



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 • MAY 11, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Apr 27, 2021 7:00 PM

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

III. PUBLIC HEARING

1. 105 S Arlene Avenue

PUBLIC HEARING

1.) 105 S Arlene Ave - Case #21-20

Notice was published in the Daily Herald on 4/26/2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Proof of Ownership
3. Plat of Survey/ Site Plan
4. Public Notice

Sworn in Staff: Lyn Bremanis

Sworn in petitioner: Matthew Koenig - 105 S. Arlene Ave

Mr. Koenig states he built a deck around his recently installed pool and didn't realize it required a permit. He is working with Palatine planning and zoning to acquire all permits required for his backyard additions which also include a hot tub, shed and pergola.

Ms. Wood asks staff if there is any side lot line or variances.

Ms. Bremanis confirms that the structures meet the 5' setback requirements but because it isn't attached it becomes an accessory structure. When you add the pergola, hot tub and shed it exceeds the 700 sq. ft. accessory structure that is permitted.

Ms. Wood asks for dimensions on the patio and pergola.

Ms. Bremanis does not have that information

Mr. Luszczak inquires what materials are under the deck.

Mr. Koenig states it is dirt under the deck.

Ms. Roth-Wurster asks if the hot tub is a permitted structure.

Ms. Bremanis confirms it does require a permit and that the petitioner is working on approvals for those structures. The variance being reviewed today is for total accessory square footage only.

Further discussion from committee regarding dimensions of accessory structures, location of residence and any input from neighbors.

Mr. Koenig confirms that neighbors have no issues and provides dimensions of

the structures.

Ms. Bremanis confirms that petitioner has applied for appropriate permits. She also confirms that the Community Services department and Engineering have reviewed and have no issues. The Standards of Variation code is presented.

Ms. Wood asks if there are any further questions from the board or audience and requests Staff Recommendations.

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.

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

Mr. Cavanaugh made a motion to approve subject to Staff's conditions, seconded by Mr. Pirog

Deliberations:

Mr. Cavanaugh states that he believes petitioner was unaware of permit requirements, pool deck is level with the pool and looks structurally safe. He is in support of the requested variance.

Ms. Wood states the structures do not look overly large and that there is a uniqueness where the property is situated and believes it does not alter the character of the locality and is all in support of the request.

Ms. Wood summarized that this request has met the standards and was

unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on Monday June 7th, 2021

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

2. 550-560 S. Vermont St.
PUBLIC HEARING

- 1.) 550-560 S. Vermont St

Notice was published in the Daily Herald on 4/26/2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in petitioner: Gasbar Pitrello 1120 Tyler Dr. - Schaumburg, IL

Mr. Pitrello states that he is the architect from Arcon Associates representing Pipefitters Local 597. Local Union 597 is looking for a property that is centrally located to be used as a training facility/wellness/physical therapy center for the union members. The Union Local currently has several facilities that are located in Crown Point, IN - Mokena, IL and the main headquarters in Chicago, IL.

The purchase of the property in Palatine is contingent upon the Villages approval of the variances being reviewed tonight. Mr. Pitrello states that the variance is to permit 53 parking spaces instead of the minimum 115 required and to permit the depth of the parking spaces to be 18 feet instead of the required 19 feet. He discussed the maximum occupancy at any given time, per the business plan, would be 50.

Mr. Pirog asks if the (50) covers employees and staff.

Mr. Pitrello confirms and talks about the different disciplines within the facility and states that all therapy and wellness visits to the facility are scheduled appointments for.

Ms. Wood asks if the Wellness and Physical Therapy area is for union members only.

Mr. Pitrello confirms that it is only for union members and is not open to the public.

Ms. Wood talks about the HVAC equipment that is noted in the business plan in the warehouse area.

Mr. Pitrello states that the large equipment is set up for training purposes for the

union members.

Ms. Wood asks about the other training facilities and wonders if the demand could increase and questions whether there would be more parking demand.

Mr. Pitrello states that the Indiana location is a larger facility and notes that he normally has only seen a dozen cars at any given time.

Sworn in Bob Passarella - 126 E. Littleton Trail - Haynesville, IL
Business representative with the Union

Mr. Passarella states the Crown Point facility is around 30,000 sq. ft. Usually has 1 instructor during the day and 1 instructor at night. HVAC is strictly at night between 5-8pm. Normally has 10-12 students during the day and the evening is just a handful of workers who are using the facility for continuing education purposes.

Mr. Pirog requests confirmation that HVAC training is only being done at night.
Mr. Passarella confirms.

Mr. Pirog asks about the vehicles that the trade members would be using and suggest that pick-up trucks and vans may be an issue with the reduced space depth.

Mr. Passarella states that most members may use larger vehicles during the day but normally drive their personal vehicles during non-working hours.

Mr. Pirog question snow removal and how that would be allocated.
Mr. Passarella states there is quite a bit of room behind the building.

Ms. Wood questions the numbers for physical therapy and wellness.
Mr. Passarella states that the facility is only open to the members and by appointment only.

Mr. Dittrich asks staff if the 18' as opposed to the 19' is existing. Does it need to be re-approved?

Ms. Bremanis states the parking lot currently is not striped.

Mr. Dittrich questions the 115 parking spaces currently zoned.

Ms. Bremanis states that it was previously warehouse but is now office space and that required the additional parking requirements. It's not just warehouse area anymore.

Ms. Wood asks if the standard from 19' to 18' is common within the village.

Ms. Bremanis states she can't speak to that. 19' is standard for the village.

She also states that the parking requirement variation is tied directly to Pipe Fitters and to their business plan.

Mr. Passarella adds members would either be using the classroom area or the practical area. They would not be using both.

Ms. Roth-Wurster notes that the square footage being used within the facility is for the large equipment for the training purposes.

Mr. Passarella confirms.

Ms. Roth-Wurster questions how many classes would be running at the same time?

Mr. Passarella states that it would be one class with 8-10 students.

Ms. Wood asks if staff as any additional information.

Ms. Bremanis states that community services, engineering and fire prevention has reviewed and has no concerns. They meet set back from residential and they also are planning exterior improvements to building. Ms. Bremanis presents the standards for variation.

Ms. Wood moves to Staff Recommendation

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 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.

Ms. Wood closes the public hearing and requests a motion.

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

Deliberations:

Mr. Dittrich states that these are unique circumstances. Based on the union's experience with the other locations and are comfortable with the 53 spaces and the 19' to 18' would not be an issue. Proposes this should be approved.

Ms. Roth-Wurster states that it is only for union members and after looking over the business plan believes both variations should be approved.

Ms. Wood states that this would not be a large group of students or a public medical facility. Since this is a subsidiary location and the main location would have a larger group she states that, based on the business plan, this is a reasonable request. She believes there would not be a negative impact on the property and approves.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on Monday June 7th, 2021

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

IV. COMMUNICATIONS

Ms. Bremanis provides an update on the two items from the previous meeting.

1313 N. Ashland was approved.

1501 N Hicks Road has not been heard by council yet.

Next meeting is scheduled for 5/25 and there will be 3 items on the agenda.

V. ADJOURNMENT

Mr. Dittrich made a motion to close public hearing, 2nd by Mr. Luszcak