2	212 S Plum Grove	R-2		
125 S. Bothwell	R-2	536 Geri Ct.	R-2	258 N Mozart	R-2	247 S Plum Grove	R-2		
136 S. Bothwell	R-2	649 Geri	R-2	340 N Mozart	R-2	317 S Plum Grove	R-2		
238 S. Bothwell	R-2	823 Glenn	R-2	341 N Mozart	R-2	749 S Plum Grove	R-1A		
300-308 N. Brockway	R-2	55 S. Greeley	R-2	344 N Mozart	R-2	962 S Plum Grove	R-2		
322 N. Brockway	R-2	105 S. Greeley	R-2	842 E Morris	R-2	16 N Quentin	R-2		
441 N. Brockway	R-2	179 S. Greeley	R-2	1011 W Myrtle	R-1	28 N Quentin	R-2		
1164 S. Brockway	R-2	37 S. Greenwood	R-2	362 E Norman	R-2	373 N Quentin	R-1		
63 Bryant	R-1	114 N. Greenwood	R-2	261 N Oak	R-2	742 N Quentin	R-1		
242 Cady	R-2	335 S. Greenwood	R-2	56 E Palatine	R-2	874 N Quentin	R-1		
43 1/2 S Cedar	R-2	20-24 N. Hale	R-2	249 E Palatine	R-2	26 N Rohlwing	R-2		
723 S. Cedar	R-2	245 N. Hale	R-2	304 E Palatine	R-2	329 Schiller	R-2		
205 Cedarwood Ct.	R-2	112 S. Hale	R-2	534 E Palatine	R-2	162 N Schubert	R-2		
1160 W. Chatam	R-1A	508 S. Hale	R-2	1320 E Palatine	R-2	341 N Schiller	R-2		
349 Cheryl	R-2	955 S Harvard	R-1A	1460 E Palatine	R-2	335 N Schubert	R-2		
41 N. Clyde	R-2	24 S. Hickory	R-2	301 W Palatine	R-2	345 W Schubert	R-2		
132 W. Colfax	R-2	421 N. Hicks	R-2	305 W Palatine	R-2	1136 S Smith	R-1		
1062 W. Colfax	R-2	35 W. Johnson	R-2	311 W Palatine	R-2	1164 S Smith	R-1		
24 W. Comfort	R-2	148 W. Johnson	R-2	349 W Palatine	R-2	458 N Stephen	R-2		
903 Cooper	R-2	156 W. Johnson	R-2	355 W Palatine	R-2	464 Stuart	R-2		
1222 Cooper	R-2	825 Kelly Anne	R-2	996 W Palatine	R-1	651 Stuart	R-2		
256 W. Cornell	R-1	429 W. Kenilworth	R-2	1320 W Palatine	R-1	43 S Walnut	R-2		

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Daily Herald Values

A 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 published daily in the Village of Palatine

_____ 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, 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 February 17, 1997

in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Margie Flanders
Assistant Treasurer

Control # 789351

Public Notice
A public hearing will be held before the Palatine Plan Commission on Tuesday, March 4, 1997, at 8:00 P.M., in the Village Board Room in the Palatine Community Center, 200 E. Wood Street, relative to proposed text amendments to Sections 10.02(c), 10.03(c), 10.04(c), 10.05(c), 10.06(c), and 14.05(b) of the Palatine Zoning Ordinance. The proposed amendments would add to Single Family Residential Districts existing non-conforming two unit and three-unit multi-family dwellings, for which legal documentation indicating that the dwellings conform to the Zoning Ordinance cannot be provided, as Special Uses (Administrative).
The above proposal by the Village of Palatine is available for examination in the office of the Village Clerk, 200 E. Wood Street.
ZONING DOCKET: P-97-7.
DENNIS DWYER
Chairman
Palatine Plan Commission
Village of Palatine
Published in Daily Herald
Feb. 17, 1997. (789351)N

Attachment: Village of Palatine Ordinance #O-32-97 - Special Use Non Conforming Multi-family units (3 E. Slade Street - SU VAR for non-

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Daily Herald Values

A 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 published daily in the Village of Palatine

_____ 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, 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 February 17, 1997

in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Margie Flanders
Assistant Treasurer

Control # 789351

Public Notice
A public hearing will be held before the Palatine Plan Commission on Tuesday, March 4, 1997, at 8:00 P.M., in the Village Board Room in the Palatine Community Center, 200 E. Wood Street, relative to proposed text amendments to Sections 10.02(c), 10.03(c), 10.04(c), 10.05(c), 10.06(c), and 14.05(b) of the Palatine Zoning Ordinance. The proposed amendments would add to Single Family Residential Districts existing non-conforming two unit and three-unit multi-family dwellings, for which legal documentation indicating that the dwellings conform to the Zoning Ordinance cannot be provided, as Special Uses (Administrative).
The above proposal by the Village of Palatine is available for examination in the office of the Village Clerk, 200 E. Wood Street.
ZONING DOCKET: P-97-7.
DENNIS DWYER
Chairman
Palatine Plan Commission
Village of Palatine
Published in Daily Herald
Feb. 17, 1997. (789351)H

Attachment: Village of Palatine Ordinance #O-32-97 - Special Use Non Conforming Multi-family units (3 E. Slade Street - SU VAR for non-

Carol Colby

to me

8:50 AM (5 hours ago)

Hi Pat.

The studio was there when I bought the house in March of 2003. My understanding was that the previous owners (1993 – 2003) made it as a separate living area for one of the adult sons.

From 2003 - 2005, that was my mother-in-law's space. From 2007 to 2014 I had different friends stay there for mid- to long term due to their life circumstances. They contributed to household expenses. From 2014 to 2019, it was exclusively used by me.

That's all I know.

--Carol

Carol Colby, Compliance Manager

Attachment: Letter from the previous property owner (3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, June 1, 2021 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 a non-conforming 2-unit dwelling for which legal documentation indicating that the dwelling conforms to the Zoning Ordinance cannot be provided pursuant to Section 10.06 (c) (16) of the Palatine Zoning Ordinance.

- Variation to permit a non-conforming multi-family dwelling that has not been in continuous use as a multi-family dwelling since January 1, 1987 pursuant to Section 10.06 (c) (16) of the Palatine Zoning Ordinance. The property is commonly known as 3 E. Slade Street (02-14-326-001-0000).

The Petitioner is requesting a Special Use and Variation to allow a non-conforming 2-unit dwelling in the R-2 Single-Family District.

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

FILE #: 21-33

VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board
of Appeals

DATED: This 17th day of May, 2021
Published in Daily Herald
May 17, 2021 (4563762)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 05/17/2021 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Daule Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4563762

Attachment: Public Notice - 3 E. Slade Street (3 E. Slade Street - SU VAR for non-conforming 2-unit dwelling)

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 06/01/21 07:00 PM

CASE STAFF STATEMENT (ID # 6817)

828 W. Hillside Street

CASE NUMBER: 20-70

PETITIONER: Ronald Vik

LOCATION: 828 W. Hillside Street

PROPOSAL:

1. Preliminary and Final Plat of Subdivision to permit a 2-lot single-family residential development; and,
2. Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential; and,
3. Special Use for front yard setback (Lot 2).

ZONING AND LAND USE: R-1 Single-Family Residential

SURROUNDING CONDITIONS:

North:	R-1 Single-Family Residential
South:	R-2 Single-Family Residential
East:	R-1 Single-Family Residential
West:	R-1 Single-Family Residential

COMPREHENSIVE PLAN: Single-Family Residential

BACKGROUND:

The Subject Property, approximately 0.56 acres, is one single-family residential lot with one single-family residence. The Petitioner, owner, is seeking to rezone the Subject Property from R-1 to R-2 and subdivide the lot into two separate lots. Additionally, the existing single-family residence (proposed Lot 2) will remain and it has an existing non-conforming front yard setback of 23' (30' is required for the R-2 district). Therefore, the Petitioner is seeking approval of the following:

1. **Preliminary and Final Plat of Subdivision to permit a 2-lot single-family residential development; and,**
2. **Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential; and,**

3. Special Use for front yard setback (Lot 2).

ANALYSIS:

Zoning and Site Design

- The Subject Property is currently zoned R-1 Single-Family Residential and contains one single-family residence on one lot.
- The proposal would allow for 2 lots, with the existing single-family residence (proposed Lot 2) to remain. Additionally, the existing single-family residence is setback 23' from the front property line instead of the minimum required 30' for properties zoned R-2 Single-Family, which requires a Special Use. Building and lot coverage for proposed Lot 2 would meet Code.
- The following table provides an analysis of the proposed lots:

	Lot Size (9,000 sq. ft. required)	Lot Width (75' required)	Lot Depth (110' required)
Proposed Lot 1	12,210 sq. ft.	92.5'	132'
Proposed Lot 2 (existing SFR to remain)	12,210 sq. ft.	92.5'	132'

- Properties northwest of the subject site remain mostly R-1 zoning with larger lots (approximately 20,000 square feet). Recent developments to the south and southwest have been rezoned to R-2 with lot sizes that generally range from 9,000-11,000 square feet. Properties on the east side of Quentin Road are mostly R-2 with similar lot sizes to the proposed development.
- Recent developments in the surrounding area include, but are not limited to, the following:
 - 2018 - Hillside Subdivision, located directly south of the Subject Property, received approval for a 4-lot subdivision, rezoning from R-1 to R-2, and additional relief for setbacks.
 - 2010 - Kenilworth Estates Subdivision, located at the northeast corner of Crescent Avenue and Kenilworth Avenue, received approval for a 2-lot subdivision, rezoning from R-1 to R-2, and additional relief for lot width and setbacks.
 - 2006 - Lillian Place Subdivision, located at the southeast corner of Crescent Avenue and Kenilworth Avenue, received approval for a 2-lot

subdivision, rezoning from R-1 to R-2, and additional relief for lot width.

- 2005 - Brookside Hill Subdivision, located near the northwest corner of Brookside Street and Quentin Road, received approval for a 2-lot subdivision and rezoning from R-1 to R-2.
- 2004 - Brookside Resubdivision, located directly west of Brookside Hill Subdivision, received approval for a 2-lot subdivision and rezoning from R-1 to R-2.
- This property is located within Sub-Area “A”. This section of Sub-Area “A” shall be designed for lot sizes with a minimum 9,000 square feet.

Engineering

- 93 LF of storm sewer will be installed to connect to an existing catch basin located between 849 and 825 W. Glencoe Road.
- Sanitary will connect to the existing sanitary on the south side of Hillside Street.
- Water service will connect to existing water service on the north side of Hillside Street.
- Sidewalks shall be constructed along the frontage of each lot. Parkway trees would be planted in accordance with Code.
- In 2020, through the Village’s residential drainage program, the rear yards of 828 W. Hillside, 124 S. Quentin Road, and 803, 815, 125 W. Glencoe Street were identified as a site that would benefit from a public storm sewer extension. The intention of the program is to extend the public storm sewer to areas that experience long-term standing water after a rain event that cannot be addressed by a property owner grading or similar work. The program is first prioritized by structures that are flooding as a result and secondly by benefiting properties. The five properties had to agree that there was a need and a want by the owners submitting a portion of the cost per benefiting property. At this point, the Village extended a public storm sewer to the rear yards of the properties to help elevate standing water after rain events.

