



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 11, 2021

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 27, 2021 7:00 PM

III. PUBLIC HEARING

1. 105 S Arlene Avenue

Variation to permit the ground floor area of all accessory structures to be 1055 square feet, instead of the maximum permitted 700 square feet, pursuant to Section 6.01 (a) (4) of the Village of Palatine Zoning Ordinance.

2. 550-560 S. Vermont St.

Variation to permit 53 parking spaces instead of the minimum required 115 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance.

Variation to permit the depth of the parking spaces to be 18 feet instead of the required 19 feet pursuant to Section 7.04 (d) (3) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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ZONING BOARD OF APPEALS

MINUTES • APRIL 27, 2021

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	Late	
Jan Wood	Commissioner	Present	
Jerry Luszcak	Commissioner	Absent	
Theodore McGinn	Commissioner	Absent	
Kevin Cavanaugh	Commissioner	Present	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Present	

Staff present: Mr. Ben Vyverberg

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Apr 13, 2021 7:00 PM - **Accepted**

Mr. Dittrich made a motion to approve the minutes of April 13, 2021; seconded by Mr. Larson.

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

Minutes Acceptance: Minutes of Apr 27, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 1313 N. Ashland Avenue - **Recommended to Approve**

Notice was published in the Daily Herald on April 12, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Site Plan/ Plat of Survey
4. Examples of existing pools in subdivision-submitted by petitioner
5. Public Notice

Sworn in staff: Mr. Vyverberg

Sworn in the petitioner: Mr. Dan Nallen and Ms. Kim Nallen 1313 N. Ashland Avenue.

Mr. Nallen explained they are looking to replace their existing pool, which has leaks. He stated they are starting to remove the old pool and were going to replace with an in-ground, but it was too expensive. He stated they went to Great Escape and decided on a larger pool due to their lot size to maximize the coverage with an above-ground pool and enjoy all summer with their kids.

Mr. Pirog asked about the size difference between the proposed and old one.

Mr. Allen explained the previous was 21' and the new is 21' by 40'

Ms. Wood stated the existing is 380 sqft and proposed 709 sqft.

Mr. Pirog asked if there are any issues with water.

Mr. Nallen answered no explaining they did an addition and added drain tiles throughout the yard.

Ms. Nallen stated they are not changing the way the water drains explaining the grading will stay the same and have had no issues.

Mr. Cavanaugh asked if the deck will be board on board.

Mr. Nallen explained it will be maintenance free.

Mr. Cavanaugh asked if the water would run through ?

Mr. Allen answered yes.

Mr. Larson clarified the size of the pool is 709 sqft and the deck is 410 sqft.

Mr. Vyverberg gave a brief overview of request. He referred to the aerial pointing out the lot size being a pie shaped lot in the interior corner of the subdivision that exceeds the typical R-2 standard lot. He spoke to the way the zoning code evaluates accessory structures. He also stated the petitioner does have a larger lot, but is still limited to the 700sqft. He stated from a staff perspective it meets

the setbacks, is outside of the drainage easements and there is no issues with lot coverage. He referred to existing condition slide to show the current conditions which includes a shed.

Mr. Pirog asked about fencing around the pool

Mr. Vyverberg explained they will need to follow the fencing requirements during the building permit process.

Discussion on fencing requirements

STAFF RECOMMENDATION:

The Zoning Ordinance limits the ground floor area of all accessory structures to the lessor of: 20% of the rear yard area, 700 square feet, or 50% of the floor area of the principal structure. This is intended to ensure that detached garages, shed, and other similar structures do not exceed the size and nature of the principal structure. Swimming pools are regulated as accessory structures for both placement and square footage. This allows the Code to ensure that such improvements do not become excessive for a lot. Lot coverage and building coverage are also components of the review. The ground floor area limitations are also applied with a typically sized R-2 interior zoning lot of 10,000 square feet. In this instance, the Subject Property is one of the largest lots in the Shenandoah North Subdivision at 15,153 square feet. Swimming pools are not uncommon in this neighborhood. The lot coverage and building coverage comply with the Code requirements and although the proposed requires relief from the Code, the overall size of the property and compliance with lot and building coverages indicate that the lot can sustain the overall size of the swimming pool. Finally, the bulk nature of an above ground swimming pool is not nearly as obtrusive or impactful as a detached garage. Therefore, Staff recommends approval of the Variation, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan from Nekola Survey Inc.(As-Built grading plan), submitted in support of the Variation, 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. Larson made a motion to approve subject staff's conditions; seconded by Mr. Cavanaugh

DELIBERATIONS:

Mr. Larson spoke to the uniqueness of the lot because of the size. He stated it can support the excess of accessory structure and won't alter the essential character of the locality.

