



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 10, 2022

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 12, 2022 7:00 PM

III. PUBLIC HEARING

1. 1045 E. Lilac Drive

Variation to permit an existing single-family detached dwelling to eliminate the minimum required one garage parking space, as part of the required parking for single-family dwellings.

2. 1463 W. Winnetka Street

Special Use to permit a fence in the side yard abutting a street, where the side lot line of said yard abuts the side lot line of the front yard of an adjacent lot.

3. 224 W. Kenilworth Ave

Special Use to permit a residential addition to encroach into the required front and side yard setbacks.

4. 300 N. Northwest Highway

Special Use to permit a restaurant to operate with a local liquor license.

5. 1116-1128 W Northwest Highway

Special Use to permit a restaurant to operate with a local liquor license.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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ZONING BOARD OF APPEALS

MINUTES • APRIL 12, 2022

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 Luszczyk	Commissioner	Absent	
Theodore McGinn	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Absent	
John Pirog	Commissioner	Present	

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Mar 8, 2022 7:00 PM -

Minutes Acceptance: Minutes of Apr 12, 2022 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 851 N. Williams Drive - SU Deck in Floodplain - **Withdrawn**

Ms. Woods announced that 851 N. Williams Drive was withdrawn.

RESULT:	WITHDRAWN
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2. 1045 E. Lilac Drive - Continued

Notice was published in the Daily Herald on March 28, 2022 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plans/ Elevations
4. Plat of Survey
5. Public Notice

Sworn in staff: Mr. Ben Vyverberg and Mr. Alex Bradshaw

Sworn in the petitioner: Ms. Kristen Mendez 1045 N Lilac Drive & Matt Bolson architect 1101 Rohlwing Rd Itasca, IL

Ms. Mendez explained they currently have an attached garage. She stated they moved in in October and are looking to convert the garage space to a dining room to be able to not only seat her immediate family but also invite family or friends over. She stated they signed a contract in December and was unaware of code requirements for a garage. Ms. Mendez spoke to standards indicating it will not affect the surrounding property values. She explained they are looking for way to delay the building of a new garage and continue with project planned that is under contract.

Ms. Wood asked if there are plans where garage will go

Ms. Mendez stated they received a quote from Danley's garage but the price was very high. She stated they flagged out space for one car garage

Mr. Bolson stated the proposed garage will meet all code requirements

Mr. Pirog clarified the new garage is not part of the variation request

Mr. Bolson explained they are looking for a delay on building the garage that is required by code

Ms. Wood asked if staff is aware of the garage

Mr. Bradshaw answered yes was aware but explained it was never presented on the site plan

Ms. Mendez stated she unofficially asked staff if the board would approve a 5 year delay.

Ms. Wood asked the petitioner to address the standards and justification

Mr. Bolson clarified they are not actually asking for variation just an extension on time to build the new garage.

Discussion on coming back with new request of extension

Mr. Vyverberg spoke to the code requiring a garage space. He explained with

the proposed renovation they need relief to not have the garage space. He stated they can apply for a building permit to build the garage which allows them 1 year to complete. Mr. Vyverberg stated he is not aware of a mechanical legal way to grant a 5 year extension.

Mr. Pirog asked if the code requires the garage to be fully enclosed
Mr. Vyverberg stated a carport is not acceptable explaining all properties require a minimum of one car garage

Mr. Larson asked staff if they are aware of any properties with this variation
Mr. Bradshaw answered no not to his knowledge
Mr. Bolson stated there are properties without a garage but are existing nonconforming.

Mr. Larson asked if there is enough parking in driveway
Ms. Mendez referred to site photo slide showing additional parking in driveway

Mr. Pirog asked if they looked into addition in back
Ms. Mendez answered yes but explained the electrical and AC unit is there so it is not a preferred option. She pointed out they have 2 small cars and small children so require little parking space.

Mr. Bradshaw gave a brief overview stating the existing surrounding properties are single family residential or planned unit development condominiums. He stated the petitioner is proposing to convert the one car garage space into a living space eliminating the required garage space. He explained the conversion would add approx. 300 sq.ft. of living space but would not add any square footage to the footprint and complies with both building and lot coverage. Mr. Bradshaw spoke to the existing parking pointing out the driveway can accommodate the 3 parking spaces. He stated Community Services and Engineering have reviewed and have not identified any issues.

