



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 14, 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 - Apr 23, 2019 7:00 PM

III. CASE STAFF STATEMENTS

1. 1133 S. Vermont Street

Special Use to permit a front yard setback for an addition to be located 22 feet from the front property line, instead of the minimum of 40 feet as required in Section 10.02 (c)(13) of the Palatine Zoning Ordinance.

Special Use to permit a side yard setback for an addition to be located 10 feet from the interior side property line, instead of the minimum of 15 feet as required by Section 10.02 (c) (13) of the Palatine Zoning Ordinance.

Special Use to permit a proposed maximum residential driveway total width at the lot line to be 33 feet, instead of 25 feet as required by Section 7.04 (i) (3).

Special Use to permit a proposed maximum total width to be 33 feet, instead of 30 feet as required by Section 7.04 (i) (4).

2. 824 W. Dorset Avenue

Special Use to permit a rear yard setback of 11 feet instead of the minimum required 40 feet, pursuant to Section 10.06 (c) (13) 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. 1157 W. Chatham Drive

Variation to permit lot coverage to be 41.7 percent instead of the maximum permitted 40 percent pursuant to Section 10.03 (g) (1) (b) of the Palatine Zoning Ordinance.

5. 140 W. Northwest Highway

Special Use to permit a health club greater than 3,000 square feet pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS

MINUTES • APRIL 23, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Apr 9, 2019 7:00 PM - **Accepted**

Ms. Roth-Wurster made a motion to approve the minutes of the April 9, 2019 Zoning Board meeting; seconded by Mr. Dittrich.

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

Minutes Acceptance: Minutes of Apr 23, 2019 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 270 N. Smith Street - **No Recommendation**

Sworn in staff: Ms. Lyn Bremanis

Notice was published in the Daily Herald on April 8, 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. Elevations
6. Floor Plan
7. Public Notice

Sworn in petitioner: Mr. Tommy Palider Grandson of owner 5705 W Newport Ave Chicago , IL

Greg, friend 1712 W King Ave Mount Prospect, IL helping with construction

Mr. Palider stated they are trying to renovate the property to bring value up explaining they are hoping to keep the first floor the same size as it is with the existing 13 foot setback. He pointed out this will increase the value of the property as well as the surrounding area.

Ms. Wood asked when the home was purchased.
Mr. Palider answered January 2019.

Ms. Wood asked if they purchased with the idea to renovate.
Mr. Palider answered yes.

Ms. Wood clarified they are trying to keep the existing first floor foundation.
Mr. Palider explained the plan is build an attach attached garage vs existing detached to the house to allow for a big yard.

Ms. Wood asked if they plan on keeping the trees in the front.
Mr. Palider explained they plan on keeping one tree to the left.

Mr. Cavanaugh asked if they plan on occupying the house.
Mr. Palider answered no the plan is to flip it.

Mr. McGinn asked if they spoke to the neighbors.
Mr. Palider answered no.

Ms. Wood clarified the neighbors are apartment buildings.
Mr. Palider answered yes explaining they have spoken to one lady who just said

hi.

Ms. Wood clarified the surrounding properties consist of multifamily and a cemetery.

Mr. Palider answered yes.

Mr. Palider stated currently the first floor is 950 square feet and the proposed total will be 3050 square feet.

Ms. Bremanis gave a brief overview explaining this is a single family use for a R-3 multifamily zoned property. She pointed out the general floor plan is remaining referring to the site plan. She stated the home is currently setback 13.95 feet and the proposed second story will be approximately 18 feet back. Ms. Bremanis referred to the slides showing the elevations and existing conditions. She referred to the aerial explaining the properties to the north are setback approximately 23-25 feet and the one at the south is right at 30 feet, which meets code. She stated the building height, lot coverage and building coverage all meet code. Ms. Bremanis stated community services and engineering have reviewed and have no issues.

Ms. Wood asked if a single family home can be built in a multi-use space.

Ms. Bremanis answered yes explaining the R-3 addresses single family uses.

Mr. Cavanaugh asked if any of the special rules for single family in R-3 apply to this request.

Ms. Bremanis answered yes explaining the floor ratio and lot coverage previously discussed applies.

Ms. Wood asked what year the home was built.

Mr. Palider stated approx. 1927.

Ms. Bremanis stated she went through Cook County records and could not find it.

Sworn in Ms. Amber DiGiovanni 268 N Smith Street

Ms. DiGiovanni stated she appreciates the intentions to beautify but expressed concern with the front yard setback that would reduce visibility and cause safety issues for pedestrians.

Mr. Cavanaugh asked if the tree removal will help.

Ms. DiGiovanni stated the large pine in the front does cause an obstruction.

Mr. Cavanaugh asked if it would be better is all trees were removed.

Ms. DiGiovanni answered no because the structure would still be there.

Mr. Cavanaugh asked if they can turn around in their drive

Ms. DiGiovanni answered yes but sometimes there are cars in drive that don't allow it.

Mr. McGinn asked if there are accidents on that street

Ms. DiGiovanni answered no but stated there are times, where you can't see someone coming.

Mr. McGinn asked what the speed limit is on Smith.
Ms. DiGiovanni answered 25-30.

Ms. Wood stated it is a valid concern but pointed out it has been this way for many years and the first floor is legally non-conforming so can remain as it is. She asked Ms. DiGiovanni how long she has lived there.

Ms. DiGiovanni answered 5 years. She stated she is a commuter and pointed out with the multi-family and traffic you always have to be aware coming out of parking lots.

Sworn in Mr. Patrick Beck owner of 262-268 N Smith

Mr. Beck stated he objects to the variance. He stated it is a 100 year old structure and now is the time to bring it into conformance. He stated when they built they had to conform to the standards. Mr. Beck expressed concern that it would be detrimental to the neighborhood in property values because nothing else is that close to the road.

Ms. Bremanis asked Mr. Palider what the relocation of the house would affect the cost of construction.

Mr. Palider answered it would be a substantial amount of money to redo a whole new foundation. He spoke to Smith being a peaked road being the real reason for visibility issues so the home being moved back will not alleviate this.

Ms. Wood asked if they looked into the cost of a new foundation.

Mr. Palider answered yes they had estimates done and it would cost quite a bit.

Ms. Wood asked Mr. Beck which property he owns.

Mr. Beck answered the building next door.

Ms. Wood asked when it was built.

Mr. Beck answered 5 years ago.

Ms. Wood asked if it was built 30 feet back.

Mr. Beck stated they conformed to the standards. He pointed out they have plenty of room to set house back.

Mr. Cavanaugh asked what was on property before they built.

Mr. Beck explained there was a nonconforming home that was removed prior to them building.

Mr. Cavanaugh asked if they put in a new foundation.

Mr. Beck answered yes

Ms. Wood clarified surrounding setbacks are approx. 23-25 feet to the north.

Ms. Bremanis answered yes referring to aerial slide.

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. However, the existing residence has existing non-conforming front yard setback, and the second story addition would be further set back than the existing home (18.1 feet versus 13.5 feet). Most of the surrounding properties have a nonconforming front yard setbacks thus the proposed addition should not have a negative impact of 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, elevation plans, and floor plan submitted by the Petitioner's Agent Tommy Palider, on 03/13/2019, as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Mr. McGinn stated it is a hard issue and the objectors have brought up legitimate points on safety but the property has been there for many years. He pointed out this will improve the value of the property and the surrounding properties. He stated the standards have been met.

Mr. Cavanaugh stated he agrees and disagrees with Ms. McGinn. He stated the public health safety and welfare is an issue but agrees the values will be improved. He expressed concern for the safety of pedestrians. He pointed out the property to the south was required to conform to the standards so the same should be applicable for other rehabs.

Mr. McGinn stated the public health safety and welfare have been met because they are not changing the current existing condition.

Mr. Cavanaugh stated they are rehabbing so now is the time to improve the safety.

Ms. Roth-Wurster agreed with Mr. McGinn that is an existing condition. She stated she rides her bike in the area and spoke to the issue being the condition of the road. She spoke to the difference being a single family single tenant versus the multi-use tenant to the south. Ms. Roth-Wurster spoke to the cost factor to have to change the foundation which may prevent the petitioner from improving the property. She stated other departments have reviewed and see no issues.

She stated she does not see it having a huge negative impact but will have a positive impact with the design of the home improving the property.

Ms. Wood stated it is difficult because the home has been there for 100 years and they are not going out any further. She pointed out the property need a lot of work so the rehab is positive. She spoke to the removal of all the trees may help more. Ms. Wood spoke to the difference with the property to the south being they knocked down the building and built a multi-use building new. She stated she does not think it will have a negative impact and the safety of public health and welfare is hard because it has been there for years.

Ms. Wood summarized that this request will go forward with a neutral recommendation by a vote of 3-3. This item will tentatively go to Village Council on May 6, 2019.

RESULT:	NO RECOMMENDATION [3 TO 3]
MOVER:	Theodore McGinn, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Roth-Wurster, McGinn, Dittrich
NAYS:	Larson, Wood, Cavanaugh
ABSENT:	Luszczak, Pirog

2. 1590 N Rand Road Unit A - **Recommended to Approve**

Notice was published in the Daily Herald on April 8, 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. Deer Grove Crossing PD Ordinance-#0-44-97
7. Public Notice

Sworn in petitioner: Dr. Vu Kong 52 Wood Oaks Drive South Barrington ,IL owner

Peter Cangelosi 8708 Coventry Dr Woodridge , IL real estate broker

Dr. Kong stated he is a dentist that currently practices in Elgin, IL. He stated they have been there for 10 years and have built up a great working relationship with the community and is looking to do the same thing in Palatine

Mr. Cavanaugh asked if he is a solo practitioner

Dr. Kong explained it is him with a few associates to help out.

Mr. Cavanaugh asked if he would split his time between Palatine and Elgin

Dr. Kong answered yes.

Ms. Wood asked if there is a concern with parking

Dr. Kong stated they reviewed and there is plenty of parking

Ms. Bremanis spoke to the cross action parking agreement that gives an excess of 78 spaces referring to the aerial slide.

Ms. Wood asked about the other tenants in the center

Ms. Bremanis referred to slide showing existing conditions to show tenants

Mr. Cavanaugh asked Mr. Kong if he has any concern about there being too many dentists in area.

Mr. Kong stated No explaining they did a demographic research and are think they will do ok.

Ms. Bremanis gave a brief overview explaining it is a planned development following the B1 use list. She spoke to the hours being Monday-Friday 8am-6pm, Saturday 9am-1pm and closed on Sundays. She stated they are proposing 5 employees with an estimated 10 patients a day to start increasing to 30 over the first 3 years. Ms. Bremanis spoke to the size of the space being 2080 sq.ft with 6 exam rooms referring to floor plan slide. She spoke to the parking and

how it is under parked, but pointed out the cross action parking agreement that compensates it. Ms. Bremanis stated community services and fire prevention have both reviewed and have no concerns.

STAFF RECOMMENDATION:

The proposed use of the property as a dental office would occupy a vacant tenant space and maintain the mixture of office and service uses within the building and overall development. Although this is a new location, this is an expansion of an existing practice and should not have a negative impact on the surrounding properties. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan submitted by the Petitioner on 3/30/19 and the Floor Plan prepared EKI Architects LTD dated 2/13/19, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Mr. Cavanaugh stated it is straight forward. He pointed out it is a vacant space and this is a good use that meets the standards

Mr. Larson pointed out this use has the least impact on parking.

Ms. Wood agreed stating it will be a good fit

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 6, 2019.

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

IV. COMMUNICATIONS

V. ADJOURNMENT

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

Mr. Dittrich made a motion to adjourn; seconded by Ms. Roth-Wurster.

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

Minutes Acceptance: Minutes of Apr 23, 2019 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 05/14/19 07:00 PM

CASE STAFF STATEMENT (ID # 5199)

1133 S. Vermont Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: John Kalmar AICP

PETITIONER: St. Coletta of Wisconsin, Inc

CASE NUMBER: 19-13

ADDRESS: 1133 South Vermont Street

PROPOSAL:

Special Use to permit a front yard setback for an addition to be located 22 feet from the front property line, instead of the minimum of 40 feet as required in Section 10.02 (c)(13) of the Palatine Zoning Ordinance.

Special Use to permit a side yard setback for an addition to be located 10 feet from the interior side property line, instead of the minimum of 15 feet as required by Section 10.02 (c) (13) of the Palatine Zoning Ordinance.

Special Use to permit a proposed maximum residential driveway total width at the lot line to be 33 feet, instead of 25 feet as required by Section 7.04 (i) (3).

Special Use to permit a proposed maximum total width to be 33 feet, instead of 30 feet as required by Section 7.04 (i) (4).

<u>LOCATION:</u> 1133 S. Vermont St. District 2 (Lameland)	<u>CURRENT ZONING:</u> R-1 Single Family Residential
--	--

SURROUNDING CONDITIONS:

<u>North:</u>	R-1 Single Family Residential (Home)
<u>South:</u>	R-1 Single Family Residential (Home & Business)
<u>East:</u>	R-1 Single Family Residential (Open Space & Creek)
<u>West:</u>	R-1 Single Family Residential (Home)

BACKGROUND:

The Petitioner is proposing to construct a new garage addition onto the front of the

existing residence which will replace the existing garage and project into the required front and interior side yards and, a circular driveway that will exceed the maximum width at the lot line and the maximum total width. Therefore, the Petitioner is requesting the following:

Special Use to permit a front yard setback for an addition to be located 22 feet from the front property line instead of the minimum of 40 feet.

Special Use to permit a side yard setback for an addition to be located 10 feet from the interior side property line instead of the minimum of 15.

Special Use to permit a proposed maximum residential driveway total width at the lot line to be 33 feet instead of 25 feet as required by Section 7.04 (i) (3).

Special Use to permit a proposed maximum total width to be 33 feet instead of 30 feet as required by Section 7.04 (i) (4).

SITE ANALYSIS:

- The Subject Property is zoned R-1, Single-Family Residential (Lot 1 in the Lewytskyj's Resubdivision).
- The property is approximately 20,013 square feet in size and contains a ranch-style home with an attached two (2) car garage. The home is approximately 2,930 square feet.
- The property is a licensed community integrated living arrangement (CILA) home operated by St. Coletta of Wisconsin for seven (7) persons with disabilities. It currently has four (4) bedrooms which serve seven (7) residents.
- The property was converted to a group home in 2003. At that time, the Village allowed up to 8 persons per group home as a permitted use. The Code was amended in 2012 to reduce that number to 4 persons as a permitted use. Five (5) or more persons now requires approval of a special use (see Section 10.02 (c) (10)). As noted, the property began operating as a group home, prior to these amendments.
- Please note that when originally subdivided in 2000, the side yard setback for the existing structure complied with the Zoning Ordinance requirements of 10 feet. The Ordinance was amended in 2006 to increase the setback to 15 feet.
- The Petitioner is proposing to construct an addition on the front of the existing garage. It will be approximately 567 square feet and encroach into the required front and interior side yards. It will replace the existing garage space. As a part of this project, they are also proposing to remodel a portion of the existing interior living space and convert the existing garage into three (3) additional bedrooms

and a new bathroom.

- The new garage will be used to store the existing handicap van with lift used to transport residents.
- The Petitioner has indicated that while they are increasing the number of bedrooms, they do not plan to increase the number of residents that live there.
- An ADA compliant ramp will be constructed, within the proposed garage addition, in order to replace the current one which will be removed as a part of the remodeling/conversion. The one parking space within the proposed garage will also be maintain in compliance with Section 7.03 (b) (1).
- The property, with proposed addition, will comply with the lot and building coverage requirements for the R1 Single Family District.
- The proposed addition would be located 22 feet from the S. Vermont Right-of-Way (ROW) line (front yard setback). For comparison, the front yard setbacks for the adjacent properties would be as follows:
 - North: Home at 265 W. Bryant - approximately 38 feet from South Vermont ROW line (corner side yard).
 - South: Home at 1147 S. Vermont - approximately 28 feet from South Vermont ROW line (front yard).
 - West: Home at 1166 S. Vermont - approximately 40 feet from South Vermont ROW line (front yard).
- The Petitioner is proposing to construct a circular driveway in the front yard that will be 13 feet wide. The plan provides a separation between driveway access points of 69 feet. The existing topography shown on the site plan and observed from the adjacent street may provide some design challenges for the new driveway access point.
- Section 10.02 (a) (9.06) of the Zoning Ordinance requires that group home employees and resident parking shall be contained on the property during the day and shall comply with the Village's overnight parking.
- The site plan also includes identifies the placement of a new septic field in the rear yard. As previously noted, St. Coletta has been working with Cook County to expand their field due to the increase in the number of bedrooms.
- Due to the proposed driveway width at the lot line and overall maximum width, additional variations for the driveway will be required as noted herein.
- The property, with proposed addition, will comply with the building and lot

coverage requirements for the R1 District. The proposed building coverage will be 20% and the lot coverage will be 31.2%.

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:

- Garage Addition

The Petitioner is proposing to construct an addition on the front of the existing garage that will encroach into the required front and interior side yards. It will be approximately 567 square feet in size and will replace the existing garage space. Constructing the addition will allow the petitioner to remodel a portion of the existing interior living space and convert the existing garage into three (3) additional bedrooms and a new bathroom.

By way of background, the initial site plan submittal included the proposed garage addition onto the front of the home but did not show the circular driveway nor the existing septic fields. The next set of plans included the circular driveway and new septic field location. The late inclusion of the circular driveway results in the rescheduling of the public hearing to May 14.

As you know, the Staff reviews not only the subject property but also the adjacent structures and lots to determine the overall character of the neighborhood. We look for similarities of building setbacks, sizes and types, and whether similar variations were granted, etc. In the case of the petitioner's property, we found that generally all the homes within the immediate area were built in compliance with the setback requirements of the R1 Zoning District. The District requires a minimum front yard

setback of 40 feet. The petitioner's home is currently setback approximately 47 feet from the front property line. And while the property directly to the south has a front yard setback of approximately 30 feet, there isn't another example where the required setback is reduced to the degree proposed.

Additionally, the Staff also tries to determine whether there is an existing hardship or unique circumstance on the property that would significantly limit or prohibit an addition like the petitioner's from being constructed. The primary purpose for this is to aid the Zoning Board of Appeals in making its findings of fact related to hardship or uniqueness as a part of justifying any recommendation for approval.

Early in our review, Staff was willing to take a neutral position on the proposed addition, primarily because of the location of the septic field at the north end of the home. With the updated site plan now showing a new, expanded field being placed in the rear yard and away from its current location, we are struggling to understand why a variation is now needed for the bedroom addition considering the petitioner has an alternative location that can fully comply with the Zoning Ordinance requirements.

While Staff acknowledges that revising the plan to move the addition will require additional consultant time, Staff cannot support the requested variation for the garage addition.

The petitioner was advised that the staff report would not include our support for the requested variation. We encouraged the petitioner to re-consider their plans for this addition with an eye towards placing it at the north end of the home in compliance with the R1 Zoning District requirements.

Therefore, Staff recommends **denial** of the following:

- Special Use to permit a front yard setback for an addition to be located 22 feet from the front property line instead of the minimum of 40 feet.
- Special Use to permit a side yard setback for an addition to be located 10 feet from the interior side property line instead of the minimum of 15.
- Driveway Expansion

The petitioner is also proposing to install a circular driveway in front of the home that will add up to four (4) parking spaces to the property. To accomplish this, variations must be granted for the driveway width at the property line and total width measured near the garage. For Group Homes, the Zoning Ordinance requires one (1) parking space per employee per shift plus one (1) space per resident maintaining a car on site. The petitioner has indicated that none of the residents drive. The additional spaces will help bring it into compliance with the parking requirements for a group home.

There are five (5) other circular driveways within a block or so of the petitioner's property which are generally consistent with what is proposed.

Staff supports the proposed circular drive because it will comply with the Code requirements and also address any parking concerns raised about on-street parking, given the substandard street width of S. Vermont Street.

In reviewing possible options for adding more parking to the property in compliance with the Zoning Ordinance, it appears that any options are very limited. The group home has been licensed since 2003 and has, overall, been a good neighbor. The proposed driveway would not negatively affect the surrounding properties and would be consistent with the public health, safety and welfare.

