



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS

AGENDA • MAY 28, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - May 14, 2019 7:00 PM

III. PUBLIC HEARING

1. 1360 E. Joan Drive

Continued to June 11th ZBA Meeting due to public notice revisions

2. 270 N. Smith Street

Special Use to permit a front yard setback of 23 feet, instead of the minimum required 30 feet, pursuant to Section 10.07 (c) (19) of the Palatine Zoning Ordinance

3. 934 N. Arrowhead Drive

Special Use to permit a rear yard setback of 22 feet instead of the minimum required 40 feet, pursuant to Section 10.06 (c) (13) of the Palatine Zoning Ordinance

4. 1170 E. Dundee Road

Special Use for a Banquet Facility including the service of food, liquor and live entertainment pursuant to Section 11.02 (d) (3).

5. 231-233 E. Northwest Highway

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

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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ZONING BOARD OF APPEALS

MINUTES • MAY 14, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Brent Larson	Commissioner	Absent	
Cindy Roth-Wurster	Commissioner	Present	
Jan Wood	Commissioner	Present	
Jerry Luszczak	Commissioner	Present	
Theodore McGinn	Commissioner	Absent	
Kevin Cavanaugh	Commissioner	Present	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Late	7:04 PM

Staff Present: Mr. Ben Vyverberg and Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Apr 23, 2019 7:00 PM - **Accepted**

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

Minutes Acceptance: Minutes of May 14, 2019 7:00 PM (Approval of Minutes)

III. CASE STAFF STATEMENTS

1. 1133 S. Vermont Street - **Recommended to Approve**

Notice was published in the Daily Herald on April 29, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Petitioner Project Description
4. Plat of Survey
5. Site Plan
6. Elevations and Floor Plan
7. Public Notice

Sworn in Staff: Mr. Ben Vyverberg and Ms. Lyn Bremanis

Mr. Vyverberg stated the petitioner has withdrawn the portion of relief related to the building addition on the front of the property and a special use for a setback reduction. He explained the petitioner is going to revise their plans and build an addition that will be in compliance with code. Mr. Vyverberg further explained for the purpose of the ZBA review the zoning relief is only related to the driveway.

Ms. Wood clarified the ZBA is only concerned with the 3rd and 4th Special Use for the maximum residential driveway for the width at the lot line and the total width.

Sworn in petitioner: Mr. Ted Behncke - St. Coletta Wisconsin, 627 Fairway Circle Jefferson, WI

Mr. Behncke explained the property has been a group home since 2002 and serves 7 ladies. He explained over the course of time several have gone from ambulatory to non-ambulatory. He stated they want to make interior changes that will turn the home into a fully accessible home. Mr. Behncke explained the need for the circular driveway is to pick up in front of homes and provide additional parking. He referred to the site plan slide and spoke to the new proposed layout with the garage on the left side of the property not requiring relief. Mr. Behncke explained in good weather they would have access to a ramp off the front and in bad weather they can load in the garage. He stated this would greatly enhance the people who are being served since currently the lift cannot go into the existing garage and the current driveway is steep which makes loading difficult.

Mr. Pirog clarified the currently there is only a driveway to the east and the circular is what is being added.

Mr. Behncke explained the driveway would shift from the right to the left where the new garage will be and the circular drive would be as shown in site plan

Mr. Cavanaugh asked how many vehicles would be parked there.

Mr. Behncke explained there is one vehicle assigned to the house and it would

be in the garage. He stated there are usually two staff that are required by the state.

Ms. Wood asked where staff would park.

Mr. Behncke explained primarily in the driveway or in the circular driveway.

Mr. Pirog asked where staff parks now.

Mr. Behncke stated sometimes in the street. He explained the issue is if they park in driveway they have to move out to move the van. He pointed out the road is narrow which is problematic.

Mr. Pirog asked why the extra width is needed.

Mr. Behncke explained the van they use has a wider wheel base because of having multiple people who need wheel chairs.

Mr. Cavanaugh asked staff how the relief is calculated.

Mr. Vyverberg explained they took the maximum width of the driveway which is 33ft and code allows 30ft with a 2 car garage. He further explained within the first 5ft. of the property driveways cannot be more than 25ft.

Mr. Vyverberg gave a brief summary of request pointing out group homes are permitted use and their use was established prior to the last text amendment that requires onsite parking for staff has to be on the subject property rather than on the right of way or the street. He spoke to the street being substandard serving only three properties. He stated there is no plan by the Village to upgrade or widen the street so the circular drive will allow the petitioner to be able to turn around.

Ms. Wood asked if the property across the street could be developed.

Mr. Vyverberg pointed out there is a creek that runs through it, so Staff anticipates that the lot is encumbered by in the flood plain and would require compensatory storage, engineering review and special uses. He further explained engineering plans would be required to determine what is possible.

Mr. Pirog clarified the new code requires staff parking to be on the property and not on the street.

Mr. Vyverberg answered that is correct

Sworn in Mr. Mr. Jim Kaziukewicz 1166 S Vermont

Mr. Kaziukewicz stated he thinks it is a great service they provide but expressed concern with the failing septic field. He stated they have plumbing companies there all the time. He spoke to the fire department being there 3-4 times a month. Mr. Kaziukewicz stated when Salt Creek floods there is at least a foot of water on the corner because it is below the base level of the flood plain. He stated last year one of the petitioners busses drove through the water and ended up stuck in the yard. Mr. Kaziukewicz expressed concern with the new proposed garage location being on top of the septic field.

Ms. Wood explained the focus is on the driveway.

Mr. Kaziukewicz asked if there is no relief for setback of the front of the house

Mr. Vyverberg explained the petitioner no longer plans on pursuing the front garage addition on the south end of the property. He further explained the new plan is to revise and move the garage to align with the existing house on the north end and not require setback relief. Mr. Vyverberg pointed out the group home was established prior to the text amendment change that limits the group homes to 4 residents, so this use is legally nonconforming and can continue, without interruption. He noted, that if approved, at the time of building permit submission, they will need to submit soil information relative to the septic field and the Village Engineer will review. He further explained septic fields are processed and reviewed by Cook County so they will get a permit through Cook County.

Mr. Pirog asked if public works reviewed and had no issues.

Mr. Vyverberg explained soil and sanitary information is not required in the entitlement phase. He explained as part of the building permit review all those documents will be required and reviewed by the Village Engineer and they will be required to get the Cook County permit for the septic field.

Mr. Pirog asked about flooding concern with the added concrete.

Mr. Vyverberg restated it is not reviewed in the entitlement phase but Public Works and the Village Engineer did review the placement of the circular driveway in the entitlement phase and did not have concern

Ms. Roth-Wurster asked if it is within the lot coverage.

Mr. Vyverberg answered yes

Mr. Kaziukewicz referred to site plan and spoke to the flood elevation and FEMA's restrictions.

Mr. Vyverberg spoke to what is permitted in flood plains including driveways. He stated they will require a building permit and will not be allowed to have an adverse effect on the flood plain.

Ms. Wood asked Mr. Kaziukewicz if his concern is that the driveway will go below the floodplain level.

Mr. Kaziukewicz answered yes explaining when it floods the water goes up to the mailbox.

Ms. Wood asked if the Village Engineer will look at the flood levels

Mr. Vyverberg explained all info will have to be submitted in a manner acceptable by those departments or they will not receive a building permit.

Mr. Kaziukewicz expressed his concern for safety of people in the home because it takes a long time to evacuate.

Mr. Cavanaugh asked if that concern would be addressed with a better driveway

Mr. Kaziukewicz stated it is possible.

Mr. Behncke spoke to the concern of the septic field explaining they were originally just going to improve it but had it to be expanded in order to support the changes. He explained they did soil tests with Cook County and it was determined it had to be moved to the rear of the house. He stated the permit has been pulled and they are starting on it tomorrow. Mr. Behncke stated the relocation allowed the north side to become available to do the garage addition which does not require variance. He spoke the home currently having women share rooms and how the changes will help to accommodate the changes of the house. He spoke to the organizations experience being in operation for 115 years. Mr. Behncke stated the fleets of vehicles are DOT inspected and improved and staff is highly trained including for evacuation procedures. He pointed out the driveway will not only assist with serving the resident ladies but also to allow additional parking and exit points to free up traffic congestion.

Ms. Wood asked about the flooding concerns from the neighbors and if anything will be done to alleviate it.

Mr. Behncke stated they haven't observed and thinks maybe staff could better address. He stated maybe a tube could be added explaining they want to be good neighbors and hope these changes can help with some of the congestion.

STAFF RECOMMENDATION:

Mr. Vyverberg stated based on the current code requirements, the petitioner is trying to accomplish the onsite parking for the service vehicle they have. He spoke to the impact of the circular drive from a staff's perspective with the property having 148 ft. of frontage being negligible. Mr. Vyverberg spoke of other homes in the area that have 2 curb cuts and circular driveways and the uniqueness of the property with the vast size and date of platting. He stated in regards to the driveway request staff is supportive of the changes and thinks it makes sense for what they are trying to do. Mr. Vyverberg spoke to the concerns of the neighbors on flooding pointing out the Village Engineer will review during the permit process and is happy to hear the petitioner being willing to look into other options of the installation of the driveway to benefit the surrounding neighbors.

Therefore, Staff recommends approval of the zoning relief related to the driveway width at the property line and total width measured near the garage for circular driveway, subject to the following conditions:

1. The Variations shall substantially conform to the site plan with a revised date of 4/11/19 prepared by Psenka Architects, Inc. except as said plan may be changed to conform to Village Codes and Ordinances.
2. The number of residents/clients shall not increase beyond the current number (7) without additional approvals by the Village.
3. Prior to issuance of a building permit, the petitioner shall successfully complete the permit review process with Cook County to allow the increase in the size of the septic field to allow seven (7) bedrooms. Evidence of permit approval by Cook County shall be provided to the Village at the time of application for building

permit.

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

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

DELIBERATIONS:

Mr. Cavanaugh stated the public health and safety will be addressed having an area that the petitioner's vehicle can better park and and turn around to better service their residents.

Mr. Pirog stated it meets the standards and gets cars off the road so doesn't see any reason not to approve.

Ms. Roth-Wurster stated it will not have a negative impact on the value of the surrounding properties and will improve the property for the residents.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will go to Village Council on June 3, 2019

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

2. 824 W. Dorset Avenue - **Recommended to Approve**

Notice was published in the Daily Herald on April 29, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in petitioner: Mr. Jeffrey Pathmann - 18 Middletree Lane Hawthorn Woods, IL - Architect

Mr. Pathmann stated the home was purchased approximately 5 years ago. He pointed out the home is small and doesn't even have a bedroom on the first floor. He spoke to the current floor plan having the master in the basement and explained their intent is to add an addition consisting of 2 additional bedrooms, 2 baths and a small sitting area and to convert the existing covered carport to a garage. Mr. Pathmann spoke to how the front yard is determined by code explaining Quentin is this properties front yard even though the predominant elevation is on Dorset. He explained the intent is to bring the home up to today's standards and enhance the community by removing the carport and making a full garage. Mr. Pathmann explained their intent is to match the existing materials so when the project is completed you would not know there was an addition. He spoke to the uniqueness and pointed out it appears larger than it is due to the indoor pool. Mr. Pathmann stated they feel the addition's location will not only enhance the value of the home but will also enhance the neighborhood. He spoke to the landscaping and how the plan is to blend with the present slope of the property.

Mr. Luszczyk asked if the indoor pool is part of the square footage of the house. Ms. Bremanis answered yes.

Mr. Pirog asked if the pool counts as lot coverage. Ms. Bremanis answered yes. Mr. Pathmann stated the lot is a double lot.

Mr. Luszczyk asked the home owner is keeping the swimming pool. Mr. Pathmann answered yes.

Mr. Dittrich asked what the side yard setback is. Ms. Bremanis answered 10 feet.

Ms. Roth-Wurster asked if there is there any way to do the design to fulfil the

petitioner's needs and stay within the standards.

Mr. Pathmann explained they are pursued many other options including adding a second floor addition which takes away from the design factor. He pointed out the present location of the home is smack in the middle of the property. Mr. Pathmann explained the only viable option was to go to the west. He stated because of the frontage on Dorset Avenue once the addition is constructed it will match perfectly with the other homes on the street.

Mr. Luszczyk asked if they spoke to the neighbors to the west.

Mr. Pathmann answered yes stating they are in agreement and his father who lives two doors down is in attendance.

Ms. Bremanis gave a brief summary of request stating the property is zoned R-2 Single-Family and is existing non-conforming. She stated the current rear yard setback is 16 feet with the present carport. She stated both lot and building coverage were calculated by the architect and meets the standards. Ms. Bremanis stated both Community Services and Engineering Departments reviewed and did not have any concerns.

Mr. Luszczyk asked about lot coverage.

Ms. Bremanis explained it is 25% building coverage and 31% lot coverage.

Mr. Luszczyk asked if that is with the additions.

Ms. Bremanis answered yes.

STAFF RECOMMENDATION:

The Petitioner's residence is existing non-conforming with a carport setback 16 feet from the rear lot line instead of the required 40 feet. The proposed one-story addition will further encroach into the required rear yard by an additional 5 feet. This property is unique as the functioning front yard is Dorset Avenue, however, the legal front yard is Quentin Road. With that being said, the addition should not have a negative impact on the surrounding properties. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the site plan, floor plans, and elevations prepared by Pathmann Architecture Inc., dated 07/23/2019, except as such plans may be changed to conform to Village codes and Ordinances.
2. A lot grading plan shall be submitted for the addition area showing the proper drainage to street in a manner acceptable to the Village Engineer.

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

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

DELIBERATIONS:

Mr. Dittrich stated it easily meets the standards for public health safety and welfare. He spoke to the legal rear yard being what it is pointing out if the

conditions were slightly different they would not even need relief.

Ms. Roth-Wurster agreed with Mr. Dittrich stating the addition will look very nice.

Ms. Wood stated the addition will improve it and will have a positive impact

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will go to Village Council on June 3, 2019.

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

3. 934 N. Arrowhead Drive - **Continued**

RESULT:	CONTINUED [UNANIMOUS]	Next: 5/28/2019 7:00 PM
MOVER:	Cindy Roth-Wurster, Commissioner	
SECONDER:	Jerry Luszczak, Commissioner	
AYES:	Roth-Wurster, Wood, Luszczak, Cavanaugh, Dittrich, Pirog	
ABSENT:	Larson, McGinn	

4. 1157 W. Chatham Drive - Recommended to Approve

Notice was published in the Daily Herald on April 29, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in petitioner Mr. Scott Sjogren - 1157 W. Chatham Drive

Mr. Sjogren explained they recently did a complete renovation to their property and added a detached garage. He further explained they are asking for a 1.7% variance to extend the driveway to make it easier to turn around and aesthetically improve the look tying it into the newly added covered patio.

Ms. Wood asked if it wasn't anticipated when they did addition.