RECOMMENDATIONS:

While several of the immediately adjacent properties remain R-1 zoning with larger lots, the proposal is consistent with recent developments in the area. Additionally, the

Subject Properties are located within Sub-Area "A", which recommends that new subdivisions be designed with lot sizes of at least 9,000 square feet for interior lots. With that being said, Staff recommends approval of the proposal, subject to the following conditions:

1. The development shall substantially conform to the Plat of Subdivision by Norman J. Toberman & Associates, LLC and the Engineering Plans by Norman J. Toberman & Associates, LLC, dated 2/12/2021 last revised 04/14/2021, except as such plans may be revised to conform to Village Codes and Ordinances.
2. A Public Improvement letter of credit or appropriate security deposit shall be submitted in a manner acceptable to the Village Engineer.
3. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
4. The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC.
5. A Subdivision Improvement Agreement shall be submitted.
6. Recording fees in the amount of \$300 shall be submitted.
7. The Final Engineering Plans and Final Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.
8. Cash-in-lieu of detention shall be submitted in a manner acceptable to the Village Engineer.
11. The existing shed on the proposed Lot 1 shall be removed.
12. A building permit for sanitary connection for proposed Lot 2 is required. The existing well can remain as is. A building permit is required for water connection.
13. The new home shall be sprinkled.
14. Water recapture fees shall be paid in a manner acceptable to the Village Engineer. This amount is subject to change up to the date of the Village Council approval.
15. Sanitary recapture fees shall be paid in a manner acceptable to the Village

Engineer. This amount is subject to change up to the date of the Village Council approval.

16. Given the proximity to Quentin Road, a construction schedule and parking plan for contractors and material haulers shall be submitted in a manner acceptable to the Village of Palatine prior to the issuance of a building permit.

ATTACHMENTS:

- Aerial
- Applications
- Plat of Survey
- Plat of Subdivision
- Engineering Plans 04-2021
- Public Notice_828 W. Hillside Street

828 W. Hillside Street

3.3.a

VILLAGE OF
PALATINE



VILLAGE OF PALATINE

FINAL PLAT OF SUBDIVISION

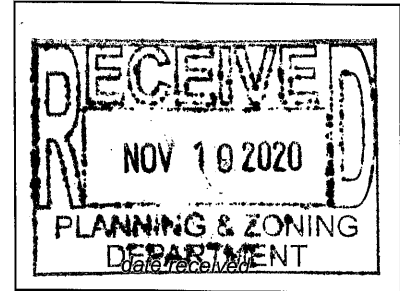
Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

www.palatine.il.us

Office Use Only	Project Planner <i>KK</i>	Zoning Case # <i>20-70</i>
	Filing Fee	Notification Deadline
	PC Public Hearing Date	Village Council Date



PLEASE TYPE OR PRINT IN INK:

- Name of Petitioner(s): *Ronald V.K*
- Authorized Agent of Petitioner (if different):
 Name: _____
 Address: _____
 Telephone No. _____ Business No. _____
 Email: _____
 Relationship to Petitioner: _____
- Property Interest of Petitioner(s): *Owner*
 Owner, Lessee, Contract Purchaser, etc.

- Address of the property for which this application is being filed:

828 W. Hillside St.

- All existing land use(s) on the property are:

Residential

- Current zoning of property: *R-1* Size of the property: *0.572* acres

- Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:

I would like to subdivide my property
into two separate 92.5 ft. width properties.
Planned use would be to build another
Residential Home on the vacant lot to
tie into the existing water and sewer.

VILLAGE OF PALATINE

REZONING

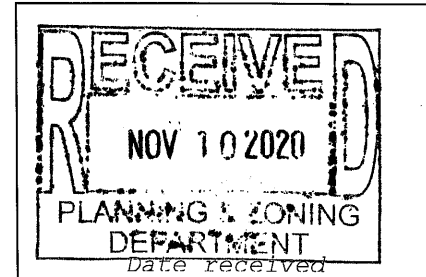
Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

www.palatine.il.us

Office Use Only	Project Planner <i>KR</i>	Zoning Case #
	Filing Fee	Notification Deadline



PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Ronald Vik

2. Authorized Agent of Petitioner (if different):

Name: _____

Address: _____

Telephone No. _____ Business No. _____

Relationship to Petitioner: _____

3. Property Interest of Petitioner(s): Owner
Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed:

828 W Hillside St.

5. This petition is for: (check one)

- ☒ Rezoning of currently incorporated property (within Village limits)
☐ Rezoning of currently unincorporated property, in conjunction with annexation

6. All existing land use(s) on the property are:

Residential

7. The proposed use(s) on the property, if this petition is approved is (are):

8. Current zoning of property: R-1 Size of the Property: 0.572 acres

9. Proposed new zoning classification: R-2

PETITIONER JUSTIFICATION:

The Petitioner is required to present specific evidence, not opinions, to justify the proposed rezoning. Please respond to the following questions, attaching a separate sheet if necessary:

10. Describe why the subject property cannot be reasonably developed in accordance with the existing zoning classification.

I am also Petitioning the Lot be Subdivided into two Separate and even Lots that would Have a width of 92.5 ft. each. From what I understand is required by village code, In order to accomplish this the two new parcels would need to be Zone R-2

11. Is the proposed zoning classification similar to or harmonious with the existing zoning of surrounding properties? Explain.

Yes, This Proposed Zoning Conforms with the new development at 829 W. Hillside, 849 W. Hillside, 833 W. Hillside, 859 W. Hillside St.

12. Does the proposed zoning classification conflict with the Village's Comprehensive Plan? Explain.

No.

13. Will any of the uses permitted under the proposed zoning classification have an injurious effect on the value and/or the use and enjoyment of surrounding properties?

No, as a local real estate professional, the development of new homes will only increase the value of surrounding properties.

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner <i>KR</i>	Zoning Case # <i>20-70</i>
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

RECEIVED DEC 02 2020 PLANNING & ZONING DEPARTMENT date received

Background Information	PETITIONER(S) ronald vik		Business Name (if applicable)	
	Subject Property Address 828 W Hillside 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 <i>R-1</i>	Existing Land Use <i>S-F</i>	Proposed Land Use <i>S-F</i>	
	Generally describe your request: The existing residence located on Lot 2 of the proposed subdivision is currently setback 23' from the front property line. (30' is required for a R-2 zoning) The existing residence was constructed in 1929 prior to any setback regulations.			

Attachment: Applications (828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)



SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

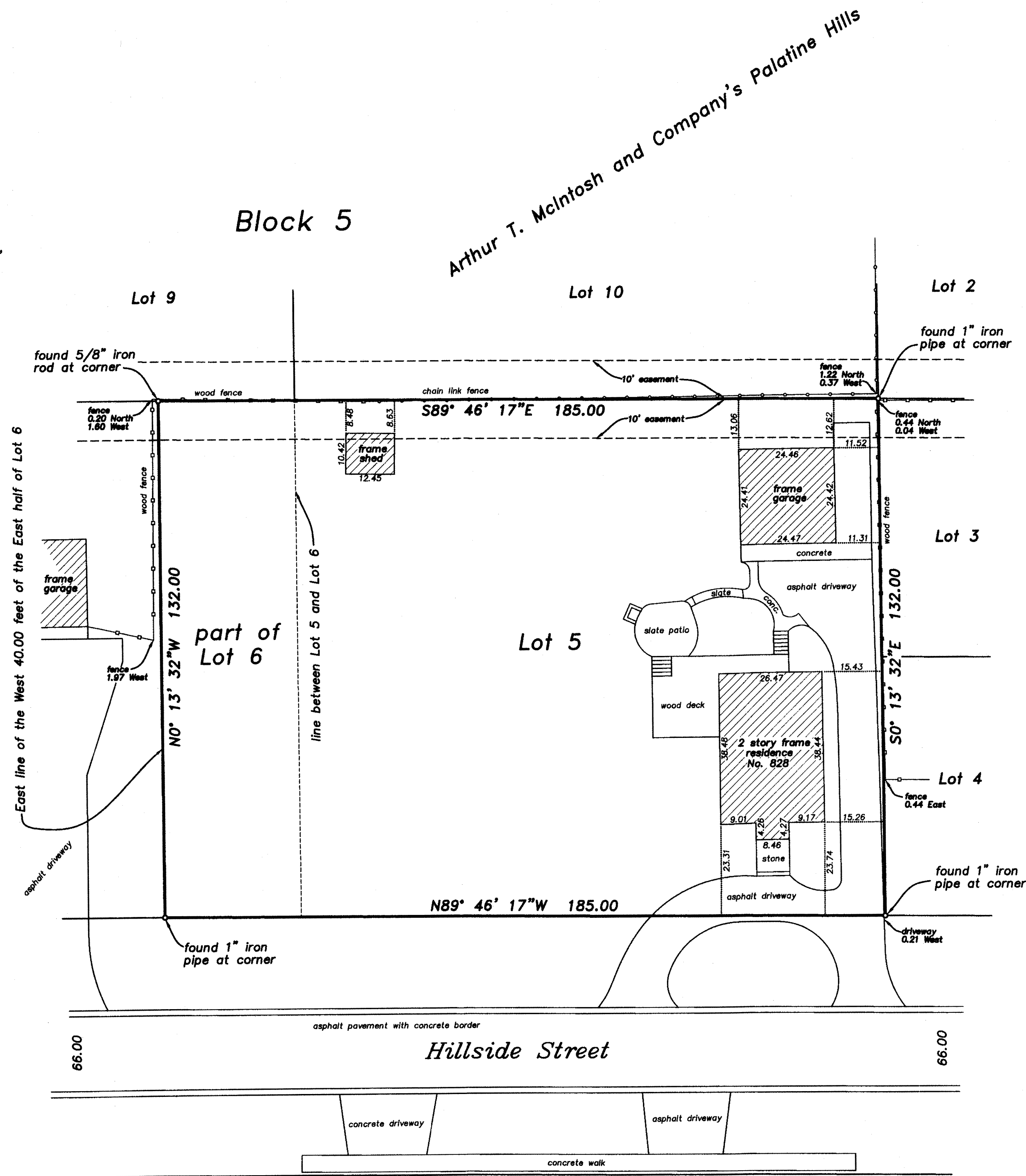
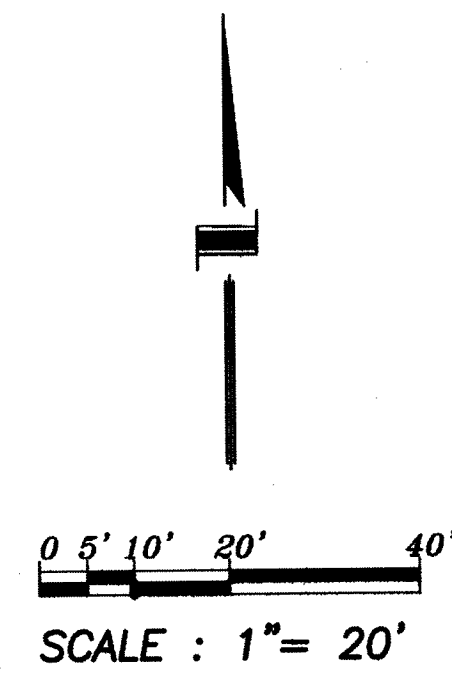
1. The use is deemed necessary for the public convenience at that location
 Yes _____

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

3. The use will not cause substantial injury to nearby property values
 It will not cause any injury to nearby property values. Rezoning the property will only help to increase property values in the area. _____

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

Attachment: Applications (828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)

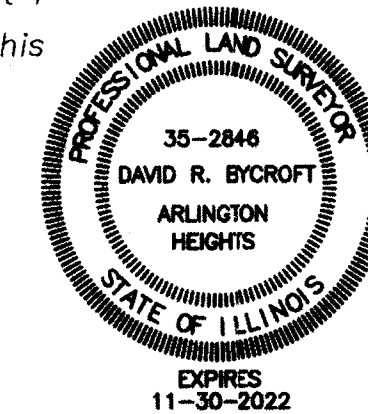


State of Illinois }
County of Cook } ss.