Therefore, Staff recommends approval of the Special Uses 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 Special Use 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.

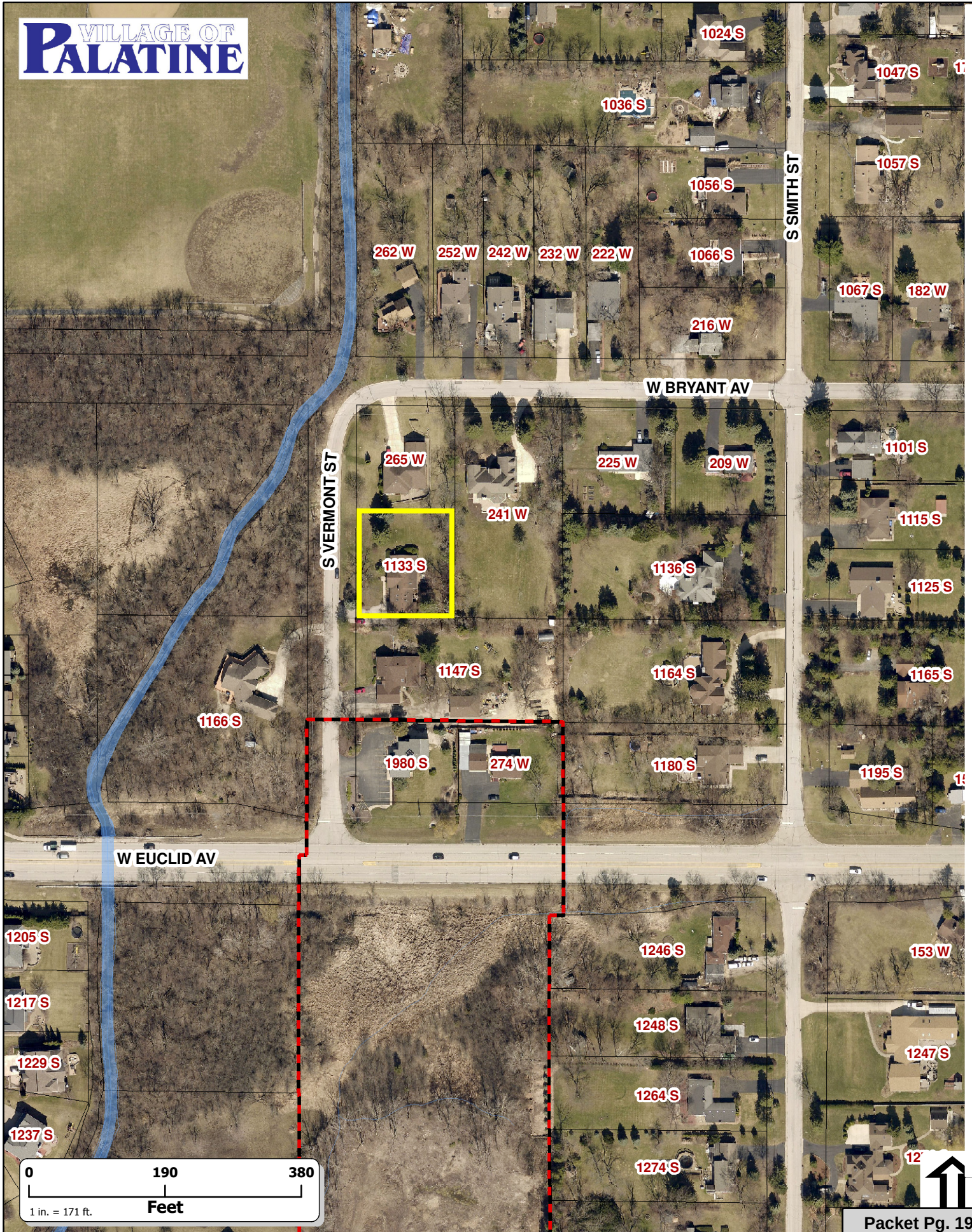
ATTACHMENTS:

- Aerial map - 1133 S. Vermont Street
- Application
- Petitioner Project Description
- Plat of Survey
- Site Plan - Updated
- Elevations and Floor Plan
- Public Notice for May 14

1133 South Vermont Street

3.1.a

VILLAGE OF
PALATINE

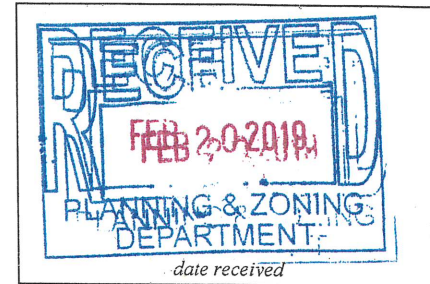


VILLAGE OF PALATINE

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 # 19-13
	Filing Fee \$360	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S) St. Coletta of Wisconsin, Inc.		Business Name (if applicable)		
	Subject Property Address 1133 S. Vermont Street, Palatine, IL 60067				
	AUTHORIZED AGENT (if applicable) Paul Psenka, Psenka Architects Inc.		Business Name (if applicable)		
	Address 40 Landover Parkway, Ste 4 Hawthorn Woods, IL 60047		City/State/Zip Code		
	Telephone	Fax	Email		
	Relationship to Petitioner (contractor, architect, etc.) architect				
	TYPE OF APPLICATION (check one) ☐ Special Use ☐ Special Use Amendment ☒ Variation				
	Existing Zoning District		Existing Land Use		Proposed Land Use
	Generally describe your request: This home serves 7 women who increasingly have mobility issues. The home is a state licensed community integrated living arrangement (CILA) Home for 7 persons with disabilities. We want to modify the home to improve their mobility challenges. What we need a specific variance for is to build a new garage to accept a ramp and a 10' door that would violate the 40' setback from the road. In addition we would take one large bedroom and split it into two bedrooms and add two more in the old garage. Everyone would have their own room.				

Attachment: Application (1133 S. Vermont Street - SU Setback)

VILLAGE OF PALATINE

VARIATION

Required Materials

- ☒ Filing Fee of \$ 3600.00
- ☒ 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** *Architect providing*
- ☒ Real Estate Interest Disclosure Form (see attached)
- ☒ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

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

architect providing

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. **If you are applying for a Special Use only, you do not need to answer these items.**

1. That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located

These residents would have to move from the long term home they know, simply because it does not meet their needs.

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

Special needs individuals have been served at the home for 15 years. It is their home and the changes would allow them to stay.

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

The look of the home will not essentially change from a street view, and would actually look more like neighbors.

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

- a. The particular surroundings, shape, or topographical conditions of the property
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district
- c. The request is not based on a desire to make more money out of the property
- d. The petitioner has not created the alleged hardship for the property
- e. The request will not be detrimental to the public welfare or other properties in the neighborhood
- f. The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values

The changes desired will substantially increase the quality of the lives of the citizens who live there. As the provider and advocate of their dignified care, I humbly ask for these changes to improve their lives



February 8, 2019

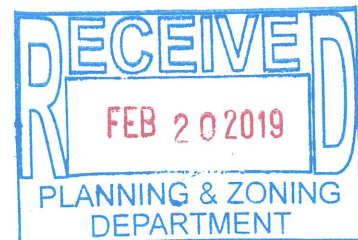
Village of Palatine
Department of Planning & Zoning
200 E. Wood Street
Palatine, IL 60067

To Whom It May Concern:

St. Coletta of Wisconsin is applying for a variance to increase our home at 1133 S. Vermont, Palatine, IL 60067 from a 4-bedroom to a 7-bedroom home. The home is currently a licensed CILA serving 7 individuals and will continue to serve only 7 residents.

Respectfully,

Ted Behncke
President



St. Coletta of Wisconsin • Corporate Office N4637 County Road Y, Jefferson, WI 53549 PH (920) 674-4330 FX (920) 674-8457

St. Coletta of Wisconsin • Illinois 1991 Hicks Road, Rolling Meadows, IL 60008 PH (847) 358-3698 FX (847) 358-5014

St. Coletta of Wisconsin • Waukesha 405 Prairie Song Drive, Waukesha, WI 53188 PH (262) 408-2175 FX (262) 408-2176

www.stcolettawi.org



ANTON ADAMS

Illinois Professional Land Surveyors

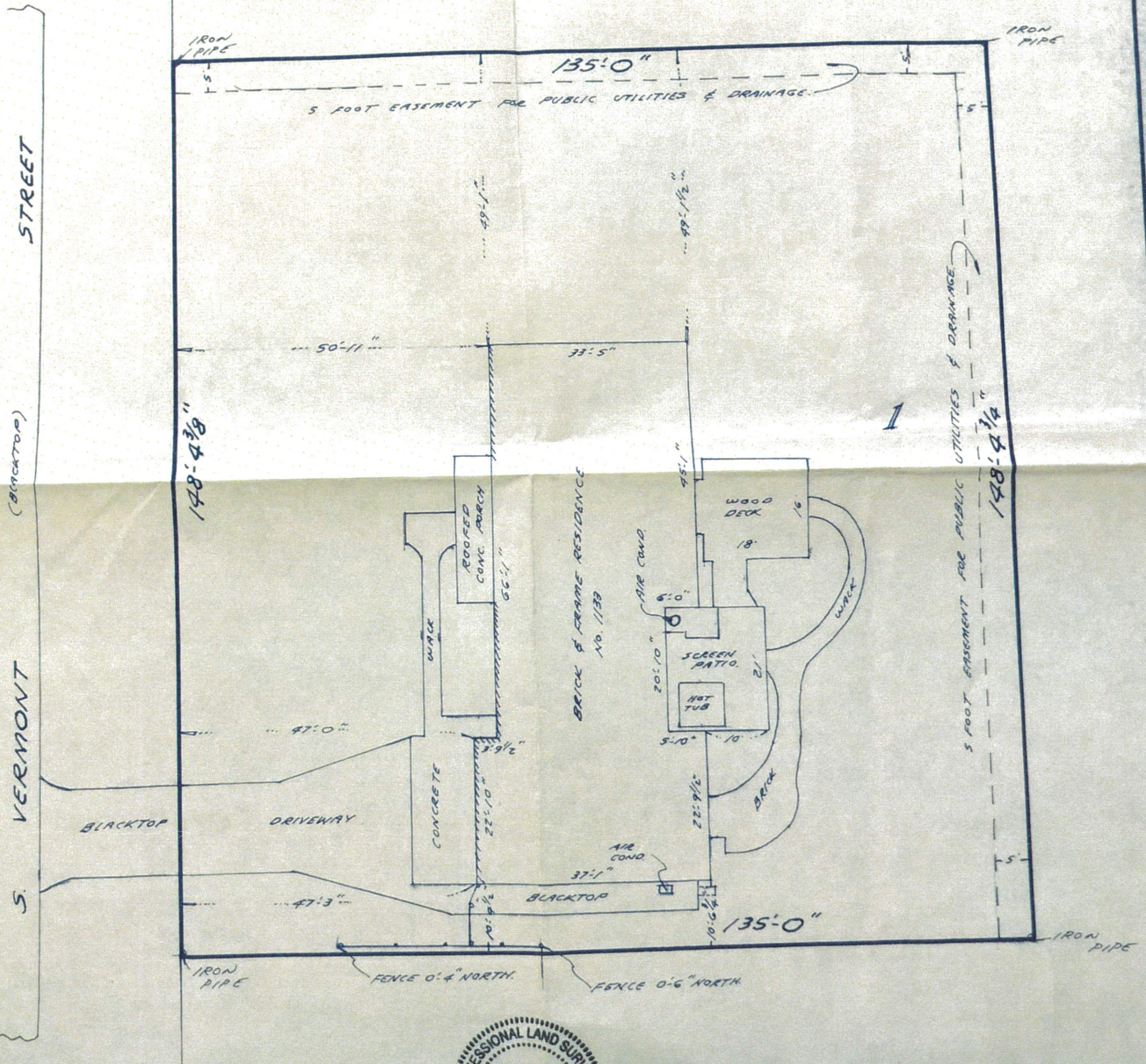
PLAT OF SURVEY

OF

Anton J. Adams #35-1423
301 North Wille Street
Mount Prospect, Illinois 60056
Phone: (847) 255-3512

Anton Adams #35-2810

Lot 1 in Lewytskyj's Resubdivision, recorded January 28, 2000 as Document Number 00075866 and recorded March 30, 2000 as Document Number 00222320, being a Resubdivision of the West 135 feet of Lot 6 in Block 25 in Arthur T. McIntosh and Company's Palatine Estates Unit No. 3, being a Subdivision of parts of Sections 26 and 27, Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded March 24, 1927, as Document Number 9591352, in Cook County, Illinois.

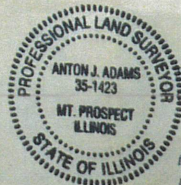


SCALE: 1 inch = 15 FEET

ORDER NUMBER: 43908

FIELD BOOK: 42-10-20 PAGE: 105

ORDERED BY: ERIC SCHMAZL



STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, ANTON ADAMS, Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and that the plat hereon drawn is a correct representation of said survey.

MOUNT PROSPECT, ILLINOIS. JUNE 5TH A.D. 2003

Anton J. Adams
Illinois Professional Land Surveyor

Compare legal description on this plat with deed or title policy. Compare all points before building by same and report any differences at once. Building lines and easements, if any, are shown as they appear on the recorded plat of subdivision, otherwise refer to deed, title policy or Zoning ordinances. Distances or angles shown may not be assumed by scaling.

Attachment: Plat of Survey (1133 S. Vermont Street - SU Setback)

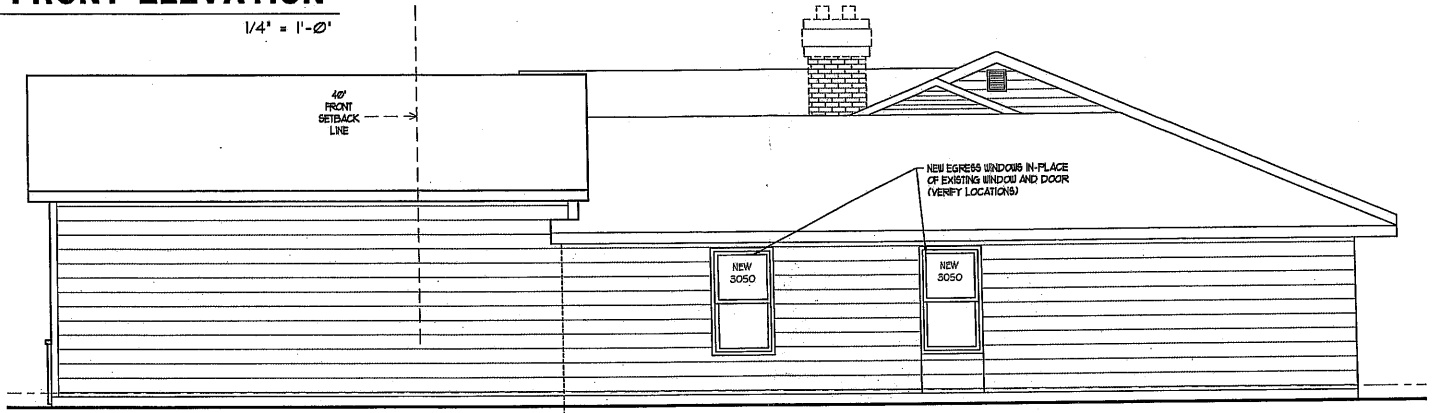


SHEET NO. P-1	SITE PLAN		JOB NO.	PSENKA ARCHITECTS Inc. ARCHITECTS - PLANNERS - ENGINEERS - BUILDERS 40 LINDOVER PARKWAY, SUITE A HAWTHORN WOODS, IL 60067 TELEPHONE 847936-4700		COPYRIGHT	THE OWNED SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF PSENKA ARCHITECTS INC. ANY REUSE OR REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED. DATE: 4-23-18 BY: [Signature] CHECKED BY: [Signature] DATE: 4-11-18 BY: [Signature]	REMARKS REVISED
				DRAWN BY: PAIP	DATE: 4-23-18			
SHEET 1 OF 8			CHECKED BY: PAIP					
			A NEW ADDITION SAINT CLOETTA 1133 SOUTH VERMONT STREET PALATINE, ILLINOIS					



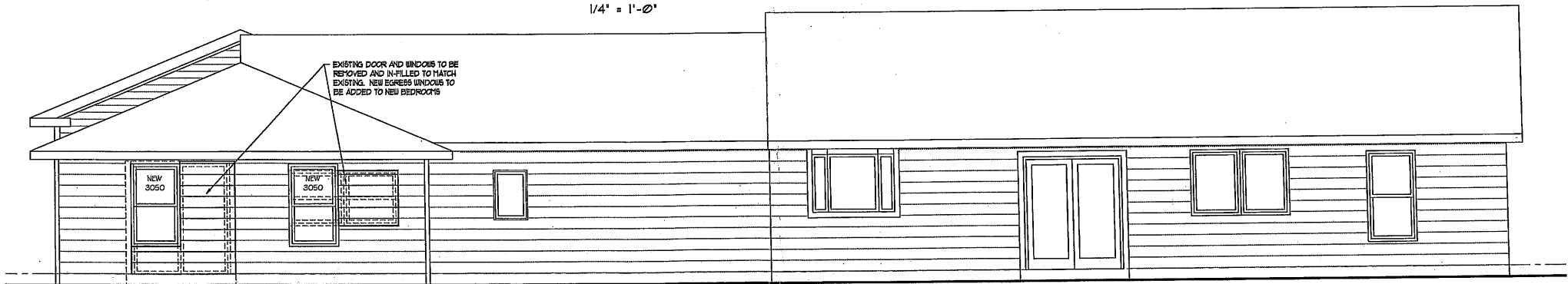
PROPOSED FRONT ELEVATION

1/4" = 1'-0"



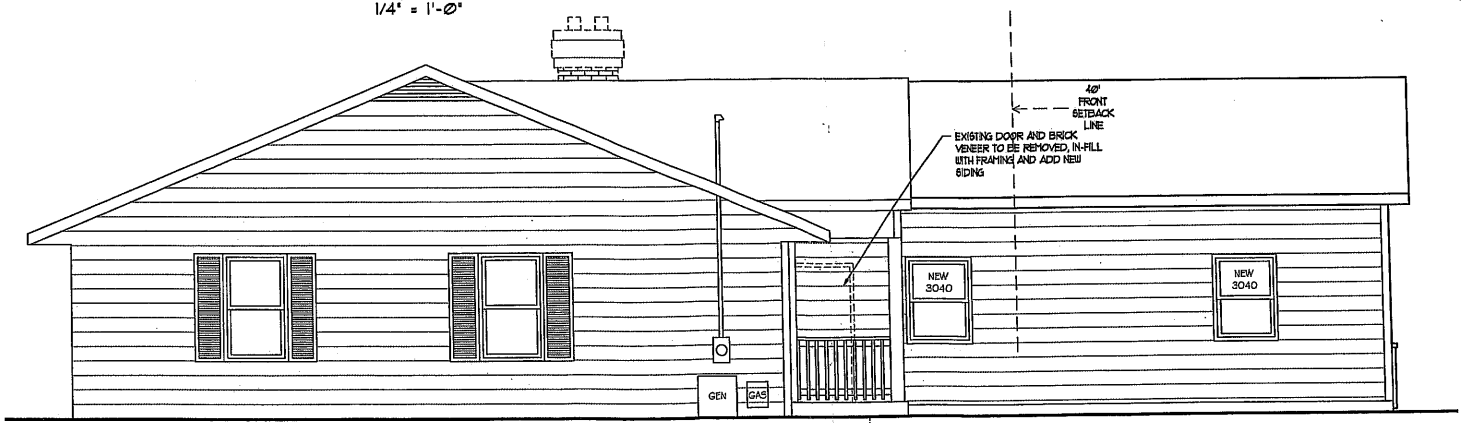
PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0"



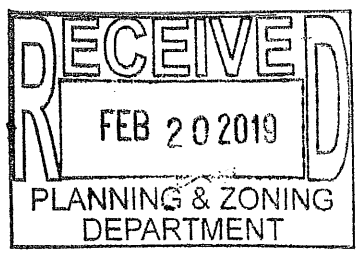
PROPOSED REAR ELEVATION

1/4" = 1'-0"