Ms. Wood agreed with Mr. Larson. She spoke to reasonable return stating with a lot of this size it is reasonable to assume one can put an oversized pool. She stated the pool is not overwhelming like a large garage. She spoke to other pools in the area stating this will not change the character of the locality.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on May 3, 2021.

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

2. 1501 N. Hicks Road - Recommended to Approve

Notice was published in the Daily Herald on April 12, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Site Engineering Plans (site plan & Elevations)
4. Village of Palatine Simulations of Proposed Changes
5. Plat of Survey
6. Public Notice

Sworn in the petitioner: Mr. Matt Barry Director of Public Works 148 W Illinois

Mr. Barry subject property is presently used primarily for a water and communication facility. He stated currently there is a ground storage water tank and an elevated storage tank. He explained the Village desires to remove the elevated based on the condition and the cost to maintain. Mr. Barry explained in order to demolish the existing water tank it is necessary to install a monopole to address the communication needs of the Village. Mr. Barry referred to the site plan stating the proposed location will be on the northwest side of property. He referred to the slides to show the setbacks that will be increasing from current setbacks. He referred to the slides of elevation to show the views from the surrounding area to show the reduction of massing.

Mr. Pirog asked if they are moving existing equipment or adding new.

Mr. Barry stated they are moving existing. He referred to the slide explaining what communication would be utilizing the monopole including Northwest Central Emergency Dispatch, Village of Palatine's critical water communications, Palatine Park District, Village of Palatine Police and Fire critical redundancy and a relocated current cell carrier. He referred to the aerial showing setbacks to the existing water tank and neighboring properties. Mr. Barry spoke to the installation timeline explaining it should be constructed by winter conditions. He referred to the existing condition slides showing existing and proposed to show massing and bulk reduction. He spoke to the standards stating they feel they meet the unique circumstance with the current property situation and will be a relative improvement from the vista and increasing setbacks from the present conditions.

Mr. Larson asked if it can go anywhere else such as northeast corner to be farther from residential

Mr. Barry explained it has to be away from the existing elevated and ground facilities. He explained there are 2 water mains to the east of existing ground storage tank and the wiring needs to come back to the building at southwest end of property. He stated the ground storage tank is critical and the Village plans on keeping. He spoke to the maintenance required and how a 25ft clearance is needed which led them to the largest opening at the northeast.

Mr. Pirog asked about the safety concerns of someone crashing in to it being close to the parking lot

Mr. Barry stated there is a curb currently around the facility. He stated the elevation rises as you work toward the monopole. Mr. Barry stated it is presently fenced. He explained this type of facility is engineered to be like hitting a tree and likely will not be knocked over.

Mr. Pirog asked if this is a common design to serve the adjoining areas

Mr. Barry stated it will serve Palatine and is not intended to provide communication to adjoining municipalities.

Mr. Cavanaugh asked if there is more capacity with this than the current tower for future antennae.

Mr. Barry explained there would be structural capacity but is not anticipated or proposed.

Ms. Roth-Wurster clarified this type of monopole for safety during a storm is meant to collapse down

Mr. Barry answered yes

Mr. Dittrich asked staff if this property came before the board 1/12-2 years ago.

Mr. Vyverberg explained that property in question is North of Dundee

Mr. Dittrich asked if this is duplicitous.

Mr. Barry explained their facilities do not rely on them and they do not rely on us in anyway.

Mr. Vyverberg gave a brief overview explaining the zoning ordinance in regards to monopoles and the difference when used by government and those used for commercial not government usage. He spoke to the setback requirements as it relates to the height of the monopole which led to location of the proposed monopole. He referred to the site plan slide to show the proposed setbacks.

Mr. Cavanaugh asked if the structure to the north is a garage that is approx. 130' setback

Mr. Vyverberg explained he did not evaluate the floor plan but it looks like a side load garage which adds at least 20' to the structure itself.

Mr. Dittrich asked what the intention of the height setback.

Mr. Vyverberg explained it is part of the existing code that has been evaluated over the years. He spoke to the surrounding municipal codes and what the FCC prescribes and what municipalities are allowed to do to regulate. Mr. Vyverberg stated the code was most likely written when fall concerns were more prevalent and structural integrity wasn't as it is today. He stated it allows for separation from residential.