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I
have surveyed the property described in the caption of this plat and that this
plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 9th day of November, 2020

by DAVID R. BYCROFT
as Illinois Professional Land Surveyor No. 2846



This professional service conforms to the current Illinois minimum standards for a boundary survey.

For easements, building lines and other restrictions not shown hereon,
refer to your abstract of title, deed, title policy and local zoning ordinance.

Field work was completed July 23, 2020.

The area of the property surveyed equals 24,420 square feet.

Design Firm #184-005910
Expires April 30, 2021

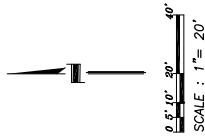
FILE NO. 20-7142

for:

Ronald Vik
100 East Main Street
Lake Zurich, Illinois

from the office of:

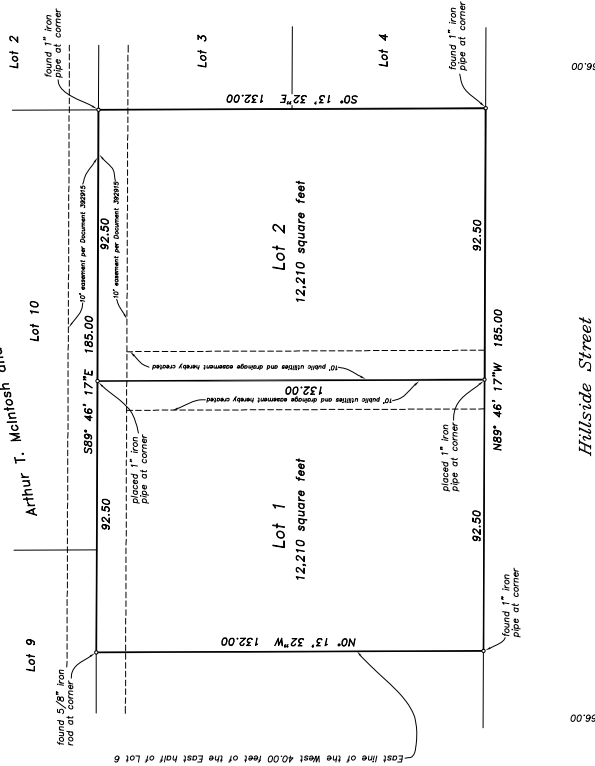
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225



Block 5
Arthur T. McIntosh and Company's Palatine Hills

FINAL PLAT VIK SUBDIVISION
of

ALL OF LOT 5 AND THE EAST HALF (EXCEPT THE WEST 40.00 FEET THEREOF) OF LOT 6 IN
BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION OF
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH,
RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
REGISTERED FEBRUARY 15, 1928 AS DOCUMENT NUMBER 392915, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 828 WEST HILLSIDE STREET, PALATINE, ILLINOIS
P.I.N. 02-21-209-014-0000



SURVEYORS CERTIFICATE

State of Illinois } ss.
County of Cook }

I, David R. Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed,
measured, and computed the above described plat, and that this plat is
a correct representation of said survey.

Further, I hereby grant the Village of Palatine permission to record this plat.

dated at Arlington Heights, Illinois, this _____ day of _____, 2020

by _____
as Illinois Professional Land Surveyor No. 2846



Design Firm #184-005910
Expires April 30, 2021

FINAL PLAT VIK SUBDIVISION

OWNERS CERTIFICATE

State of Illinois } ss.
County of Cook }

This is to certify that _____ is the owner of the property described hereon and that he has caused the said property to be surveyed and subdivided as shown hereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the title hereon indicated.

Dated this _____ day of _____, A.D., 2020

NOTARY CERTIFICATE

State of Illinois } ss.
County of Cook }

I, _____, a notary public in and for said county in the state aforesaid, do hereby certify that _____ is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he signed and delivered said instrument of his own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2020

Notary Public

My commission expires on _____

VILLAGE ENGINEER

State of Illinois } ss.
County of Cook }

This plat has been checked for conformance to the Village of Palatine standards and requirements, and working drawing and specifications for improvements have been prepared in conformance with the Village standards and requirements, and engineering fees due to the Village of Palatine have been paid.

Dated this _____ day of _____, 2020

Signed: _____

Village Engineer

PLAN COMMISSION

Approved by the plan commission of the Village of Palatine, Cook County, Illinois, this _____ day of _____, 2020

Signed: _____

Chairman

Attest: _____

Secretary

VILLAGE COUNCIL

Approved by the Village Council of the Village of Palatine, Cook County, Illinois, this _____ day of _____, 2020

Signed: _____

Mayor

Attest: _____

Village Clerk

VILLAGE COLLECTOR

I do hereby certify that there are no deferred special assessments or unpaid current assessments due against the land included in the above plat.

Dated this _____ day of _____, 2020

Signed: _____

Village Collector

SURFACE WATER DRAINAGE CERTIFICATE

State of Illinois } ss.
County of Cook }

We hereby certify that to the best of our knowledge and belief that adequate provisions have been made for the diversion and detention of surface waters into public areas or drains within the rights of the subdivider and that such surface water will not be deposited on adjacent land owners property in such concentration as may cause damage by erosion or sedimentation to such property because of construction of the subdivision.

By: _____ owner _____ Dated _____

By: _____ Illinois Professional Engineer _____ Dated _____

This plat submitted for recording by: (name) _____
(address) _____

EASEMENT PROVISIONS

Whenever the words "public utilities" or "public utilities and drainage easement" shall appear on this plat, the Village of Palatine, a municipal corporation, Cook County, Illinois, and its successors or assigns, jointly and severally shall hold a perpetual easement under, over and across the surface of the property shown within the lines on the plat marked as such for the installation, construction, use, repair and maintenance of all public utility equipment, including but not limited to, facilities used in connection with the transmission and distribution of electricity and sounds and signals, water and sewage mains and piping, the right to cut, trim or remove trees, bushes and roots, as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees facilities or in, upon or over the property within the lines marked "easement" without the prior written consent of the grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to unreasonably interfere with the proper operation and maintenance thereof.

SCHOOL DISTRICTS

High School District— Palatine Township High School District 211
Elementary School District— C C 15
Community College District— Harper Community College District 512

Send next tax bill to: (name) _____
(address) _____

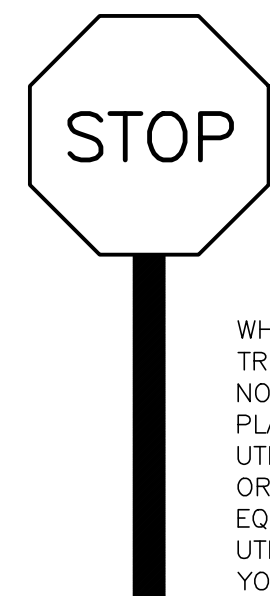
EXISTING PROPERTY INDEX NUMBER
P.L.N. 02-10-104-007

GENERAL NOTES

- THE CONTRACTOR SHALL PERFORM ALL WORK PER THE REFERENCED STANDARDS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER, MUNICIPALITY, AND NORMAN J. TOBERMAN AND ASSOCIATES, LLC. A MINIMUM OF THREE (3) DAYS BEFORE START OF CONSTRUCTION
NORMAN J. TOBERMAN & ASSOCIATES, LLC. (847) 439-8225
VILLAGE OF PALATINE (847) 358-7500
- THE CONTRACTOR SHALL REQUEST A UTILITY LOCATE A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION ACTIVITIES. CONTACT J.U.I.E. AT (800) 892-0123 OR 811.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS & DEPTHS OF ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS AND SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE DONE TO UTILITIES WITHIN THE LIMITS OF IMPROVEMENT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CIVIL ENGINEERING PLANS AND ANY PLANS PREPARED BY OTHERS ARE CONCURRENT.
- DO NOT SCALE PLANS FOR CONSTRUCTION DRAWINGS, VERIFY ALL DIMENSIONS IN FIELD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS.
- A COPY OF THE APPROVED ENGINEERING PLANS IS TO REMAIN ON SITE AT ALL TIMES.
- THE CONTRACTOR SHALL INSTALL BARRICADES, CLOSE WALKS BEFORE STARTING AND COVER EXCAVATIONS AT THE END OF EACH DAY.
- THE CONTRACTOR SHALL MAINTAIN "POSITIVE" SITE DRAINAGE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL REMOVE OR SECURE CONSTRUCTION EQUIPMENT AT THE END OF EACH DAY.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED LOCAL PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CONSTRUCTION STAKING AND LAYOUT.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER AND JURISDICTIONAL AUTHORITIES, INCLUDING THEIR AGENCTS, AND NEIGHBORING PROPERTY OWNERS FROM LIABILITIES.
- THE CONTRACTOR SHALL VERIFY ELEVATIONS BEFORE STARTING WORK AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION SIGNS & BARRICADES.
- THE CONTRACTOR SHALL MERGE COST FOR ANY INCIDENTAL ITEMS INTO HIS PROPOSAL.
- THE CONTRACTOR SHALL GUARANTEE PLANT/PAVING MATERIALS & WORKMANSHIP FOR ONE YEAR.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF UNSUITABLE AND EXCESS MATERIAL.
- THE CONTRACTOR SHALL COMPLY WITH PA 96-1416/CLEAN CONSTRUCTION DEBRIS REMOVAL & OFF-SITE DISPOSAL REQUIREMENTS.
- THESE ENGINEERING PLANS DO NOT MEET THE MINIMUM REQUIREMENTS FOR A PLAT OF SURVEY. THE PROPERTY LINES AND BOUNDARIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL REFER TO THE TITLE, DEED, ABSTRACT OR PLAT OF SURVEY AND SHALL VERIFY THE PROPERTY BOUNDARY PRIOR TO CONSTRUCTION STAKING.