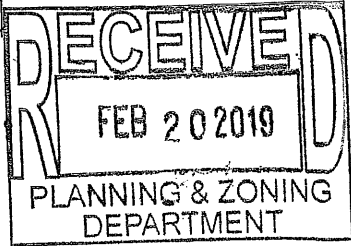
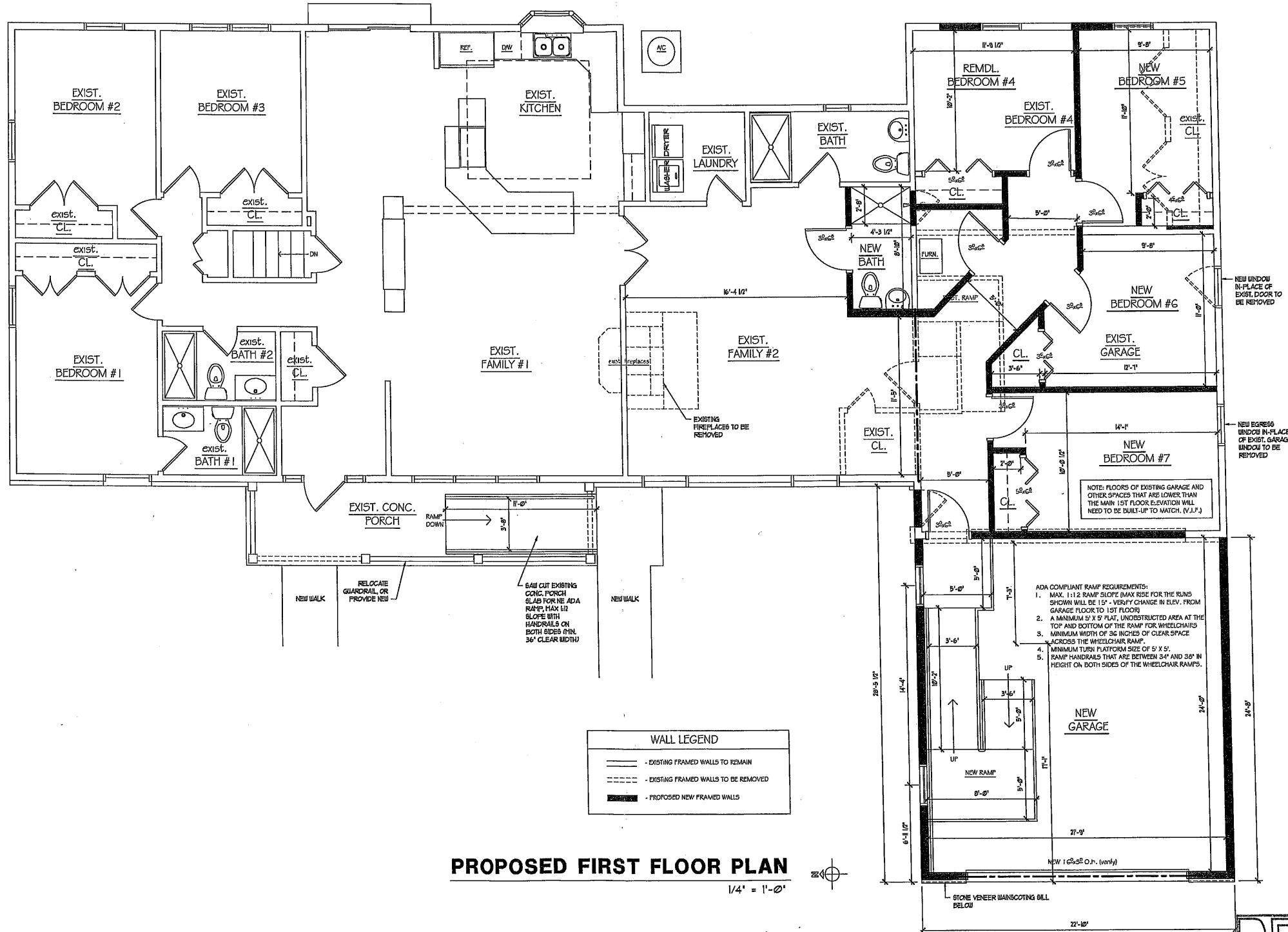


PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0"



REMARKS		DATE	
PRELIMINARY		1-18-18	
COPYRIGHT		PSENKA ARCHITECTS INC.	
THIS DOCUMENT IS THE PROPERTY OF PSENKA ARCHITECTS INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PSENKA ARCHITECTS INC.		PSENKA ARCHITECTS INC.	
ARCHITECTURE • PLANNING • DESIGN • BUILD		40 LANDOVER PARKWAY, SUITE 4 • HAWTHORN WOODS, IL 60047	
		TELEPHONE 847754-4100	
JOB NO.		DESIGN BY: P&P	APPROVED BY: P&P
PRELIMINARY ELEVATIONS		CHECKED BY: P&P	
A NEW ADDITION		SAINT CLOETTA	
		1133 SOUTH VERMONT STREET	
		PALATINE, ILLINOIS	
SHEET NO.		P-2	
SHEET 2 OF 2			



JOB NO.		JOB NO.		JOB NO.	
A NEW ADDITION SAINT CLOETTA 1133 SOUTH VERMONT STREET PALATKA, ILLINOIS		DRAWN BY: PAF CHECKED BY: PAF APPROVED BY: PAF		PSENKA ARCHITECTS INC. ARCHITECTURE • PLANNING • DESIGN • BUILD 40 LANDOVER PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60047 TELEPHONE 847/224-4000	
FIRST FLOOR PLAN		DATE: 1-18-18		REMARKS: PRELIMINARY	
SHEET NO.		COPYRIGHT		THIS DOCUMENT IS THE PROPERTY OF PSENKA ARCHITECTS INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PSENKA ARCHITECTS INC. © 2018 PSENKA ARCHITECTS	

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 14, 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 for an addition to be located 22 feet from the front property line instead of the minimum of 40 feet as required by Section 10.02 (C) (13) of the Palatine Zoning Ordinance.
Special Use to permit a side yard setback for an addition to be located 10 feet from the interior side property line instead of the minimum of 15 feet as required by Section 10.02 (C) (13) of the Palatine Zoning Ordinance.
Special Use to permit a proposed maximum residential driveway total width at the lot line to be 33 feet instead of 25 feet as required by Section 7.04 (i) (3) of the Palatine Zoning Ordinance.
Special Use to permit a proposed maximum total width to be 33 feet instead of 30 feet as required by Section 7.04 (i) (4) of the Palatine Zoning Ordinance.
 The property is commonly known as 1133 S. Vermont Street (02-27-205-014).
 The Petitioner is proposing to construct a new circular driveway with new access onto Vermont Street, and construct a new garage addition onto the front of the existing residence that will replace the existing garage and project into the required front and interior side yards.
 The above petition has been filed by St. Coletta of Wisconsin, Inc. and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 19-13
 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 (4523588)

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 # 4523588

Attachment: Public Notice for May 14 (1133 S. Vermont Street - SU Setback)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 05/14/19 07:00 PM

CASE STAFF STATEMENT (ID # 5274)

824 W. Dorset Avenue

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Katie Rivard

PETITIONER: Karen Lencoski

CASE NUMBER: 19-21

ADDRESS: 824 W. Dorset Avenue

PROPOSAL:

Special Use to permit a rear yard setback of 11 feet instead of the minimum required 40 feet, pursuant to Section 10.06 (c) (13) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 824 W. Dorset Avenue - District 1 (Millar)	<u>CURRENT ZONING:</u> R-2 Single-Family
---	---

SURROUNDING CONDITIONS:

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

BACKGROUND:

The Petitioner is proposing to construct a first-floor addition onto an existing non-conforming single-story residence. Therefore, the Petitioner is requesting:

- **Special Use to permit a rear yard setback of 11 feet instead of the minimum required 40 feet**

SITE ANALYSIS:

- The subject property is zoned R-2 Single-Family and the lot size is approximately 16,500 square feet.
- The residence is existing non-conforming as an existing carport encroaches approximately 16 feet into the required 40-foot required rear yard.
- The proposed addition would be setback 11 feet from the rear lot line. The addition would eliminate the existing carport and deck, and construct a new 2-car garage, master bedroom and bath, and a second bedroom and bath. Currently,

the residence has only one bedroom, the master bedroom, which is located in the basement.

- Additionally, the Zoning Ordinance was amended in 2007 to change the definition of front lot line. The current definition defines it as the front lot line with the shortest lot width; whereas, the previous definition defined the front yard of a corner lot as the yard with the greatest setback from a street.
- The Subject Property and existing residence were annexed into the Village in 1987.
- The Petitioner is also constructing a pool equipment room expansion that meets the required 30-foot front yard setback.
- The proposed building coverage is 25%, and the proposed lot coverage is 31%. Both meet Code.

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR 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'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

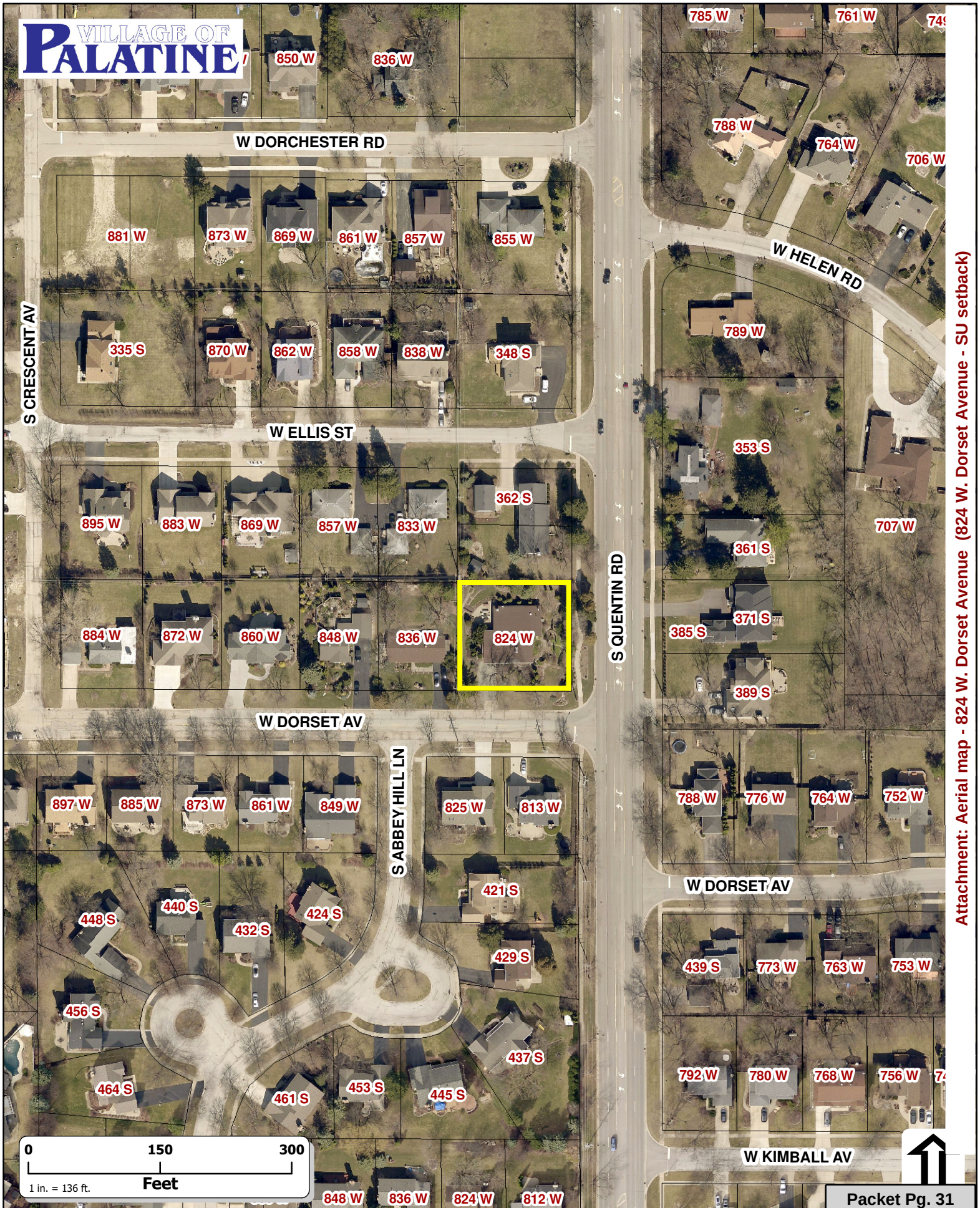
drainage to street in a manner acceptable to the Village Engineer.

ATTACHMENTS:

- Aerial map - 824 W. Dorset Avenue
- Application 824 W. Dorset Avenue
- Site Plan
- Floorplans
- Elevations
- Public Notice 824 W. Dorset Avenue

824 W. Dorset Avenue

3.2.a

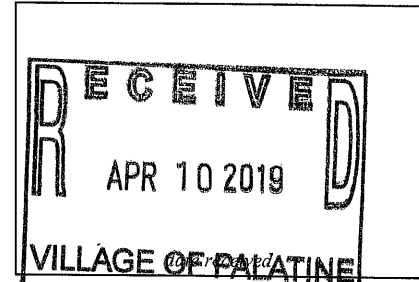




SPECIAL USE & VARIATION APPLICATION

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



Background Information	PETITIONER(S) karen lencoski		Business Name (if applicable)	
	Subject Property Address 824 W. Dorset, Palatine IL 60067			
	AUTHORIZED AGENT (if applicable) Jeffery Pathmann		Business Name (if applicable) Pathmann Architects Inc.	
	Address 18 Middletree Lane Hawthorn Woods IL 60047		City/State/Zip Code	
	Telephone 847-438-5040	Fax 847-438-3223	Email jeff@patharchs.com	
	Relationship to Petitioner (contractor, architect, etc.) architect			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District R-2	Existing Land Use residential	Proposed Land Use residential	
	Generally describe your request: Reduce rear yard to 11'-0". It becomes the side yard. Existing side becomes the 35'-0" rear yard. Existing house was built many years before adjacent sub-division. Present front yard is Quentin Rd, but house faces Dorset. Proposed addition will blend with the neighborhood.			

Attachment: Application 824 W. Dorset Avenue (824 W. Dorset Avenue - SU setback)



SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ 368,00
- ☐ 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, owner presently has her master bedroom in the basement, present plan has no bedrooms on ground level

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

The proposed addition will blend with the neighborhood.

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

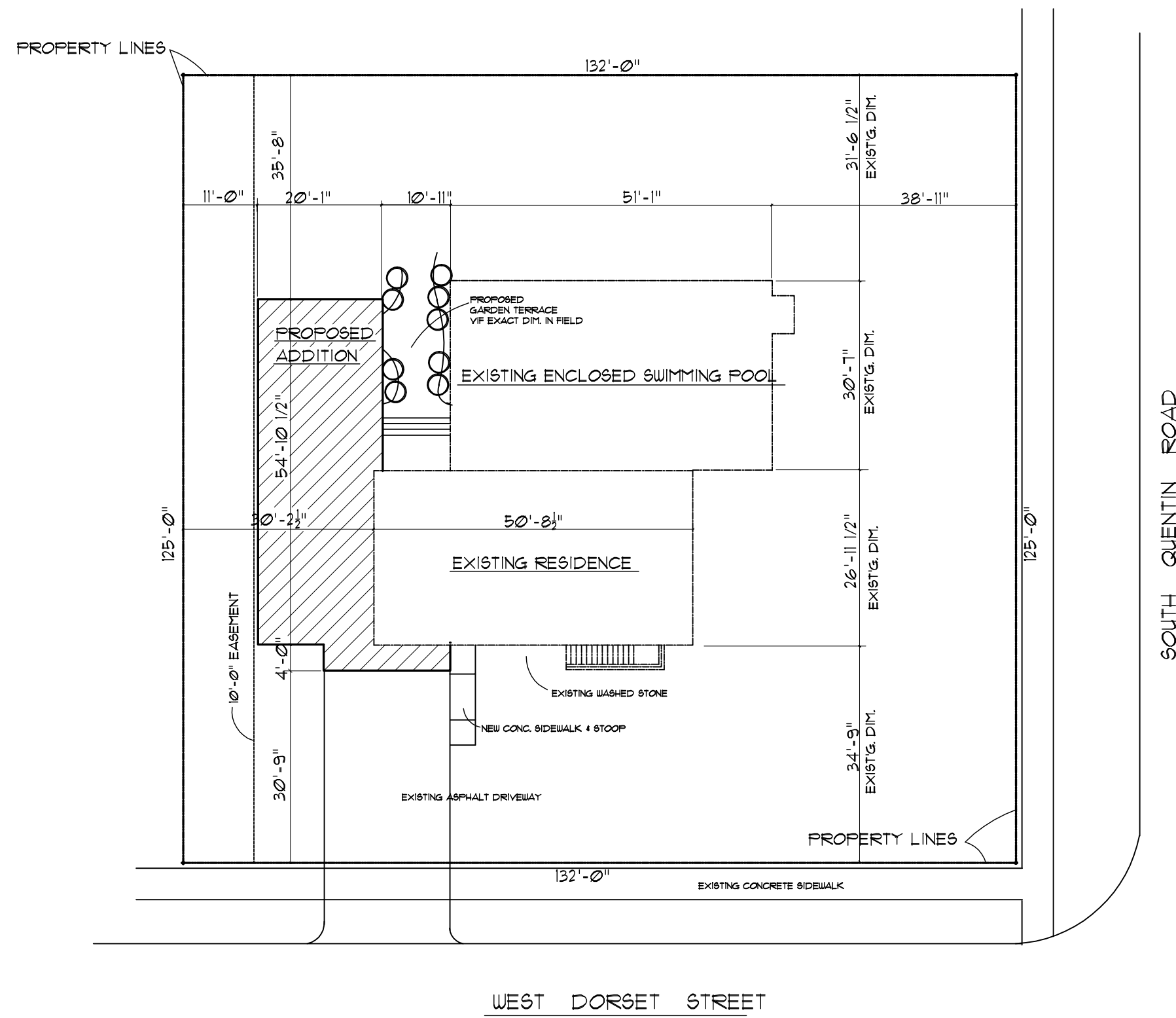
Proposed use will enhance adjacent property by providing a more valuable property value.

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

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

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

No additional noise levels will occur. No apparent change of occupancy will occur.



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"
NORTH

ZONING INFORMATION

ZONING DISTRICT: R-2
AREA OF PROPERTY: 16,500.0 S.F.
MAX. COVERAGE: 35% = 5,775.0 S.F.
ACTUAL COVERAGE: 4,111.5 S.F.
TOTAL IMPERVIOUS AREA ALLOWED = 45% LOT AREA = 7,425.0 S.F.
ACTUAL IMPERVIOUS AREA = 5081.6 S.F. < 7,425.0
EXISTING BUILDING AREA= 2,930.9
PROPOSED ADDITION= 1,180.6
DRIVEWAY= 521.4
PROPOSED PATIO= 321.0
FRONT PORCH/SIDEWALK= 68.0
BASEMENT STAIR= 66.7
TOTAL AREAS= 5,088.6 S.F.

THESE PLANS HAVE BEEN PREPARED TO COMPLY WITH ALL APPLICABLE REQUIREMENTS ENFORCED BY THE VILLAGE OF PALATINE AS INDICATED IN THE FOLLOWING CODES AND REGULATIONS. ALL WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING CODES AND REGULATIONS:

1. 2009 INTERNATIONAL RESIDENTIAL CODE
2. 2011 NATIONAL ELECTRICAL CODE
3. 2014 ILLINOIS STATE PLUMBING CODE
4. 2003 INTERNATIONAL FIRE CODE
5. 2009 INTERNATIONAL MECHANICAL CODE
6. 2015 INTERNATIONAL ENERGY CODE
7. 2009 INTERNATIONAL FUEL GAS CODE
8. VILLAGE OF PALATINE ZONING ORDINANCE

INDEX OF DRAWINGS

1. ARCHITECTURAL SITE PLAN, INDEX OF DRAWINGS, ZONING INFO.
2. PLAN OF EXISTING/DEMOLITION PLAN
3. FOUNDATION PLAN
4. ELECTRICAL PLAN
5. BUILDING ELEVATIONS
6. SECTIONS & DETAILS
7. SECTIONS & DETAILS

REVISIONS	BY

THESE DRAWINGS, DESIGNS AND INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF PATHMANN ARCHITECTS AND ARE FOR CONSTRUCTION AT THE ADDRESS LISTED BELOW. THESE DRAWINGS MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE EXPRESS WRITTEN PERMISSION OF PATHMANN ARCHITECTS.