Sworn in Ms. Karen Golevicz 1508 N Waterbury Circle

Ms. Golevicz stated she received notification from the person she bought home from 20 years ago. She spoke to past hearing notices and how no one in her community knows about this request. She stated she is against this pole. Ms. Golevicz explained the new pole will be more visible than the water tower now. She expressed her concern is that it will lower the property values and make it difficult to sell.

Mr. Cavanaugh asked why she feels it is more visible
Ms. Golevicz explained it is easier to see out her window

Mr. Cavanaugh clarified it is in her line of sight
Ms. Golevicz stated it is obvious. She stated not a lot of people want to purchase a home with cell tower nearby

Ms. Wood pointed out the monopole being less dense and smaller than elevated water tank.

Ms. Golevicz explained a water tower is expected but a cell tower is not

Mr. Vyverberg explained the property is zoned residential and notice is not required to be sent certified mail. He explained when commercial sends notice they are done certified but residential is sent by regular mail. He spoke to the mailing area and how the Village obtains the addresses from Cook County Assessor.

Mr. Cavanaugh suggested Ms. Golevicz notify the neighbors of the upcoming council meeting.

Mr. Pirog asked where the notice signs are posted
Mr. Vyverberg explained code requires residential property to be posted along the frontage referring to the aerial slide to show where sign was posted along Waterbury.

Ms. Wood asked how many cell towers there are in the Village
Mr. Vyverberg approximated 5-7. He spoke to some in the area including both high schools being installed along with the lights along the field.

Mr. Pirog clarified this is the only one that is emergency for Palatine
Mr. Vyverberg explained the proposed cell tower is different being the only one that services the emergency communication to the Village, Northwest Dispatch and Park District as previously outlined.

Mr. Barry stated he is happy to meet with the neighbor to discuss anything that can minimize the impact but pointed out the constraints of the property that limit the position of the monopole. He pointed out the only viable area for the monopole is the northwest quadrant.

STAFF RECOMMENDATION:

Minutes Acceptance: Minutes of Apr 27, 2021 7:00 PM (Approval of Minutes)

The proposed monopole provides a greater setback than the existing elevated water tank. It is also moved north within the lot and 2 of the requested areas for relief are from the commercial properties (Northwest Shopping Center & Deer Grove Shopping Center) on either side of the site. The Village is required to provide the Northwest Dispatch emergency communication antennas and they have existed at the Subject Property for many years.

The Petitioner identified the required emergency communications, protection of the public water supply, and critical infrastructure, as unique circumstances to the petition. The proposed monopole increases the setback from the existing elevated water tank and the most proximately impacted properties are commercial centers. Finally, Staff notes again that the proposed monopole will be the same height as the existing elevated water tank, but would be far less visually obtrusive.

Therefore, Staff recommends approval of the Variation, subject to the following condition:

1. The Variations shall substantially conform to the engineering plans from WT Group, dated 01/18/21, last revised on 03/11/21, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Mr. Pirog spoke to the standards. He stated he feels they meet the unique circumstance. He stated it is required by law and they are trying to keep in same location as far as possible to residents. He stated he understands neighboring resident concerns but they have the opportunity to voice their opinion at council. John stated he feels it should be approved.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on May 17, 2021.

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

IV. COMMUNICATIONS**V. ADJOURNMENT**

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

Mr. Dittrich made 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, Cavanaugh, Dittrich, Pirog
ABSENT:	Luszczak, McGinn

Minutes Acceptance: Minutes of Apr 27, 2021 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 05/11/21 07:00 PM

CASE STAFF STATEMENT (ID # 6749)

105 S Arlene Avenue

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Matthew Koenig

CASE NUMBER: 21-20

ADDRESS: 105 South Arlene Avenue

PROPOSAL:

Variation to permit the total ground floor area of all accessory structures in the rear yard to be 1055 square feet instead of the maximum permitted of 700 square feet, pursuant to Section 6.01 (a) (4) of the Village of Palatine Zoning Ordinance.