Mr. Sjogren explained the cosmetic pavers were added because of the low voltage lighting. He further explained they were asked to do a complete architectural survey showing the lot coverage and found out they were 1.7% over. He explained they didn't think they would be over because they moved the garage but the cosmetic pavers that were added pushed them over so are now asking for the variance to allow the ability to turn around and pull out of the driveway straight.

Mr. Pirog asked if it would be within the max allowed width.

Ms. Bremanis pointed out it is unique because it leads into the patio but still meets the 30 ft.

Mr. Pirog asked why they chose pavers instead of cement.

Mr. Sjogren stated the paver aesthetically looks better and ties into the patio better referring to the existing conditions slides. He explained the pavers were installed originally but after they did the survey they found out they were 1.7 % over so had to remove

Mr. Pirog asked if they were in the original plans.

Mr. Sjogren explained they didn't realize they were over because of all the changes that were made during the permit process.

Mr. Pirog asked what was there before the pavers.

Mr. Sjogren stated it was initially grass because there was not a detached garage Ms. Bremanis referred to the aerial to show the property before construction.

Mr. Luszczyk asked if the plan is to put pervious material.

Mr. Sjogren answered yes unlock pavers which flows water to the 7" curb that was installed on the side of the driveway and then out to Chatham so no water goes into any yards.

Mr. Cavanaugh asked if there is flooding in the neighborhood.

Mr. Sjogren explained the changes they have made improve the property which was originally a very wet property. He explained they made elevation changes per code when the detached garage was built which helped the surrounding properties.

Ms. Bremanis stated Community Services and Engineering Departments have reviewed and does not have any issues. She went through her slides to show existing conditions.

STAFF RECOMMENDATION:

The Petitioner is requesting to expand his existing driveway and patio area to not only relieve turning movement issues with a detached garage, but also expand the patio area and, per the application, for grilling activities. The garage was constructed in 2018, with the structure and additional driveway resulting in the maximum allowable lot coverage for the property. In addition to the permit review, Staff advised the Petitioner that any additional impervious surface would require Code relief.

Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval Staff recommends the following condition:

1. The Special Use shall substantially conform to the site plan prepared by Norman J. Toberman & Associates submitted on 4/24/19, except as such plans may be changed to conform to Village codes and Ordinances.

Mr. Cavanaugh asked about the neighbor support document and asked about the one neighbor that did not sign.

Mr. Sjogren explained they were not home but are aware of the entire project and haven't said anything about it.

Ms. Wood asked if they could have made other choices during the permit process to stay within code.

Mr. Sjogren spoke to moving the garage referring to the initial engineering drawings.

Mr. Pirog stated it seems like the garage is just a way to justify but feels more like a patio extension.

Mr. Sjogren stated he collects cars that are why they added the garage and it is very difficult to back out without going onto paver area and aesthetically would not look good as blacktop.

Ms. Wood asked how many vehicles are in the garage.

Mr. Sjogren explained the detached garage holds 4 cars.

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

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

DELIBERATIONS:

Mr. Dittrich pointed out the uniqueness is with the 4-car garage. He pointed out they are only asking for 1.7% lot coverage relief and in terms of increasing property values the pavers look nice.

Mr. Pirog stated he doesn't think the standards are not met but thinks he would do same.

Mr. Luszczyk agreed he isn't a big fan of increasing lot coverage but doesn't see an alternative.

Ms. Roth-Wurster spoke to pavers being pervious or impervious. She pointed out Village departments have all reviewed and the neighbors seem to be in favor. Ms. Roth-Wurster stated looking at the whole picture with the garage already being up leads to a different circumstance for them.

Ms. Wood stated looking at lot coverage it is a small percentage requested. She stated she can understand with the changes made during the permit process how it could happen and understands staff's point that any changes would require relief. She spoke to the standards on uniqueness and stated she doesn't think it will affect the character of the locality.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will go to Village Council on June 3, 2019.

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

5. 140 W. Northwest Highway - **Recommended to Approve**

Notice was published in the Daily Herald on April 29, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in petitioner Mr. Matt Kuhlman, Grayslake, IL - Owner of Sweatshop LLC

Mr. Kuhlman explained they currently have 2 locations one in Libertyville and one in Buffalo Grove. He stated their lease is expiring in Buffalo Grove so are looking to relocate to Palatine. He spoke to the business and the services they provide. He stated they have been in business for 9 years with a lot of their members living in neighboring cities to Palatine so this site makes sense.

Ms. Wood asked if the site was formerly a fitness facility.

Mr. Kuhlman explained the location had a Special Use but it expired 2 months ago.

Ms. Wood asked staff about the previous business.

Lyn explained it has been closed over 8 months so they need a new Special Use.

Ms. Wood asked if there are any concerns with parking.

Mr. Kuhlman spoke to their peak hours and explained the main reason they chose the space was because of ample parking.

Ms. Wood asked if they do a mix of private versus group lessons.

Mr. Kuhlman explained they have power hours that are a community atmosphere and trainings are specific to individuals.

Mr. Dittrich asked if Mr. Kuhlman had concerns with the proximity to the junior high.

Mr. Kuhlman stated no pointing out their current locations have schools nearby and have had no issues.

Ms. Bremanis gave a brief overview explaining the property is zoned B-2 General Business District in the Eurofresh Shopping Plaza. The tenant space is approximately 6,378 square feet and the Petitioners are not making any changes to the existing floor plan. The hours of operation are Monday - Thursday 5:30 AM - 1 PM / 3:30 PM - 8 PM, Friday 5:30 AM - 1 PM / 3:30 - 6 PM, Saturday 8 AM - 12 PM and Sunday 8 AM - 12 PM. She stated the proposed use requires 26

parking spaces. Currently there are 265 existing parking spaces. The total required parking for the plaza is 234 spaces for a total 31 excess spaces. Ms. Bremanis stated both Community Services and Fire Prevention have reviewed the plan and did not have any issues identified.

Sworn in Mr. William Thompson - landlord representative

Mr. Thompson stated they do their due diligence on their tenants. He stated Mr. Kuhlman had invited him to their Facebook group where he noticed an overwhelming amount of support throughout their members.

Mr. Dittrich asked if the other businesses in the center are supportive.

Mr. Thompson stated the other tenants have expressed excitement to drive business into their own businesses. He stated this should benefit the other businesses.

STAFF RECOMMENDATION:

The Petitioners are proposing relocate their existing health club to a currently vacant tenant space. The shopping plaza has excess parking available, and therefore parking should not be a concern. As the proposed use will occupy a vacant space and utilize the same floorplan of the previous health club, it should not have a negative impact on the surrounding properties. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan by Batir Architecture, Ltd., last revised 01/12/2017, and the business operations plan submitted by the Petitioner, Lanie Kuhlman (The Sweatshop LLC) on 4/29/19, except as such plans may be changed to conform to Village Codes and Ordinances.
2. Per the submitted Business Plan, all of the fitness activities will be held within the tenant space. Outdoor fitness or training activities would not be permitted, without a Special Use Amendment and additional Village review.

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

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

DELIBERATIONS:

Mr. Dittrich stated health clubs benefit the public health safety and welfare. He pointed out the site was already approved as a health club and they are not changing so he is in favor of approval.

Ms. Wood stated it makes perfect sense because the use was already approved. She stated their hours compliment the center and parking is adequate. She stated this should help the plaza out and the business plan is good. Ms. Wood pointed out the landlord representative has testified to their professionalism and

they currently are running two successful businesses so should be positive contribution.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will go to Village Council on May 20, 2019.

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

Minutes Acceptance: Minutes of May 14, 2019 7:00 PM (Approval of Minutes)

IV. COMMUNICATIONS

Prior Projects

- 140 W Wood Street (Variation for Condo division and parking) and 1590 N Rand Road (Special Use for Dentist) were both approved by Village Council.
- 270 N. Smith Street (Special Use for front yard setback) have revised their plans and will be back in front of the ZBA on May 28th.

Next Meeting is Tuesday May 28th - there will be 4 items. Mr. Dittrich stated he will not be able to attend the 5/28 meeting.

V. ADJOURNMENT

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 05/28/19 07:00 PM

CASE STAFF STATEMENT (ID # 5327)

1360 E. Joan Drive

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Katie Rivard

PETITIONER: Michael Colby

CASE NUMBER: 19-09

ADDRESS: 1360 E. Joan Drive

PROPOSAL:

Staff is requesting that this item is continued until the June 11th ZBA Meeting, due to public notice revisions.

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 05/28/19 07:00 PM

CASE STAFF STATEMENT (ID # 5324)

270 N. Smith Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Mark Cedro

CASE NUMBER: 19-15

ADDRESS: 270 N. Smith Street

PROPOSAL:

Special Use to permit a front yard setback of 23 feet, instead of the minimum required 30 feet, pursuant to Section 10.07 (c) (19) of the Palatine Zoning Ordinance

<u>LOCATION:</u> 270 N. Smith Street District 6 (Helms)	<u>CURRENT ZONING:</u> R-3 High Density Residential
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SURROUNDING CONDITIONS:

North:	R-3 High Density Residential
South:	R-3 High Density Residential
East:	R-2 Single Family
West:	R-3 High Density Residential

BACKGROUND:

The Petitioner was previously before the Zoning Board of Appeals requesting a Special Use for a front yard setback of 13 feet. The Petitioner has revised the site plan to increase the setback to 23.88 feet. Therefore, the Petitioner is requesting:

Special Use to permit a front yard setback of 23 feet, instead of the minimum required 30 feet

SITE ANALYSIS:

- The Subject Property is zoned R-3 High Density Residential. The Petitioner is proposing to build an addition including a second story addition for a single family home that encroaches into the required front yard setback.

Case Staff Statement (ID # 5324)
Meeting of May 28, 2019

- The existing home is set back approximately 13.5 feet from the front lot line, 30 feet is required. This is an existing nonconforming condition.
- The revised plans show the removal of approximately 10 feet of the existing home to bring the front yard setback to 23.88 feet instead of the existing 13.5. It is appropriate for the Petitioner to respond to the visibility concerns raised at the last Public Hearing and further any plan improvements, based upon the revised site plan.
- The existing home has multiple foundations as it was added on to over the years. The proposed setback was determined in order to utilize an existing foundation.
- Building height meets code at 25 feet 9 inches tall, 50 feet is permitted.
- Building floor area ratio is .38 and lot coverage is 39%. Both meet code.
- In review of the proposed Petition and request to reuse of a portion of the existing foundation (which will also require a new foundational reinforcement through the building permit process), Staff notes the non-conforming front yard setbacks for most of the properties to the north and compliant setback for the duplex property directly south of the Subject Property. Although the majority of the buildings constructed in this area were built many years ago, it should be noted that only two of the eleven lots comply with the required minimum front yard setbacks on the west side of Smith Street. The following table identifies the front yard setbacks along this section of N. Smith Street (front yard setbacks confirmed through plats of survey are identified as such and those estimated through use of the Village's GIS map are also noted, as such):

Address	Front yard setback (30 feet is required)	Source
244 N. Smith Street	33.1 feet	Plat of Survey
270 N. Smith Street (existing)	13.54 feet	Plat of survey
270 N. Smith Street (proposed)	23.88 feet	Site Plan
268 N. Smith Street (previously existing home to directly south)	11.8 feet	Plat of Survey
260-262 N. Smith Street (newer duplex directly south)	31.5 feet	Plat of Survey
306 N. Smith Street	21.8 feet	GIS (estimate)
314 N. Smith Street	27.2 feet	Plat of Survey
320 N. Smith Street	27.2 feet	Plat of Survey
328 N. Smith Street	21.7 feet	GIS (estimate)

332 N. Smith Street	20.7 feet	GIS (estimate)
338 N. Smith Street	24.9 feet	Plat of Survey
344 N. Smith Street	24.9 feet	Plat of Survey
350 N. Smith Street	20.4 feet	GIS (estimate)

AVERAGE FRONT YARD SETBACK = 25.1 feet

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:

The Petitioner is requesting to construct a new addition at the rear of the home as well as a second story addition. The second story addition encroaches in the required front yard setback. The Petitioner has revised the previous plans, which now include the removal of approximately 10 feet of the existing structure to allow for a better line of sight and in response to the discussion during the initial review.

Most of the surrounding properties do not comply with the minimum front yard setback and while the proposed addition should not cause substantial injury to the value of other properties in the neighborhood, it would be located approximately 7 feet closer to the front property line than the neighboring duplex to the south. That property is also zoned R-3 and complies with the required 30-foot setback. Prior to the construction of the duplex in 2010, there was an existing home with an 11-foot front yard setback.

While Staff does not typically support setback reductions for new construction, most of the established front yard setbacks in this area are similar to the proposed setback and

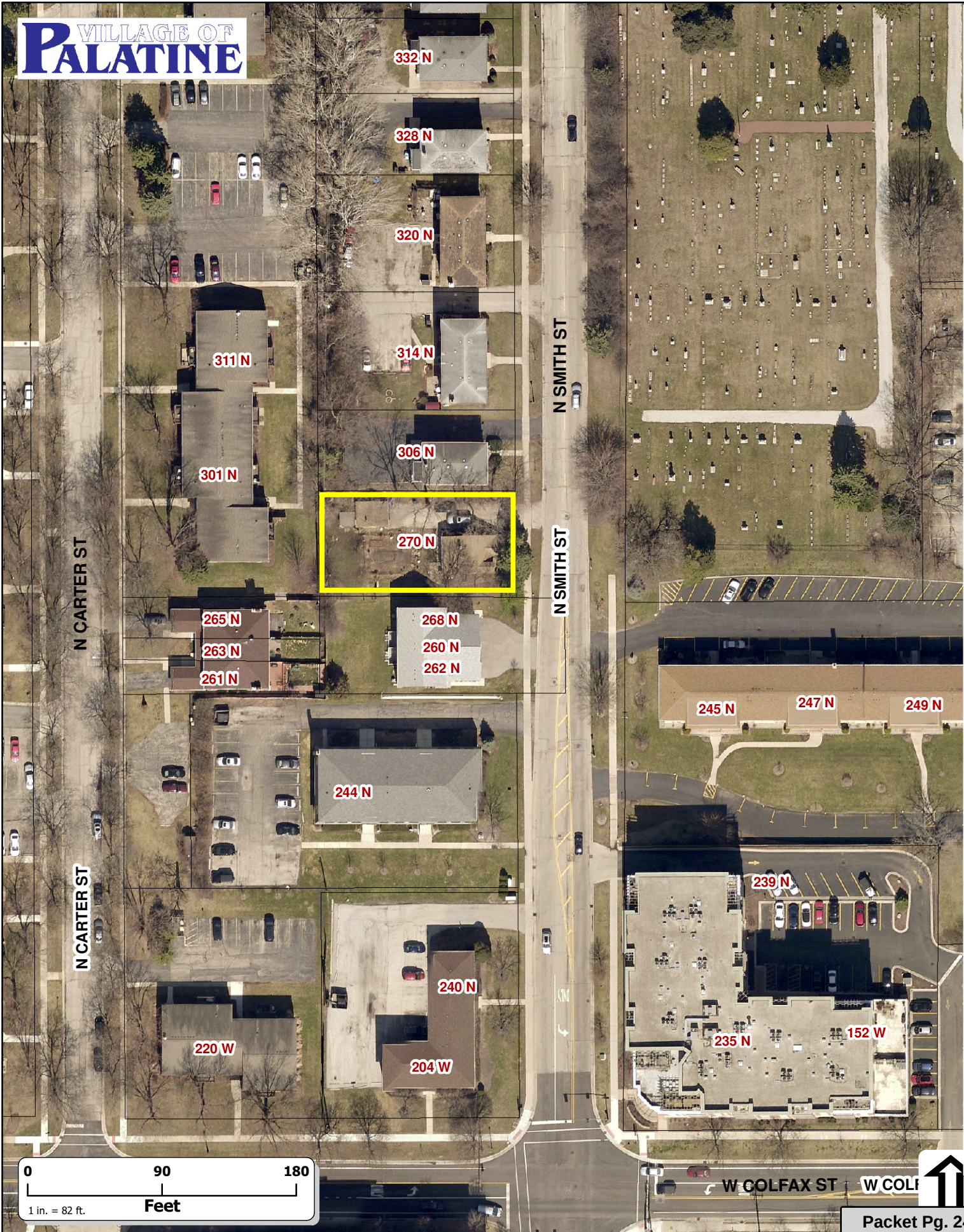
the plan intends to reuse a portion of existing foundation. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the site plan, elevation plans, and floor plan submitted by the Petitioner's Agent Tommy Palider, on 05/13/2019, as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Revised Site Plan
- Revised Elevations
- Revised Floor Plans
- Beck email objection
- Public Notice

VILLAGE OF
PALATINE



Attachment: Aerial (270 N. Smith Street - SU setback)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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



Background Information	PETITIONER(S)		Business Name (if applicable)	
	MARK CEDRO			
	Subject Property Address			
	270 N. SMITH ST. PALATINE, IL.			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Tommy Palider			
	Address		City/State/Zip Code	
	5705 W. NEWPORT AVE.		CHICAGO, IL. 60634	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
TYPE OF APPLICATION (check one)				
☐ Special Use ☐ Special Use Amendment ☐ Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
Generally describe your request:				
Front yard set back reduction.				