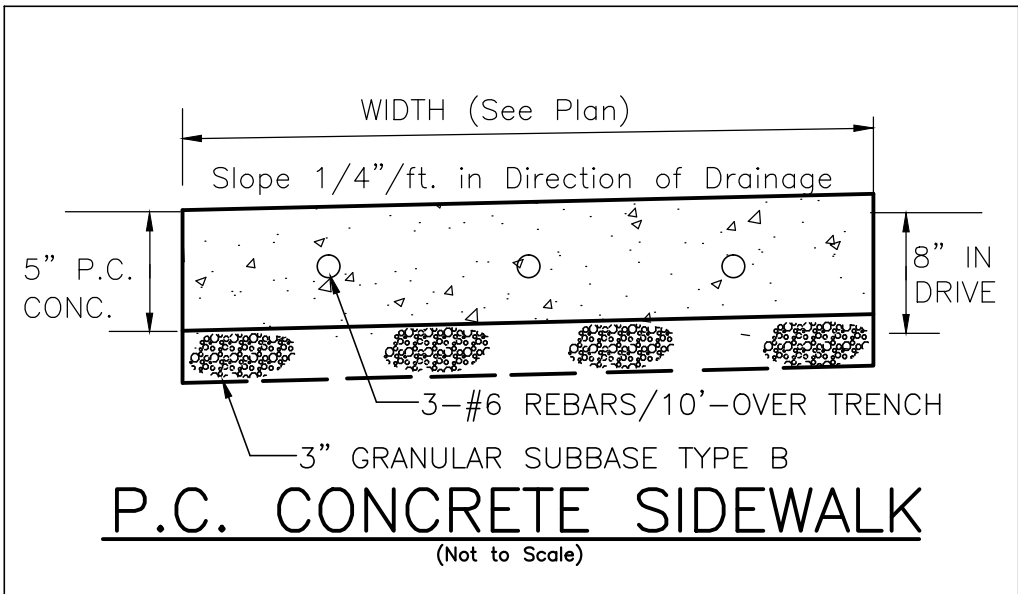
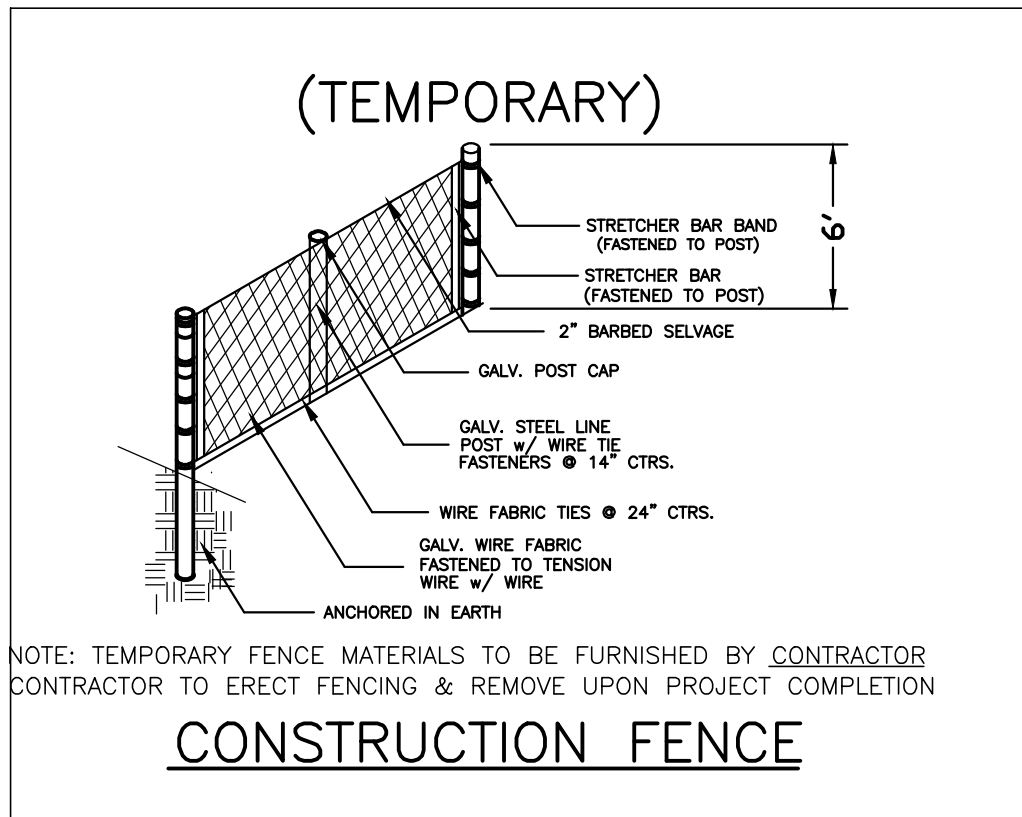
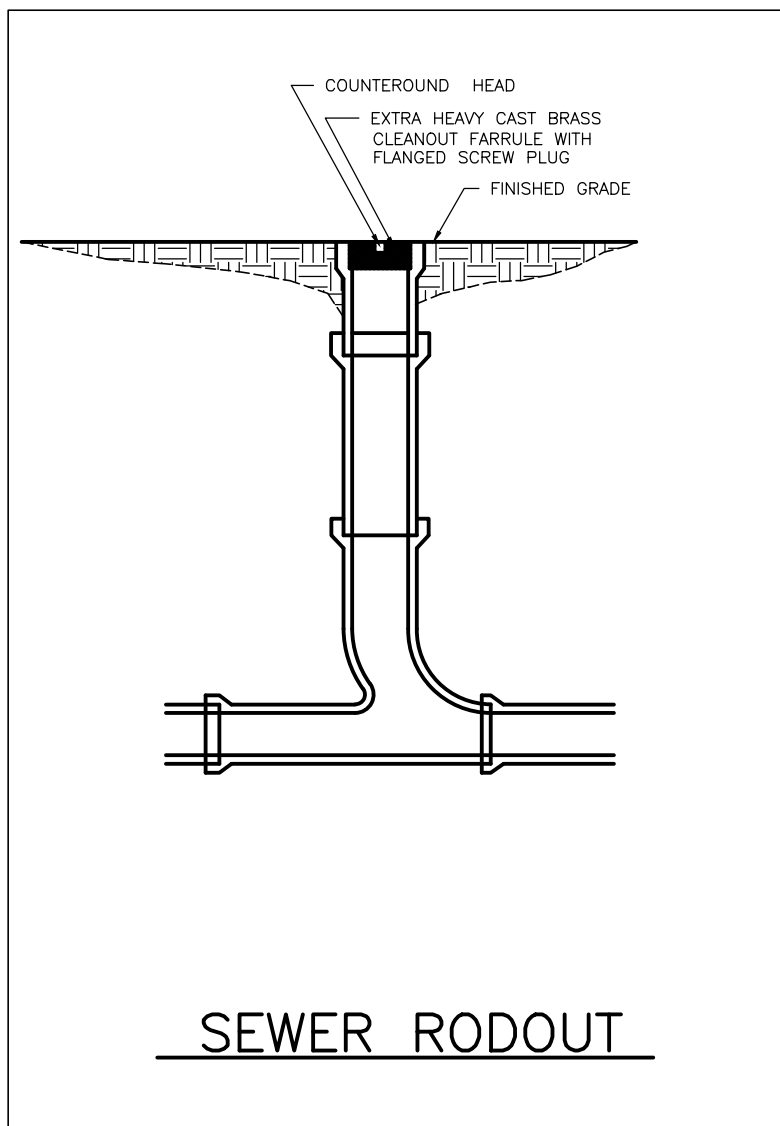
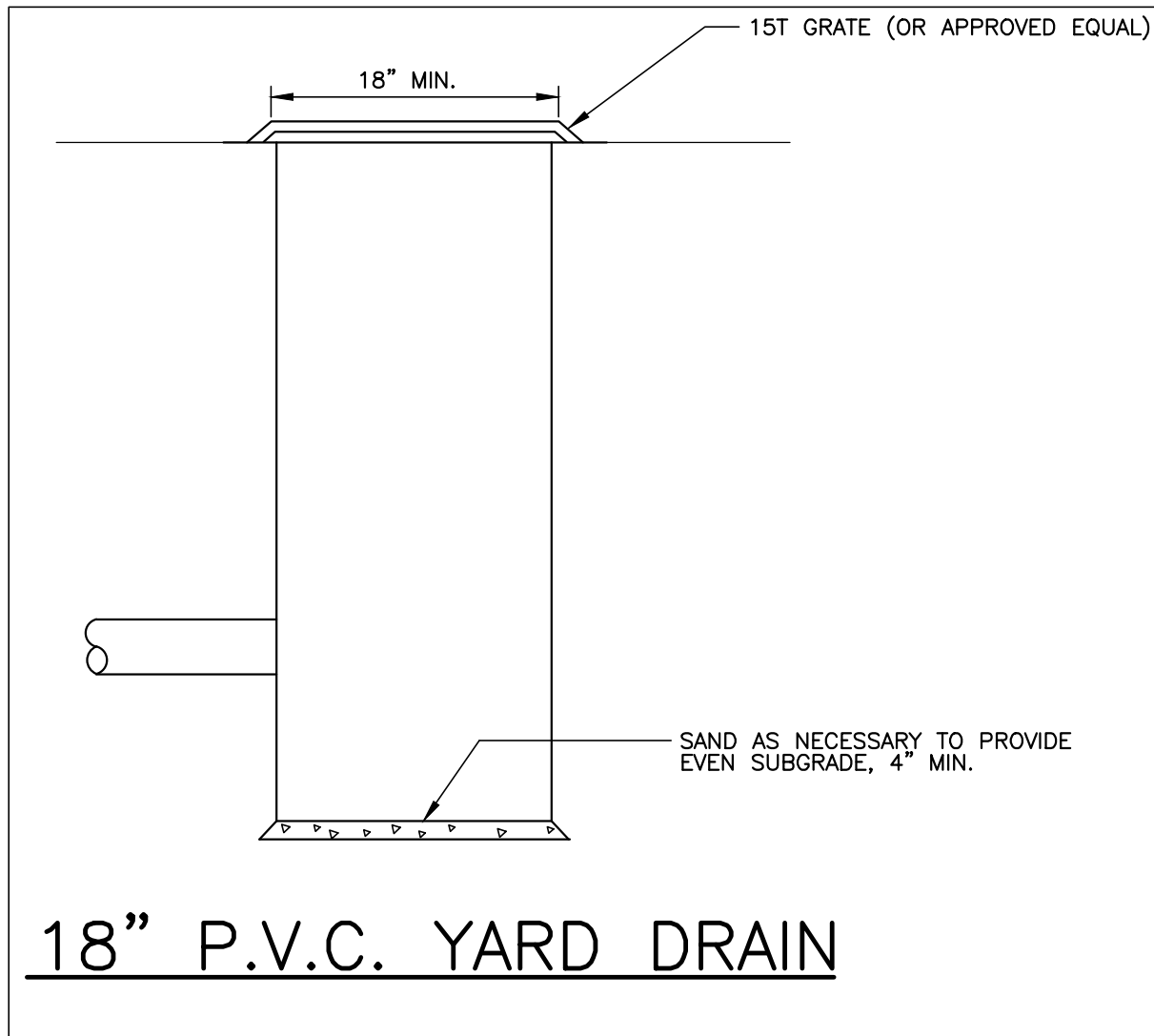
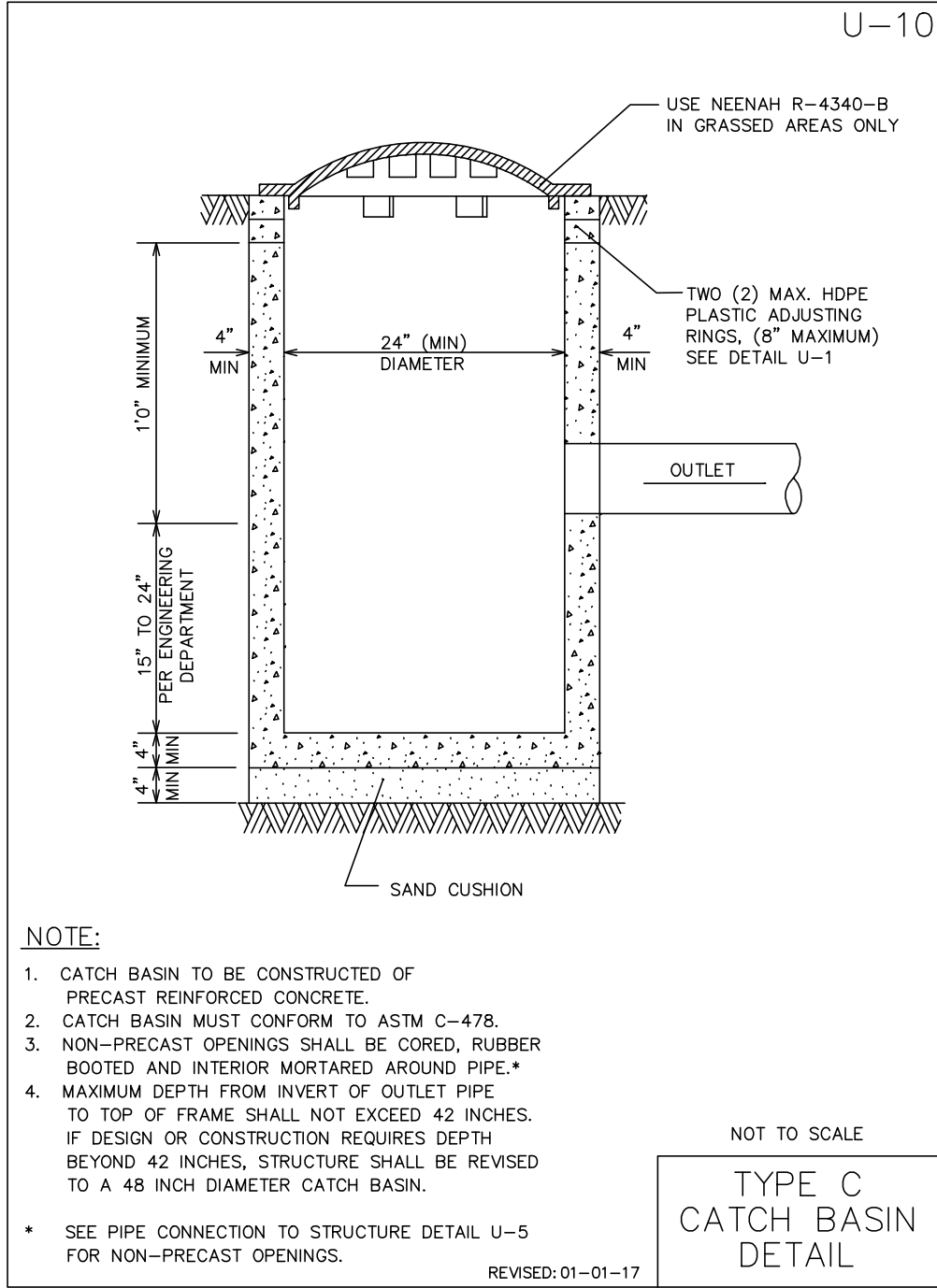
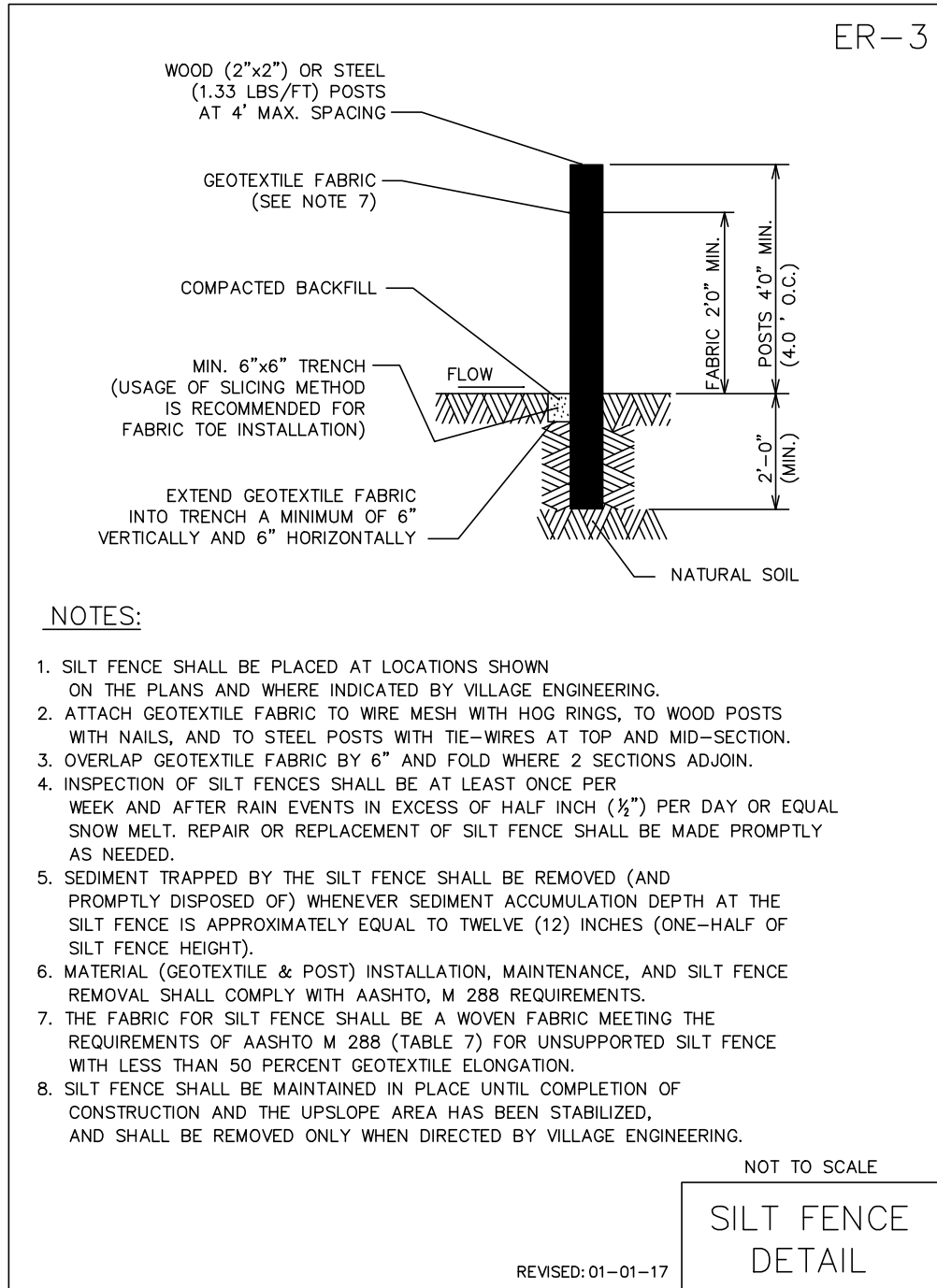
EROSION CONTROL NOTES