PATHMANN
ARCHITECTURE INC.

ARCHITECTURE

PLANNING

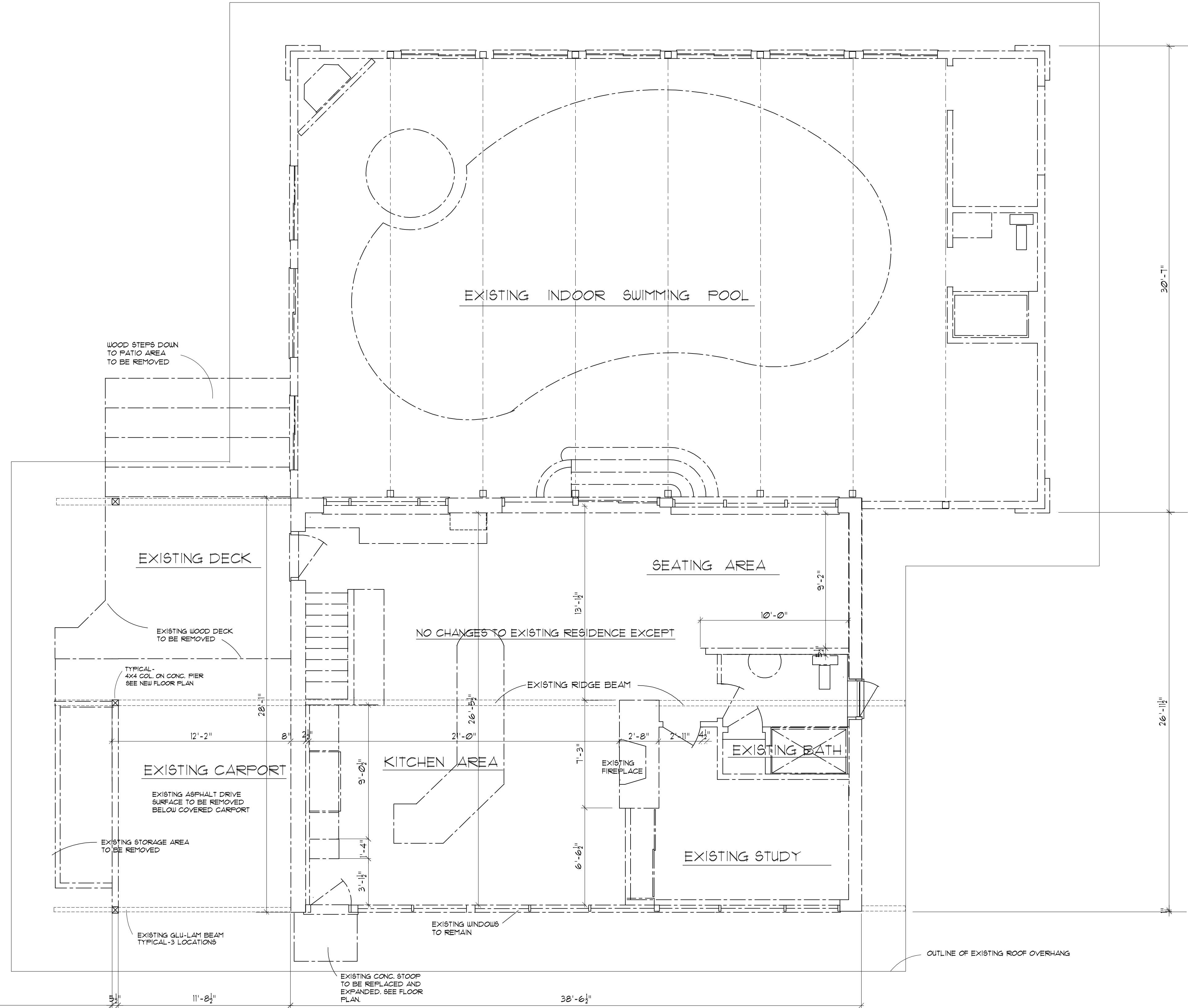
CODE CONSULTING

847.438.5040
www.Pathmann-Architects.com

PROPOSED ADDITION AND RENOVATION FOR:
MS. KAREN LENCOSKI
824 W. DORSET STREET PALATINE, IL 60067

OWNER
ENGINEER
DATE 7-23-2018
SCALE NOTED
JOB NO. 17-2163
SHEET 1
EIGHT

WESTERLY PROPERTY LINE



EXISTING FLOOR PLAN / DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	BY

THESE DRAWINGS, DESIGNS AND INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF PATHMANN ARCHITECTS AND ARE FOR CONSTRUCTION AT THE ADDRESS LISTED BELOW. THESE DRAWINGS MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE EXPRESS WRITTEN PERMISSION OF PATHMANN ARCHITECTS.

PATHMANN
ARCHITECTURE INC.

ARCHITECTURE

PLANNING

CODE CONSULTING

847.438.5040
www.Pathmann-Architects.com

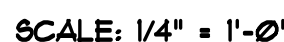
PROPOSED ADDITION & RENOVATION
for MS. KAREN LENCOSKI
824 W. DORSET STREET PALATINE, IL 60067

DRAWN
CHICKED
DATE 7-23-2018
SCALE 1/4" = 1'-0"
JOB NO. 17-2163
SHEET

THESE DRAWINGS, DESIGNS AND INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF PATHMANN ARCHITECTS AND ARE FOR CONSTRUCTION AT THE ADDRESS LISTED BELOW. THESE DRAWINGS MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE EXPRESS WRITTEN PERMISSION OF PATHMANN ARCHITECTS.

847.438.5040
www.Pathmann-Architects.com

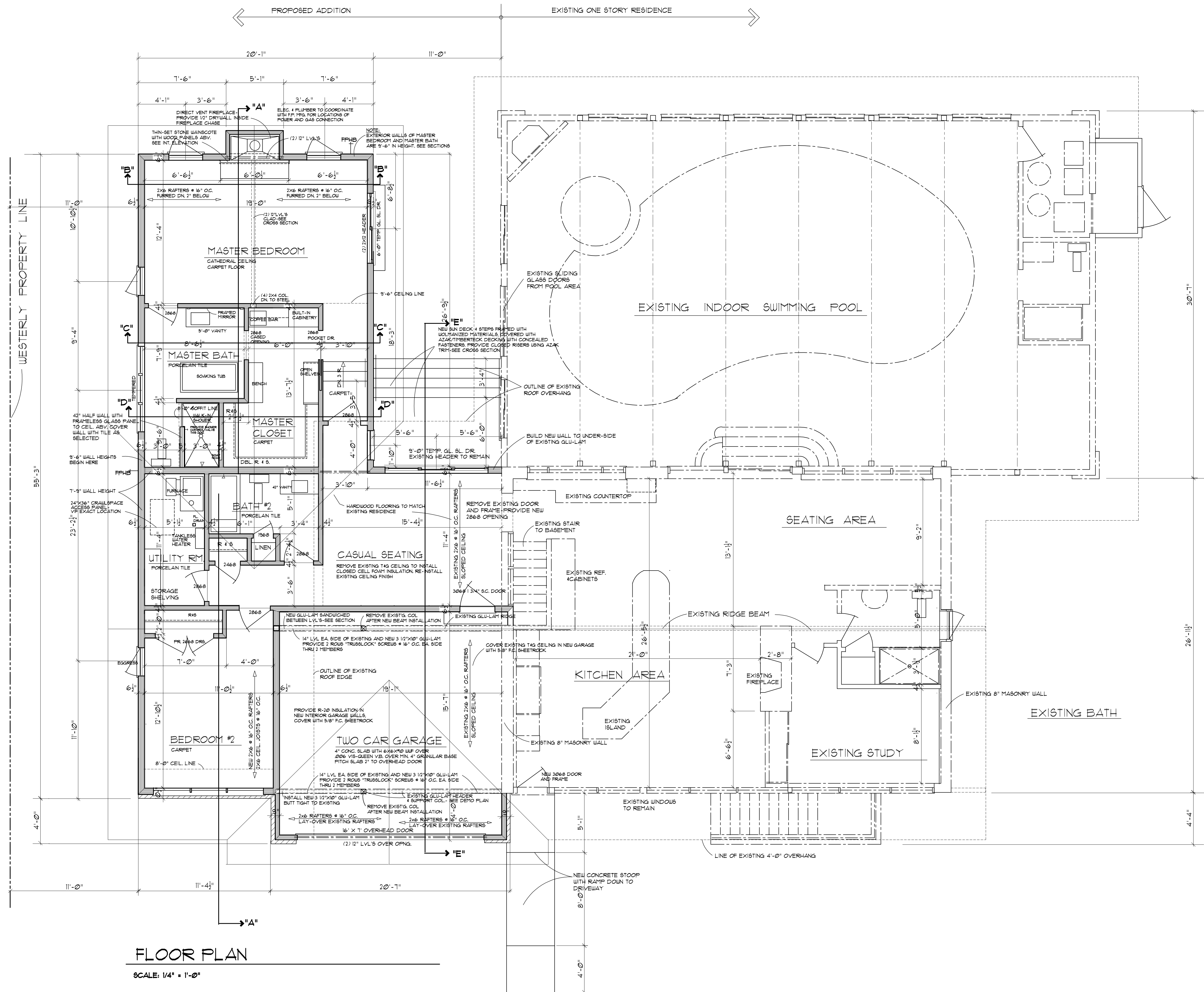
DRAWN
CHECKED
DATE 23-2018
SCALE " = 1'-0"
JOB NO. -2163
SHEET



PATHMANN
ARCHITECTURE INC.

847.438.5040
www.Pathmann-Architects.com

Attachment: Floorplans (824 W. Dorset Avenue - SU setback)

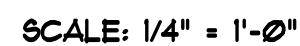
4

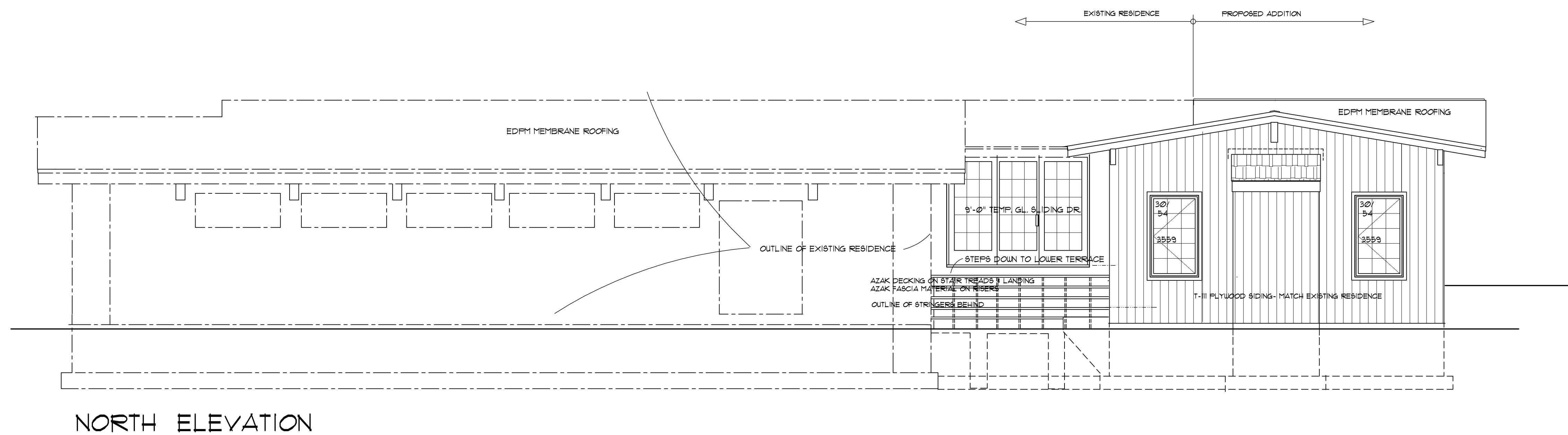
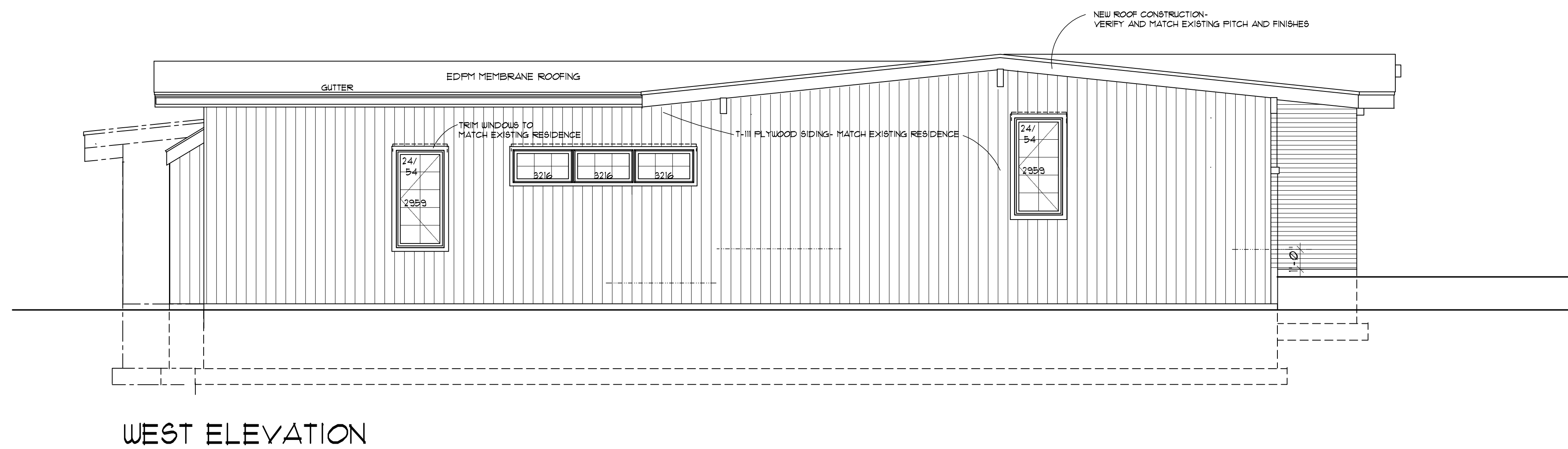
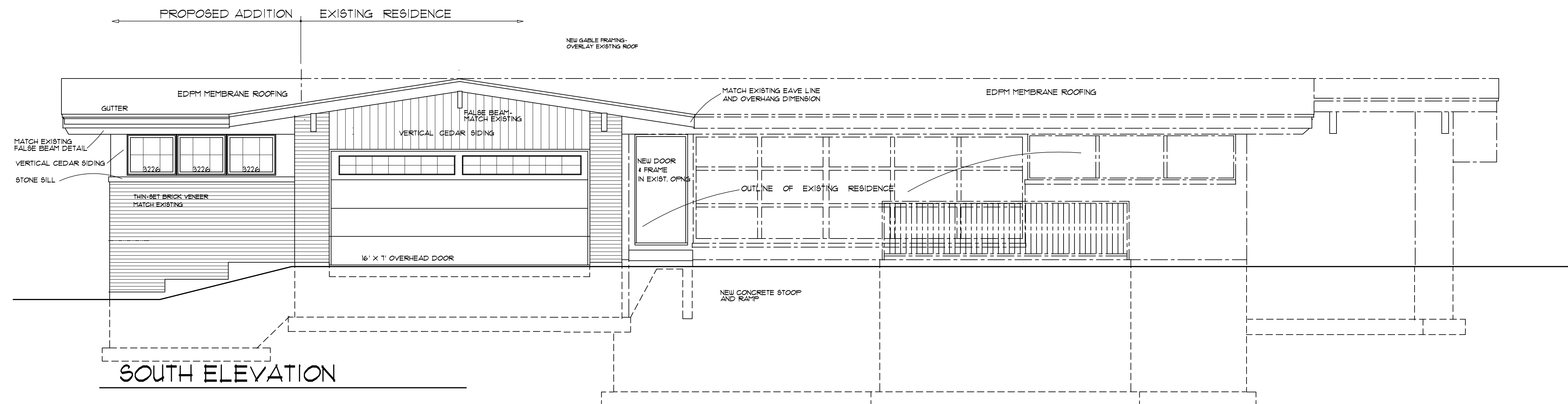
THESE DRAWINGS, DESIGNS AND INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF PATHMANN ARCHITECTS AND ARE FOR CONSTRUCTION AT THE ADDRESS LISTED BELOW. THESE DRAWINGS MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE EXPRESS WRITTEN PERMISSION OF PATHMANN ARCHITECTS.

847.438.5040
www.Pathmann-Architects.com

DRAWN
CHECKED
DATE 7-23-2018
SCALE 1/4" = 1'-0"
JOB NO. 17-2163

EIGHT Packet Pg. 38





REVISIONS	BY

THESE DRAWINGS, DESIGNS AND INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF PATHMANN ARCHITECTS AND ARE FOR CONSTRUCTION AT THE ADDRESS LISTED BELOW. THESE DRAWINGS MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE EXPRESS WRITTEN PERMISSION OF PATHMANN ARCHITECTS.

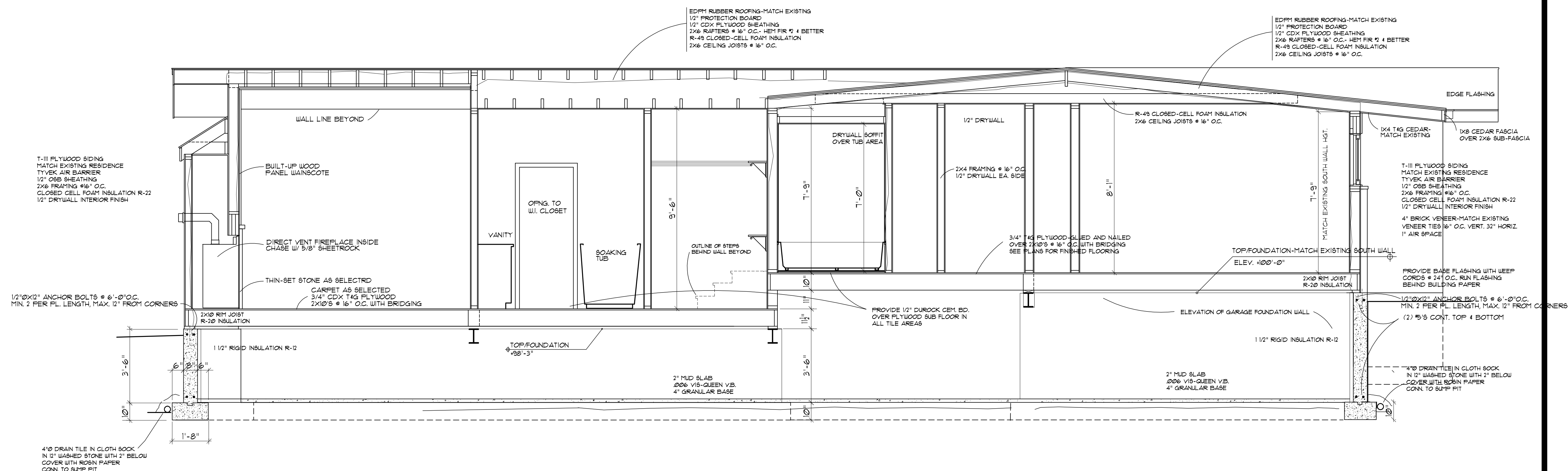
PATHMANN
ARCHITECTURE INC.