Attachment: Application (270 N. Smith Street - SU setback)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ 360⁰⁰
- ☐ 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

UPDATE EXISTING SINGLE-FAMILY HOME TO A MODERN
STRAIGHT-LINED SINGLE-FAMILY HOME.

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

HOME IS TO KEEP EXISTING LOCATION EXCEPT ADD A FULL
SECOND FLOOR AND ATTACHED GARAGE.

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

WITH AN UPDATED NEW LOOK. THE SINGLE FAMILY HOME
WILL LOOK BETTER THAN EXISTING HOME AND WILL NOT
CAUSE INJURY TO NEIGHBORING HOMES VALUES.

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

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

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

REAR WOODEN FENCE TO MATCH NEAR BY NEIGHBORING
FENCES AND WILL PROVIDE PRIVATE PROPERTY PROTECTION
TO THE SINGLE-FAMILY HOME.

Lyn Bremanis

From: Pawel Czerwiec [REDACTED]
Sent: Thursday, May 2, 2019 10:46 AM
To: Lyn Bremanis
Cc: Tommy Palider
Subject: Re: 270 N Smith Ave addition to existing residence - variation
Attachments: 270 N Smith Palatine REVISED SITE PLAN 11X17.pdf

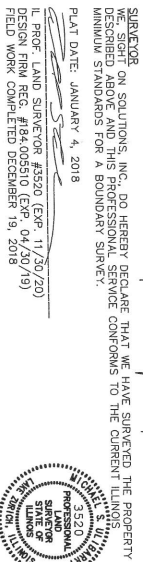
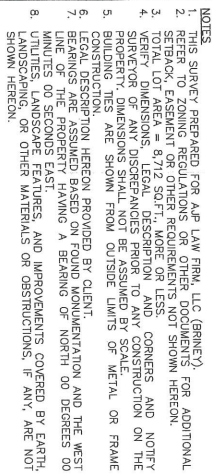
Good morning Lyn,

Could you take a look on a revised site plan. I pushed the whole house 10'-0" to the back.
Proposed front setback will be 23.25' and we are still able to use existing foundation.
Please let me know what do you think.
Thank you,

Pawel Czerwiec
SPC Design Group Inc.
773-817-7438

Attachment: Application (270 N. Smith Street - SU setback)

THE PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS, TO WIT: BEGINNING IN THE WEST LINE OF SAITH STREET 525 FEET SOUTH OF THE NORTH LINE OF SAID NORTH WEST QUARTER OF THE SOUTHEAST QUARTER, RUNNING THENCE WEST 152 FEET; THENCE SOUTH 86 FEET; THENCE EAST 132 FEET; TO THE WEST LINE OF SAITH STREET; THENCE NORTH 66 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.



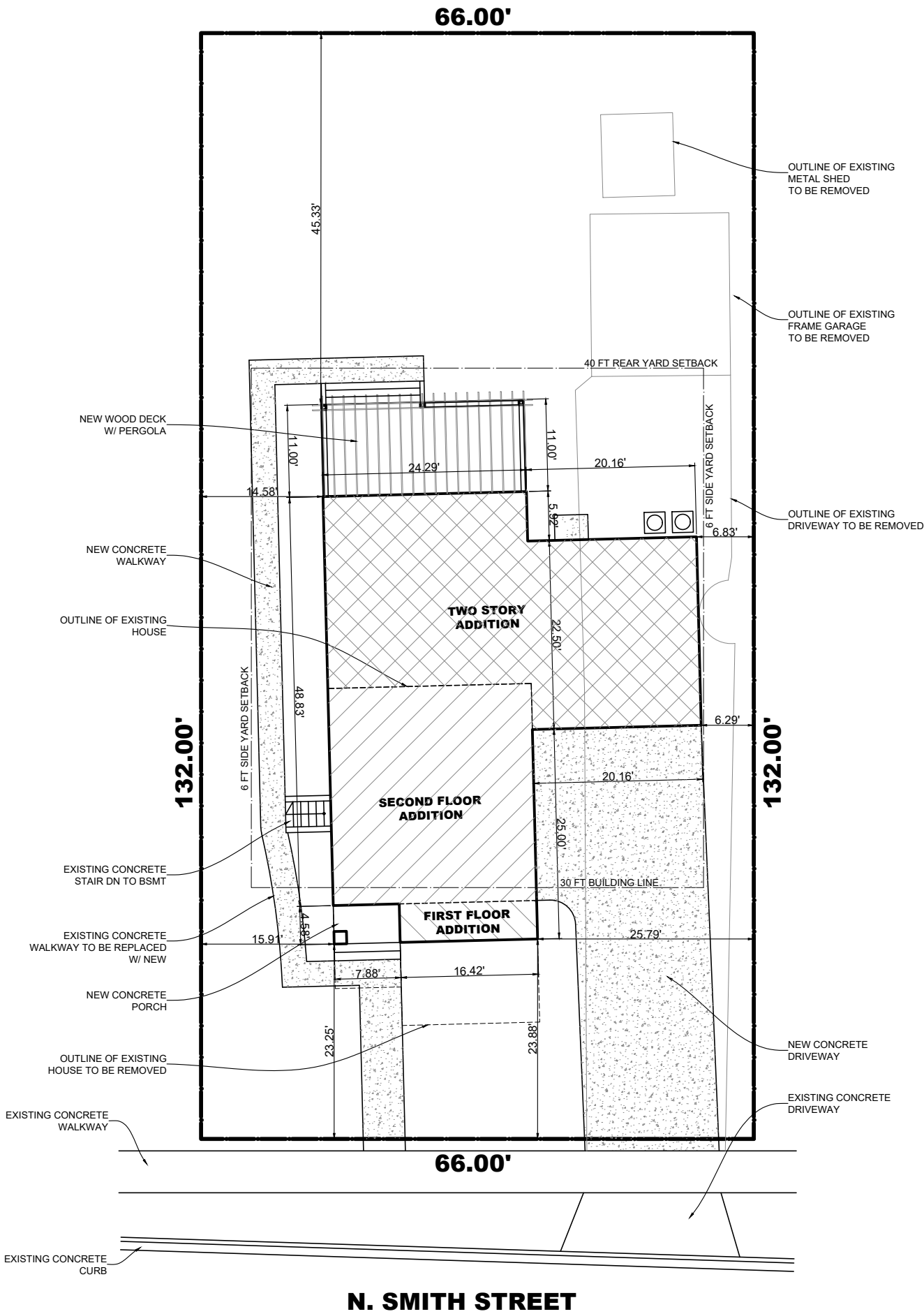
PALATINE, ILLINOIS



SHEET
1 OF 1
SOS#: 18482



DESIGN GROUP INC
221 N. FAIRVIEW AVE
MOUNT PROSPECT IL 60056
7 7 3 - 8 1 7 - 7 4 3 8



LOT AREA CALCULATION

ADDRESS: 270 N SMITH AVE. PALATINE, IL 60067
ZONING DISTRICT: R-3
LOT AREA: 8,712 SQ FT

MAX FAR - 50% OF LOT AREA = 4,356 SQ FT

BUILDING FLOOR AREA	
EXISTING BASEMENT (NOT INCLUDED)	630 SQ FT
EXISTING FIRST FLOOR	630 SQ FT
NEW FIRST FLOOR	632 SQ FT
NEW ATTACHED GARAGE	454 SQ FT
NEW SECOND FLOOR	1,640 SQ FT
TOTAL FLOOR AREA:	3,356 SQ FT

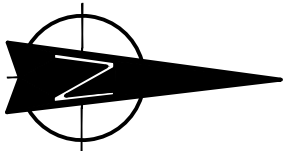
ACTUAL BUILDING COVERAGE:	
BUILDING FOOTPRINT	1,716 SQ FT
TOTAL BUILDING COVERAGE:	1,801 SQ FT (20.7%)

MAXIMUM LOT COVERAGE :
40% OF LOT SIZE = 3,485 SQ FT

ACTUAL LOT COVERAGE:	
BUILDING FOOTPRINT	1,716 SQ FT
FRONT CONC. PORCH	52 SQ FT
REAR WOOD DECK W/ PERGOLA	298 SQ FT
CONC. WALKS	405 SQ FT
CONC. STAIR TO BSMT	24 SQ FT
CONC. DRIVE	879 SQ FT
CONC. STOOP AT SERVICE DOOR	12 SQ FT
AC UNIT PADS	16 SQ FT
TOTAL COVERAGE:	3,402 SQ FT (39.0%)

SITE PLAN

SCALE 1/16" = 1'