Mr. Larson asked if there is enough lot coverage to build a garage
Mr. Bradshaw answered yes

Ms. Roth-Wurster asked if the condos to the east have garages
Mr. Bradshaw answered no they are surface lot

STAFF RECOMMENDATION:

The Petitioners have indicated the need for additional living space within the residence on the Subject Property. The garage to living space conversion would completely eliminate the minimum required one garage parking space, which part of the required parking for single-family dwellings. While Staff understands that total number of parking may still be achieved due to the driveway that extends along the south side of the existing garage, eliminating the garage entirely would not be in character with the surrounding neighborhood. While Staff ultimately understands what the Petitioner wants to accomplish, Staff does not believe that

adequate justification for the Variation has been established.

While there are other options to accomplish this request, it would involve constructing a detached garage, which is not in the proposed scope of work. Therefore, Staff recommends denial to the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

1. The Variation shall substantially conform to the site plan submitted by the Petitioners, Angel and Kristen Mendez, except as such plans may be changed to conform to Village Codes and Ordinances.

Ms. Wood asked if the board recommends denial does the petitioner have time before council to make adjustments

Mr. Bradshaw answered yes they have reasonable amount of time but may be remanded back to staff for review

Mr. Bolson asked if it would be reasonable to request the one year building permit to be 2 or 3 years.

Mr. Vyverberg clarified Ms. Wood asked about the time between ZBA review and Village Council review.

Discussion on changing proposal and timeframe allowed.

Ms. Wood stated the matter can be continued and come back before the board at a later time. She asked Mr. Bolson if they would like to do so.

Mr. Bolson answered yes.

Mr. Larson made a motion to continue; seconded by Ms. Roth-Wurster.

Ms. Wood summarized that this request has been continued to May 10, 2022

RESULT:	CONTINUED [UNANIMOUS]	Next: 5/10/2022 7:00 PM
MOVER:	Brent Larson, Commissioner	
SECONDER:	Cindy Roth-Wurster, Commissioner	
AYES:	Larson, Roth-Wurster, Wood, McGinn, Pirog	
ABSENT:	Luszczak, Cavanaugh	

3. 26 N. Rohlwing Road - Special Use for an Accessory Unique Use - Short-term rental - **Recommended to Approve**

Notice was published in the Daily Herald on March 28, 2022 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. Special Use Ordinance #0-35-97 Continued operation of a 2 flat
6. Objection email dated 4/1/22- Gordon
7. Public Notice

Sworn in the petitioner: Mr. Byran Blackham 26 N Rohlwing Rd

Mr. Blackham explained they are asking for special use approval for a short term rental at his property, which is designated as multifamily duplex. He stated the unit rental would be for only when the property owner is present. He submitted a list of points he wanted to make into record.

Ms. Wood entered the list into record as petitioner's exhibit #8

Mr. Blackham read exhibit #8 out loud.

Mr. McGinn asked about the location of the unit

Mr. Blackham explained inside front door there is an enclosed entrance with a separate door to the main floor or upstairs to 2nd floor unit

Mr. McGinn clarified there is a bath in it

Mr. Blackham referred to business plan summary slide to show what each unit consists of

Mr. McGinn asked if the neighbors signed off

Mr. Blackham answered yes stating even the next door neighbor with the shared drive signed off

Mr. Larson asked if there was a list of sign offs

Mr. Bradshaw explained it was not submitted because it is not binding. He stated it was received with the original rezoning request and not resubmitted with the special use request.

Mr. Larson asked what addresses did not sign off

Mr. Blackham explained the property directly south and west

Ms. Wood asked about the reason for the short term rental

Mr. Blackham explained when they originally moved there they rented upstairs unit for 4 years. He stated the owners were moving out of town and the sale fell through because it was not a legal two flat. He stated they purchased and

requested the legal 2 flat ordinance in 1997. Mr. Blackham stated they have rented the unit and has never been an issue. He explained they rented for financial reasons, but now they like their privacy and this gives the flexibility and option to rent for retirement income or home improvements funds. Mr. Blackham spoke to the traffic impact pointing out the density is less with short term than long term. He stated he thinks it will be rented for people who come in to visit family or for a job interview.

Ms. Wood asked if Airbnb runs any background checks on renters
Mr. Blackham stated he has used them himself, but is unsure about background checks. He stated the advantage of the site is there are reviews by both renters and landlords.