<u>LOCATION:</u> 105 South Arlene Avenue - District 5 (Kozlowski)	<u>CURRENT ZONING:</u> R-2, Single Family
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SURROUNDING CONDITIONS:

<u>North:</u>	R-2, Single-Family Dwelling District
<u>South:</u>	R-2, Single-Family Dwelling District
<u>East:</u>	R-2, Single-Family Dwelling District (Route 53)
<u>West:</u>	R-2, Single-Family Dwelling District

BACKGROUND:

In 2020, the property owner received a building permit for an above-ground pool. Once the pool was completed, the owner then constructed the deck around the pool, which was not included in the review. Through inspection for the above ground pool, the decking was noted and the Village initiated Code Enforcement was initiated. As the new online application portal was now operational, the owner submitted plans through the building permit applications through the current process. Upon review of the decking, it was established that the project, in total, exceeded the maximum ground floor area for accessory structures and relief was required.

SITE ANALYSIS:

- The Subject Property is zoned R-2, Single Family and is located within Winston

Park Subdivision Unit 6. The lot size is 10,299 sf and lot width is 76 feet. The existing pool and deck are both located in the rear yard and back into Route 53.

- The existing deck is located five (5) feet from the side property line and outside the existing utility easement. Due to the existing grade in the yard, the deck varies in height from 32 inches to 48 inches above grade. It is separated from the home. It is considered a detached accessory structure and complies with all of the setback requirements. The above ground pool is 30' x 15' (450 square feet).
- The pool & deck floor area also exceeds the maximum ground floor area. The Ordinance allows a maximum floor area of 700 square feet. There is also an existing shed and pergola on the property, which are also included in the aggregate total. The total combined floor area of the all accessory structures is 1055 square feet.
- The Subject Property, including the existing pool & deck, patio, pergola and hot tub, meets the building and lot coverages for the R-2 District with 28.8% and 41.2% respectively. (Maximum of 35% and 45% required).

DEPARTMENTAL REVIEWS:

Community Services	Administrative process for review.
Engineering	No issues
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 started this project by obtaining the necessary building permit to construct the above ground pool. Once the pool was completed, the installation of the deck was completed outside of the permit process. Upon notice, the necessary permit

applications were submitted and filed and the Petitioner has been working with Staff to provide all of the necessary documentation. At this time, the building permit reviews are complete, with no outstanding comments. With regard to the requested relief, Staff notes that the lot and building coverages are below the maximum allowed in the R-2 District, indicating that there is capacity for the improvements. As noted, all of the improvements are located in the rear yard, which backs up to IL Route 53.

Staff recommends Action at the Discretion of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following condition:

1. The Variation shall substantially conform to the Site Plan from Nekola Survey Inc., submitted in support of the Variation, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Variation application
- 105 S Arlene Avenue - Plat of Survey - Site Plan
- Public Notice

VILLAGE OF
PALATINE



Attachment: Aerial Map (105 S Arlene Ave - VAR Pool)



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 Koenig		Business Name (if applicable)	
	Subject Property Address 105 S. Arlene Ave			
	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 Palatine	Existing Land Use Residence	Proposed Land Use Residence	
	Generally describe your request:			
	Build a deck around a pool in our yard. I would like to build a deck the is withiin 10 Feet of the property line The deck would encroach onto the 10 FT by 4 feet. This would allow all sides of the deck and pool to be covered and railing around.			

Attachment: Variation application (105 S Arlene Ave - VAR Pool)



VARIATION

Required Materials

- Filing Fee of \$ 240
- Application Form
- Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

The pool is built at an angle and there is not way to build the deck around the pool. The pool needed to be placed at an angle due to the shed in the backyard. The deck does not impede on any neighbors properties and they enjoy coming out and watching the kids swim.

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

There are two plights one is the pool is constructed at an angle and in order to create a safe and usable deck for the pool there needed to be this portion of the deck where it is. Two the deck is already constructed and was unknowingly built in this area.

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

This will actually enhance the location. The deck will surround the pool as well as create and fun and enjoyable area for all to enjoy.