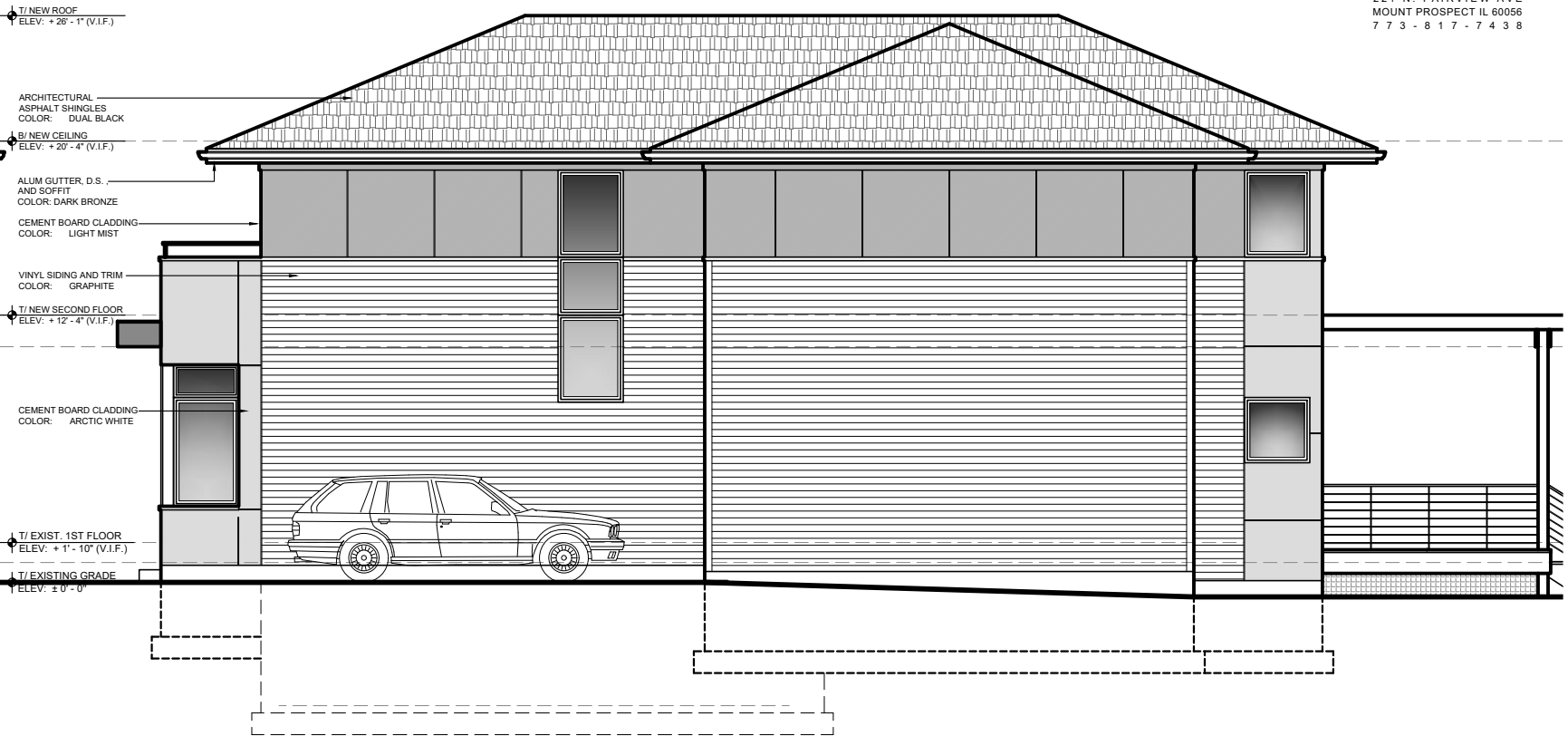
ADDITION TO EXISTING SINGLE FAMILY RESIDENCE
270 N SMITH AVE. PALATINE IL



DESIGN GROUP INC
221 N. FAIRVIEW AVE
MOUNT PROSPECT IL 60056
7 7 3 - 8 1 7 - 7 4 3 8



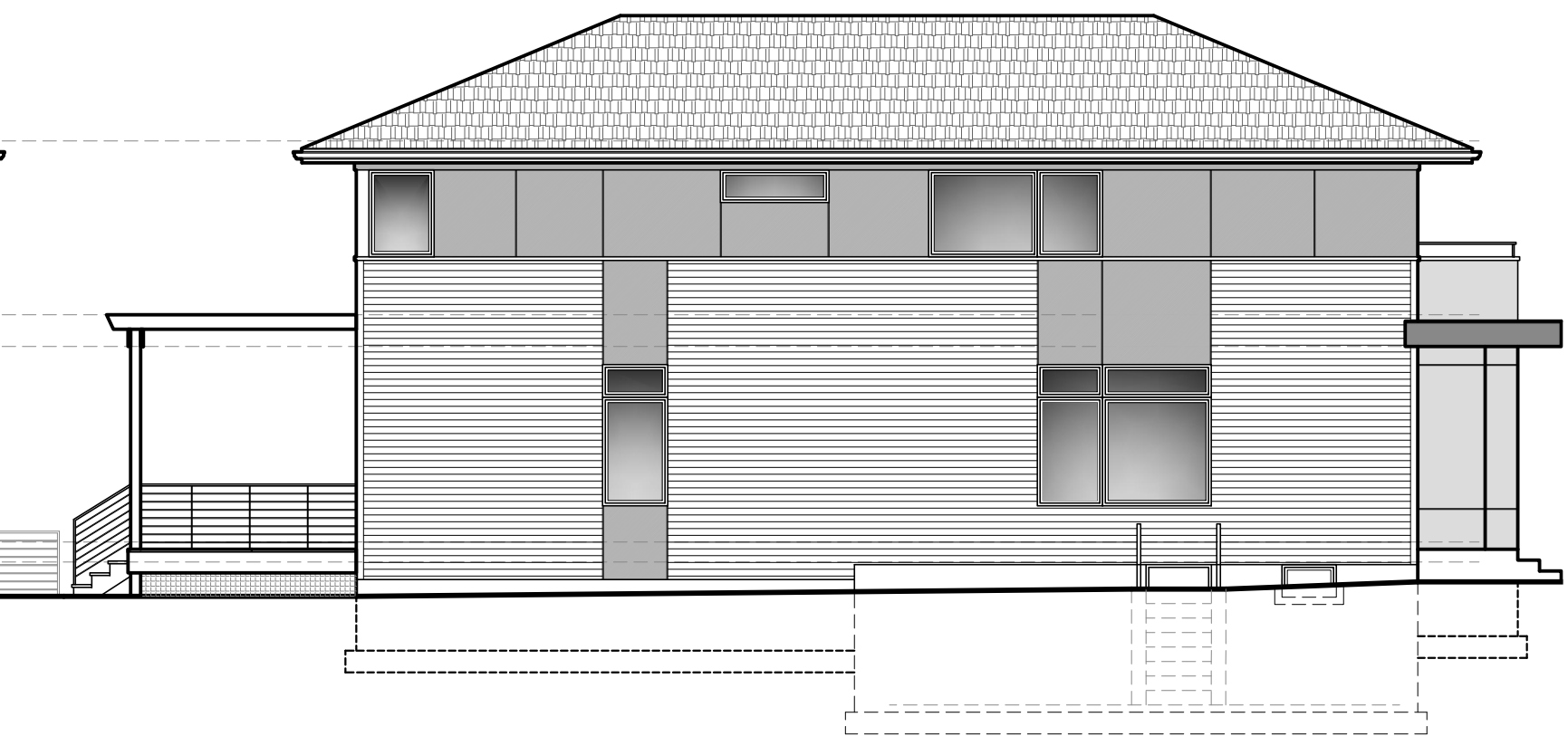
PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"

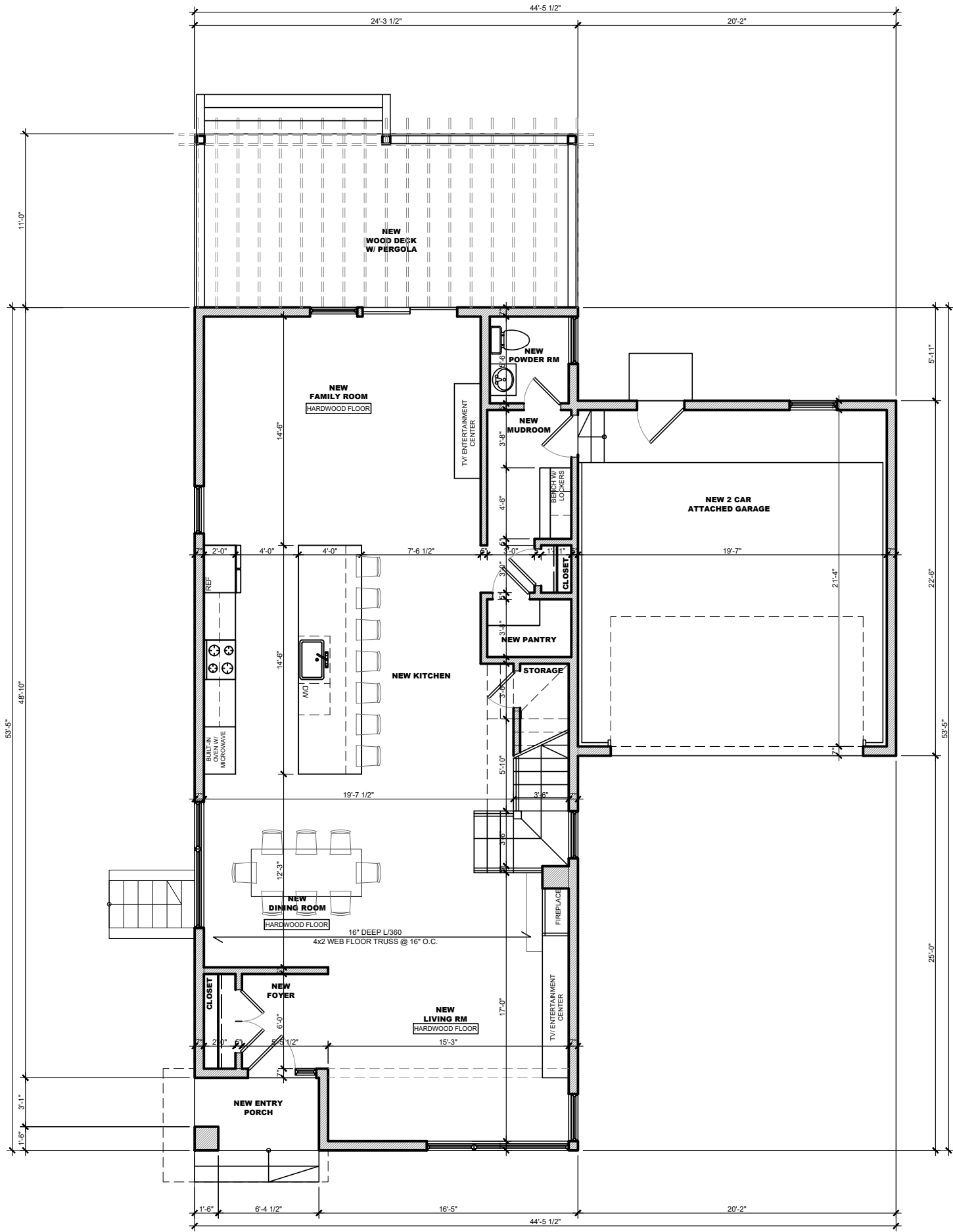


PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"

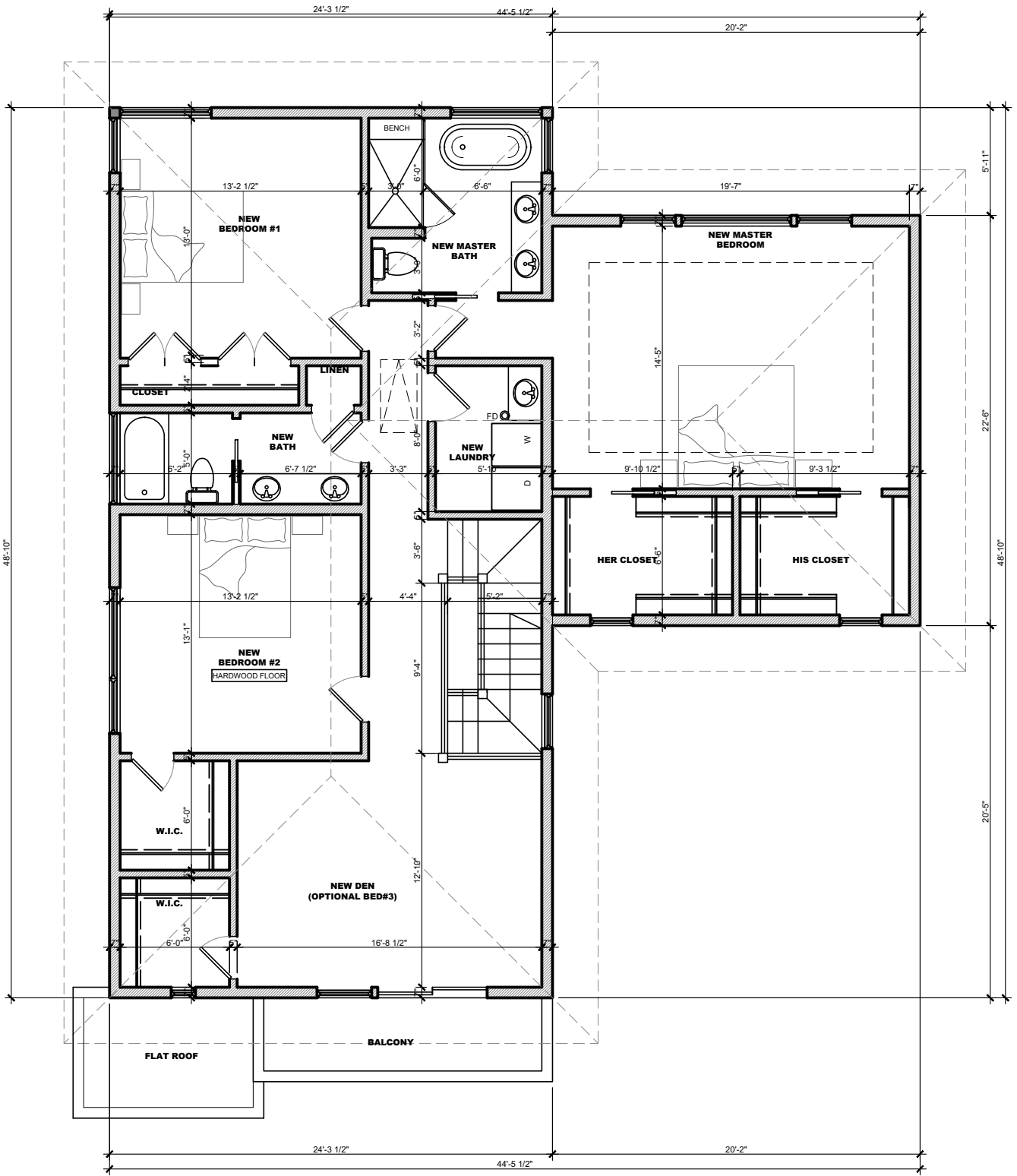
Attachment: Revised Elevations (270 N. Smith Street - SU setback)



DESIGN GROUP INC
221 N. FAIRVIEW AVE
MOUNT PROSPECT IL 60056
7 7 3 - 8 1 7 - 7 4 3 8



PROPOSED FIRST FLOOR PLAN
SCALE 1/8"=1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE 1/8"=1'-0"

Ben Vyverberg

Subject: FW: 270 N Smith Street (File No. 19-15)**From:** "Pat Beck"**Date:** May 22, 2019 at 7:11:06 PM CDT**To:** <LBremanis@palatine.il.us>**Subject:** FW: 270 N Smith Street (File No. 19-15)

Lyn,

Although I don't think I will be able to attend the meeting regarding 270 N. Smith next week, I was hoping that you could forward my comments to the Planning Board.

While the owners of this property have reduced the setback variance down to 23' it still does not comply with the zoning in the area. I had to conform with the zoning regulations when we built our property 5 years ago and I think that those regulations should be maintained. I cannot believe that the foundation of the existing structure which is over one hundred years old will be able to support a two story structure so there would be minimal cost to maintain the 30' setback. The developers have stated that they intend to flip this property which indicates that they wish to get by as cheaply as possible.

I believe that now is the time to bring this property into compliance. There will not be another chance for another hundred years.

Sincerely,
Patrick Beck
Owner
260 N. Smith
Palatine.

Attachment: Beck email objection (270 N. Smith Street - SU setback)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 28, 2019 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 Special Use to permit a front yard setback of 23 feet, instead of the minimum required 30 feet, pursuant to Section 10.07 (c) (19) of the Palatine Zoning Ordinance. The property is commonly known as 270 N. Smith Street (02-15-400-003).
 The Petitioner is proposing to build a second story addition, onto to an existing single-story home with a non-conforming setback. The Petitioner has revised the initially proposed plans to increase the front yard setback to 23 feet.
 The above petition has been filed by Mark Cedro and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 19-15

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

DATED: This 13th day of May, 2019
 Published In: Daily Herald
 May 13, 2019 (4524562)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette
 County(ies) of Cook, Kane, Lake, McHenry
 and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published May 13, 2019 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Danila Baitz
 Authorized Agent

Control # 4524562

Attachment: Public Notice (270 N. Smith Street - SU setback)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 05/28/19 07:00 PM

CASE STAFF STATEMENT (ID # 5275)

934 N. Arrowhead Drive

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: John Deleon

CASE NUMBER: 19-19

ADDRESS: 934 N. Arrowhead Drive

PROPOSAL:

Special Use to permit a rear yard setback of 22 feet instead of the minimum required 40 feet, pursuant to Section 10.06 (c) (13) of the Palatine Zoning Ordinance

<u>LOCATION:</u> 934 N. Arrowhead Dr. District 6 (Helms)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
--	--

SURROUNDING CONDITIONS:

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

BACKGROUND:

The Petitioner is proposing to build an addition that encroaches into the required rear yard setback. Therefore the Petitioner is requesting is requesting:

Special Use to permit a rear yard setback of 22 feet instead of the minimum required 40 feet.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family Residential. The Petitioner is planning on removing the patio and building an addition onto the existing home in its place.
- The existing home is existing legally non-conforming and is approximately 35 feet from the rear lot line, 40 feet is required. This is a corner lot with an irregular

shape.

- The petitioner indicates that the entire concrete patio area in the rear will be removed to allow for the addition.
- The proposed addition is 13.92 feet X 14.83 feet, approximately 207 square feet and would be set back approximately 22.75 feet from the rear lot line.
- Excepting the setback, the one-story addition otherwise meets code.
- Both building and lot coverage meet code (approximately 16% and 20%).

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:

The Petitioner is requesting to build a 207 square foot addition that will further encroach into the required rear yard. This property is unique, as it is irregularly shaped, built on an angle, and is a corner cul de sac lot. Any addition to this area of the home would require relief. The addition should not have a negative impact on the surrounding properties therefore Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the site plan prepared by Thomas Buckley Architect dated 2/1/19, except as such plans may be changed to conform to Village codes and Ordinances.