Ms. Wood asked for clarification on definition of short term rental
Mr. Blackham stated the max amount of time would most likely be one month. He stated he researched online and most common is one month or less. Bryon stated it is possible for someone to need a 3 month rental for maybe a work commitment but unlikely.

Mr. Larson clarified this is their main residence
Mr. Blackham answered yes

Mr. Larson asked if they would you list both and flip flop
Mr. Blackham stated it is possible but may be too much of a hassle

Mr. Larson clarified only one unit can be rented at a time.
Mr. Bradshaw answered that is correct the proposed business plan indicates the owner would be onsite during any rental.

Ms. Wood asked if the property is sold would the special use transfer to new owner
Mr. Vyverberg explained the request is specific to the existing property owner and location

Ms. Wood asked for the definition of short term
Mr. Vyverberg referred to zoning ordinance under the definitions stating anything that is not permitted under this ordinance shall be prohibited which leads staff to look through all the permitted uses in the R2 zoning districts, which it is not covered anywhere under that. He stated the timeframe is not the determining factor rather the listing it as a short term rental through Airbnb.

Ms. Wood asked if this is the first request for short term rental.
Mr. Vyverberg answered yes.

Mr. Pirog asked if long term rental are listed in code.
Mr. Vyverberg spoke to the difference between long term and short term rental lease

Ms. Wood asked if there are many duplex homes in Palatine.

Mr. Vyverberg spoke the special use process and other non-conforming properties in the area and downtown, which went through a similar Special Use process.

Mr. Larson asked again about the definition of short term rental.

Mr. Bradshaw explained it is not contemplated in code and Village Council may further direct Staff to draft a text amendment to provide additional direction on short-term rentals.

Mr. Vyverberg stated it becomes a policy matter for the Village Council. He spoke to complaints from residents on properties operating through Airbnb or VRBO, which leads to zoning enforcement, as the use is not permitted and there is a commercial aspect that comes into play.

Ms. Wood asked if 34 N Rohlwing is multifamily use.

Mr. Blackham stated he is unaware of it ever being used as duplex. He spoke to other houses in the area that have been used as multifamily. He spoke to the difficulty of deciding how to request relief being that his property has run as a duplex since 1950. Mr. Blackham stated this request is more of an amendment from the original ordinance because it didn't clarify any length of time. He spoke to the possible conditions of approval from Village Council

Ms. Wood asked if staff wants to address.

Mr. Vyverberg stated staff has worked with the petitioner to identify the process and relief requested. He spoke to the special use process and how it will be a policy matter for the Village Council. He spoke to the possibility of creating short term rental ordinance and how Staff will request this direction from the Village Council. Mr. Vyverberg spoke to the unique circumstance of this property being approved duplex in single-family residential district and that the Subject Property was the basis for the inclusion of that Special Use category in the Code.

Mr. Bradshaw gave a brief overview stating short-term rentals are not permitted or special uses within single family districts, but that this property was constructed as a 2 unit in the 1950's and received special use ordinance in 1997 to continue operating as a duplex. He stated there were 2 conditions to original ordinance including obtain a valid rental license and receive Village Council approval for any alteration or expansion. Mr. Bradshaw spoke to the sign offs received from the neighbors, noting that there were 2 that did not sign off. He spoke to the Comprehensive plan seeing the future land use as single family residential use. He pointed out the property as a valid rental license and has passed inspection in July 2021. He stated Community Services and Engineering have reviewed and did not identify any issues.

Sworn in Mr. Mike Pearce 27 N Greenwood

Mr. Pearce stated he has lived there for 15 years and most homes are single-family dwellings. He pointed out they basically share the same backyard. He stated with a long term rental they can do a background check and is concerned about screening for short term. He expressed concerns of party people and the

allowed use of the backyard by the renters. Mr. Pearce asked how the owners can be home all the time as indicated in business plan. He stated most families in the area are quiet and feel there will be issues with short term clientele. He expressed concern about variance being passed along to future homeowners and how property values may be impacted, if the future if buyers do research and find out Airbnb in area

Ms. Roth-Wurster asked if they have had a renter during time they lived there Mr. Pearce answered no not to his knowledge