ARCHITECTURE
PLANNING
CODE CONSULTING

847.438.5040
www.Pathmann-Architects.com

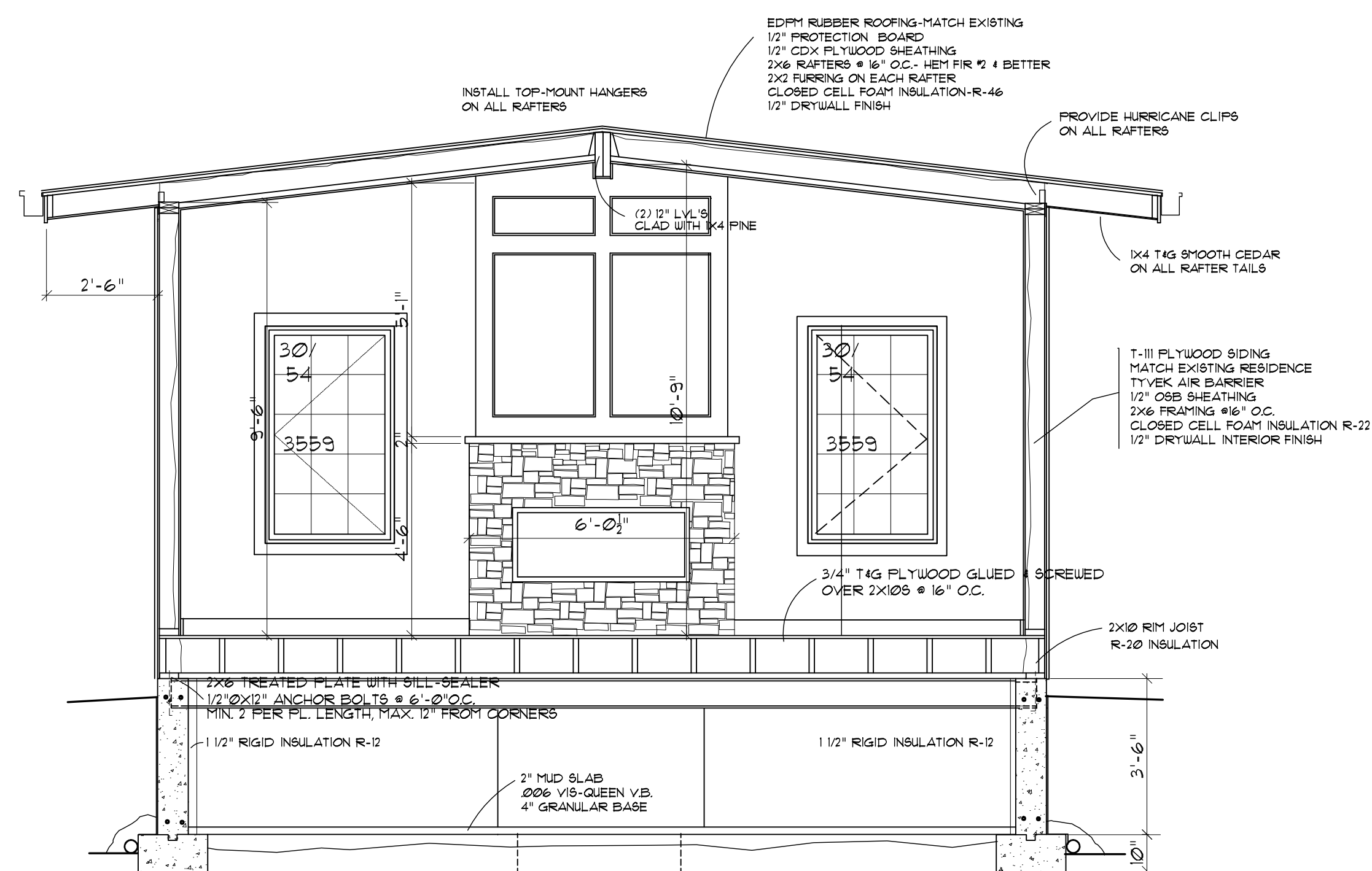
PROPOSED SECOND FLOOR ADDITION FOR
MS. KAREN LENCOSKI
824 W. DORSET STREET PALATINE, IL 60067

DRAWN
CHECKED
DATE
SCALE 1/4" = 1'-0"
JOB NO. 17-2163
SHEET 6



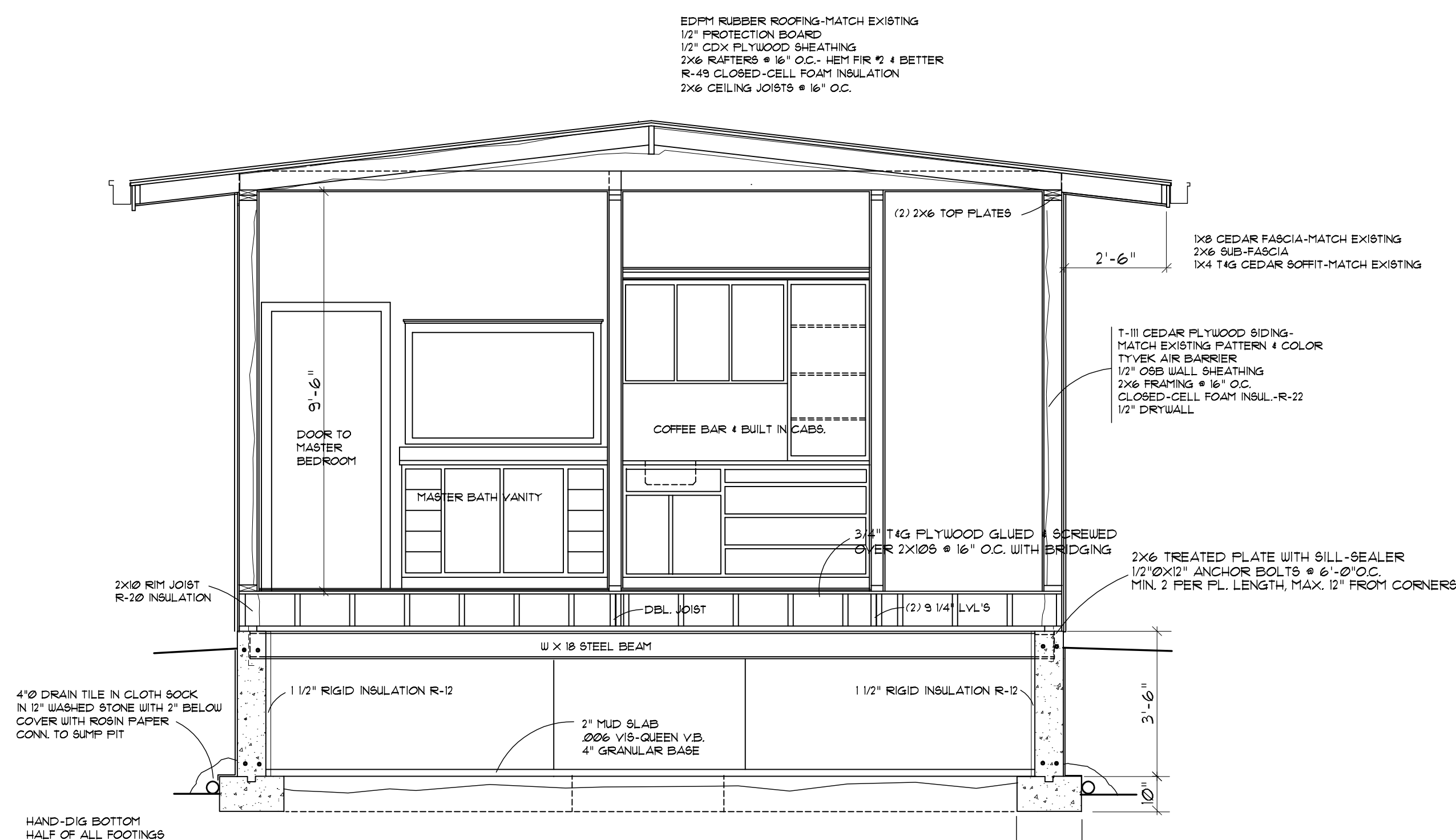
CROSS SECTION "A-A"

SCALE: 3/8" = 1'-0"



CROSS SECTION "B-B"

SCALE: 3/8" = 1'-0"



CROSS SECTION "C-C"

SCALE: 3/8" = 1'-0"

REVISIONS	BY

THESE DRAWINGS, DESIGNS AND INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF PATHMANN ARCHITECTS AND ARE FOR CONSTRUCTION AT THE ADDRESS LISTED BELOW. THESE DRAWINGS MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE EXPRESS WRITTEN PERMISSION OF PATHMANN ARCHITECTS.

PATHMANN
ARCHITECTURE INC.

ARCHITECTURE

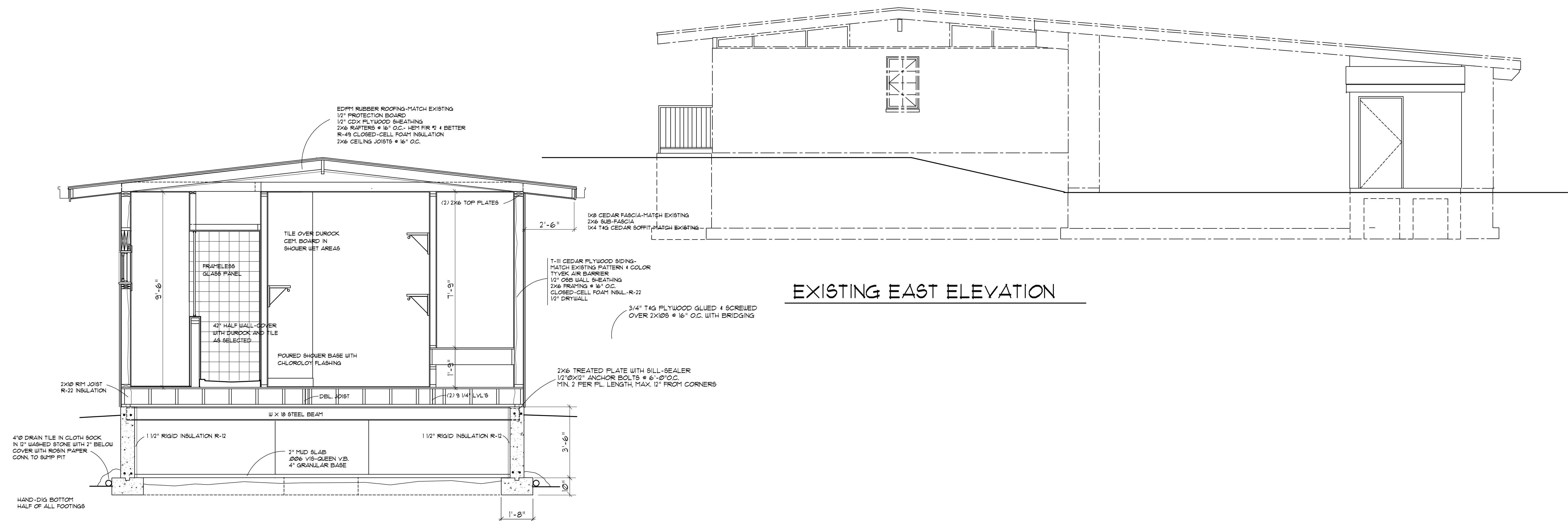
PLANNING

CODE CONSULTING

847.438.5040
www.Pathmann-Architects.com

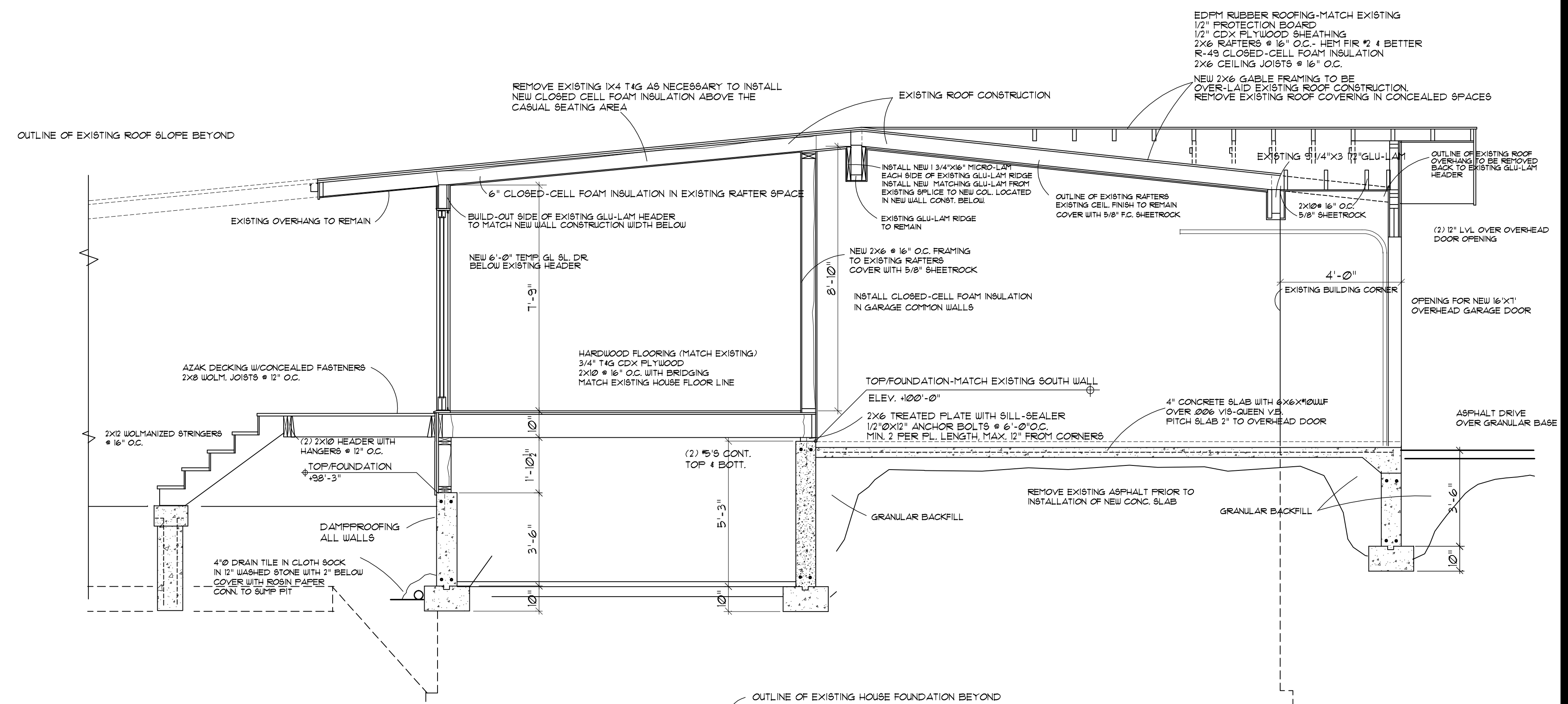
PROPOSED ADDITION & RENOVATION
for MS. KAREN LENCOSEK
824 W. DORSET STREET PALATINE, IL 60067

DATE
7-23-2018
SCALE
1/4" = 1'-0"
JOB NO.
17-2163
SHEET
7



CROSS SECTION "D-D"

SCALE: 3/8" = 1'-0"



CROSS SECTION "E-E"

SCALE: 3/8" = 1'-0"

PATHMANN
ARCHITECTURE INC.

ARCHITECTURE

PLANNING

CODE CONSULTING

847.438.5040
www.Pathmann-Architects.com

PROPOSED ADDITION & RENOVATION
for MS. KAREN LENCOSKI
824 W. DORSET STREET PALATINE, IL 60067

DRAWN

CHECKED

DATE

7-23-2018

SCALE

1/4" = 1'-0"

JOB NO.

17-2163

SHEET

8

EIGHT

Packet Pg. 41

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 11 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 824 W. Dorset Street (02-21-223-022).
 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 Karen Loncoski and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 19-21
 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 (4523586)

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 *Paula Baltz*
 Authorized Agent

Control # 4523586

Attachment: Public Notice 824 W. Dorset Avenue - SU setback)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 05/14/19 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 on 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

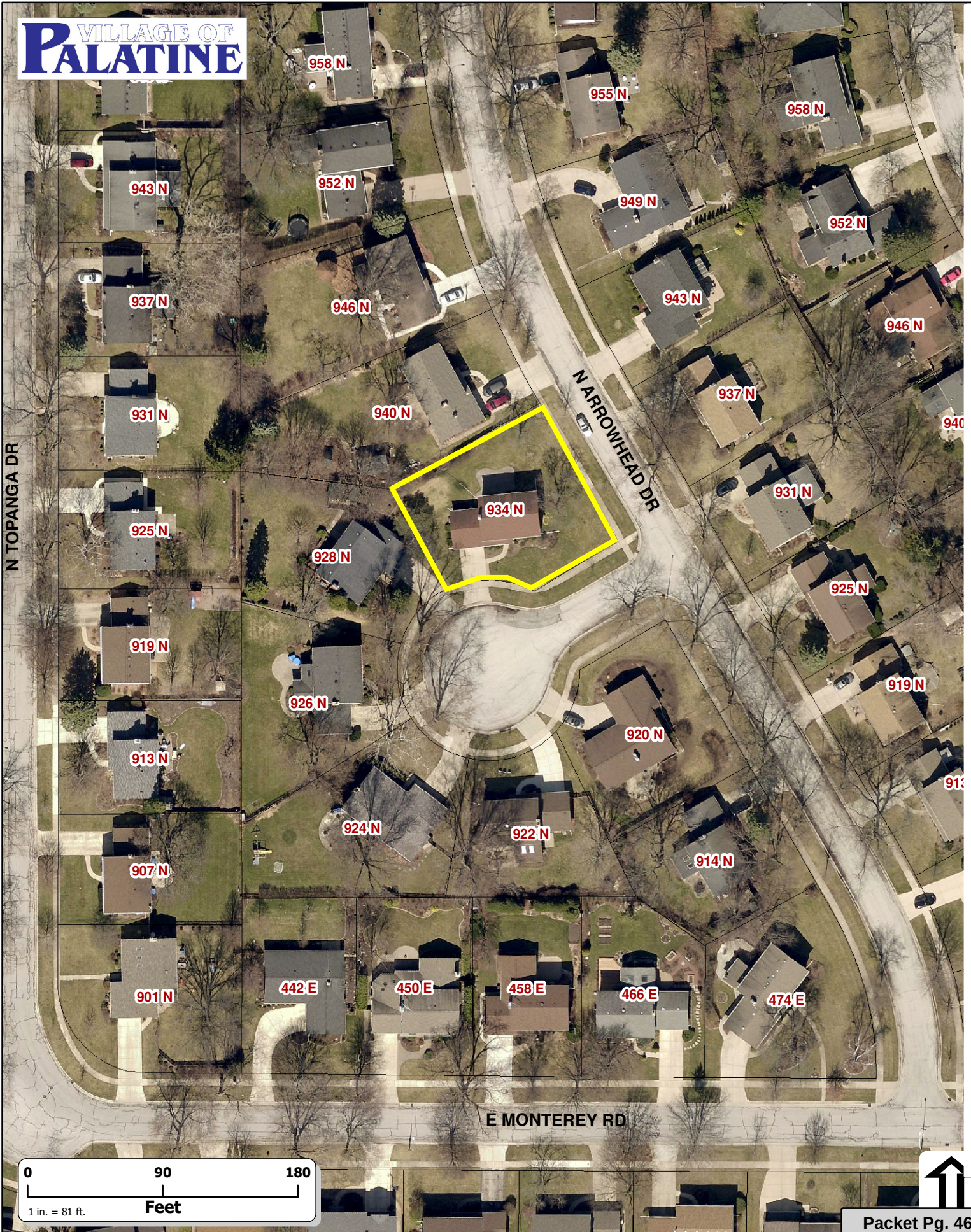
Case Staff Statement (ID # 5275)
Meeting of May 14, 2019

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

934 N. Arrowhead Drive

3.3.a

VILLAGE OF
PALATINE





SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner	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