ATTACHMENTS:

- Aerial Map - 934 N. Arrowhead Drive
- Application

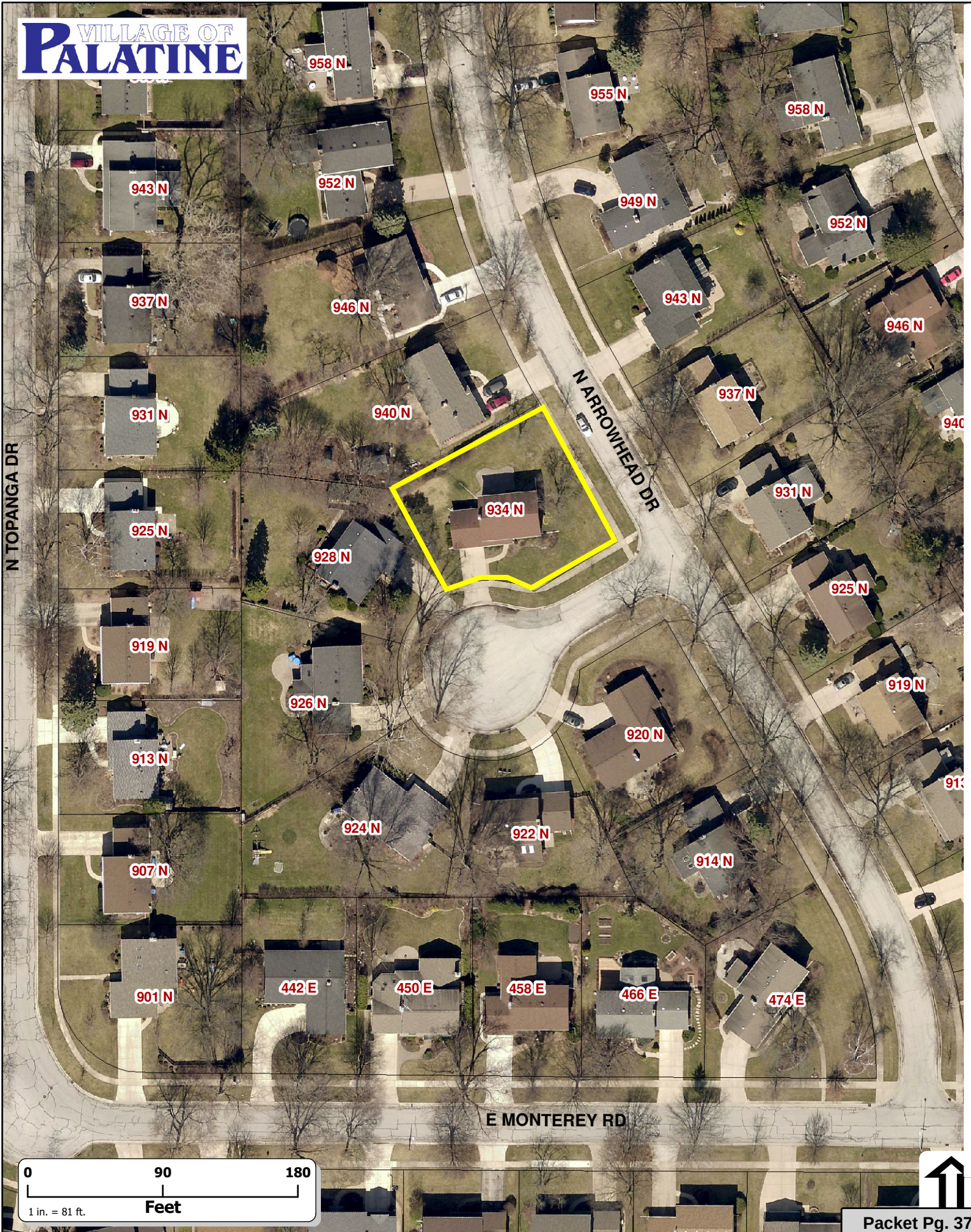
Case Staff Statement (ID # 5275)
Meeting of May 28, 2019

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

934 N. Arrowhead Drive

3.3.a

VILLAGE OF
PALATINE



Attachment: Aerial Map - 934 N. Arrowhead Drive (934 N. Arrowhead Drive - SU Setback)



SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S) John Deleon		Business Name (if applicable)	
	Subject Property Address 934 Arrowhead Dr, Palatine, IL 60074			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District	Existing Land Use	Proposed Land Use	
	Generally describe your request: Add a 206 sf single story room addition onto the back of the house.			

Attachment: Application (934 N. Arrowhead Drive - SU Setback)



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

N/A

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

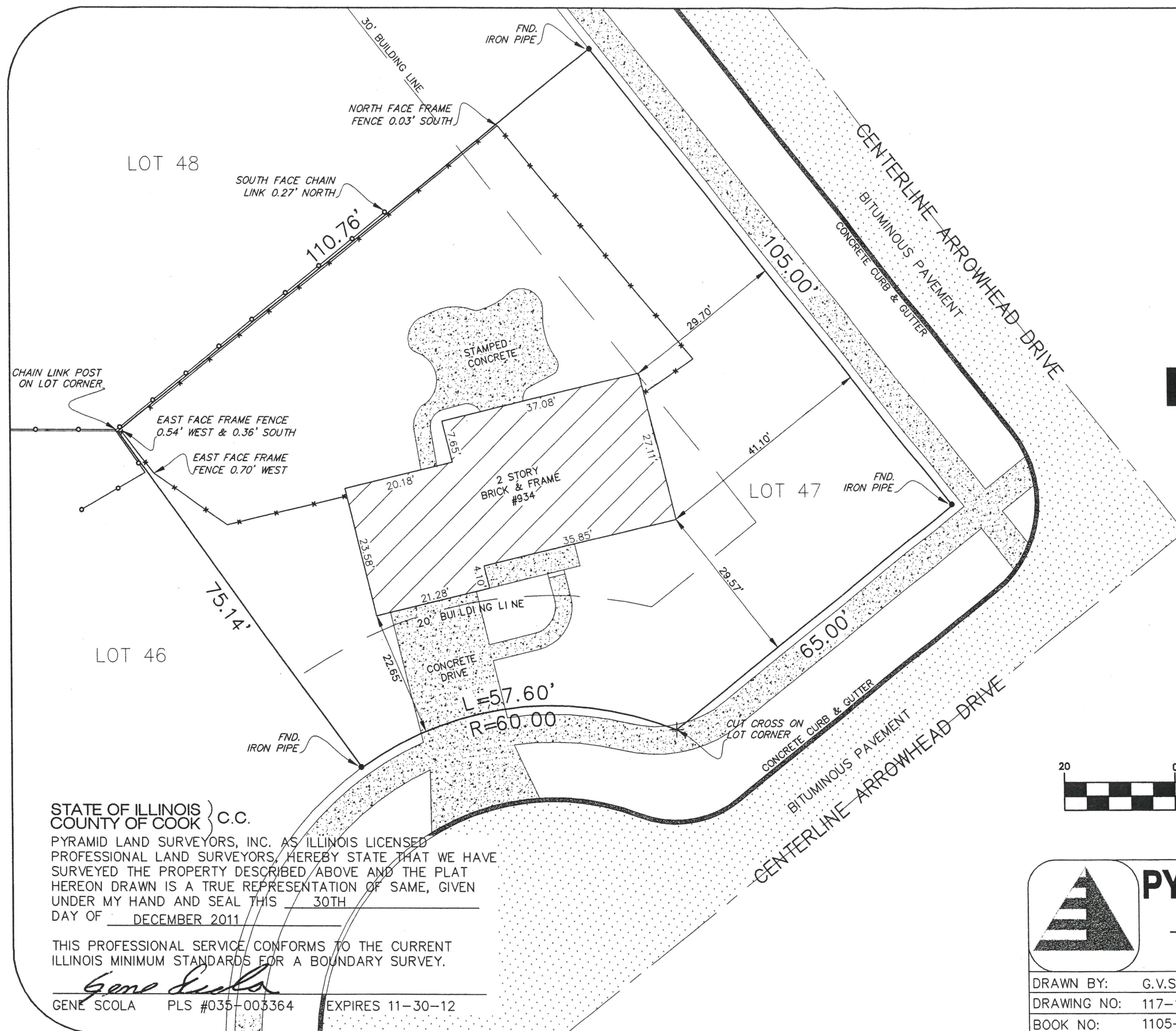
The public health, safety and welfare will be protected

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

None

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

N/A



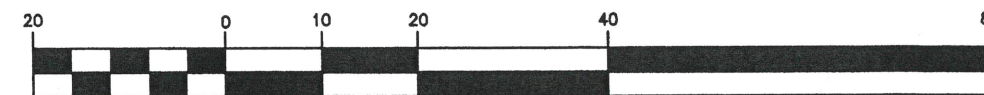
PLAT OF SURVEY of

LOT 47 IN RESEDA, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 934 ARROWHEAD DRIVE

10,730.85 SQUARE FEET

GRAPHIC SCALE



(IN FEET)

DESIGN FIRM: #184-002898

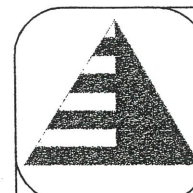
1 inch = 20 ft.

STATE OF ILLINOIS } C.C.
COUNTY OF COOK }

PYRAMID LAND SURVEYORS, INC. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY STATE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAME, GIVEN UNDER MY HAND AND SEAL THIS 30TH DAY OF DECEMBER 2011

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

Gene Scola
GENE SCOLA PLS #035-003364 EXPIRES 11-30-12



PYRAMID LAND SURVEYORS, INC.
Land Surveyors Illinois and Wisconsin

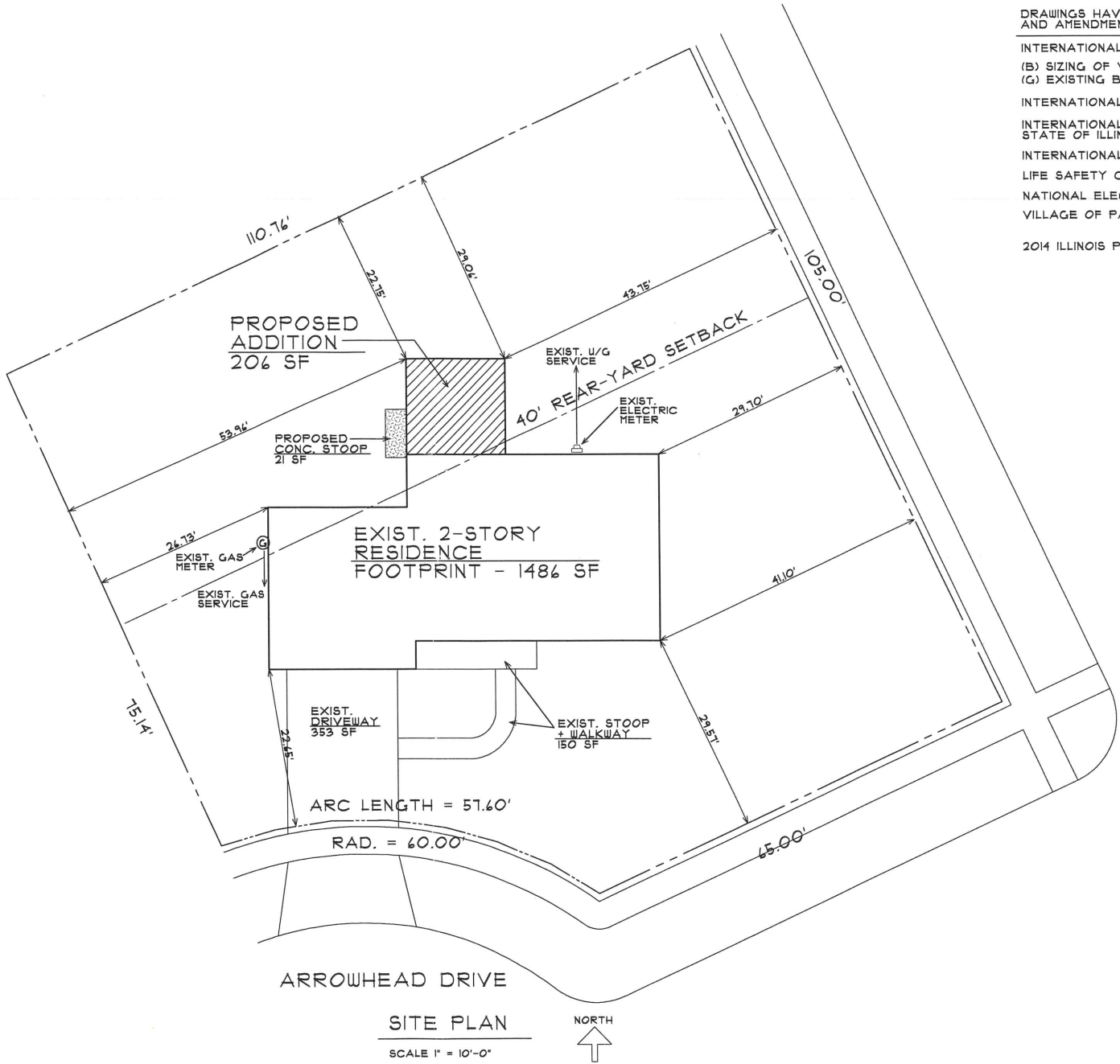
108 GREY FOX COURT, STREAMWOOD ILLINOIS 60107
PHONE 630-497-1832 FAX 630-497-5340

DRAWN BY: G.V.S.	FIELD WORK COMPLETED: JUNE 9, 2011
DRAWING NO: 117-110609	SCALE: 1"=20'
BOOK NO: 1105-39TDS	ORDERED BY: W. TERPINAS

DELEON RESIDENCE

934 ARROWHEAD DRIVE

PALATINE, ILLINOIS



DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE W/ THE VILLAGE OF PALATINE AND AMENDMENTS AS LISTED BELOW.

INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION (WITH AMENDMENTS)
(B) SIZING OF VENTING SYSTEMS, APPENDIX B
(G) EXISTING BUILDINGS AND STRUCTURES, APPENDIX J

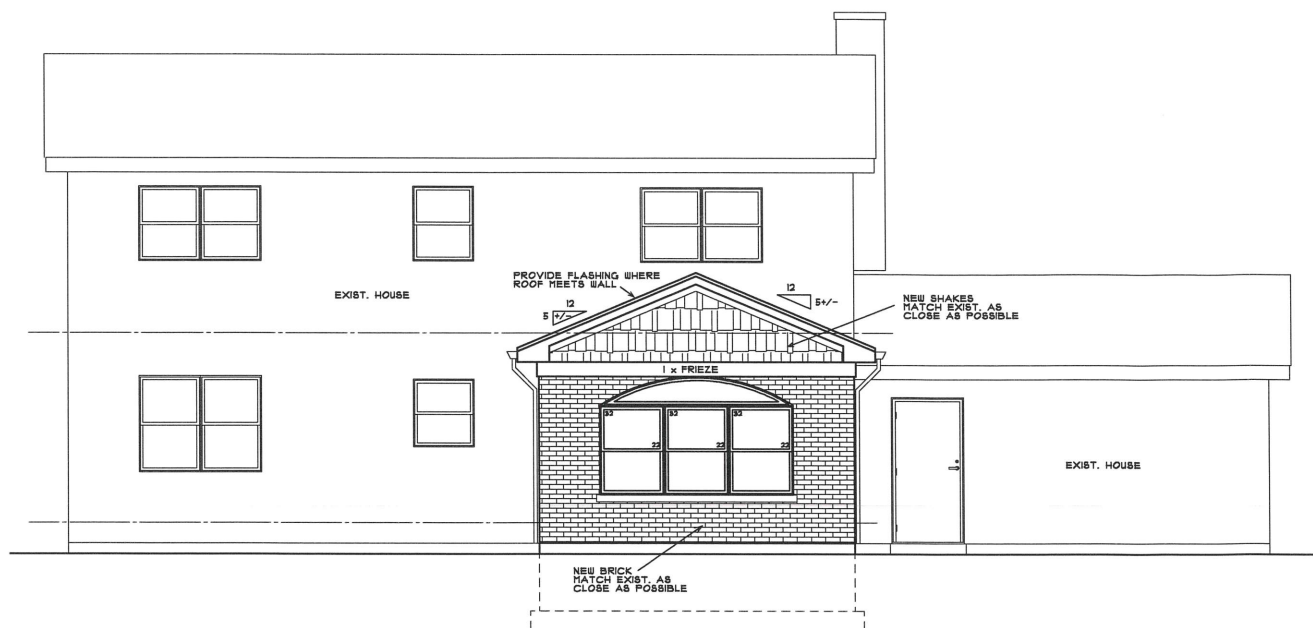
INTERNATIONAL MECHANICAL CODE, 2009 SEDATION (WITH AMENDMENTS)
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION
STATE OF ILLINOIS AMENDMENTS

INTERNATIONAL FIRE CODE, 2009 EDITION (WITH AMENDMENTS).
LIFE SAFETY CODE, NFPA 101, 2000 EDITION
NATIONAL ELECTRICAL CODE, 2011 EDITION (WITH AMENDMENTS).
VILLAGE OF PALATINE CODE OF ORDINANCES

2014 ILLINOIS PLUMBING CODE WITH VILLAGE OF PALATINE AMENDMENTS

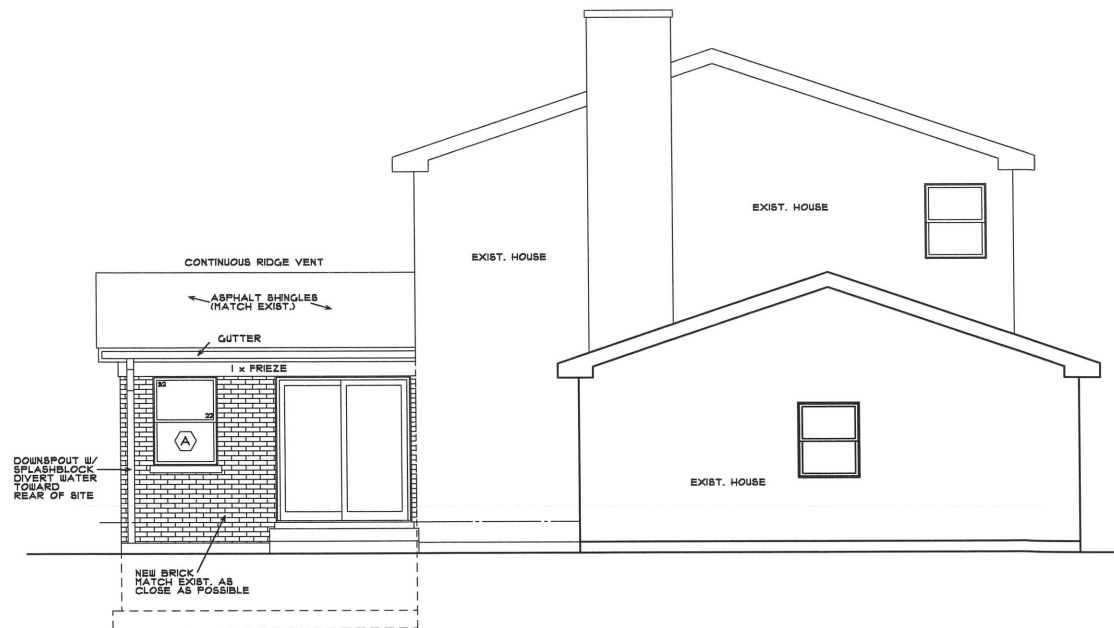
INDEX OF DRAWINGS	
SHEET	DESCRIPTION
G-1	SITE PLAN + GENERAL NOTES
A-1	CONSTRUCTION PLANS
A-2	EXTERIOR ELEVATIONS + WALL SECTIONS
PME-1	PLUMBING, MECHANICAL, + ELECTRICAL PLANS + NOTES

PROPOSED ONE-STORY ROOM ADDITION	2-1-19 RELEASED FOR OWNER REVIEW	DELEON RESIDENCE
THOMAS BUCKLEY ARCHITECT P.O. BOX 15424 HOFFMAN ESTATES, IL 60145 TEL. 847-310-1530 e-mail: tom@thomasbuckleyarchitect.com	ARCHITECT'S CERTIFICATION HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. CERT. NO. 001009123 EXP. 3-30-20 DATE	934 ARROWHEAD DR. PALATINE, ILLINOIS 2018-042 JF TB 6-9 2



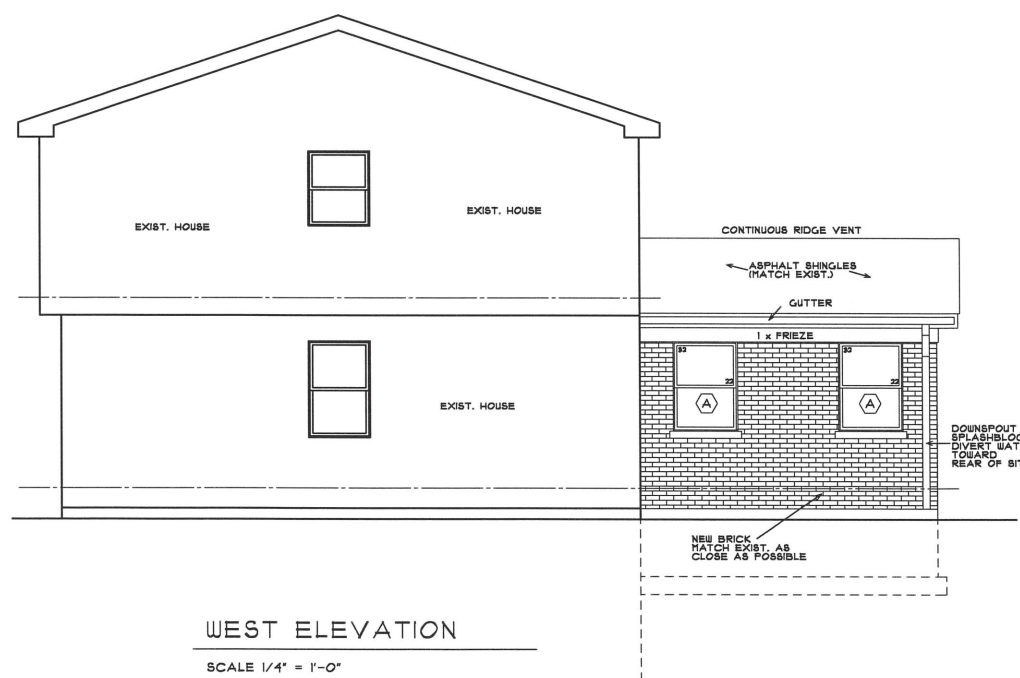
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



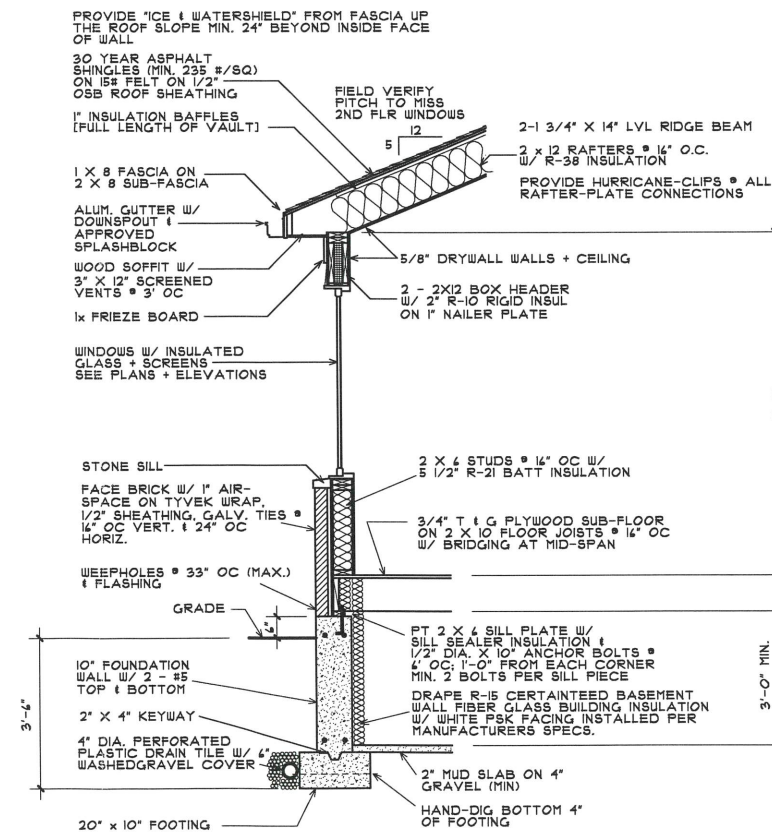
EAST ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"



① WALL SECTION

SCALE 1/2" = 1'-0"

PROPOSED ONE-STORY ROOM ADDITION	2-1-19 RELEASED FOR OWNER REVIEW	DELEON RESIDENCE
THOMAS BUCKLEY ARCHITECT P.O. BOX 15424 HOFFMAN ESTATES, IL 60115 TEL. 847-310-1530 e-mail: tom@thomasbuckleyarchitect.com		934 ARROWHEAD DR. PALATINE, ILLINOIS
2018-042 JF TB		2

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 14, 2019 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 rear yard setback of 22 feet instead of the minimum required 40 feet, pursuant to Section 10.06 (c) (13) of the Palatine Zoning Ordinance
 The property is commonly known as 934 N. Arrowhead Drive (02-11-403-024).
 The Petitioner is proposing to construct a first-floor addition onto to an existing non-conforming single-story residence.
 The above petition has been filed by John DeLeon and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 19-19
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 29th day of April, 2019
 Published in Daily Herald
 April 29, 2019 (4523587)

CERTIFICATE OF PUBLICATION**Paddock Publications, Inc.****Daily Herald**

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

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 29-APR-19 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY

Authorized Agent


Control # 4523587

Attachment: Public Notice (934 N. Arrowhead Drive - SU Setback)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 05/28/19 07:00 PM

CASE STAFF STATEMENT (ID # 5328)

1170 E. Dundee Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: John Kalmar AICP

PETITIONER: Excellence Banquets, Inc./Catlallin Lara & Jorge Mauricio

CASE NUMBER: 19-18

ADDRESS: 1170 E. Dundee Road

PROPOSAL:

Special Use for a Banquet Facility including the service of food, liquor and live entertainment pursuant to Section 11.02 (d) (3).

<u>LOCATION:</u> 1170 E. Dundee Road District 4 (Solberg)	<u>CURRENT ZONING:</u> B-1 Shopping Center
---	---

SURROUNDING CONDITIONS:

North:	P Planned Development - Multi-Family Residential
South:	B-2 General Business
East:	B-2 General Business
West:	R-2 Single Family Residential

BACKGROUND:

The petitioner is requesting approval to locate a banquet facility to be known as Excellence Banquet in Plaza La Rosita. The petitioner is proposing to re-occupy the tenant space most recently used by Rosa Bella Banquet Hall, which closed in early 2018. Prior to Rosa Bella, the space initially occupied by Brandi's Banquets, under the original Special Use (#O-77-09). Therefore, the Petitioner is requesting:

Special Use for a Banquet Facility including the service of food, liquor, and live entertainment.

SITE ANALYSIS:

- The Subject Property is zoned B-1, Shopping Center District.
- The tenant space is approximately 7,500 square feet. It was previously occupied by

Case Staff Statement (ID # 5328)
Meeting of May 28, 2019

Rosa Bella Banquet Hall (#O-95-13 Special Use Transfer), which closed in February 2018. Prior to Rosa Bella, it was occupied by Brandi's Banquets (#O-77-09 Special Use & Variation for Parking).

- Other current existing uses in the shopping center include:

Unit	Tenant	Square feet	Number of Parking Spaces Required
1160 E. Dundee	La Kebrada Mexican Restaurant	1,500	24
1162	El Chicanito Bakery	3,000	30
1166	Centro Medico	1,500	5
1168/70	Proposed Location	7,500	***
1178	Modern Beauty Salon	1,500	5
1180	EZ Income Tax	1,500	5
1182	Metro Staff, Inc	1,500	5
1184	La Tienda del Ahorro	3,000	10
1190	Carniceria La Rosita	15,000	50
1196	Palatine Sonrisa Dental	2,700	9
1200	Dundee Rand Currency Exchange	900	3
1202	Asian Island	1,345	4
1204	J&J Pizza	1,055	3
1206	Oportun, Inc	1,200	4
1208	Botanica Las Adas	1,200	4
1210	Dulceria Los Girasoles	1,150	12
1212	Lavandaria La Rosita	3,650	12
1220	Amigo Insurance	1,200	4
	TOTAL	50,400	189***
Total Number of Required Parking Spaces			311**
Total Parking Spaces Provided (in shopping center only)			224

- The floor plan indicates 300 seats total. The petitioner intends to use the same floor plan utilized by the previous facilities. It appears that the kitchen configuration will generally remain the same.
- There are 224 existing parking spaces for the Plaza La Rosita Shopping Center.

- The plaza was granted a parking Variation in 2009 (#O-77-09) to allow 224 spaces instead of the required 311 when Brandi's Banquets was approved. The Special Use and Variation were transferred in 2013 to Rosa Bella Banquets. With the petitioner proposing to use the same floor plan and seating arrangement, no additional parking was required for this new banquet facility.
- The total number of required parking spaces for the use would normally be calculated based on either the Life Safety Code or 1 space per 2.5 seats from the Zoning Ordinance, whichever is greater. 120 spaces would be required using 1 space per 2.5 seats.