Mr. Blackham addressed Mr. Pearce's concerns pointing out there are quite a few rentals within 250ft per the mailing they had to do. He agreed with Mr. Pearce on not wanting loud parties. He spoke to having to call police on a neighbor for a loud domestic situation. Mr. Blackham stated they worked with staff on the condition of the owner being in town during rental timeframe. He pointed out the business plan will indicate no smoking, no drinking and no drugs and the use of the yard will not be part of the rental just the second unit and the parking. Mr. Blackham spoke to the background checks and the challenges of evicting tenants. He stated short-term rentals are approved use in R3 and within a half a mile there is one R-3 property, with similar situation. He stated he has approached the request at all angles, but thinks this request is best option

Mr. Larson asked when the last time they rented out to long term rental Mr. Blackham 20 years ago- have used space for older children- can block out the schedule in Airbnb, when they are not available

STAFF RECOMMENDATION:

The existing property is zoned R-2 and has a Special Use to allow a duplex. The Zoning Ordinance does not allow short-term rental properties in the single-family districts. As there is a transitory element to the proposed use of the property, Staff believes that it will impact the surrounding properties. Also, parking and traffic associated with the short-term rental use are noted Staff concerns. This is further exacerbated with the Subject Property having a shared driveway, with the property to the north.

As a policy matter, Staff has not been directed to include short-term rentals in the allowable use lists within the Code. Logistically, a short-term rental has the potential to function more comparably to a hotel use, given the commercial components and the any associated turnover of use. This use would not seem to coordinate with the established character of the subdivision. Additionally, the Village's Future Land Use Plan denotes the Subject Property as Single-Family Residential.

Therefore, Staff recommend denial of the Special Use request. If the Zoning Board recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Business Plan submitted by

the Petitioner, except as such plan may be changed to conform to the Village of Palatine Codes and Ordinances.

2. As required by Code, a business license shall be obtained for the proposed short-term rental use.

Mr. Pirog clarified if approved by Village Council it only applies for the petitioner Mr. Bradshaw explained the approval is directly associated, with the subject property and proposed business plan

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

Mr. McGinn made a motion to deny; seconded by Mr. Larson

DELIBERATIONS:

Mr. McGinn stated the adjoining properties create some issues. He stated short term community do not fit in this locality.

Ms. Wood pointed out the request is specific to the property owner who has lived there a long time. She stated this is a unique situation with a legal 2-flat, with it being owner occupied. She stated they are going through the procedures and looking to follow the requirements. Ms. Wood spoke to background checks but the possibility of having a bad long term based tenant. She pointed out it has been a 2-flat since the 50's. She spoke to the need for a definition of short-term rental and pointed out the parking concerns have been addressed

Mr. McGinn spoke to the difference of short term rental vs hotel occupant.

Discussion on the number of trips generated and coming and going of renters.

Mr. McGinn spoke to the perception of Airbnb.

Ms. Roth-Wurster stated from her experience, there are background checks, because a driver's license is required for check in.

Discussion on discreetness of rental with address not being posted

Ms. Wood spoke to the concern of functioning as a hotel. She pointed out they are long time owners and are not renting recklessly. She stated there should be a limit on how many days it can be rented, so it doesn't become a hotel

Ms. Roth-Wurster pointed out they have a business plan, the property is owner occupied, and they already have a rental license and will need to get another license. She stated she does not see it as hotel but discussion needs to be considered as a special situation

Discussion on adding conditions.

Motion to deny failed by a vote of 1-4

Mr. Larson made a motion to approve subject staffs' conditions; seconded by Ms. Roth-Wurster

Discussion on adding conditions or allowing Village Council to stipulate at review.

Ms. Wood summarized that this request has met the standards and was approved by a vote of 4-1. This item will tentatively go to Village Council on May 2, 2022.