- THE CONTRACTOR SHALL PERFORM EROSION CONTROL AND SEDIMENT PROTECTION WORK PER THE ILLINOIS URBAN MANUAL FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION AND LOCAL CODES AND STANDARDS.
- THE CONTRACTOR SHALL KEEP THE WORK SITE, LOT, AND WALK FREE OF MUD & DEBRIS.
- THE CONTRACTOR SHALL INSTALL TEMPORARY SILT & CONSTRUCTION FENCES AND STABILIZED CONSTRUCTION ENTRANCE PRIOR TO START OF CONSTRUCTION.
- THE TEMPORARY EROSION CONTROL MEASURES DEPICTED UPON THE PLANS ARE MINIMUM REQUIREMENTS. ADDITIONAL EROSION CONTROL MEASURERS MAY BE REQUIRED BY THE JURISDICTIONAL AUTHORITY.
- THE CONTRACTOR SHALL PROTECT DITCHES, STORM SEWERS, AND CULVERTS FROM SILTATION.
- THE CONTRACTOR SHALL FILTER WATER PUMPED FROM DEWATERING OPERATIONS BEFORE IT FLOWS OFFSITE.
- THE CONTRACTOR SHALL TEMPORARILY SEED TOPSOIL STOCKPILE IF DIRECTED BY THE JURISDICTIONAL AUTHORITY.
- THE CONTRACTOR SHALL SWEEP ADJACENT ROADWAYS TO REMOVE TRACKED MUD.
- THE CONTRACTOR SHALL REGULARLY INSPECT AND MAINTAIN TEMPORARY EROSION CONTROL MEASURES.
- PERMANENT SOIL STABILIZATION SHALL OCCUR WITHIN 14 DAYS AFTER COMPLETION OF FINAL GRADING OF THE SITE.



CALL JULIE
48 HOURS BEFORE YOU DIG.
811 OR 1-800-892-0123

WHETHER YOU'RE DIGGING A FOUNDATION OR JUST PLANTING A TREE, MAKE SURE YOU CALL JULIE FIRST. JULIE IS A FREE NOTIFICATION SERVICE THAT ALERTS UTILITY COMPANIES OF PLANNED DIGGING ACTIVITIES IN AREAS WITH UNDERGROUND UTILITY FACILITIES. UNDERGROUND FACILITIES CAN BE DAMAGED OR RUPTURED BY A SHOVEL BLADE OR OTHER DIGGING EQUIPMENT. AVOID THE PAIN AND COST OF DAMAGING BURIED UTILITIES... CALL BEFORE YOU DIG. STATE LAW NOW REQUIRES YOU TO CALL JULIE TWO WORKING DAYS BEFORE YOU DIG.