DEPARTMENTAL REVIEWS:

Community Services	No issues identified.
Engineering	N/A
Environmental Health	No issues identified.
Fire Prevention	No issues identified.
Public Works	N/A
Police	Initial questions and related to the proposed security plan for the facility were addressed in a May 3 rd meeting with the petitioner. Subsequent to the meeting the Police Department supports the recommended hours of operation and security plan.

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

STAFF RECOMMENDATION:

The petitioner is requesting approval of a Special Use to allow a banquet facility within the Plaza La Rosita. The tenant space has been used off and on over the past 10 years as a banquet facility. Staff is not aware of any issues or problems that might have occurred in the past related to these uses.

The business owners have significant experience in banquet operations, special events, and restaurant food service, which should coordinate well at this location.

For the previous banquet uses, a Variation was granted for parking. Staff is not aware of any parking concerns or complaints within the shopping center. Parking on the property is adequate for the use and should not conflict with other uses. Also, the varying event

times and scheduling should not significantly impact the parking availability for the other uses.

Therefore, due to adequacy of the space and parking along with the experience of the business owners, Staff is recommending approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Excellence Banquets business plan, dated April 10, 2019 and the floorplan dated April 2, 2019, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The banquet facility may remain open until 1 AM (Monday thru Friday) and 2 AM (Saturday & Sunday).
3. Security shall be provided until 1AM (Monday-Friday) or 2AM (Saturday-Sunday) or 30 minutes after closing, whichever is later. The security plan must be coordinated with the Police Department and shall be provided for the banquet facility as well as the rest of the shopping center. The petitioner shall make the necessary adjustments to the plan should the Police Department require it including increasing the number of security personnel working an event.
4. Food service including either full multiple course meals, hors d'oeuvres, buffet or smorgasbord will be provided at all events in accordance with the Class H Banquet Hall Liquor License.
5. The facility shall be permitted to hold special events celebrations such as weddings, baptisms, cotillions, quinceneras, social club events, reunions, family events, funeral luncheons, scheduled events or cultural events supporting a non-profit, religious or community organization, or similar events.
6. The live entertainment and liquor service activities are only permitted as accessory activities to the principal use as a banquet service. These uses can only occur in conjunction with a banquet service (identified in condition #5) and pursuant to the applicable liquor license and Village Code requirements.
7. The Village shall conduct a 6-month review of the operations, parking and traffic, after the petitioner receives a Certificate of occupancy.

ATTACHMENTS:

- Aerial map
- Application and Business Plan
- Plat of Survey

Case Staff Statement (ID # 5328)
Meeting of May 28, 2019

- Floor Plan
- Menu
- Public Notice



VILLAGE OF PALATINE

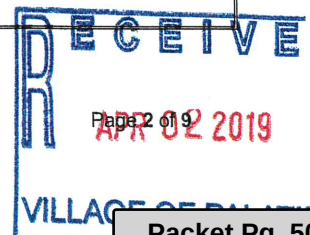
SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner KALMAR	Zoning Case # 19-18
	Filing Fee \$ 898	Notification Deadline
	ZBA Public Hearing Date 5/28/19	Village Council Date

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Excellence Banquets, Inc.		Excellence Banquets	
	Subject Property Address 1170 E Dundee Rd			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Citlallin J Lara			
	Address 631 E North Street		City/State/Zip Code Itasca / IL / 60143	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one)			
	☒ Special Use ☐ Special Use Amendment ☐ Variation			
Existing Zoning District		Existing Land Use	Proposed Land Use	
Generally describe your request: We will be taking over the space and keep on using it as a banquet hall, same as it was previously used about a year ago. There will not be any modifications to the existing outer nor inner building, we will use it as it is. We will be using it to its full capacity as a banquet hall to host special event celebrations.				



VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ 398
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

Yes

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

Yes

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

No

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

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

No



Attachment: Application and Business Plan (1170 E. Dundee Road - SU Banquet Hall)

April 10, 2019

Excellence Banquets – Business Related Information

Email responses from Jorge Mauricio to my April 8, 2019 review letter.

Following is the information you have requested;

1. It will be a full service banquet hall where it can be utilized for different range of celebratory and corporate events.

- *Evening Events:*

We will offer full and limited packages ranging from having all inclusive to those only including food.

- *Daytime Events:*

Offer corporate and educational packages. Where companies, organizations or small businesses can hold events, seminars, expos, and celebrations.

2. Citlallin Lara (11 years of experience in the food service industry)
2008 - 2015

Owner/manager of a restaurant with Casa Lara Restaurant in Elgin, a full service restaurant with two banquets halls. Her responsibilities were, but not limited to, overall operations of restaurant and banquets, selling banquet packages to patrons, attending all city functions that were business related, and promotion of services offered.

2016 - now

Manager of banquets/party sales at Pulqueria Chicago, in Berwyn and Chicago. Her responsibilities were the sales and promotions of banquets, food, personnel and liquor logistics for banquet events.

Edgar Lara (13 years of experience in the food service industry)
2008 - 2015

Owner/manager of a full service restaurant with Casa Lara Restaurant in Elgin. Responsibilities range from managing the restaurant side as well as supplementing on the banquets side when needed. Would coordinate with personnel to optimize functionality of both restaurant and banquets.

2001 - 2007

Assistant cook supervisor and banquet logistics.

Jorge Mauricio

7 years in the food service and special events industry.
2008 - 2015

Casa Lara as operations manager and security personnel supervisor for special events and banquets.

Attachment: Application and Business Plan (1170 E: Dundee Road - SU Banquet Hall)

3. We will provide our own security on daytime events and all evening celebrations with added support according to celebration type and size.

4. As part of our Security Plan the following procedures will be implemented:

A. Daytime Events - Manager will be present at all times and responsible to call police or emergency services as needed. If event warrants additional security we will provide as necessary.

B. Evening Celebrations

- One security at door at all times

- Second security at parking lot with following duties

- a. No loud music playing out of cars permitted after normal plaza business hours.

- b. No large gatherings in parking lot after normal plaza business hours

C. Security supervisor or someone with same level of customer service experience will be present at all times.

5. Number of employees will depend on the number of people and food packages requested per event. There will be 1 waiter/waitress per 3 tables.

6. Full service liquor will be offered as part of the different existing packages, but will be determined on a per event basis depending if patron would like to make it and pay for it as part of their package.

7. Overall leasable space: 7500 sq ft. The number of seats per event will vary depending on what the customer contracts our services for. Maximum number of seats will be limited by the number of people allowed by Public Safety (Fire Department).

8. Although we do not plan on doing any reconfiguration to the layout of the space in the near future, it would be better utilized for smaller corporate events, seminars, professional training, and like events during day hours if the space would able to be split up.

9. Live entertainment will be offered as part of the packages upon customer's request. Customers will be allowed to contract out their own entertainment if they desire.

11. As far as our knowledge, noise attenuation measures were taken to dampen sound within the space by previous tenants. We will not be doing any structural nor aesthetic modifications to existing space.

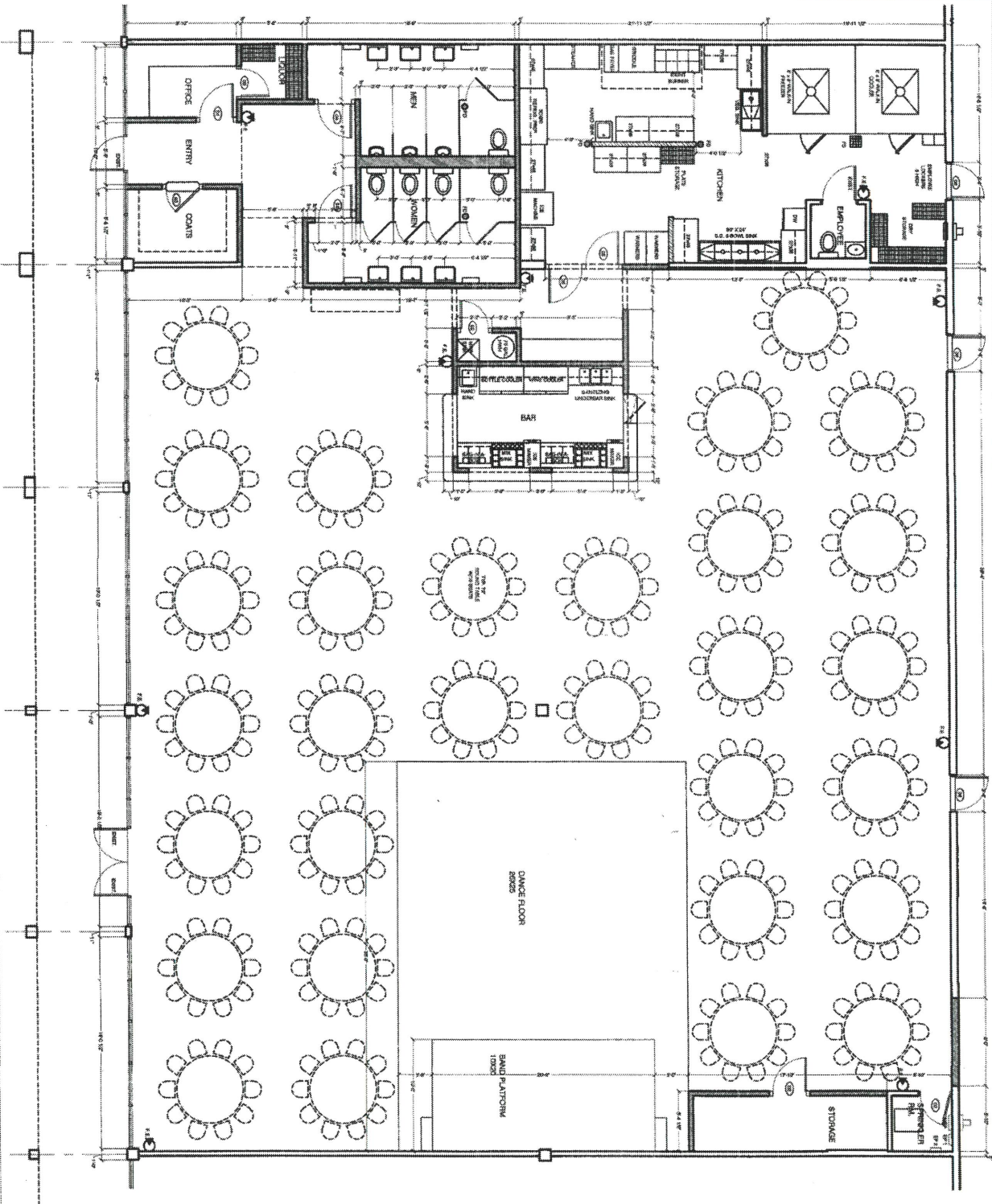
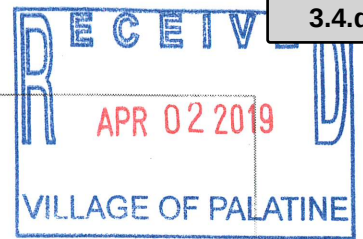
12. Please see attached chart.

Thank you for all your help. If you have any questions please don't hesitate to call.

4/9/2019 2:49 PM

Unit #	Tenant Name	Area
1160	La Fuente #3	1,500.00
1162	El Chicanito Bakery	3,000.00
1166	Centro Medico	1,500.00
1178	Moderno Beauty Salon	1,500.00
1180	EZ Income Tax	1,500.00
1182	Metro Staff, Inc.	1,500.00
1184	La Tienda del Ahorro	3,000.00
1190	Carniceria La Rosita	15,000.00
1196	Palatine Sonrisa Dental PC	2,700.00
1200	Dundee Rand Currency Exchange	900.00
1202	Asian Island	1,345.00
1204	J&J Palatine	1,055.00
1206	Oportun, Inc	1,200.00
1208	Botanica Las Adas	1,200.00
1210	Dulceria Los Girasoles	1,150.00
1212	Lavanderia La Rosita	3,650.00
1220	Amigo Insurance	1,200.00
1168	VACANT	7,500.00

Attachment: Application and Business Plan (1170 E. Dundee Road - SU Banquet Hall)



PRELIMINARY - NOT FOR CONSTRUCTION

BANQUET FACILITY

1170 E. DUNDEE RD., IL

MAEMAR P.C.

A FULL SERVICE ARCHITECTURAL FIRM

3999 ORCHARD LANE
LONG GROVE, IL 60047
PHONE: (847) 550-9800
FAX: (847) 550-9810



SHEET #

A1

SHEET TITLE

PROPOSED FLOOR PLAN

EXISTS/PROPOSED

REVISIONS FOR CLIENT REVIEW

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

PROJECT # 1000

REV. DATE

REV. DATE

REV. DATE

REV. DATE

DESIGNED BY MAEMAR P.C. 2/2017

THE UNDERSIGNED CERTIFIES THAT THESE PLANS
WAS PREPARED UNDER MY DIRECT
SUPERVISION AND THAT I AM A LICENSED ARCHITECT
OF ILLINOIS AND I AM NOT PROVIDING ANY
SERVICES TO THE CLIENT THAT ARE NOT
WITHIN THE SCOPE OF MY LICENSE.

MAEMAR P.C. 2/2017

ILLINOIS PROFESSIONAL ARCHITECT LICENSE # 001170000

Excellence Banquets

Wedding & Special Occasion Menu

Dinner Selections Include:

Soup, Salad, Main Course, Potato, Vegetable, Pasta or Rice, Bread, Dessert, Coffee and International Teas.