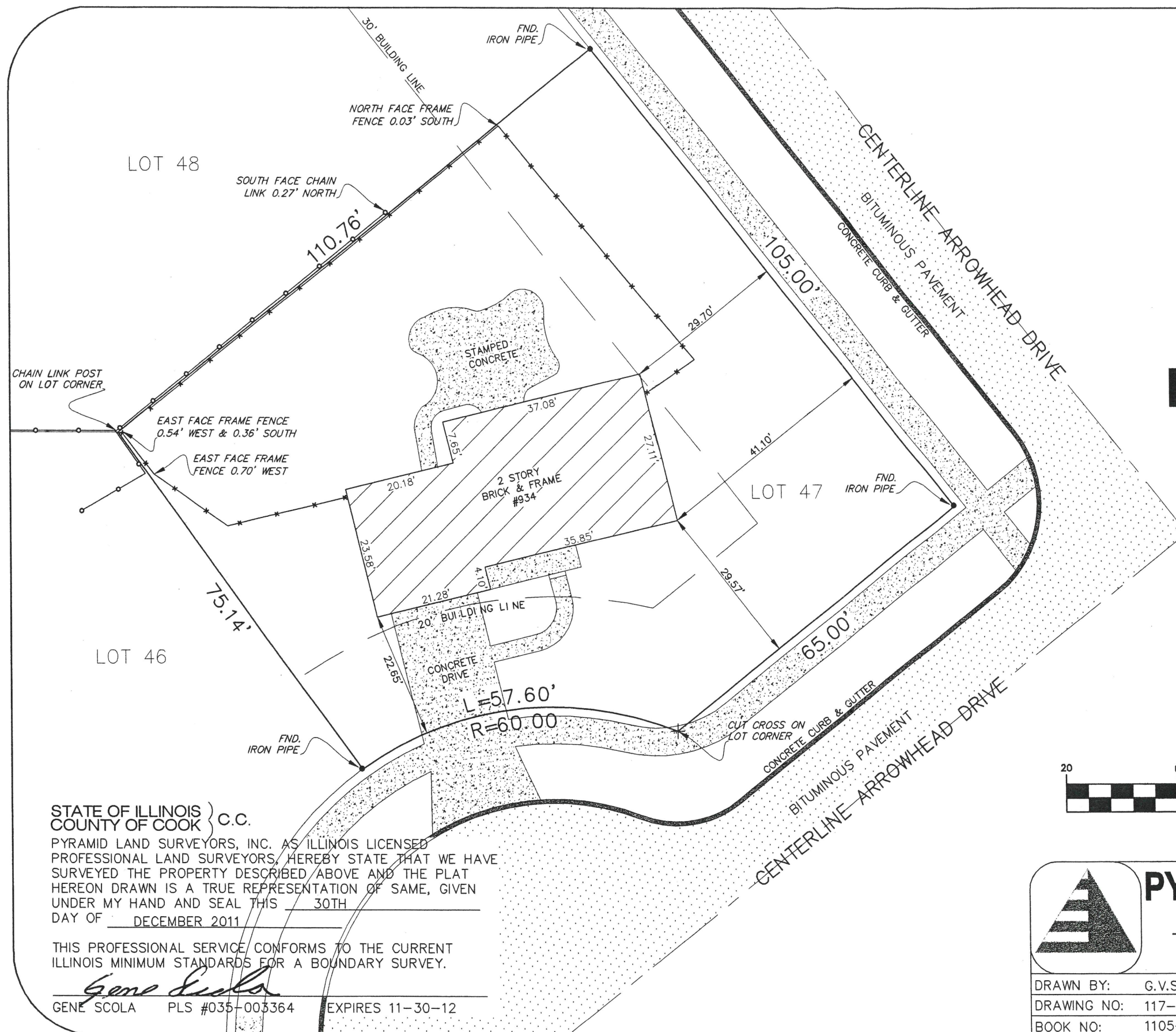
The public health, safety and welfare will be protected

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



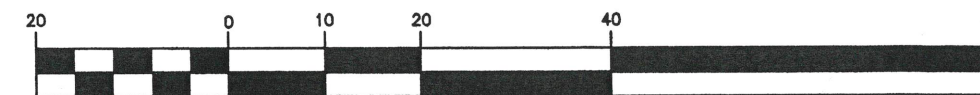
PLAT OF SURVEY of

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



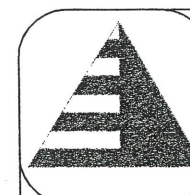
(IN FEET)
1 inch = 20 ft. DESIGN FIRM: #184-002898

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

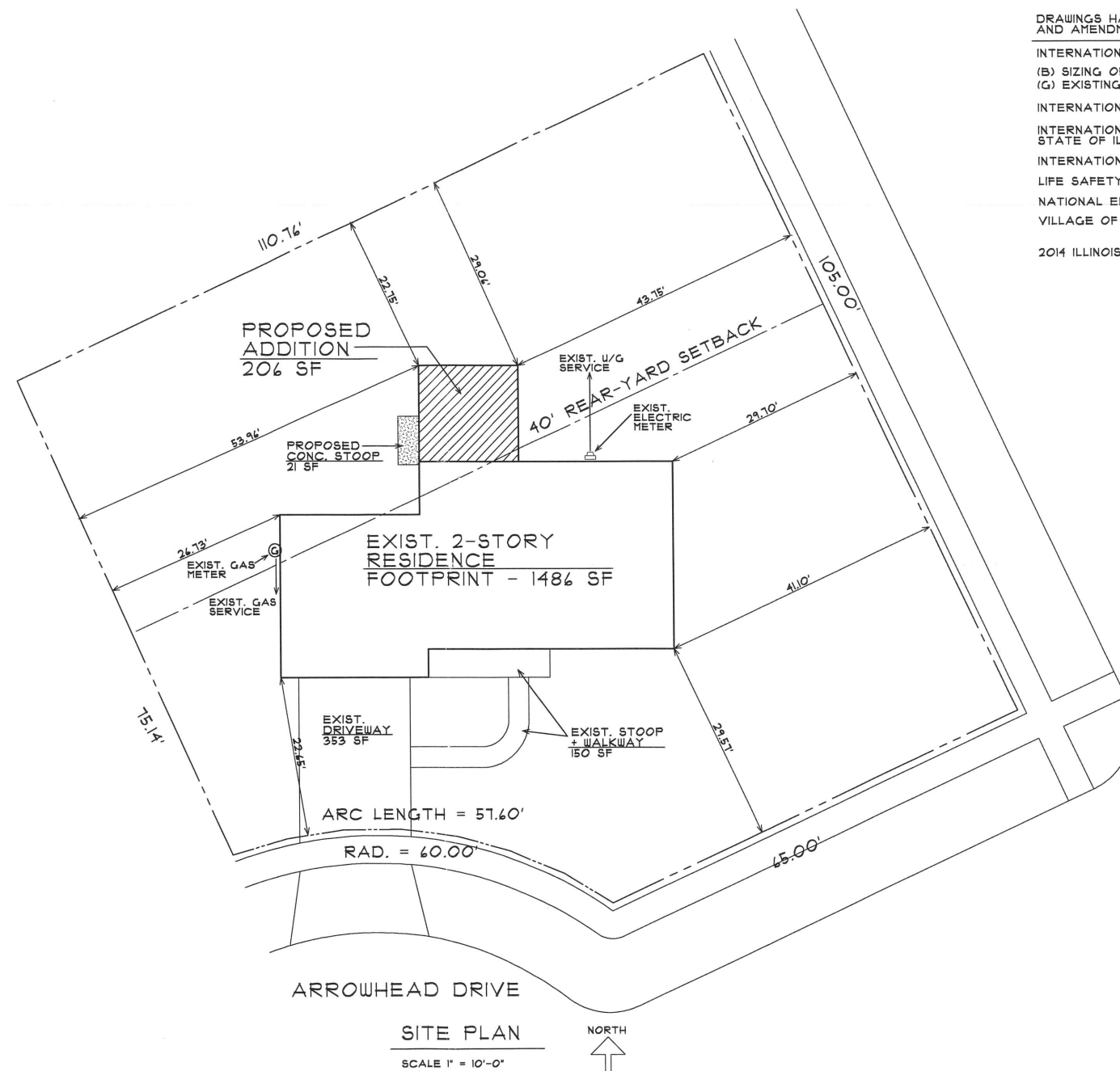
108 GREY FOX COURT, STREAMWOOD ILLINOIS 60107
PHONE 630-497-1832 FAX 630-497-5340

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

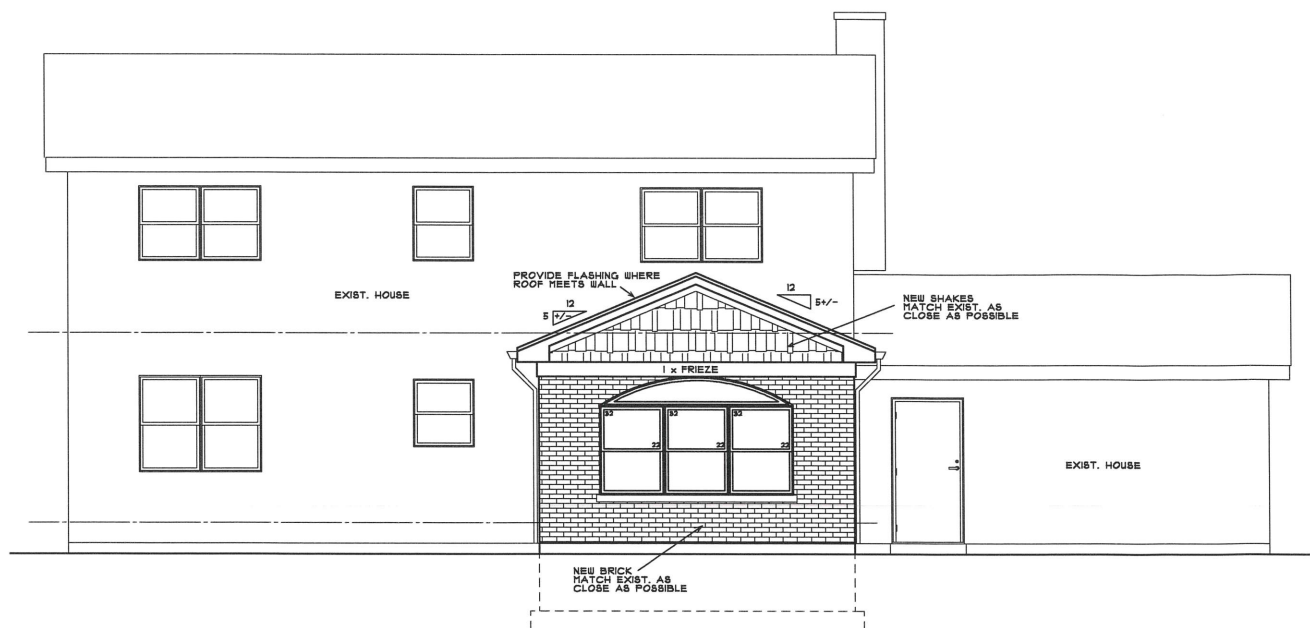
NATIONAL ELECTRICAL CODE, 2011 EDITION (WITH AMENDMENTS).

VILLAGE OF PALATINE CODE OF ORDINANCES

2014 ILLINOIS PLUMBING CODE WITH VILLAGE OF PALATINE AMENDMENTS

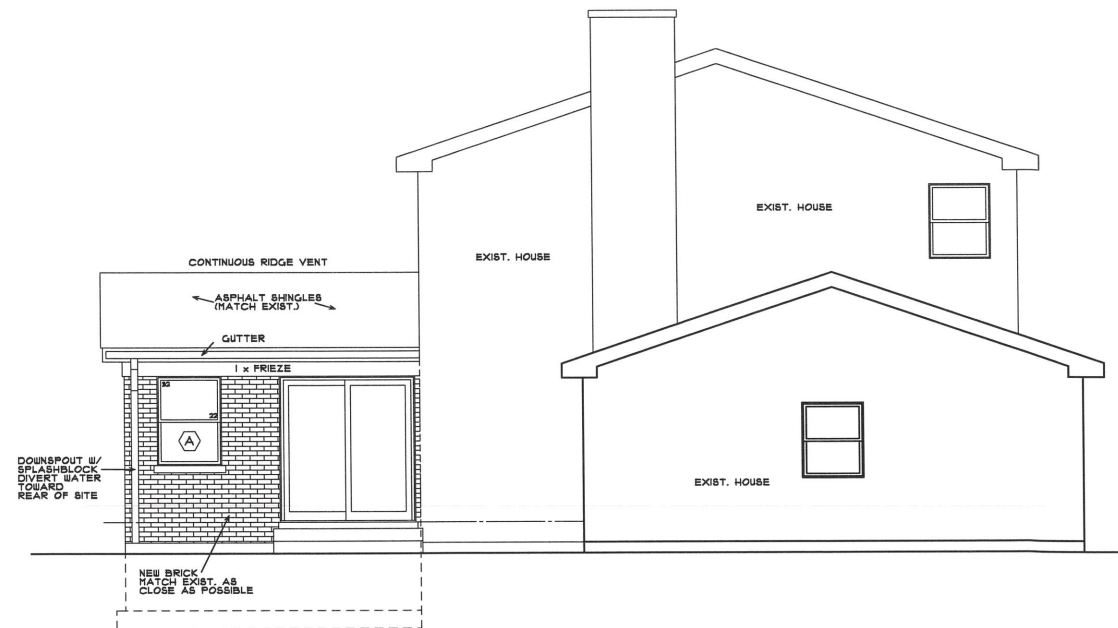
INDEX OF DRAWINGS	
SHEET	DESCRIPTION
G-1	SITE PLAN + GENERAL NOTES
A-1	CONSTRUCTION PLANS
A-2	EXTERIOR ELEVATIONS + WALL SECTIONS
PME-1	PLUMBING, MECHANICAL, + ELECTRICAL PLANS + NOTES

PROPOSED ONE-STORY ROOM ADDITION	2-1-19 RELEASED FOR OWNER REVIEW	DELEON RESIDENCE
THOMAS BUCKLEY ARCHITECT F.O. BOX 15424 HOFFMAN ESTATES, IL 60145 TEL. 847-310-1530 e-mail: tom@thomasbuckleyarchitect.com	ARCHITECT'S CERTIFICATION I 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 DATE 2-1-19	934 ARROWHEAD DR. PALATINE, ILLINOIS 2018-042 JF TB 2



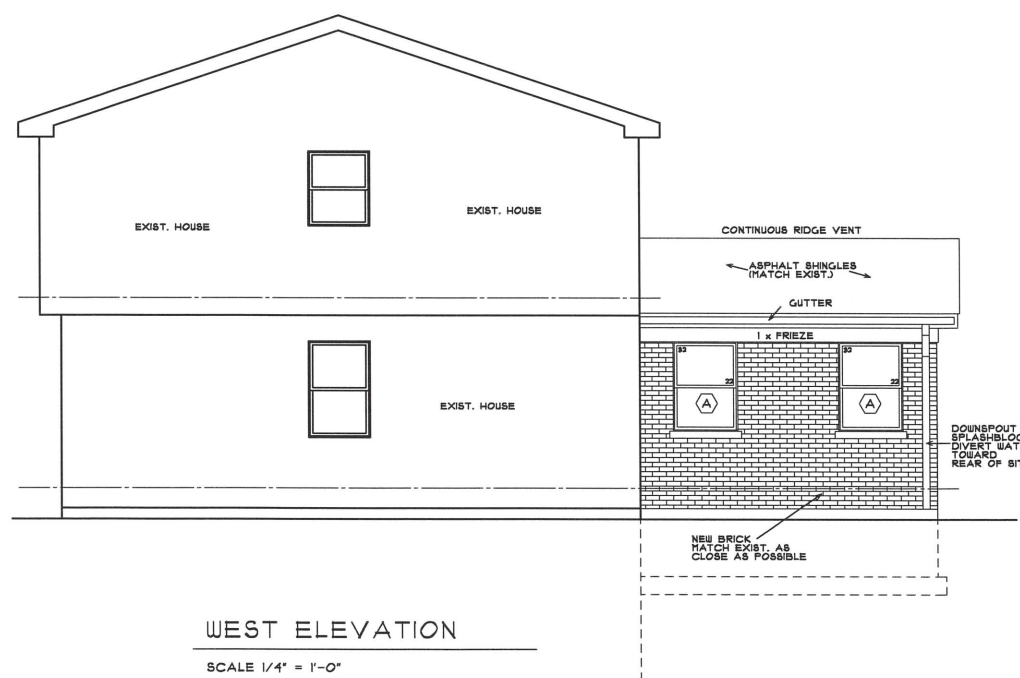
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



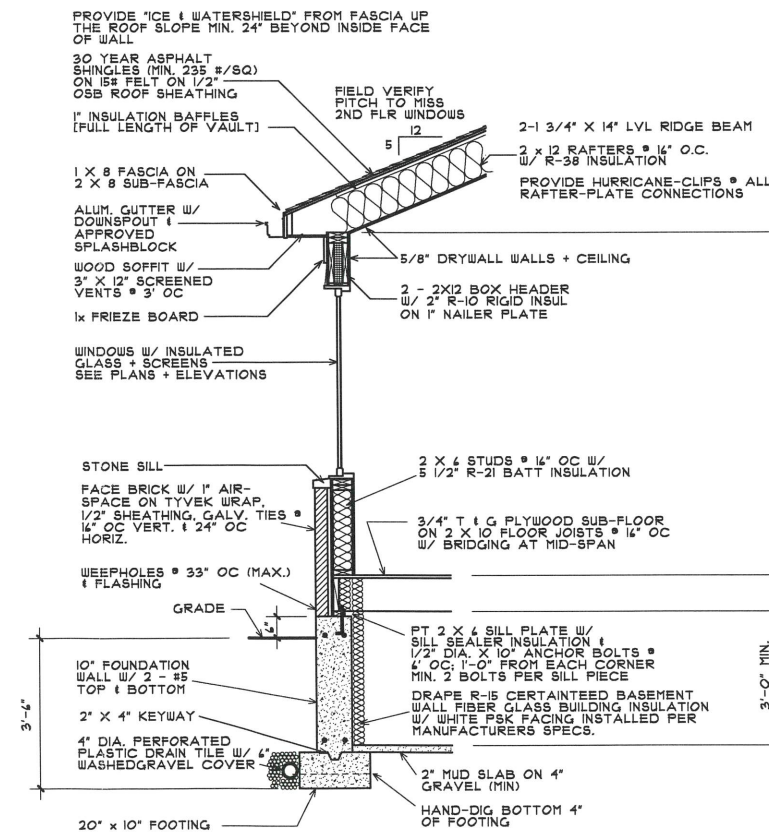
EAST ELEVATION

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 60195 TEL. 847-310-1530 e-mail: tom@thomasbuckleyarchitect.com		934 ARROWHEAD DR. PALATINE, ILLINOIS 2018-042 JF TB
2		Packet Pg. 51

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 05/14/19 07:00 PM

CASE STAFF STATEMENT (ID # 5276)

1157 W. Chatham Drive

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Scott Sjogren

CASE NUMBER: 19-24

ADDRESS: 1157 W. Chatham Drive

PROPOSAL:

Variation to permit lot coverage to be 41.7 percent instead of the maximum permitted 40 percent pursuant to Section 10.03 (g) (1) (b) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 1157 W. Chatham Dr. District 1 (Millar)	<u>CURRENT ZONING:</u> R-1A Single Family Residential
--	---

SURROUNDING CONDITIONS:

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

BACKGROUND:

The petitioner is proposing to expand an existing driveway/patio area on a property that is currently at the maximum lot coverage of 40%. Therefore, the Petitioner is requesting:

Variation to permit lot coverage to be 41.7 percent instead of the maximum permitted 40 percent.

SITE ANALYSIS:

- The Subject Property is zoned R-1A Single Family.
- The Petitioner recently constructed a detached garage which met code, but resulted in the lot equaling the maximum lot coverage of 40%. After completion of the project, the petitioner found the driveway does not have an adequate turning movement at the entrance of the garage and is requesting to expand the

driveway with brick pavers by 261 square feet. Per the submitted site and engineering plan, this results with the lot coverage at 41.7% and a Variation is required.

- Building coverage meets code at 25% maximum 30% required. The Village Engineer has reviewed the proposed plans and does not have any additional stormwater or drainage concerns.

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The 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.