RESULT:	RECOMMENDED TO APPROVE [4 TO 1]
MOVER:	Brent Larson, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Pirog
NAYS:	McGinn
ABSENT:	Luszczak, Cavanaugh

4. 44 W. Illinois Avenue - SU Packaged Liquor Store - **Recommended to Approve**

Notice was published in the Daily Herald on March 28, 2022 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Business Plan
4. Floor plan
5. Plat of Survey
6. Existing locations and hours of operation
7. Proposed exterior and interior improvements
8. Objection email dated 4/11/22
9. Public Notice

Ms. Wood submitted additional Objectors emails into record as Exhibit #10- She read both emails (exhibit #8 and #10) into record

Sworn in petitioner: Mr. Milan Patel Morton Grove, IL part owner, Mr. Cory Kelly Hampshire, IL design and Build

Mr. Kelly referred to the interior remodel slides to show proposed and how it would appeal to a specific clientele. He compared it to a restaurant from Burger King to Capital Grille. Mr. Kelly spoke to other liquor stores in area stating they are not bringing another low level place. He stated they are coming to this location because it is high end not to get a quick 6 pack. Mr. Kelly spoke to the previous business issues on smell pointing out they will be disposing of cardboard only in the dumpster. He spoke to the vacancy being an eye sore pointing out when business does well the owners strive to make it better. Mr. Kelly stated this is an opportunity to create a higher standard in the community.

Ms. Wood asked about signs and posters

Mr. Kelly stated they want to present curb appeal but need to market products they will have. He stated they will have signage within guidelines of what is allowed.

Ms. Wood spoke to other locations and asked what kind of signage they have in window

Mr. Bradshaw stated there are perimeters in the liquor code but zoning allows signage in windows

Mr. Patel stated they do not block windows at other location

Mr. Kelly stated the advantage of not covering windows is to be able to see who is coming in.

Mr. Larson asked if their other location is in a residential area

Mr. Patel answered yes. He stated they are focusing on being a high end liquor store compared to a grocery.

Mr. Kelly stated they set precedence geared to a particular community.

Mr. Bradshaw gave a brief overview stating the subject property is zoned B2 general business and has been vacant since 2012 with the previous tenant being JJ Peppers operating as a liquor store. He stated the proposed space is approx. 3500 sq.ft. and annexed into Village from unincorporated Cook County. He spoke to the proposed remodel referring to the interior remodel slide. He stated they have 5 stores under their ownership showing their experience with this type of use. Mr. Bradshaw spoke to the point of sale system indicate in the business plan requiring identification cards to be scanned before each transaction. He referred to the exterior building improvement slide to show proposed exterior elevation plans. Mr. Bradshaw stated in addition to liquor they will sell other prepackaged items and will utilize the alley behind the building for all deliveries proposed mid to late mornings. He stated the proposed hours of operation are Monday-Thursday 9am-10pm, Friday- Saturday 9am-11pm and Sunday 9am-10pm. Mr. Bradshaw stated they have applied for the required liquor license with the Village. He stated the parking requirements will not change. He stated Community Services, Engineering, Fire Prevention and Police have reviewed and have no issues.

Mr. Pirog asked if they will have wine tasting or events

Mr. Bradshaw explained that will be subject to liquor license that still needs to be approved

Ms. Wood asked how far homes behind fence are

Mr. Vyverberg referred to the plat of survey slide. He stated the rear drive aisle has approx. a 25ft separation and the single family homes on Summerset Court has rear yard setbacks of approx. 10ft. Mr. Vyverberg pointed out there is a tree line and solid fence between commercial property and single family homes

Ms. Wood asked about parking

Mr. Bradshaw confirmed there is parallel parking on side of building referring to slide

Ms. Roth-Wurster asked about dumpster location

Mr. Bradshaw referred to site photos showing location in permitted area

Mr. Pirog asked if the proposed hours are consistent with Garfield's

Mr. Bradshaw stated he is unsure of Garfield's hours

Mr. Pirog asked if within code

Mr. Vyverberg stated they are consistent with other licenses within village

Sworn in Ms. Judy Ross 51 W Illinois

Judy stated she has lived here for 51 years. She spoke to the changes. She stated JJ Peppers was the anchor of the strip mall for years. She stated she has no objections because the vacancy has been an eye sore for years. Judy stated this will bring good tax dollars to Village and will bring extra business to neighboring businesses. She stated it is already a high traffic area and this will

not negatively impact. She stated there were not drunks hanging at JJ Peppers. She pointed out the strip mall was there before the neighboring residents. She stated she lives next to the gas station and has no issues. Judy stated this will be good for the Village and a better view out her window.

Sworn in Mr. Bill Cocanes 52 W Illinois Owner of Billy's

Mr. Cocanes stated he has been there since 1992. He stated business was great and then JJ Peppers closed and they lost 30% of their business. He stated when Covid hit it is difficult staying open. He stated they had no issues with JJ Peppers when they sold alcohol. Mr. Cocanes spoke to the dumpsters which they and the pizza place also have and have no issues. He stated it will be nice to have more traffic in the center.