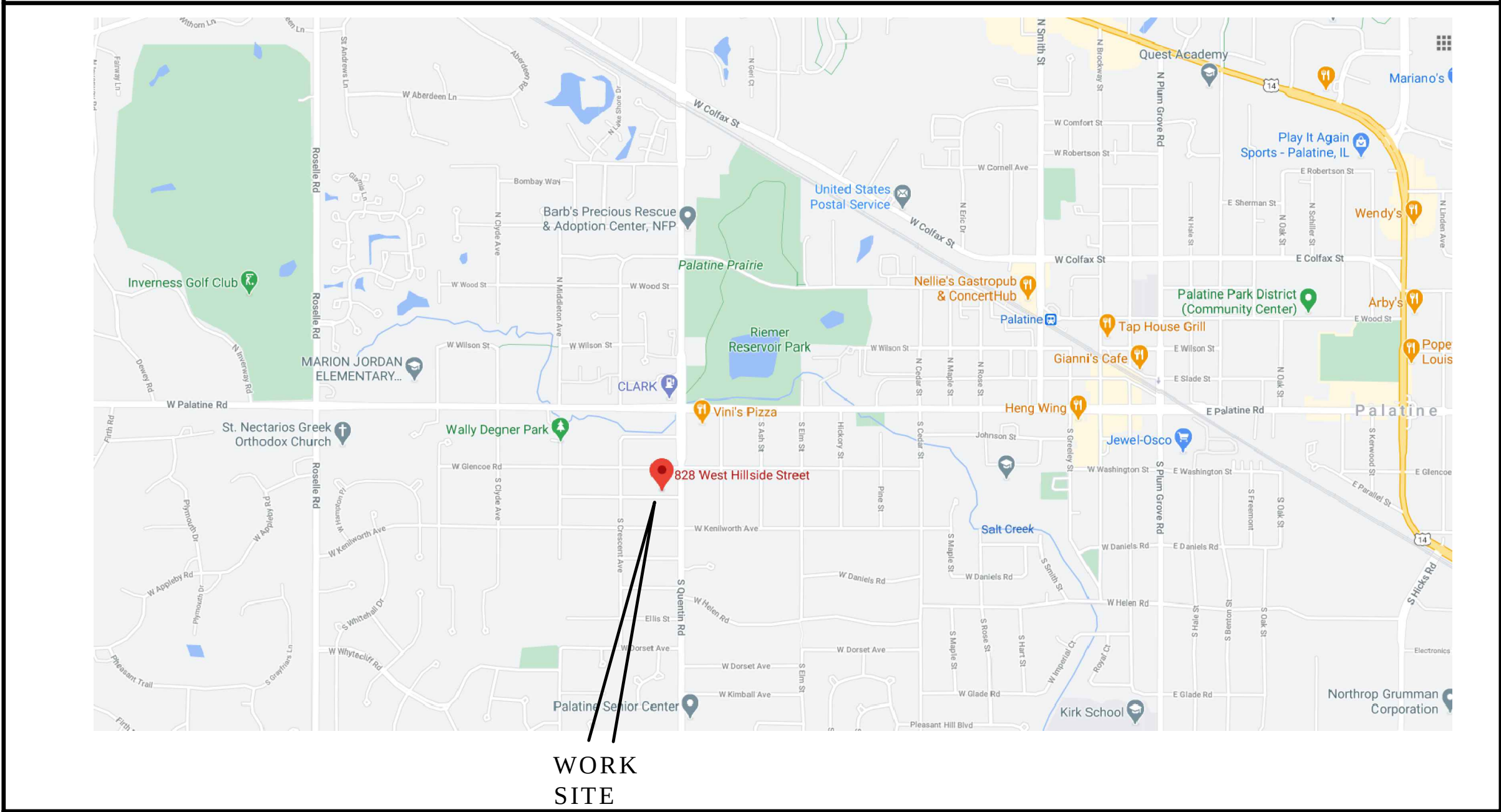


PROJECT
PROPOSED 2 LOT SUBDIVISION
828 W. Hillside Street, Palatine, IL

ALL OF LOT 5 AND THE EAST HALF (EXCEPT THE 40.00 FEET THEREOF) OF LOT 6 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED FEBRUARY 15, 1928 AS DOCUMENT NUMBER 392915, IN COOK COUNTY, ILLINOIS.

PIN #02-21-209-014-0000

LOCATION MAP



SHEET INDEX

- C-1 TITLE, NOTES & DETAIL SHEET
- C-2 TOPO. & DEMO. PLAN
- C-3 SITE PLAN
- C-4 UTILITY PLAN
- C-5 GRADING & EROSION PLAN
- C-6 DETAIL SHEET

REFERENCED STANDARDS

THE FOLLOWING CODES AND SPECIFICATIONS ARE INCORPORATED INTO THESE DOCUMENTS BY REFERENCE AND SHALL BE CONSIDERED MINIMUM CONSTRUCTION STANDARDS. IF ANY CONFLICT EXISTS BETWEEN THE PLANS, SPECIFICATIONS, OR CODES, THE STRICTEST CONDITION SHALL APPLY. IF NO EDITION IS CITED, THE CURRENT EDITION SHALL APPLY:

- 2016 IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- IDOT SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS
- ISPE STANDARD SPECIFICATIONS OF WATER AND SEWER CONSTRUCTION IN ILLINOIS
- MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- VILLAGE OF PALATINE CODE OF ORDINANCES
- MWRDGC WATERSHED MANAGEMENT ORDINANCE

DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE VILLAGE, SCHOOL DISTRICT, OWNER, AND ENGINEER, AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS, AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY GROWING OUT OF, OR INCIDENTAL TO, THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTEND WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO: THE ILLINOIS LAWS REGARDING STRUCTURAL WORK (ILL. REV. STAT. CH. 48, PAR. 60 ET SEQ.). AND REGARDING THE PROTECTION OF ADJACENT LANDOWNERS (ILL. REV. STAT. CH. 17 1/2 PAR. 51 ET SEQ.). IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

DRAINAGE CERTIFICATION STATEMENT

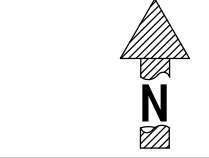
"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of these lot improvements or any part thereof, or that if such surface water drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the Owner has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property."

Dated this 14th day of APRIL, 2021

Owner

Cliff Toberman
Engineer

3.3.e
SCALE : NONE



SURVEYOR

ATTENTION:
DAVID BYCROFT, P.L.S.
NORMAN J. TOBERMAN
& ASSOCIATES, LLC
CONSULTING CIVIL
ENGINEERS &
SURVEYORS
115 SOUTH WILKE ROAD
SUITE 301
ARLINGTON HTS., IL 60005
PHN: (847) 439-8225
FAX: (847) 749-4104

OWNER

RONALD VIK
Boird & Warner
100 E. Main Street
Lake Zurich, IL 60047
Phone: (630) 841-6646
ron.vik@boirdwarner.com

NORMAN J. TOBERMAN
&
ASSOCIATES, LLC
CONSULTING CIVIL ENGINEERS
&
SURVEYORS
115 S. WILKE ROAD, SUITE 301
ARLINGTON HEIGHTS, IL 60005
P. (847) 439-8225
F. (847) 749-4104
mail@toberman.us
www.toberman.us

DESIGN FIRM NO:
184005910
EXPIRES: 04-30-21

No. | Date | Revision
#1 | 2/12/21
PER VILLAGE REVIEW COMMENTS
#2 | 4/14/21
ADDED SHEET C-6 DETAILS
PER VILLAGE REVIEW COMMENTS

EXP. 11/30/21

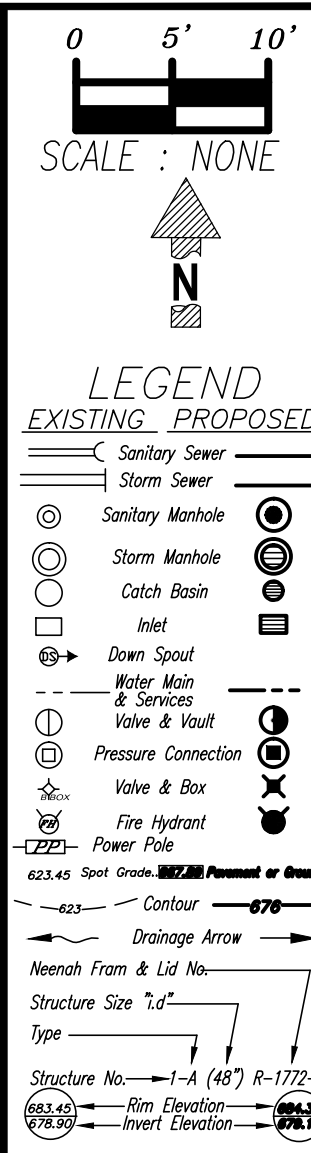
PROPOSED
2 LOT
SUBDIVISION
828 W. HILLSIDE ST.
Palatine, IL

NJT Project No.
20-7142

PROPOSED
TITLE, NOTES
& DETAIL SHEET

Sheet No.

C-1



ATTENTION:
DAVID BYCROFT, P.L.S.
NORMAN J. TOBERMAN
& ASSOCIATES, LLC
CONSULTING CIVIL
ENGINEERS &
SURVEYORS
115 SOUTH WILKE ROAD
SUITE 301
ARLINGTON HTS., IL 60005
PHN: (847) 439-8225
FAX: (847) 749-4104

RONALD VIK
Baird & Warner
100 E. Main Street
Lake Zurich, IL 60047
Phone: (630) 841-6646
ron.vik@bairdwarner.com