ATTACHMENTS:

- Aerial map - 1157 W. Chatham Drive
- Application
- Plat of Survey
- Site Engineering Plan
- Neighbors Support Document
- Public Notice

1157 W. Chatham Drive

3.4.a

VILLAGE OF
PALATINE



Attachment: Aerial map - 1157 W. Chatham Drive (1157 W. Chatham Drive - VAR Lot Coverage)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner Lyn Bermanis	Zoning Case # 19-24
	Filing Fee 240	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S) Scott & Kelly Sjogren		Business Name (if applicable)	
	Subject Property Address 1157 West Chatham Drive Palatine, IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) ☐ Special Use ☐ Special Use Amendment ☒ Variation			
	Existing Zoning District	Existing Land Use	Proposed Land Use	
	Generally describe your request: I have a small area roughly 'X' (highlighted on attached drawing) that I would like to fill with pervious or non pervious UNI LOCK pavers. The area will be used for grill and offer pretty landscaped look which will not impair any drainage or be seen by any neighbors due to location. This area is currently open and needs to be filled in with pavers, stone or other to finish the extensive remodel we have performed which helps improve all values of surrounding homes.			

Attachment: Application (1157 W. Chatham Drive - VAR Lot Coverage)



VARIATION

Required Materials

- Filing Fee of \$ _____
- Application Form
- Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- Real Estate Interest Disclosure Form (see attached)
- Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. **If you are applying for a Special Use only, you do not need to answer these items.**

1. That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located

I cannot reasonably use garage without area to turn around and drive out.

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

In theory the approved drawing worked on paper & once I backed out I realized there was about 4-5

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

This will not have a negative impact or look affecting any homeowners in neighborhood

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

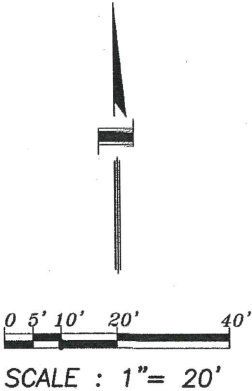
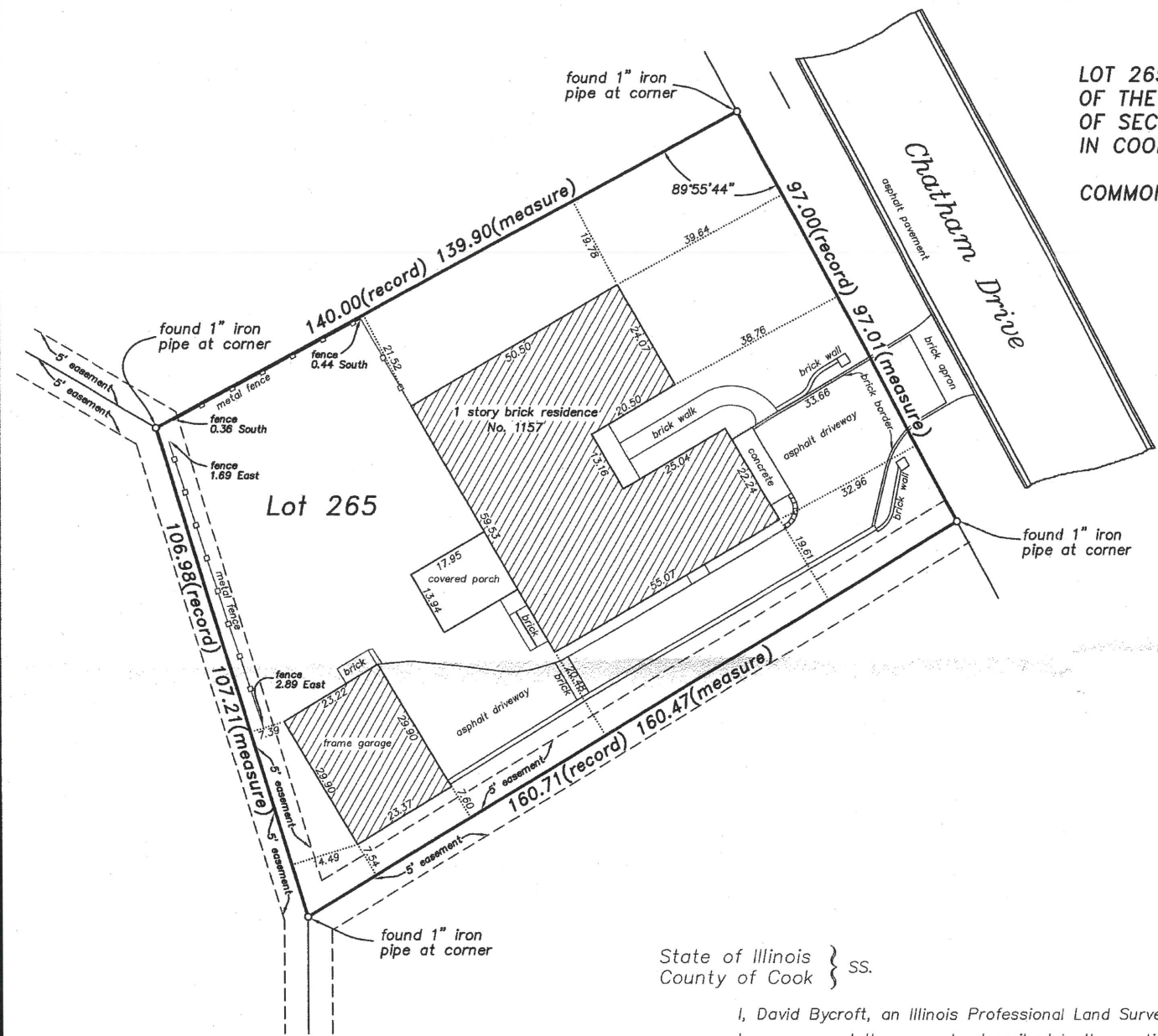
- a. The particular surroundings, shape, or topographical conditions of the property
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district
- c. The request is not based on a desire to make more money out of the property
- d. The petitioner has not created the alleged hardship for the property
- e. The request will not be detrimental to the public welfare or other properties in the neighborhood
- f. The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values

Plat of Survey

of

LOT 265 IN WHYTECLIFF AT PALATINE, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1157 W. CHATHAM DRIVE, PALATINE, ILLINOIS

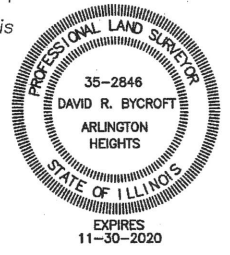


State of Illinois }
County of Cook } ss.

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

dated at Arlington Heights, Illinois, this 29th day of March, 2019

by DRB
as Illinois Professional Land Surveyor No. 2846



This professional service conforms to the current Illinois minimum standards for a boundary survey.
For easements, building lines and other restrictions not shown hereon, refer to your abstract of title, deed, title policy and local zoning ordinance.
Field work was completed March 29, 2019.
The area of the property surveyed equals 15,134 square feet.
Revised March 29, 2019 to add recent improvements.

Design Firm #184-005910
Expires April 30, 2019

FILE NO. 18-6895

for: Scott Sjogren 1152 West Chatham Drive Palatine, Illinois
from the office of: Norman J. Toberman and Associates 115 South Wilke Road Suite 301 Arlington Heights, Illinois 847-439-8225

Attachment: Plat of Survey (1157 W. Chatham Drive - VAR Lot Coverage)

SCALE : 1" = 10'



LEGEND

EXISTING	NEW
Combined Sewer	Combined Sewer
Sanitary Sewer	Sanitary Sewer
Storm Sewer	Storm Sewer
Sanitary Manhole	Sanitary Manhole
Storm Manhole	Storm Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Down Spout	Down Spout
Water Main & Services	Water Main & Services
Valve & Vault	Valve & Vault
Pressure Connection	Pressure Connection
Valve & Box	Valve & Box
Fire Hydrant	Fire Hydrant
Structure to be Abandoned	Structure to be Abandoned
Power Pole	Power Pole
Overhead Electric Wires	Overhead Electric Wires
Spot Grade	Spot Grade
Contour	Contour
Drainage Arrow	Drainage Arrow
Nearest From & Lot No.	Nearest From & Lot No.
Structure Size "x"	Structure Size "x"
Type	Type
Structure No. 1-A (48) R-1772-8	Structure No. 1-A (48) R-1772-8
Fin Elevation	Fin Elevation
Invert Elevation	Invert Elevation

SURVEYOR
DAVID BYCROFT, PLS.
NORMAN J. TOBERMAN & ASSOCIATES, LLC
1115 SOUTH WILKE ROAD
ARLINGTON HTS., IL 60005
PHN: (847) 439-8225
FAX: (847) 749-4104

CONTRACTOR
Blackstone Builders

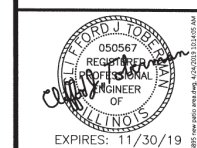
Phone: (847) 833-4281

Owner
Sjogren Enterprises
1152 W. Chatham Drive
Palatine, IL 60067

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

DESIGN FIRM NO: 184005910
EXPIRES: 04-30-19

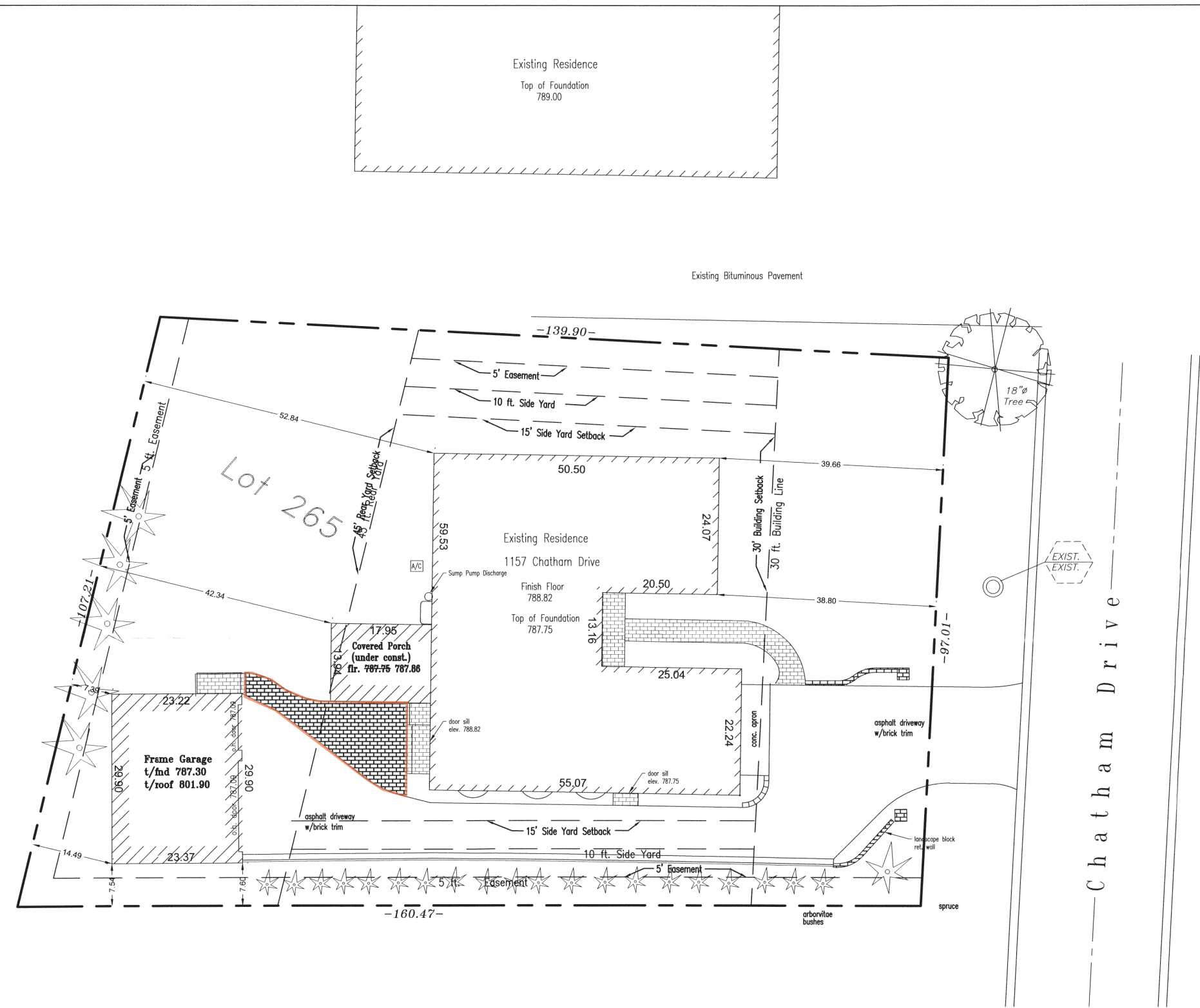
No.	Date	Revision



PROPOSED PAVERS DRIVEWAY / WALKWAY
1157 Chatham Drive
Palatine, IL
NJT Project No.
18-6895

SITE PLAN

Sheet No.



LOT COVERAGE
AS-CONSTRUCTED CONDITIONS

TOTAL LOT AREA:	15,135 S.F.	100%
DISTRICT ALLOWED COVERAGE:	6,054 S.F.	40.0%
IMPERVIOUS COVERAGE	6,054 S.F.	40.0%
RESIDENCE	2,850 S.F.	
DETACHED GARAGE	695 S.F.	
COVERED PORCH	250 S.F.	
DRIVEWAY	2,009 S.F.	
PATIO & WALKS	250 S.F.	
PAVERS DRIVEWAY / WALKWAY	261 S.F.	
NEW IMPERVIOUS COVERAGE	6,315 S.F.	41.7%
PROPOSED IMPERVIOUS COVERAGE	6,315 S.F.	41.7%
EXISTING IMPERVIOUS COVERAGE	6,054 S.F.	40.0%
	(GAIN)	1.7%

PROJECT BENCH MARK ELEV. 787.32
SE. FLANGE BOLT OF FIRE HYDRANT



CALL TOLL FREE. 1-800-892-0123
48 HOURS BEFORE YOU DIG.

Whether you're digging a foundation or just planting a tree, make sure you call JULIE first. JULIE is a free notification service that alerts utility companies of planned digging activities in areas with underground utility facilities. Underground facilities can be damaged or ruptured by a shovel blade or other digging equipment. Avoid the pain and cost of damaging buried utilities...call before you dig. State law now requires you to call JULIE two working days before you dig.



JULIE, INC.

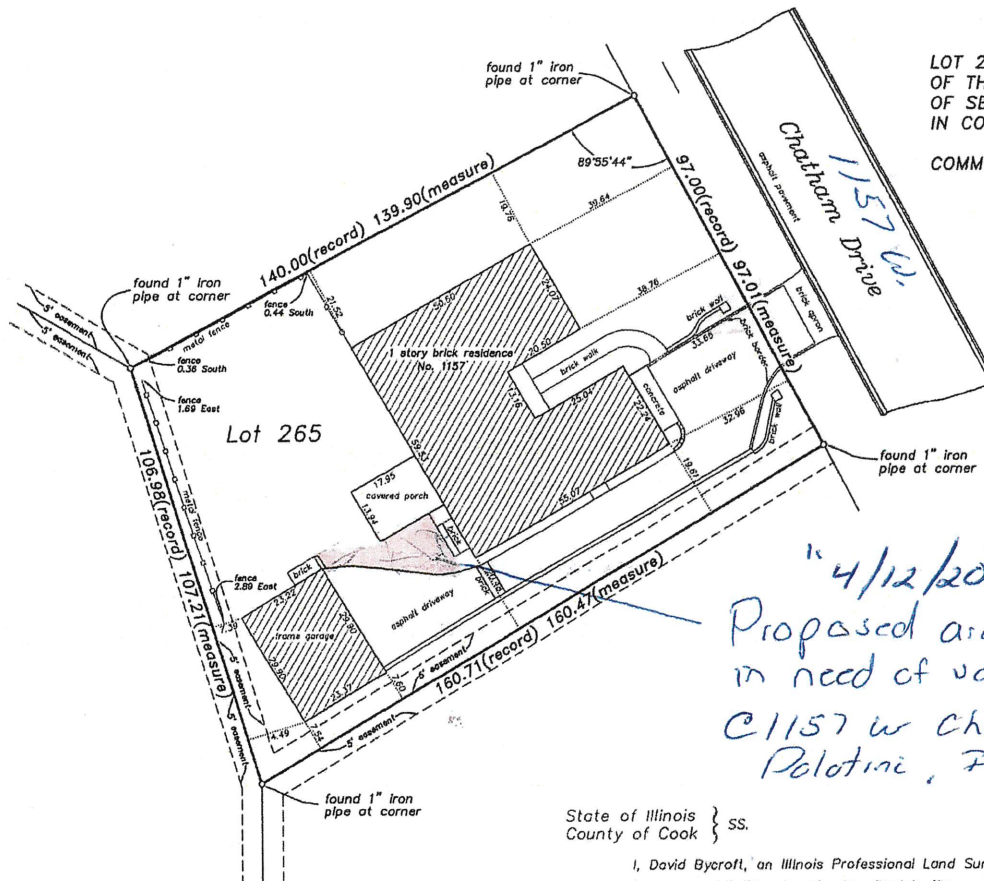
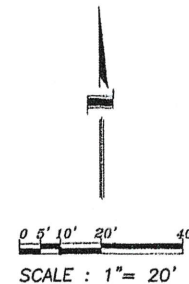
1157 W Chatham Dr
Palatine, IL 60067

Plat of Survey

of

LOT 265 IN WHYTECLIFF AT PALATINE, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1157 W. CHATHAM DRIVE, PALATINE, ILLINOIS



State of Illinois } ss.
County of Cook }

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

dated at Arlington Heights, Illinois, this 29th day of March, 2019

by DRB
as Illinois Professional Land Surveyor No. 2846



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

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

Field work was completed March 29, 2019.

The area of the property surveyed equals 15,134 square feet.

Revised March 29, 2019 to add recent improvements.

Design Firm #184-005910
Expires April 30, 2019

FILE NO. 18-6895

for:

Scott Sjogren
1152 West Chatham Drive
Palatine, Illinois

from the office of:

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

Neighbor "1-9" signature page (Back/Front)

Dorothy Dorsch
1120 W. Clinton

8) Dorothy Dorsch
Date 4/13/2019

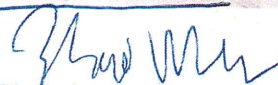
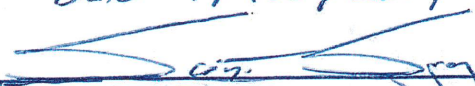
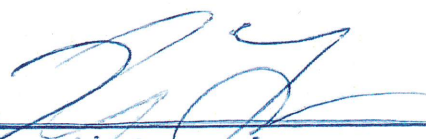
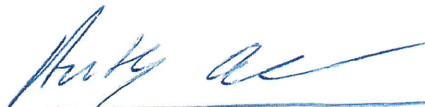
9)

Date 1/12/2019

Attachment: Neighbors Support Document (1157 W. Chatham Drive - VAR Lot Coverage)

I have been ^{made} aware of homeowner request to install pavers for patio & driveway purposes @ 1157 W Chatham Drive in Palatine, IL 60067. I do not have a problem or dispute w/ the homeowner proposal to improve their property w/ these pavers.