Sworn in Mr. Rick Heidner 20 Breaker Rd Barrington Hills, IL owner of building

Mr. Heidner spoke to the local ordinance that does not allow convenient store to sell liquor. He spoke to the homes that were built while JJ Peppers was operating with liquor sales. He stated the building has suffered terribly and is committing to take the money from rent to improve the property. Mr. Heidner explained they wanted to keep JJ Peppers but could not get a new liquor license. He spoke to the loss of other tenants due to the loss of JJ Peppers. He stated it is a positive and will improve the building and neighborhood and should help fill the other vacancies in the center.

STAFF RECOMMENDATION:

The Subject Property had been operated in the past as a convenience store. The store maintained a liquor license during its tenure, but has since closed. The Petitioner is proposing to open a liquor store, with associated improvements to the shopping center and Subject tenant space. The area surrounding the proposed liquor store consists mainly of residential, with a gas station directly south of the shopping center. The Petitioner has also proposed to completely remodel the interior of the store and to improve the exterior elevations of the center.

While Staff understands that a similar use was ultimately denied in 2013, the current Petitioner has ownership and operating experience, with multiple liquor stores. Also, improvements to the Subject Property, as a whole, are components of the application. Therefore, Staff recommends approval of the proposed Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Business Plan (including the hours of operation), Floor Plan, and façade/elevation improvement plans submitted by the Petitioner, except as such plans may be changed to conform to the Village of Palatine Codes and Ordinances.

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

Mr. Larson made a motion to approve; seconded by Mr. Pirog

DELIBERATIONS:

Mr. Larson stated it meets the standards for special use pointing out putting a business into an eyesore should not have a negative impact on the property values. He stated it is a good use for the location

Ms. Wood agreed with Mr. Larson. She stated she drives by often and has been empty and affects other tenants. She pointed out they are looking to operate as a high end store and have other successful location. She stated it meets the standards and makes sense. Ms. Wood stated she is happy a business will go into the unit.

Ms. Roth-Wurster agreed standards have been met. She stated the property is an eye sore. She spoke to the emails of concern and how they were related to the previous business and thinks the proposed business plan is good pointing out they are experienced at running a similar business

Ms. Wood stated she doesn't see issues from previous owner coming into play on this property

Mr. Pirog spoke to increase of traffic and issues for foot traffic pedestrians it may cause

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 2, 2022.

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

IV. COMMUNICATIONS**V. ADJOURNMENT**

Minutes Acceptance: Minutes of Apr 12, 2022 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 05/10/22 07:00 PM

CASE STAFF STATEMENT (ID # 7476)

1045 E. Lilac Drive

This item was initially reviewed at the April 26th Zoning Board of Appeals meeting and was continued to allow the Petitioners and their representative to further review the plan alternatives.

Ultimately, the Petitioners submitted a site plan demonstrating a code compliant garage replacement, but requested a 3-year window to construct the garage. As Staff indicated at the last Public Hearing, there is not legal mechanism in which to grant relief from the Code, based upon a future intention to comply through the construction of a replacement garage space.

Therefore, Staff's recommendation to deny is maintained, as Staff does not believe that a hardship exists and there are several Code-compliant alternatives available.

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONERS: Angel & Kristen Mendez

CASE NUMBER: 22-07

ADDRESS: 1045 E. Lilac Drive

PROPOSAL:

Variation to permit an existing single-family detached dwelling to eliminate the minimum required one garage parking space, as part of the required parking for single-family dwellings.

<u>LOCATION:</u> 1045 E. Lilac Drive District 4 (Solberg)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
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SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single Family Residential
<u>South:</u>	R-2 Single Family Residential
<u>East:</u>	P, Planned Unit Development (Windhaven Condominiums)
<u>West:</u>	R-2 Single Family Residential

BACKGROUND:

The Petitioners are proposing to convert their existing one-car garage into living space, thus eliminating the minimum one required garage parking space for a single-family residential property. Therefore, the Petitioners are requesting:

Variation to permit an existing single-family detached dwelling to eliminate the minimum required one garage parking space, as part of the required parking for single-family dwellings.