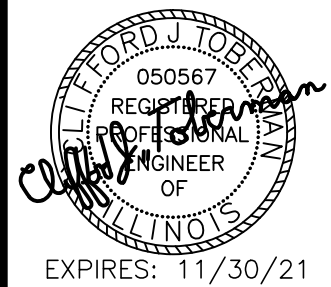
**NORMAN J. TOBERMAN
&
ASSOCIATES, LLC**
CONSULTING CIVIL ENGINEERS
&
SURVEYORS

115 S. WILKE ROAD, SUITE 301
ARLINGTON HEIGHTS, IL 60005
P. (847) 439-8225
F. (847) 749-4104

mail@toberman.us
www.toberman.us

DESIGN FIRM NO:
184005910
EXPIRES: 04-30-21

No.	Date	Revision
#1	2/12/21	PER VILLAGE REVIEW COMMENTS
#2	4/14/21	ADDED SHEET C-6 DETAILS PER VILLAGE REVIEW COMMENTS



**PROPOSED
2 LOT
SUBDIVISION**
828 W. HILLSIDE ST.
Palatine, IL

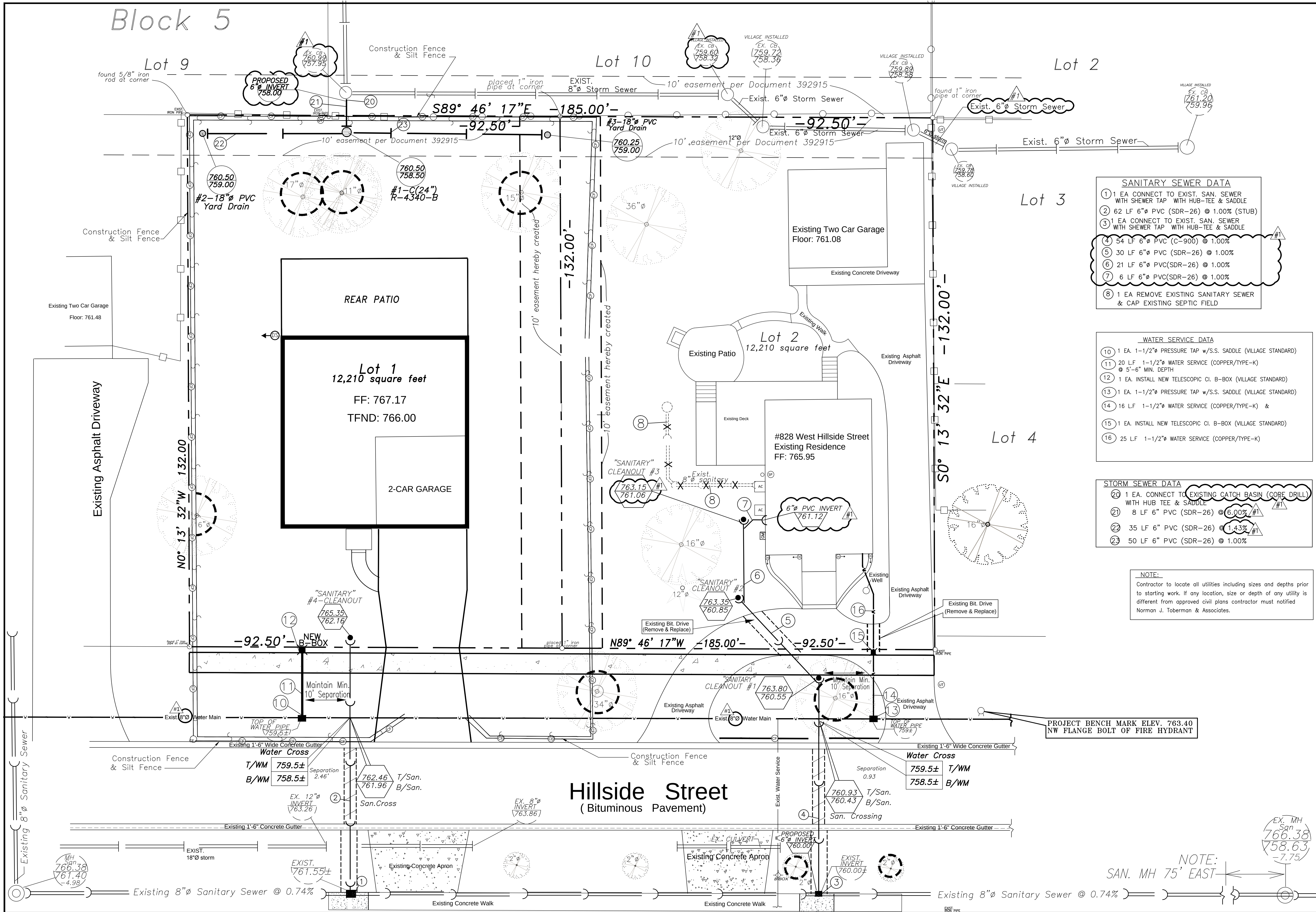
NJT Project No.
20-7142

**TOPO. &
DEMO.
PLAN**

Sheet No.

C-2





0 5' 10'

SCALE : NONE

N

LEGEND

EXISTING PROPOSED

Sanitary Sewer

Storm Sewer

Sanitary Manhole

Storm Manhole

Catch Basin

Valve

Down Spout

Water Main

Valve & Hydrant

Pressure Connection

Valve & Box

Fire Hydrant

Power Pole

3/4" 12" 18" 24" 30" 36" 42" 48" 54" 60" 66" 72" 78" 84" 90" 96" 102" 108" 114" 120" 126" 132" 138" 144" 150" 156" 162" 168" 174" 180" 186" 192" 198" 204" 210" 216" 222" 228" 234" 240" 246" 252" 258" 264" 270" 276" 282" 288" 294" 300" 306" 312" 318" 324" 330" 336" 342" 348" 354" 360" 366" 372" 378" 384" 390" 396" 402" 408" 414" 420" 426" 432" 438" 444" 450" 456" 462" 468" 474" 480" 486" 492" 498" 504" 510" 516" 522" 528" 534" 540" 546" 552" 558" 564" 570" 576" 582" 588" 594" 600" 606" 612" 618" 624" 630" 636" 642" 648" 654" 660" 666" 672" 678" 684" 690" 696" 702" 708" 714" 720" 726" 732" 738" 744" 750" 756" 762" 768" 774" 780" 786" 792" 798" 804" 810" 816" 822" 828" 834" 840" 846" 852" 858" 864" 870" 876" 882" 888" 894" 900" 906" 912" 918" 924" 930" 936" 942" 948" 954" 960" 966" 972" 978" 984" 990" 996" 1000"

Sanitary Sewer

Storm Sewer

Sanitary Manhole

Storm Manhole

Catch Basin

Valve

Down Spout

Water Main

Valve & Hydrant

Pressure Connection

Valve & Box

Fire Hydrant

Power Pole

3/4" 12" 18" 24" 30" 36" 42" 48" 54" 60" 66" 72" 78" 84" 90" 96" 102" 108" 114" 120" 126" 132" 138" 144" 150" 156" 162" 168" 174" 180" 186" 192" 198" 204" 210" 216" 222" 228" 234" 240" 246" 252" 258" 264" 270" 276" 282" 288" 294" 300" 306" 312" 318" 324" 330" 336" 342" 348" 354" 360" 366" 372" 378" 384" 390" 396" 402" 408" 414" 420" 426" 432" 438" 444" 450" 456" 462" 468" 474" 480" 486" 492" 498" 504" 510" 516" 522" 528" 534" 540" 546" 552" 558" 564" 570" 576" 582" 588" 594" 600" 606" 612" 618" 624" 630" 636" 642" 648" 654" 660" 666" 672" 678" 684" 690" 696" 702" 708" 714" 720" 726" 732" 738" 744" 750" 756" 762" 768" 774" 780" 786" 792" 798" 804" 810" 816" 822" 828" 834" 840" 846" 852" 858" 864" 870" 876" 882" 888" 894" 900" 906" 912" 918" 924" 930" 936" 942" 948" 954" 960" 966" 972" 978" 984" 990" 996" 1000"

SURVEYOR

ATTENTION: DAVID BYCROFT, P.L.S.

NORMAN J. TOBERMAN & ASSOCIATES, LLC

CONSULTING CIVIL ENGINEERS & SURVEYORS

115 SOUTH WILKE ROAD

SUITE 301

ARLINGTON HTS., IL 60005

PHN: (847) 439-8225

FAX: (847) 749-4104

ron.vik@bairdwarner.com

OWNER

RONALD VIK

Baird & Warner

100 E. Main Street

Lake Zurich, IL 60047

Phone: (630) 841-6646

ron.vik@bairdwarner.com

NORMAN J. TOBERMAN & ASSOCIATES, LLC

CONSULTING CIVIL ENGINEERS & SURVEYORS

115 S. WILKE ROAD, SUITE 301

ARLINGTON HEIGHTS, IL 60005

P. (847) 439-8225

F. (847) 749-4104

mail@toberman.us

www.toberman.us

DESIGN FIRM NO: 184005910

EXPIRES: 04-30-21

No.	Date	Revision
#1	2/12/21	PER VILLAGE REVIEW
#2	4/14/21	COMMENTS
#3	4/14/21	ADDED SHEET C-6 DETAILS
#4	4/14/21	PER VILLAGE REVIEW
#5	4/14/21	COMMENTS