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

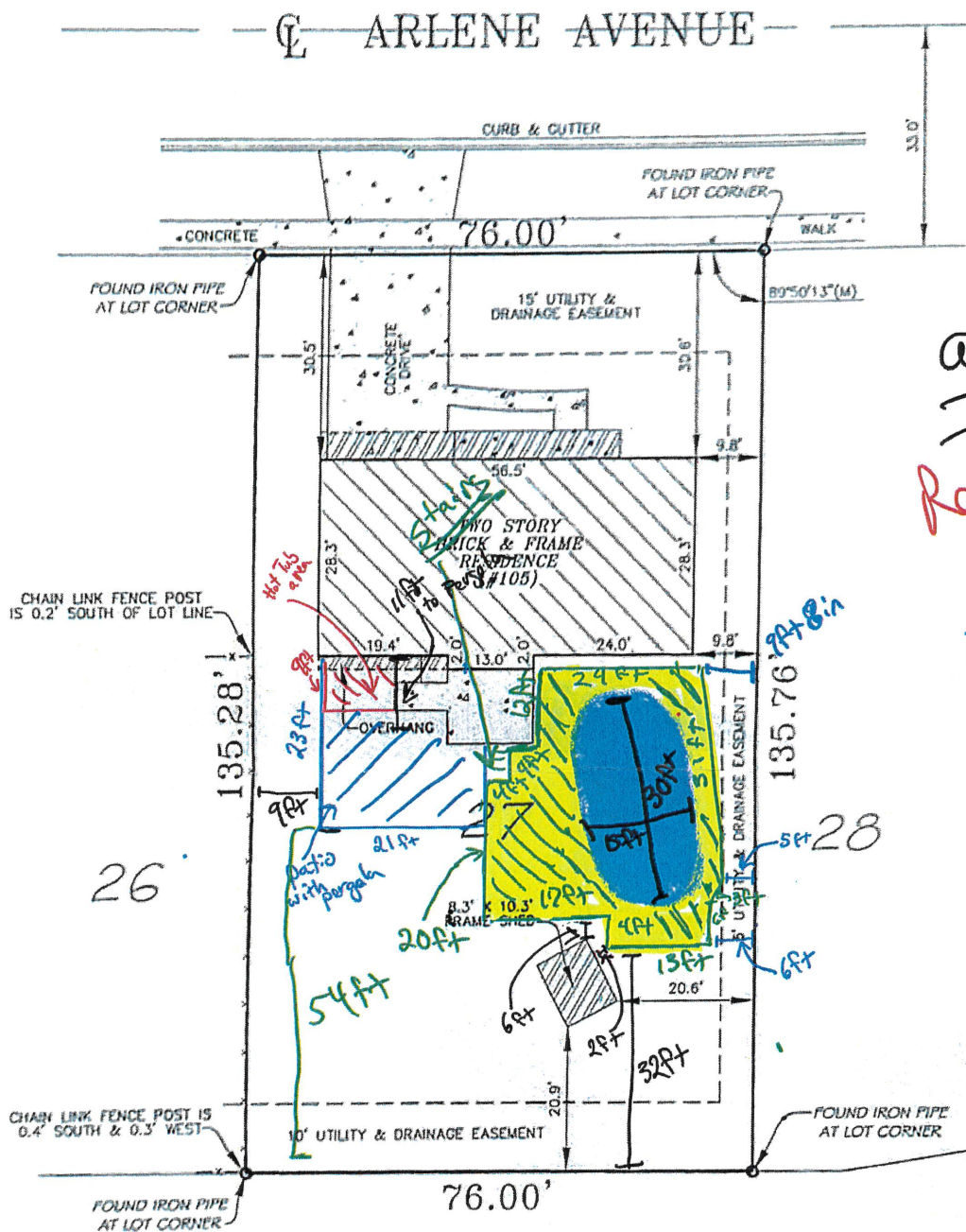
- a. The particular surroundings, shape, or topographical conditions of the property
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district
- c. The request is not based on a desire to make more money out of the property
- d. The petitioner has 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 deck will have no bearing on any of my neighbors and is not done for any financial gain by us. All we wanted to do was to add something fun and enjoyable for our children, friends, and someday our grandchildren. My wife and I have moved a lot over our 24 years of marriage and we have finally found our "forever home" we just want something that we can call home and enjoy together. This deck allows us to enjoy friend, family, and time we have.

PLAT OF SURVEY

OF

LOT 27 IN BLOCK 4 IN WINSTON PARK NORTHWEST UNIT NO. 6 (ALSO KNOWN AS WINSTON PARK UNIT NO. 6), A RESUBDIVISION OF PART OF PALATINE HEIGHTS UNIT NO. 1, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF SEPTEMBER 14, 1967 AS DOCUMENT NUMBER 20260468, IN COOK COUNTY, ILLINOIS.