SITE ANALYSIS:

- The Subject Property is zoned R-2, Single-Family Residential. The property is approximately 12,000 square feet.
- The Subject Property has an existing attached one-car garage with an asphalt driveway that extends along the south side of the garage can accommodate the three (3) required parking spaces.
- The Petitioners are proposing to convert the one-car garage into a living space (family room). The Petitioners are requesting to entirely remove the garage parking space. This requires a Variation from the one (1) required garage parking space for single-family detached dwellings.
- Staff reviewed the surrounding area's residential off-street parking, and found that eliminating the only garage space would be outside the character of the neighborhood. As the vast majority have a garage space, or where constructed prior to the adoption of the current Zoning Code.
- If converted, the proposed family room will add approximately 300 square feet of living space to their home.
- The proposed conversion will not add any square footage to the existing footprint of the primary building.
- The Subject Property complies with both building and lot coverage per 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 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 Petitioners have indicated the need for additional living space within the residence on the Subject Property. The garage to living space conversion would completely eliminate the minimum required one garage parking space, which part of the required parking for single-family dwellings. While Staff understands that total number of parking may still be achieved due to the driveway that extends along the south side of the existing garage, eliminating the garage entirely would not be in character with the surrounding neighborhood. While Staff ultimately understands what the Petitioner wants to accomplish, Staff does not believe that adequate justification for the Variation has been established.

While there are other options to accomplish this request, it would involve constructing a detached garage, which is not in the proposed scope of work. Therefore, Staff recommends denial to the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

1. The Variation shall substantially conform to the site plan submitted by the Petitioners, Angel and Kristen Mendez, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Plans - Elevations
- Plat of Survey
- Public Notice

1045 E. Lilac Drive

3.1.a

VILLAGE OF
PALATINE

1020 E

1034 E

1042 E

1050 E

1062 E

E TULIP WY

E LILAC DR

1033 E

1057 E

1034 E

1045 E

1028 E

1039 E

1037 E

DUNDEE QUARTER

14B

14

14A

15B

15

1160 E 1164 E 1166 E 116

E LILAC PL

1025 E

1033 E

1035 E

0 75 150

1 in. = 68 ft.

Feet



Packet Pg. 21

Attachment: Aerial Map (1045 E. Lilac Drive - VAR Garage to Living Space)



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)	
	Angel & Kristen Mendez			
	Subject Property Address 1045 E Lilac Drive Palatine, IL 60074			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	David Riano, Coordinator		Design First Builders LLC	
	Address		City/State/Zip Code	
	1201 Norwood Ave, Itasca IL 60143			
	Telephone	Fax	Email	
	630-250-7777 EXT 112		permits@d1builders.com	
	Relationship to Petitioner (contractor, architect, etc.) Contractor			
TYPE OF APPLICATION (check one)				
☐ Special Use ☐ Special Use Amendment ☐ Variation Standard				
Existing Zoning District		Existing Land Use		Proposed Land Use
R-2		Residential		Residential
Generally describe your request:				
Convert the one (1)-car garage into a living space (family room)				

Attachment: Application (1045 E. Lilac Drive - VAR Garage to Living Space)

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

The property cannot yield a reasonable return without the re-use of existing foundations, walls, and roof structure. Required parking per the zoning ordinance can be achieved using existing surface parking.

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

The plight of the owner is not due to a unique circumstance.

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

Granting the variance 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 proposed variance does not create a hardship for the property nor is it detrimental to the public's health safety and welfare.

- The proposed variance does not have a for-profit purpose. The proposed variance does not increase the danger of fire nor does it diminish the value of the neighboring property values.



Affidavit of No New Improvements

AFFIDAVIT OF NO NEW IMPROVEMENTS

I am the owner of record, of the property with the legal description as stated on the attached plat of survey. I hereby affirm that the survey attached hereto is the survey for said property, and that the attached survey accurately depicts the current conditions with all existing improvements to the property as of the date of this affidavit.

Affiant further states that survey is correct and complete representation of all improvements now located on the premises described in the above referenced title commitment, except for: _____

I fully understand that in the event the attached survey does not accurately depict all existing improvements made to the property as of today's date, the Village of Palatine may elect to reject this plan and the permit for which I am applying shall not be approved (or work in progress pursuant to the permit will be stopped) until an accurate survey has been received and approved by the Village of Palatine.