Soup

Cream of Broccoli
Cream of Mushrooms
Cream of Carrots
Chicken Soup

Salad

Green Salad

Potatoes

Mashed Potato
Roasted Potato

Vegetable

Grill Vegetables
Green Peppers and Corn

Pasta/ Rice

Pasta

Spaghetti
Rotini
Green Cream or Tomato Sauce

Rice

Mustard Rice
Green Rice

Meat

Lemon Chicken
Marinated Chicken with Guajillo Sauce
Meatloaf

Dessert

Ice Cream



Attachment: Menu (1170 E. Dundee Road - SU Banquet Hall)

Excellence Banquets

Mexican Culinary

Steak

Steak Fajitas

Mexicana Steak

Barbacoa Steak

Pork

Marinated Pork Chops in Guajillo Sauce

Pork Chops in Green Sauce

Chicken

Chicken with Mole Sauce (Green or Red)

Chicken Fajitas

Companions

Mexican Rice

Cactus

Refried Beans

Dessert

Flan

Jell-O

Ice Cream

Rice Pudding

Attachment: Menu (1170 E. Dundee Road - SU Banquet Hall)



Excellence Banquets

Taquiza

It Includes the Choice of 5 Dishes and Two Side Dishes

Platillos

Mexican Style Steak

Ground Beef

Chicken Mole

Chicken Tinga

Roasted Poblano Pepper in a Cream Sauce

Potatoes with Chorizo

Pork Rinds in Red or Green Sauce

Guarniciones

Rice

Refried Beans

Nopales

Grilled Scallions

Mexican Style Potatoes

Dessert

Jell-O

Rice Pudding

Attachment: Menu (1170 E. Dundee Road - SU Banquet Hall)



Excellence Banquets

Mid-Day Buffet

Eggs (Mexican Style or Scrambled)

Spanish Omelete

Fried Tacos Potato or Chicken

Chilaquiles (Green or Red Sauce)

Pork Rinds in Red or Green Sauce

Refried Beans

Mexican Style Potatoes

Season's Fruit

Marmalade

Milk

Cereal

Yogurt

Oatmeal

Coffee

Tea

Tortillas

Dessert

Jell-O

Attachment: Menu (1170 E. Dundee Road - SU Banquet Hall)



Excellence Banquets

Guisados Especiales

Slow- Roasted Pork Dish (Cochinita Pibil)

Steak Barbacoa

Carnitas

Pozole

Tamales

Postres

Rice Pudding

Jell-O

Ice Cream

Flan

Ensalada de Frutas

Kids

Chicken Tenders

French Fries

Attachment: Menu (1170 E. Dundee Road - SU Banquet Hall)



PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 28, 2019 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 Special Use to permit a banquet facility pursuant to Section 11.02 (d) (3) of the Palatine Zoning Ordinance. The property is commonly known as 1170 E. Dundee Road (02-01-302-081). The Petitioner is proposing to open a banquet facility. The above petition has been filed by Excellence Banquets, Inc and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 19-18
 VILLAGE OF PALATINE
 Jon Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 13th day of May, 2019
 Published in Daily Herald
 May 13, 2019 (4524561)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published May 13, 2019 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Danula Baetz
 Authorized Agent

Control # 4524561

Attachment: Public Notice (1170 E. Dundee Road - SU Banquet Hall)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 05/28/19 07:00 PM

CASE STAFF STATEMENT (ID # 5326)

231-233 E. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: David, Hill, Ascension

CASE NUMBER: 19-31

ADDRESS: 231-233 E Northwest Highway

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

<u>LOCATION:</u> 231-233 E Northwest Hwy	<u>CURRENT ZONING:</u> B-2 General Business District
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SURROUNDING CONDITIONS:

<u>North:</u>	P- Planned Development
<u>South:</u>	R-1 Single Family (St. Theresa School)
<u>East:</u>	B-2 General Business District
<u>West:</u>	B-2 General Business District

BACKGROUND:

The Petitioners are proposing to relocate their existing medical office to 231-233 E. Northwest Highway. Therefore, the Petitioner is requesting:

Special Use to permit a medical office.

SITE ANALYSIS:

- The petitioner currently operates a medical office at 50 S. Northwest Highway and is requesting to relocate the existing business.
- The Subject Property is zoned B-2 General Business District and contains Palatine Plaza shopping center.

Case Staff Statement (ID # 5326)
Meeting of May 28, 2019

- The proposed tenant space is approximately 7,628 square feet and was previously occupied by an urgent care use, which closed about 2009. The proposed floor plan also includes an approximately 1,000 square foot expansion, which was previously occupied by Cellular One.
- The hours of operation are proposed to be Monday - Friday 8 am to 8:30 pm, Saturday and Sunday 9 am - 6 pm.
- The estimated staff is 12-15 and expect patient volumes to be between 4-15 per hour.
- The services offered at this location will include:
 - Immediate Care
 - Occupation Health
 - Physician Clinic
 - X-Ray
- The proposed use requires 1/300 square feet parking spaces. The shopping center has 562 spaces thus are 70 spaces over parked.

Establishment	Parking Requirement	Square footage	Total Required spaces
Proposed Medical	1/300 square feet	7,628	25
Brown's Chicken	1 per 2.5 seats (1/100 sf)	1,825 sf (22 seats)	18
Retail	1/300 square feet	124,269	415
Dairy Queen	1/100 square feet	1,850	19
Subway	1/100 square feet	1495	15
Total square footage	137,157	Total req. parking	492
Total parking provided			562 parking spaces total (70 parking spaces over)

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D

(2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is requesting to relocate an existing medical office to the proposed tenant space. The space was previously occupied by a medical use. While Petitioner is planning on expanding the space by approximately 1000 square feet the business plan shows the use being similar to the previous tenant. Palatine Plaza is currently over parked by 70 spaces and staff does not believe this use as proposed will create any parking issues. As the proposed use would be occupying a vacant tenant space and maintain a mixture of uses within the development. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner on 05/02/19, as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

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

3.5.a





SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S) Savelli Properties, Inc.		Business Name (if applicable)	
	Subject Property Address 223-233 E Northwest Highway, 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 B-2 General Business	Existing Land Use Shopping Center	Proposed Land Use Same- with Medical	
	Generally describe your request:			
	Savelli Properties, Inc., a legal affiliate of AMITA Health Medical Group, would like to open a Health Care facility at 223-233 E Northwest Highway, Palatine, IL. This will be a relocation of the 50 Northwest Highway location, also in Palatine. A Savelli/AMITA affiliate occupied this location under our Alexian Brothers name, some 7+ years ago.			

Attachment: Application (231-233 E. Northwest Hwy - SU Medical)



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, A medical facility would be a public convenience at this location, we would serve the medical needs of the community.

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

Petitioner's use is to serve the public health needs; our vision is to be a leader in faith-based healthcare in Chicago.

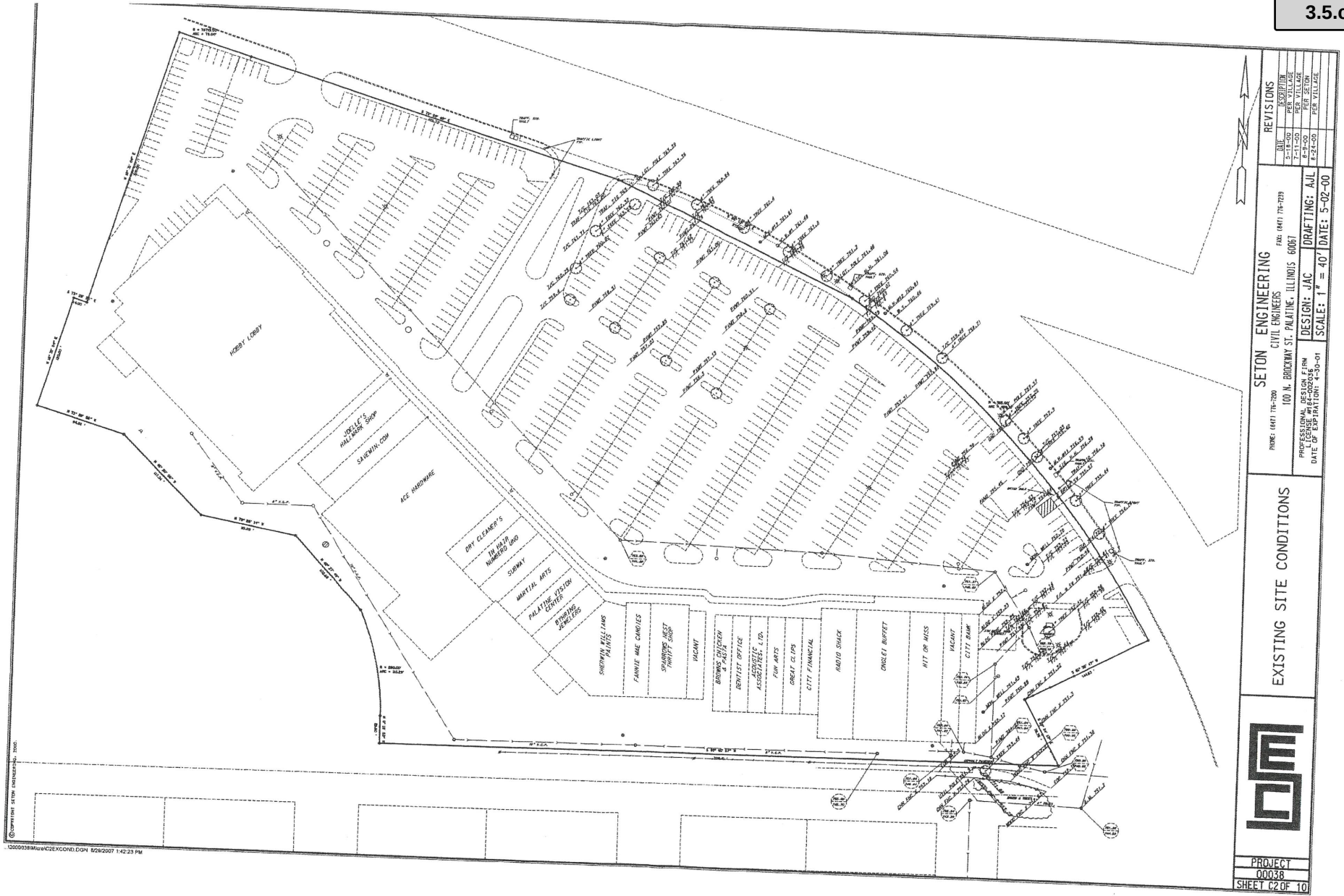
3. The use will not cause substantial injury to nearby property values

With numerous locations in the Chicago market - including an existing Palatine location - we only serve to bring value to the community and our patients.

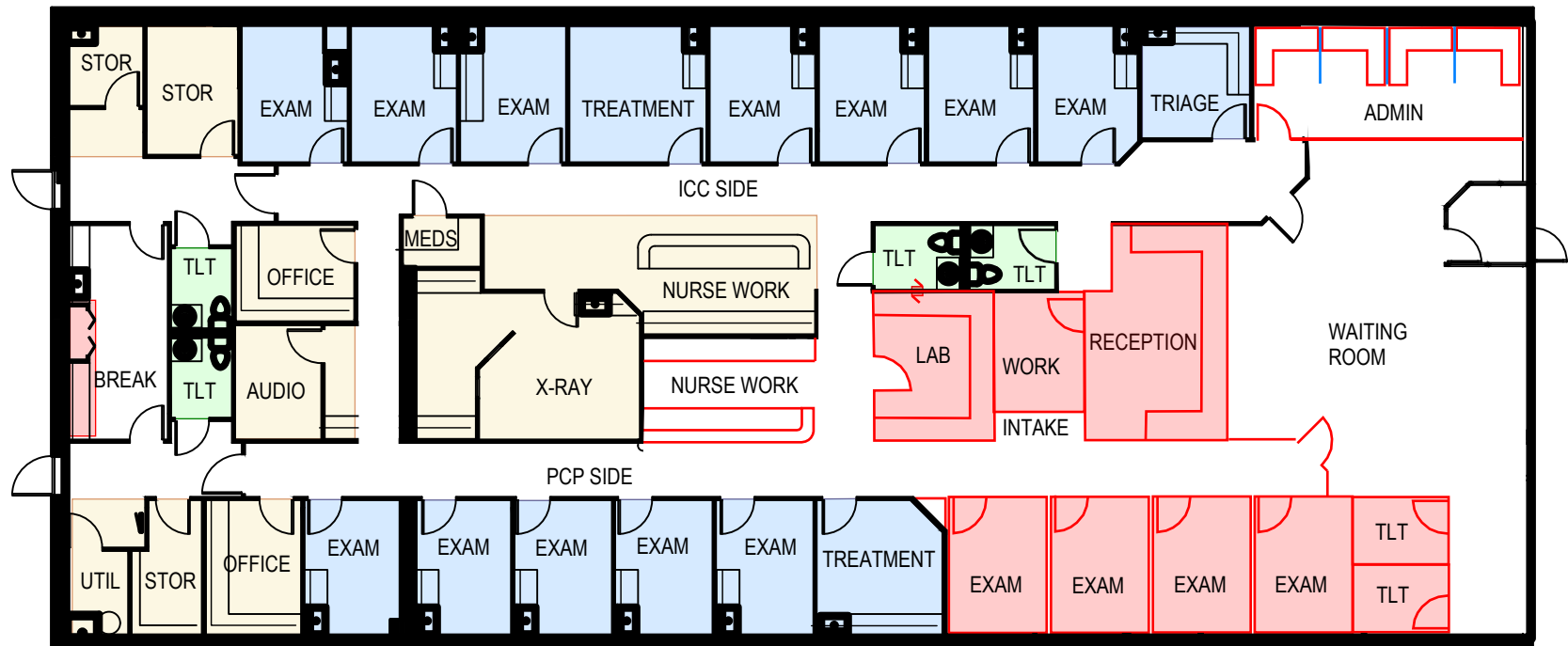
4. With respect to live entertainment uses, the use shall not:
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on 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

Not applicable. We would bring no hardship to the Village, and will not impact the fence standards of the property.



Attachment: Plat of Survey (231-233 E. Northwest Hwy - SU Medical)





AMITA Health, would like to relocate its existing location at 50 S. Northwest Highway, just a ½ mile north to the address of **223-233 E. Northwest Highway**. This location would allow expansion of our clinic to better meet the needs of our patients which will ultimately better help us to serve the community. AMITA and Alexian Brothers have always had a great relationship with the Village, and this that this relocation will offer success for years to come. We feel that Palatine and this location will help to align with our overall vision.

AMITA Vision:

AMITA Health is rooted in faith-based health systems that have served Chicago's northwest, west and southwestern suburbs for more than 100 years. Inspired by these roots, our mission is to extend the healing ministry of Jesus, and our vision is to be a leader in faith-based healthcare in Chicago. We aspire to embody the messages of love and compassion modeled by Christ. We continue a legacy of healing the sick and caring for the poor and vulnerable. We commit, like those before us, to honor all as God's children.

Proposed address:

223-233 E. Northwest Highway

Likely Hours of operation:

Monday–Friday: 8 am–8:30 pm

Saturday–Sunday: 9 am–6 pm

Patient Volumes: We would expect patient volumes of 4 to 15 patients per hour at a location of this size.

Estimated Staff- 12-15 Staff at the site

Services Offered:

- Immediate care,
- Occupational health,
- Physician Clinic
- X-ray

Market- Data on why Retail and Medical Make Sense:

ICSC- Article June 2017- Health Care Continues Expansion Into Retail Conclusion

In the future, the merger of retail and health care will continue. As health-care systems, private companies, and physician practices look for ways to thrive in an increasingly competitive market, and as they seek to deliver convenient health care, they will seek retail. Landlords will continue to seek secure long-term tenancy that is not as susceptible to e-commerce risk (at least not yet; telemedicine is picking up steam, however). The key is how to do it intelligently and create win-win scenarios without disrupting or turning off the retailers that are still the bulk of tenancy. If done well, this continued integration will lead to healthier retail centers.

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 28, 2019 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 Special Use to permit a medical office pursuant to Section 11.03 (d)(42) of the Palatine Zoning Ordinance.
 The property is commonly known as 231-233 E Northwest Highway (02-14-101-009).
 The Petitioner is proposing to relocate an existing Amita Immediate Care and Medical Center.
 The above petition has been filed by David Hill (Ascension) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 19-31
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 13th day of May, 2019
 Published in Daily Herald
 May 13, 2019 (4524559)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Daula Baltz
 Authorized Agent

Control # 4524559

Attachment: Public Notice (231-233 E. Northwest Hwy - SU Medical)