EXPIRES: 11/30/21

PROPOSED 2 LOT SUBDIVISION

828 W. HILLSIDE ST.

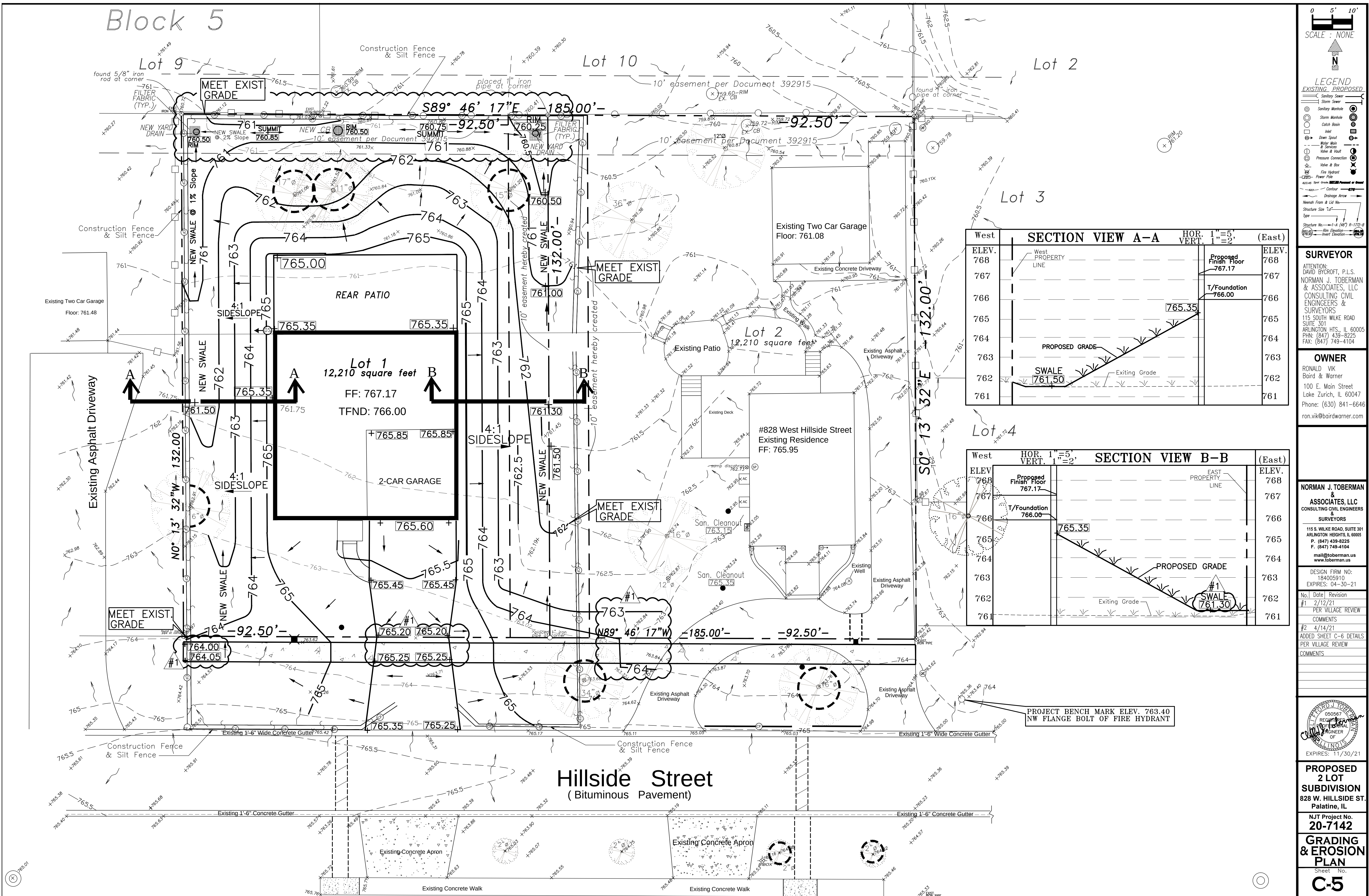
Palatine, IL

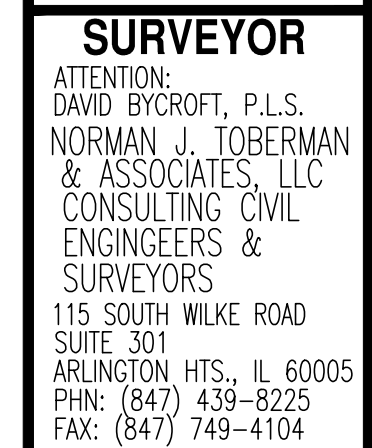
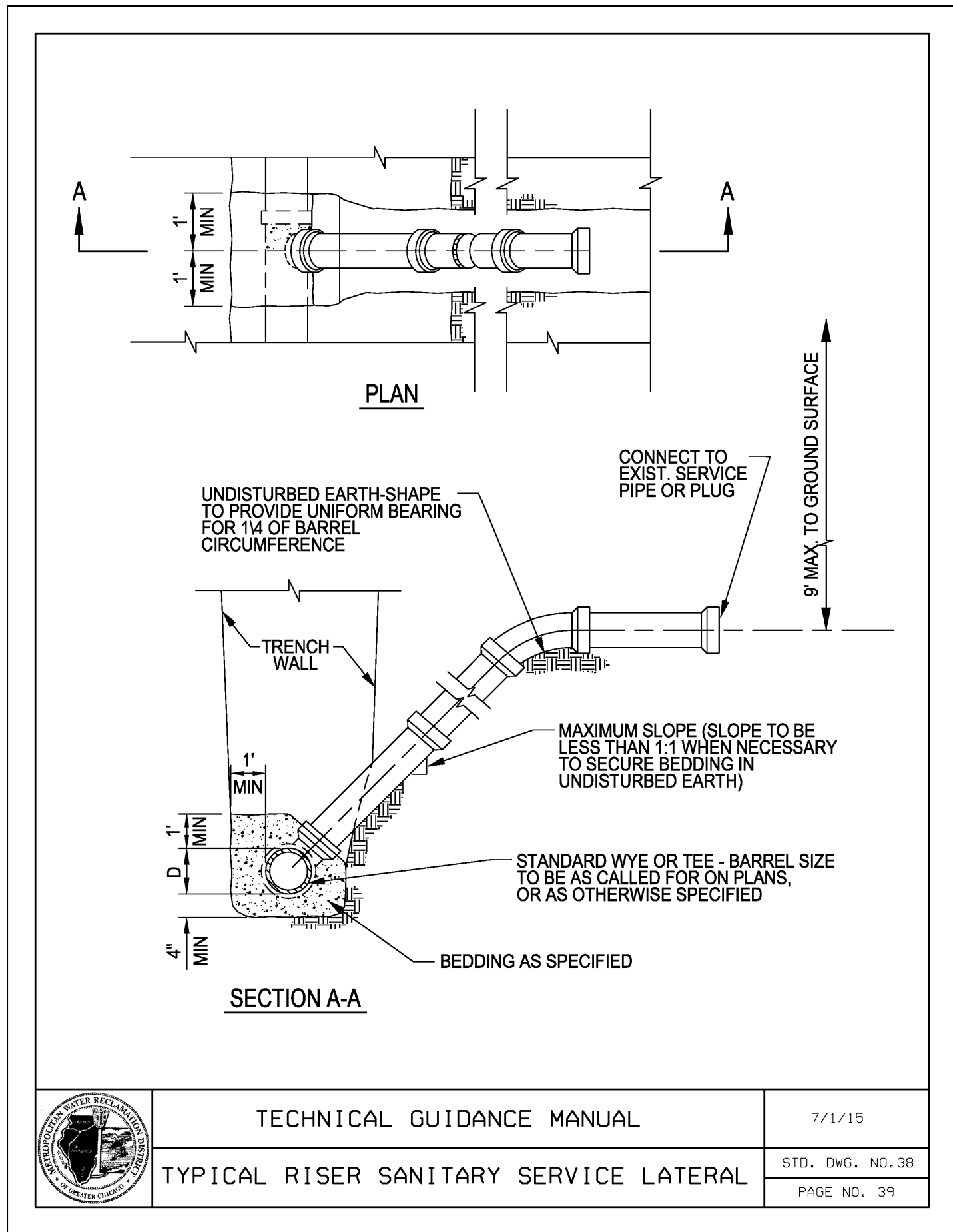
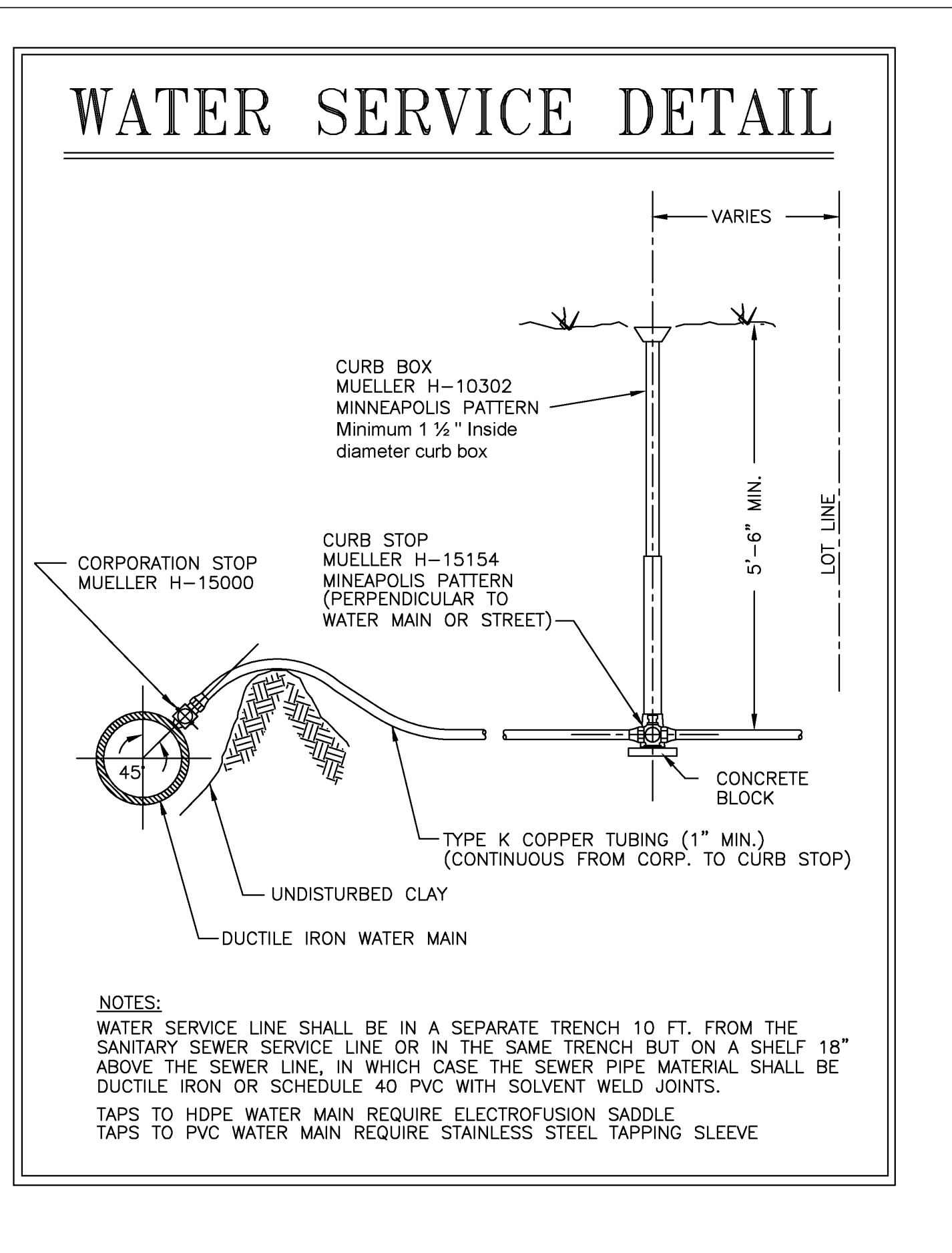
NJT Project No. 20-7142

UTILITY PLAN

Sheet No. C-4

Attachment: Engineering Plans 04-2021 (828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision)





RONALD VIK
Baird & Warner
100 E. Main Street
Lake Zurich, IL 60047
Phone: (630) 841-6646
ron.vik@bairdwarner.com

115 S. WILKE ROAD, SUITE 301
ARLINGTON HEIGHTS, IL 60005
P. (847) 439-8225
F. (847) 749-4104
mail@toberman.us
www.toberman.us

No.	Date	Revision
#2	4/14/21	
ADDED SHEET C-6 DETAILS		
PER VILLAGE REVIEW COMMENTS		

**PROPOSED
2 LOT
SUBDIVISION**
828 W. HILLSIDE ST.
Palatine, IL

DETAIL SHEET

Sheet No. **C-6**

PUBLIC NOTICE
 A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, June 1, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 1. Preliminary and Final Plat of Subdivision to permit a 2-lot single-family residential development; and,
 2. Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential; and,
 3. Special Use for front yard setback (Lot 2).
 The property is commonly known as 828 W. Hillside Street (PIN #: 02-21-209-014-0000).
 The Petitioner is requesting to subdivide the property into two single-family residential lots. The existing residence, (Lot 2 - east of Lot 1) will remain and has an existing non-conforming front yard setback.
 The above petition has been filed by Ronald Vik available for examination in the office of the Village Clerk, 200 E. Wood Street, FILE #: 20-70
VILLAGE OF PALATINE
 Dennis Dwyer, Chair
 Palatine Plan Commission
 DATED: This 17th day of May, 2021
 Published in Daily Herald
 May 17, 2021 (4563763)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 05/17/2021 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Daula Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4563763

Attachment: Public Notice 828 W. Hillside Street - PFS and Rezoning for 2-lot residential subdivision