LEGEND

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

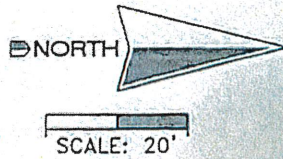
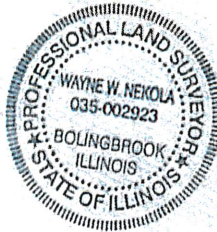
AREA = 10,299 SQ. FT.
MORE OR LESS

PREPARED FOR: TODD LESLIE (ATTORNEY AT LAW)
JOB ADDRESS: 105 S. ARLENE AVENUE, PALATINE, IL
JOB NO.: 16-06-0055

NEKOLA SURVEY, INC.

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

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



FIELD WORK COMPLETED ON THE 15TH DAY OF JUNE, 2016.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

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

DATED THIS 20TH DAY OF JUNE, 2016.

W. W. Nekola
IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2016.

Attachment: 105 S Arlene Avenue - Plat of Survey - Site Plan (105 S Arlene Ave - VAR Pool)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 11, 2021 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 the ground floor area of all accessory structures to be 1055 square feet, instead of the maximum permitted 700 square feet, pursuant to Section 6.01 (a) (4) of the Village of Palatine Zoning Ordinance.
 The property is commonly known as 105 South Arlene Avenue (02-24-210-038-0000). The Petitioner completed a deck around a swimming pool, which exceeds the maximum ground floor area for accessory structures. There is also an existing shed and pergola on the property included in the variation.
 The above petition has been filed by Matthew Koenig and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 21-20
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 26th day of April, 2021
 Published in Daily Herald
 April 26, 2021 (4562601)

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, Montgomer Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlak 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 Ho 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 04/26/2021 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 # 4562601

Attachment: Public Notice (105 S Arlene Ave - VAR Pool)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 05/11/21 07:00 PM

CASE STAFF STATEMENT (ID # 6748)

550-560 S. Vermont St.

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Pipefitters Training Fund, Local Union 597

CASE NUMBER: 21-30

ADDRESS: 550-560 S. Vermont St.

PROPOSAL:

Variation to permit 53 parking spaces instead of the minimum required 115 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance.

Variation to permit the depth of the parking spaces to be 18 feet instead of the required 19 feet pursuant to Section 7.04 (d) (3) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 550-560 S. Vermont St. District 2 (Lamerand)	<u>CURRENT ZONING:</u> M - Manufacturing District
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SURROUNDING CONDITIONS:

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

BACKGROUND:

The Petitioners are requesting to open a commercial/trade school, with an accessory medical clinic, which are permitted uses in the M - Manufacturing District. However, a Variation for the number of parking spaces and parking space depth is required. Therefore, the Petitioners are requesting:

Variation to permit 53 parking spaces instead of the minimum required 115 parking spaces.

Variation to permit the depth of the parking spaces to be 18 feet instead of the required 19 feet.

SITE ANALYSIS:

- The Subject Property is zoned M - Manufacturing District and commercial/trade schools and medical clinics are permitted uses.
- The building is approximately 31,500 square feet.
- The hours of operation are:
 - 7 AM - 8:00 PM Monday - Thursday
 - 7 AM - 3 PM Friday
 - 8 AM - 3 PM Saturday
 - Closed Sunday
- The building will include the following uses:
 - Weld Shop Training
 - HVAC Training
 - Physical Therapy
 - Wellness Center
- Per the business plan, if all aspects of the programs and uses were at capacity, there would be a maximum of 50 people operating in the building. Staff also notes that the clinic is by appointment only and there would only be two appointments made at the same time.
- With a combination of medical/office space and warehouse/training, there is a parking space requirement of 115 spaces.
- There are 53 parking stalls proposed, whereas 115 parking spaces are required.
- Additionally, the Petitioner is requesting a Variation for parking stall depth to be 18 feet instead of the required 19 feet. This is an existing circumstance and, as the Petition will be repaving and striping the parking lot. Also, the previous occupant and owner did not have striped parking on the south side of the property.

DEPARTMENTAL REVIEWS:

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

Public Works	N/A
Police	N/A

STANDARDS FOR 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 has presented a detailed business plan that indicates the commercial/trade school with a medical clinic will have adequate parking, at any time, event when the building is at full capacity. Additionally, this use is controlled and not open to the public. The uses are all associated with either specific scheduled class times or limited clinic appointments.

Therefore, Staff believes the proposed number of parking spaces and and operational layout are sufficient to meet the needs of the proposed uses. Therefore, Staff recommends approval of the proposal, subject to the following conditions:

1. The Variation shall substantially conform to the site plan and business plan submitted by the Petitioners, Pipefitters Training Fund, Local Union 597, submitted on 04/01/2021, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The parking Variation is specific to the Pipefitters' Training Fund, Local Union 597 and the business plan and identified hours of operation.