"Homeowner '1-9'"

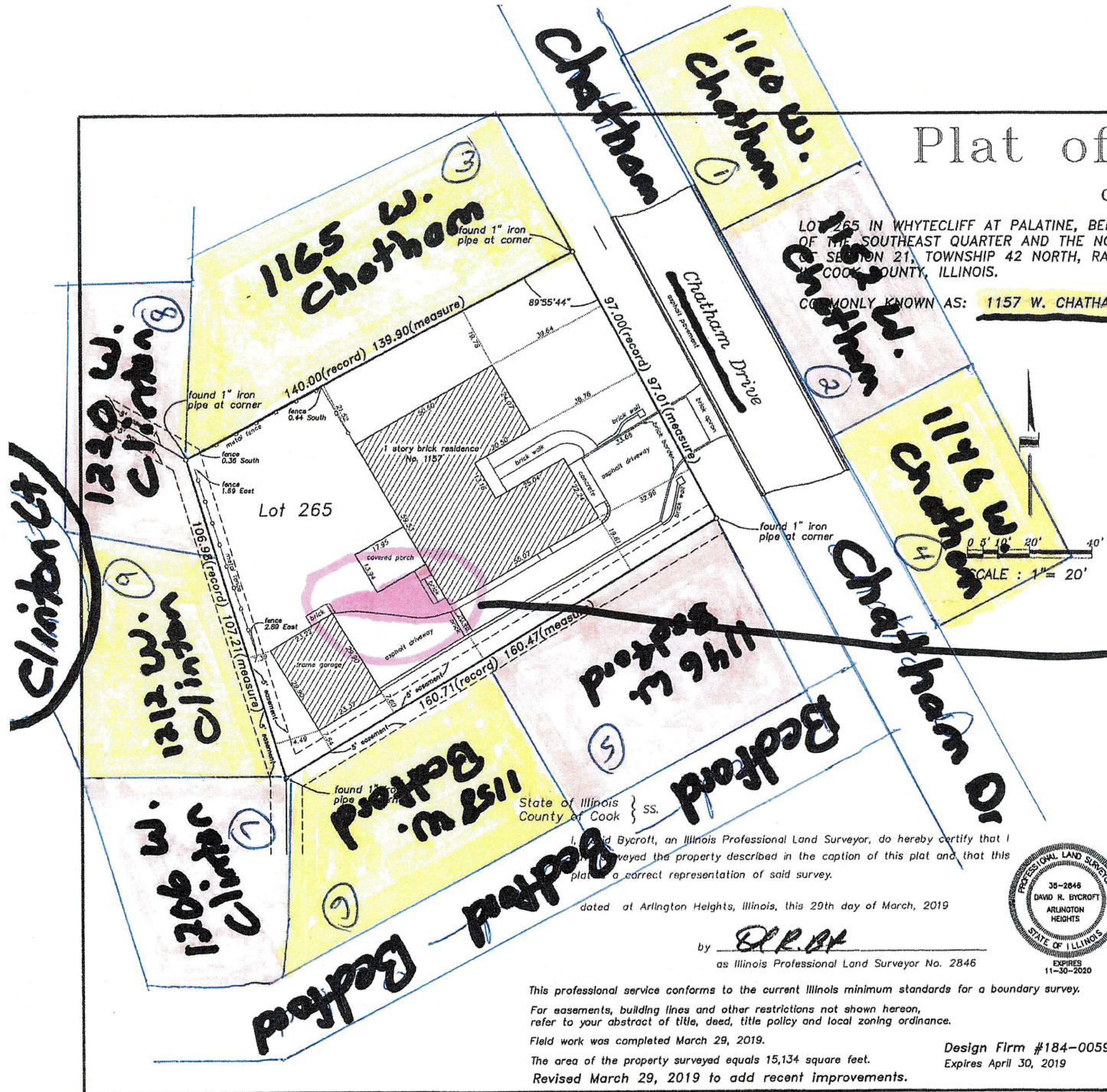
1)		WEN ZHAO 1160 W. Chatham Dr
2)	Date 4/12/2019 	Scott & Kelly Sjogren 1152 W. Chatham Dr
3)	Date 4/12/2019 	Shuk Mah 1165 W. Chatham Dr
4)	Date 4/12/2019 	Ray Florine 1176 W. Chatham Dr
5)	Date 4/14/2019 	Tony & Sophie Cotroneo 1146 W. Bedford Dr.
6)	Date 4/1/2019 	Mark & Alicia Miller 1158 W. Bedford Dr.
7)	Date 4/12/2019 Alison Harnack	1206 W. Clinton Bob & Alison Harnack

Attachment: Neighbors Support Document (1157 W. Chatham Drive - VAR Lot Coverage)

Plat of Survey of

LOT 265 IN WHYTECLIFF AT PALATINE, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1157 W. CHATHAM DRIVE, PALATINE, ILLINOIS



FILE NO. 18-6895

for:

Scott Sjogren
1152 West Chatham Drive
Palatine, Illinois

from the office of:

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



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

dated at Arlington Heights, Illinois, this 29th day of March, 2019

by DRB
as Illinois Professional Land Surveyor No. 2846

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

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

Field work was completed March 29, 2019.

The area of the property surveyed equals 15,134 square feet.

Revised March 29, 2019 to add recent improvements.

Design Firm #184-005910
Expires April 30, 2019

*Prepared
11. or less
variance
for power*

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 14, 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:
 Variation to permit lot coverage to be 41.7 percent instead of the maximum permitted 40 percent pursuant to Section 10.03 (g) (1) (b) of the Palatine Zoning Ordinance.

The property is commonly known as 1157 W. Chatham Drive (02-21-410-003).

The Petitioner is proposing to expand an existing driveway in the rear of the property.

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

FILE #: 19-24
 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 (4523589)

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 # 4523589

Attachment: Public Notice (1157 W. Chatham Drive - VAR Lot Coverage)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 05/14/19 07:00 PM

CASE STAFF STATEMENT (ID # 5277)

140 W. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Matthew and Lanie Kuhlman

CASE NUMBER: 19-26

ADDRESS: 140 W. Northwest Highway

PROPOSAL:

Special Use to permit a health club greater than 3,000 square feet pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 140 W. Northwest Hwy District 6 (Helms)	<u>CURRENT ZONING:</u> B-2 General Business District
--	--

SURROUNDING CONDITIONS:

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

BACKGROUND:

The Petitioners are proposing to open a health club over 3,000 square feet in the Eurofresh Shopping Plaza. Therefore, the Petitioners are requesting:

Special Use to permit a health club greater than 3,000 square feet.

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business District.
- The Petitioners would like to relocate their existing health club from Buffalo Grove to the proposed tenant space in Eurofresh Shopping Center. The Subject Tenant Space that is approximately 6,378 square feet.
- A health club was previously approved in 2017 for the subject tenant space, but

as the space was vacant for over 6 months, and per Code, a new Special Use is required.

- Other tenants in this shopping center include: Briana's Restaurant & Pancake House, Family Martial Arts, George's Wine & Spirits, Samcycle, Nail Salon, Noah's Hair Salon, and Eurofresh Market.
- There are currently 265 parking spaces for the shopping center and 26 parking spaces are required for this use. With this proposed use, 234 parking spaces are required for the shopping center, with an excess of 31 spaces.

Business Operations

- Per the Business Plan, classes are typical occupied at 25-40 people at a time, with members also using the other workout equipment throughout the hours of operation. Training hours occupies 10-20 people at one time. The Company currently employs 3 full-time employees and 5 part-time employees.
- The proposed hours of operation are
 - Monday through Thursday from 5:30am - 1pm / 3:30pm - 8pm,
 - Friday: 5:30am - 1pm / 3:30pm - 6pm Sunday.
 - Saturday: 8am Sweatcamp
9:30am Sweatcamp
10:45am - 12 pm Training
 - Sunday: 8am - 12pm
- The petitioners are not planning to make any changes to the floor plan previously approved.

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 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.

ATTACHMENTS:

- Aerial map - 140 W. Northwest Highway
- Application
- Plat of Survey
- Business Plan
- Floor Plan
- Public Notice

VILLAGE OF
PALATINE



Attachment: Aerial map - 140 W. Northwest Highway (140 W. Northwest Highway - SU Health Club)



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) Matthew and Lanie Kuhlman		Business Name (if applicable) The Sweatshop, LLC	
	Subject Property Address 130-156 W Northwest Highway			
	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 Retail	Proposed Land Use Retail	
	Generally describe your request: <u>We are requesting a new special use permit to put a gym in 6,418 SF of retail space</u> <u>in Eurofresh Plaza, Suites 140 and 142. The same use was previously granted to</u> <u>another gym, "Body Design Pro", and that Special Use permit has been expired for</u> <u>only 2 months. The new tenant, "The Sweatshop, LLC" is an existing business with</u> <u>a large, dedicated clientele. The tenant is relocating their business from</u> <u>Buffalo Grove to Palatine, which will amplify business in the rest of the building and</u> <u>surrounding areas in general.</u>			

Attachment: Application (140 W. Northwest Highway - SU Health Club)



SPECIAL USE

Required Materials

- Filing Fee of \$ 898
- Application Form
- Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

This space is already built out as a gym, and no modifications to the floor plan are required. The Special Use Permit for the same use has been expired for only 2 months

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

The space has been previously approved for this use, and is in compliance.

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

The business will potentially amplify property values, as the gym is an existing and popular business that is relocating to Palatine.

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

There is no live entertainment use and the operation of this business will increase public health through fitness.

CERTIFIED SURVEY, INC.

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

Email : surveys@certifiedsurvey.com

ALTA/ACSM LAND TITLE SURVEY

PARCEL 1:
THAT PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 55, TOWNSHIP 42 NORTH, RANGE 93 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTHERS AND A-901-1-0000.

[illegible][illegible][illegible][illegible]

COMMONLY KNOWN AS : 130-156 NORTHWEST HIGHWAY,
PALATINE, ILLINOIS.

SURVEY NOTES

THE PROPERTY SHOWN HEREON IS LOCATED IN UNDEVELOPED ZONE X (ARJAS) DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 17034C0188 J EFFECTIVE DATE AUGUST 19, 2015

THE LEGAL DESCRIPTION HEREON DISCLOSES THE SAME PROPERTY AS INSURED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 16030291 DATED APRIL 19, 2016.

PROPERTY AREA = 210,528.10 SQ. FT. = 4.79 ACRES

STATE OF ILLINOIS
COUNTY OF COOK, SS

7

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NHPA, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON MAY 20, 2016.

DATE OF FLAT: JUNE 3, 2016

222th
PROFESSIONAL LAND SURVEYOR NO. 3408

RECEIVED
APR 2 2017
PLANNING
DEPARTMENT
Packet Pg. 7

The Sweatshop LLC BUSINESS PLAN

Prepared by: Matt Kuhlman

19052 W Il Route 137 Libertyville, Illinois 60048 847-727-1771

Youregointosweat@gmail.com

www.youregointosweat.com

I. EXECUTIVE SUMMARY:

The Sweatshop LLC (referred to from hereon in as the "Company") was established as a Limited Liability Company at 19052 W Il Route 137, Libertyville, Illinois 60048 with the expectation of rapid expansion in the fitness and health services industry.

Business Description:

The Company was formed on 08/01/2010 as Limited Liability Company under Illinois state laws and headed by Matt Kuhlman .

We have been voted Best Health and Fitness Club in Lake County and Best exercise studio by The Daily Herald in 2014, 2015, 16,17,18,19.

We have also been voted best gym in Buffalo Grove by the BG patch for every year voting was eligible..

The Company currently employs 3 full-time employees and 5 part-time employees.

Management Team:

The Company has assembled an experienced management team:

Owner and Founder - Matt Kuhlman , Over 15 years in the fitness industry as a trainer, owner, and operator, managing every team member and every aspect of The Sweatshop LLC.

Owner - Lanie Kuhlman , My name is Lanie Kuhlman and I am a Licensed Clinical Professional Counselor. I have been working in the field of mental health for over 20 years. I have achieved a Master of Arts degree in Human Services and Counseling and have five years of Doctoral level training from the Adler School of Professional Counseling, where I received a certificate in Training for Cognitive-Behavioral Therapy.

My approach is to understand an individual's perception according to their experience and then learn how to apply practical coping skills through skill building utilized both in The Practice of Mindfulness and Cognitive-Behavioral techniques. This is a collaborative process that utilizes your strengths and will add new ideas to your current life skills.

I have experience with all ages and working with anxiety, depression, grief and loss, life transitions, crisis, Wellness, weight loss and general life problems.

Business Mission:

Welcome to The Sweatshop!

Within these walls, we believe in the power of the smile, and think positivity is contagious so we give it freely.

Our mission is to provide you with the best, most fun workout experience that you've ever had, everytime you walk through our door. No gimmicks. No diets. No product pushing.

Here, you are so much more than just a # on a scale, and with our expert Total Wellness Team, we will help you transform from the INSIDE out

We don't care what you look like, how old you are, or what you think you can't do. We support.

We inspire. We educate. We motivate

Together, WE ARE SWEATSHOP.

Don't just workout. Be

New Service:

The Company is prepared to introduce the following service to the market:

Fitness classes, group, and personal training: We offer the most fun, and effective fitness and personal training services for all ages, all sizes, and all levels of fitness.

We've been in business for over 9 years serving both Buffalo Grove and Libertyville, Illinois. We are moving our Buffalo Grove location over to Palatine, due to demand in this area, demographics, and costs.

II. BUSINESS SUMMARY:

Industry Overview

In the United States, the fitness and health services industry presently makes 52.50-113.80 Per Month dollars in sales.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions:

Health and wellness.

Looking for a safe, friendly, and welcoming environment to look and feel better.

Business Goals and Objectives

Short Term:

Build and maintain our customer base that we're moving over from our Buffalo Grove location.

After year one goal of 250 members.

Long Term:

Building and growing our membership base by 5-10% each year.

Legal Issues

The Company affirms that its promoters have acquired all legally required trademarks and patents.

III. MARKETING SUMMARY:

Target Markets

The Company's major target markets are as follows:

Women between the ages of 25-65 And families

The estimated number of potential clients within the Company's geographic scope is 2,000.

Competition in the fitness and health services industry, customers make choices based upon health and wellness. People are looking for a safe, friendly, and welcoming environment to look and feel better.

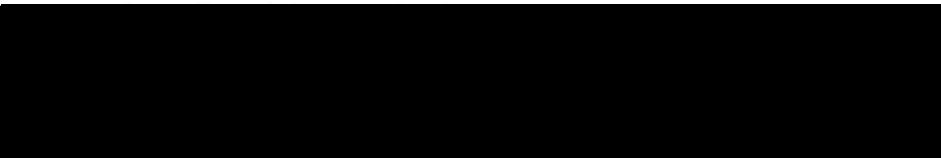
The level of competition is Our direct competitor are boutique gyms that offer training services. The primary competitors for the business are the following: Orange Theory, Burn Bootcamp, Fit 36, 9 Round, etc.

However, we believe that the Company has the following competitive advantages:
We offer the most fun, unique and effective training services designed for people who don't like to exercise. There is nothing like the sweatshop on the planet.

Services:

First-rate service is intended to be the focus of the Company and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities, be they transactions, conflicts or complaints. This is expected to create a loyal brand following and return business.

IV. FINANCIAL PLAN

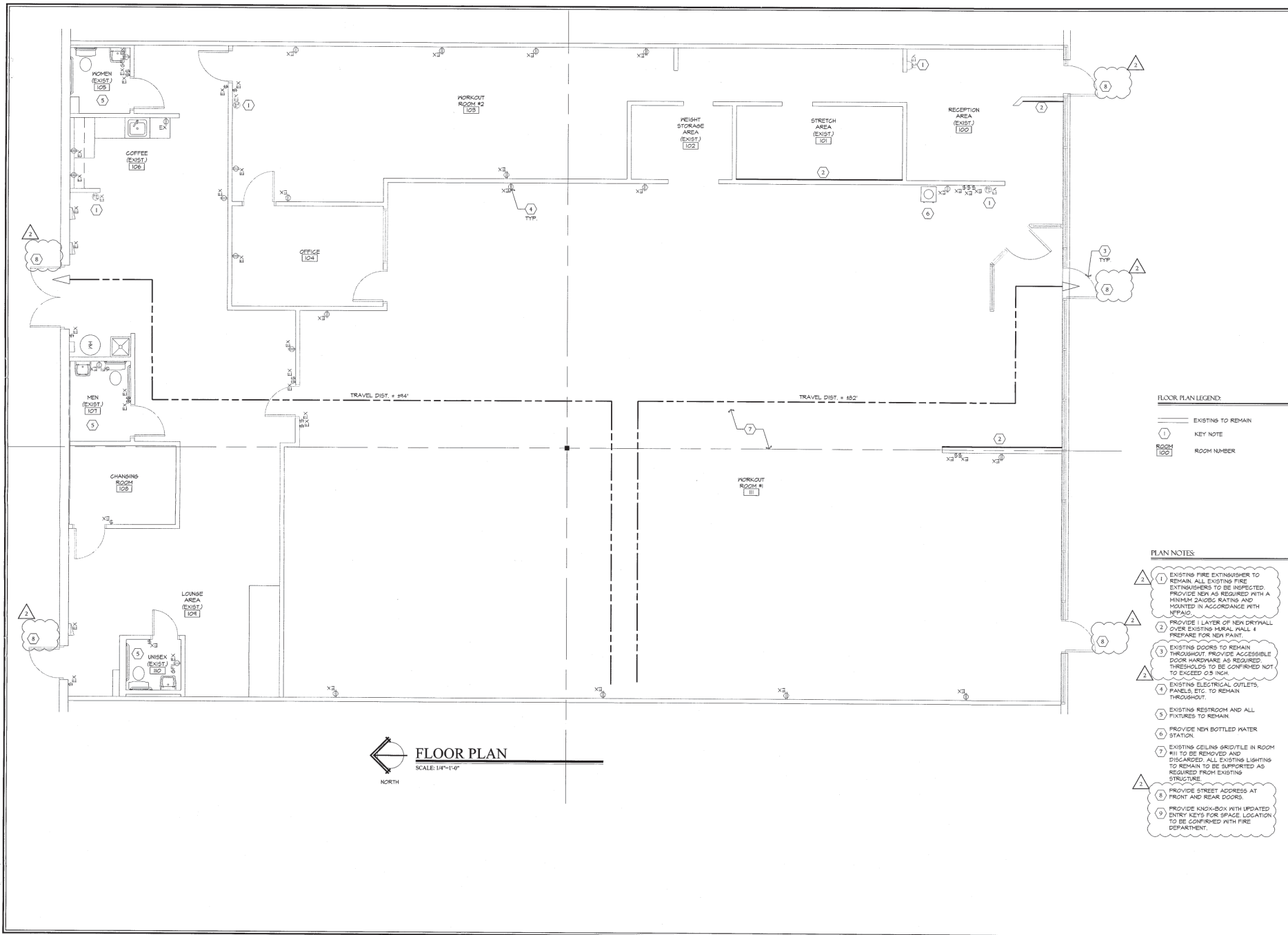


V. HOURS OF OPERATION

Monday: 5:30am - 1pm / 3:30pm - 8pm
 Tuesday: 5:30am - 1pm / 3:30pm - 8pm
 Wednesday: 5:30am - 1pm / 3:30pm - 8pm
 Thursday: 5:30am - 1pm / 3:30pm - 8pm
 Friday: 5:30am - 1pm / 3:30pm - 6pm
 Saturday: 8am Sweatcamp
 9:30am Sweatcamp
 10:45am - 12 pm Training
 Sunday: 8am - 12pm

VI. OCCUPANCY

Our classes are typical occupied at 25-40 people at a time and then members come and go throughout the hours of operation. Training hours occupies 10-20 people at one time.

PROJECT:
16072BODY DESIGN.PRO
GYM BUILDOUT
140 W. NORTHWEST HWY., PALATINE, ILBATIR ARCHITECTURE, LTD.
1121 E. MAIN ST. SUITE 205, ST. CHARLES, IL 60174
PHONE: 630-513-5109 FAX: 630-513-5919
WWW.BATIRARCH.COM

PLAN, NOTES, WALL TYPES

REVISIONS
ISSUED FOR REVIEW
12-13-2016
ISSUED FOR PERMIT
12-13-2016
REVISED FOR PERMIT
12-21-2016
PER VILLAGE REVIEW
01-12-2017© COPYRIGHT 2016
BATIR ARCHITECTURE, LTD.SCALE
1/4" = 1'-0"
UNLESS NOTED OTHERWISEDATE
12.13.16

A201

Attachment: Floor Plan (140 W. Northwest Highway - SU Health Club)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 14, 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 health club greater than 3,000 square feet pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance. The property is commonly known as 140 W. Northwest Highway (PIN# 02-15-201-013).
 The Petitioner is proposing to operate a health club greater than 3,000 square feet of the Subject Property - Eurofresh Plaza shopping center.
 The above petition has been filed by Matthew Kuhlman (The Sweatshop LLC) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 19-26
 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 (4523590)

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

Daula Baltz
 Authorized Agent

Control # 4523590

Attachment: Public Notice (140 W. Northwest Highway - SU Health Club)