ATTACHMENTS:

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

550-560 S Vermont Street

3.2.a



VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	PIPEFITTERS' TRAINING FUND, LOCAL UNION 597			
	Subject Property Address 550 - 560 S. VERMONT ST			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	ARCON ASSOCIATES			
	Address		City/State/Zip Code	
	2050 SOUTH FINLEY RD. LOMBARD, IL 60148			
	Telephone	Fax	Email	
	6304951900		GPPITRELLO@ARCONASSOC.COM	
	Relationship to Petitioner (contractor, architect, etc.) ARCHITECT			
TYPE OF APPLICATION (check one)				
☐ Special Use ☐ Special Use Amendment ☒ Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
M - MANUFACTURING		OFFICE / WAREHOUSE		TRADE SCHOOL / MEDICAL
Generally describe your request:				
We are requesting zoning variances for the following:				
-Reduction in the number of parking spaces provided				
-Curbs and wheelstops (curb provided along building sidewalk, remainder of lot without curbs and wheelstops) (7.04c)				
-Reduction in the depth of parking stall (18' provided, 19' required)				
-Reduction in depth of drive aisle (24' provided, 25' required) (7.04d.3.a)				
-Landscaping requirement for overstory trees (0 provided, 5 required) (7.04f.2)				
-Curbed landscape islands at the ends of each row of parking (none provided) (7.04.f.3)				

Attachment: Application (550-560 S. Vermont St. - VAR Parking)



VARIATION

Required Materials

- Filing Fee of \$ ⁸¹²_____
- Application Form
- Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- Real Estate Interest Disclosure Form (see attached)
- Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

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

The existing conditions restricts the owners ability to increase parking to the required amount. The existing building would need to be demolished in order to increase parking

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

The owner is purchasing an existing property. There is an increased parking requirement associated with the owners new use.

The existing conditions restricts the owners ability to increase parking to the required amount.

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

The variation will not alter the essential character of the locality

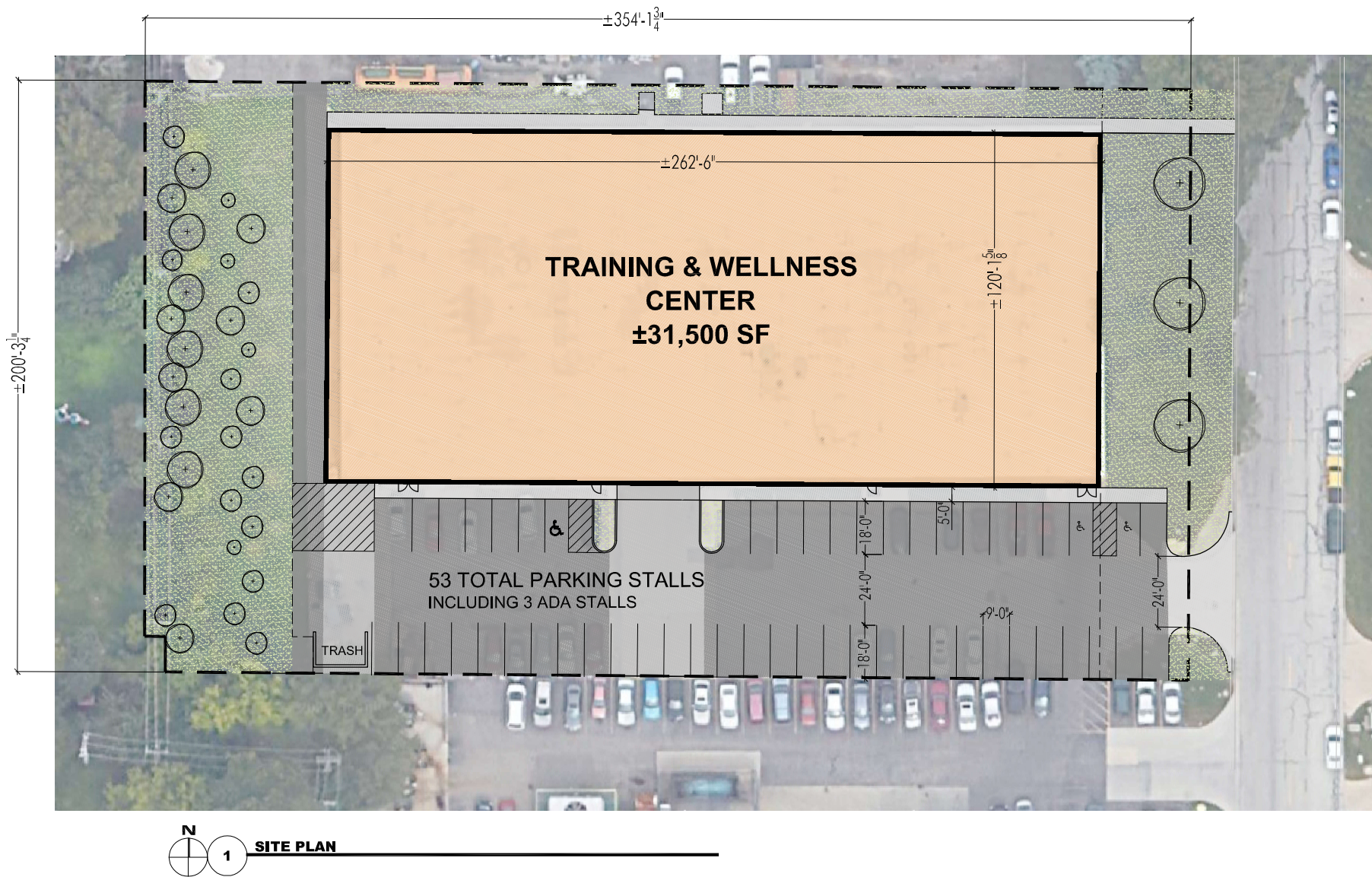
4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:

- 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 request is not based on a desire to make money.

The request will not be detrimental to the public welfare or other properties in the neighborhood

The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values



Attachment: Site Plan (550-560 S. Vermont St. - VAR Parking)





Business Plan for Chicago Pipefitters Local 597

Physical Therapy – 2 people

This is by appointment only - therapist and patient is one on one with no overlapping appointments

1 physical therapist and 1 patient per appointment and appointments are staggered

Available appointments are Monday, Wednesday and Thursday from 8:00 am to 7:00 pm and Tuesday and Friday from 8:00 am to 2:00 pm – closed for lunch from 12:00 pm to 1:00 pm daily

Wellness Center – 9 people maximum

This is by appointment only – the only time 2 patients are accepted for the same time of day would be 1 to see the doctor and 1 to have the nurse draw blood

1 doctor and 1 patient per appointment

1 nurse and possibly 1 patient for blood work

1 receptionist

Allow for 4 possible patients in waiting room

Available appointments are Monday and Thursday from 8:00 am to 7:00 pm, Tuesday and Wednesday from 8:00 am to 5:00 pm and Friday from 8:00 am to 3:00 pm - closed for lunch from 12:00 pm to 1:00 pm daily

Weld Shop Training – 17 people during normal business hours

Hybrid daytime scheduled weld class (typically 8-10 students per day) Monday – Friday from 7:00 am to 3:30 pm

Walk-on weld training available during normal operating hours (typically 2-6 students averaging 2 hrs. each per day)

1 full-time day instructor Monday - Friday from 7:00 am to 3:30 pm

1 part-time night instructor Monday -Thursday from 3:30 pm to 8:00 pm

1 day instructor on Saturday from 7:00 am to 3:30 pm

HVAC Training – 22 people maximum after normal business hours

HVAC scheduled night classes (typically 8-10 students per class, max 2 classes per day) Monday – Thursday from 5:00 pm to 8:00 pm

2 part-time night instructors Monday – Thursday from 5:00 pm to 8:00 pm

HVAC scheduled Saturday classes (typically 8-10 students per day) Saturday 7:00 am to 3:30 pm

1 daytime instructor on Saturday from 7:00 am to 3:30 pm

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 11, 2021 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 53 parking spaces instead of the minimum required 115 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance. Variation to permit the depth of the parking spaces to be 18 feet instead of the required 19 feet pursuant to Section 7.04 (d) (3) of the Palatine Zoning Ordinance. The property is commonly known as 550-560 S. Vermont Street (02-23-308-023).

The Petitioner is proposing to open a trade school that will include a wellness center and physical therapy center.

The above petition has been filed by Pipefitters Training Fund, Local Union 597 and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 21-30

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

DATED: This 26th day of April, 2021
Published in Daily Herald
April 26, 2021 (4562604)

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

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PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY


Authorized Agent
Control # 4562604

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