PROPERTY OWNERS SIGNATURE REQUIRED

CERTIFIED BY:

Property Owner Signature: Kristen Mendez Date: 2/17/2022

Property Owner Print Name: Kristen Mendez

Property Address: 1045 E Lilac Drive Palatine, IL 60074

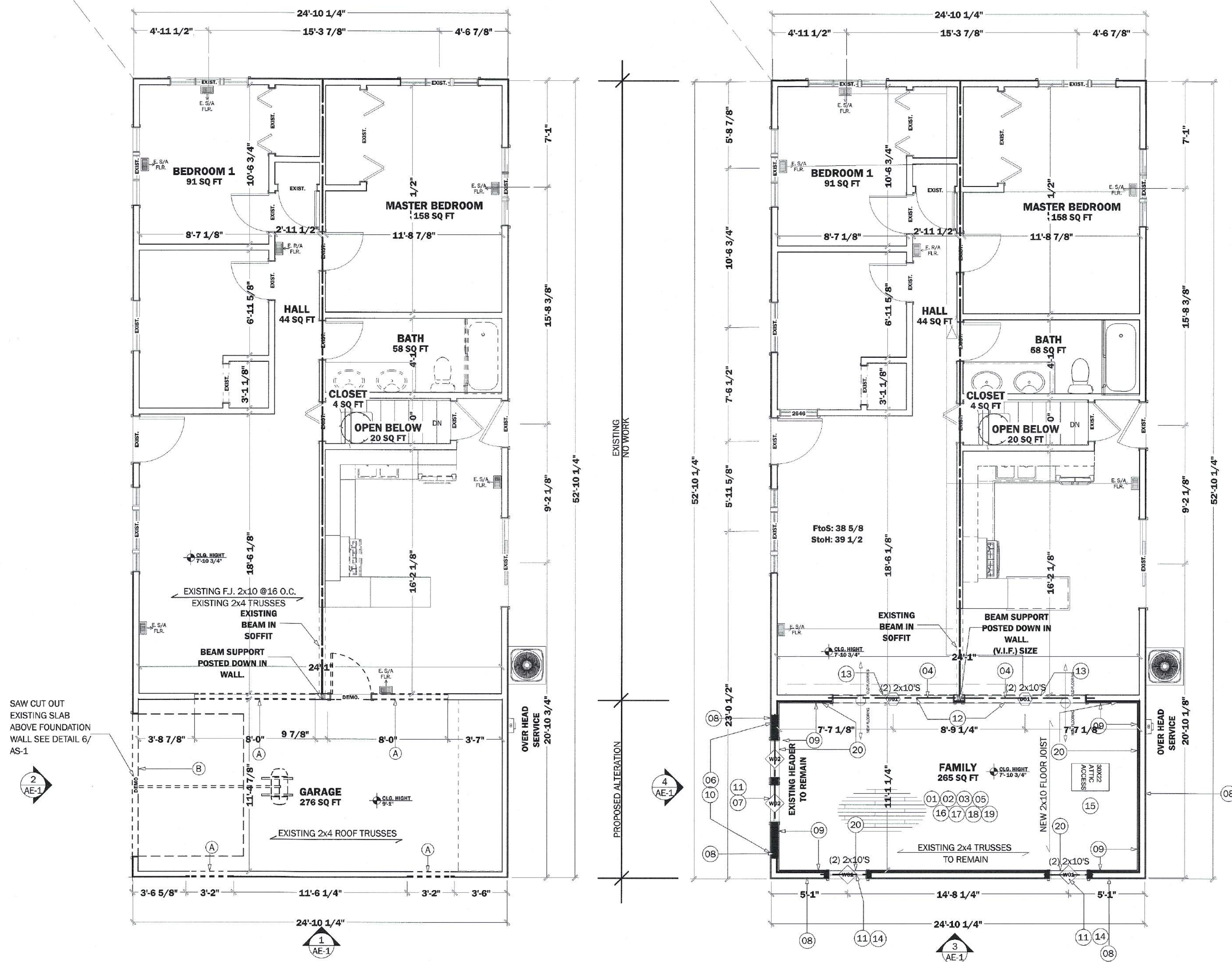
PIN #: 02013120020000

Name of Surveyor: Jeffrey A Spirek

Date of Survey: August 24, 2021

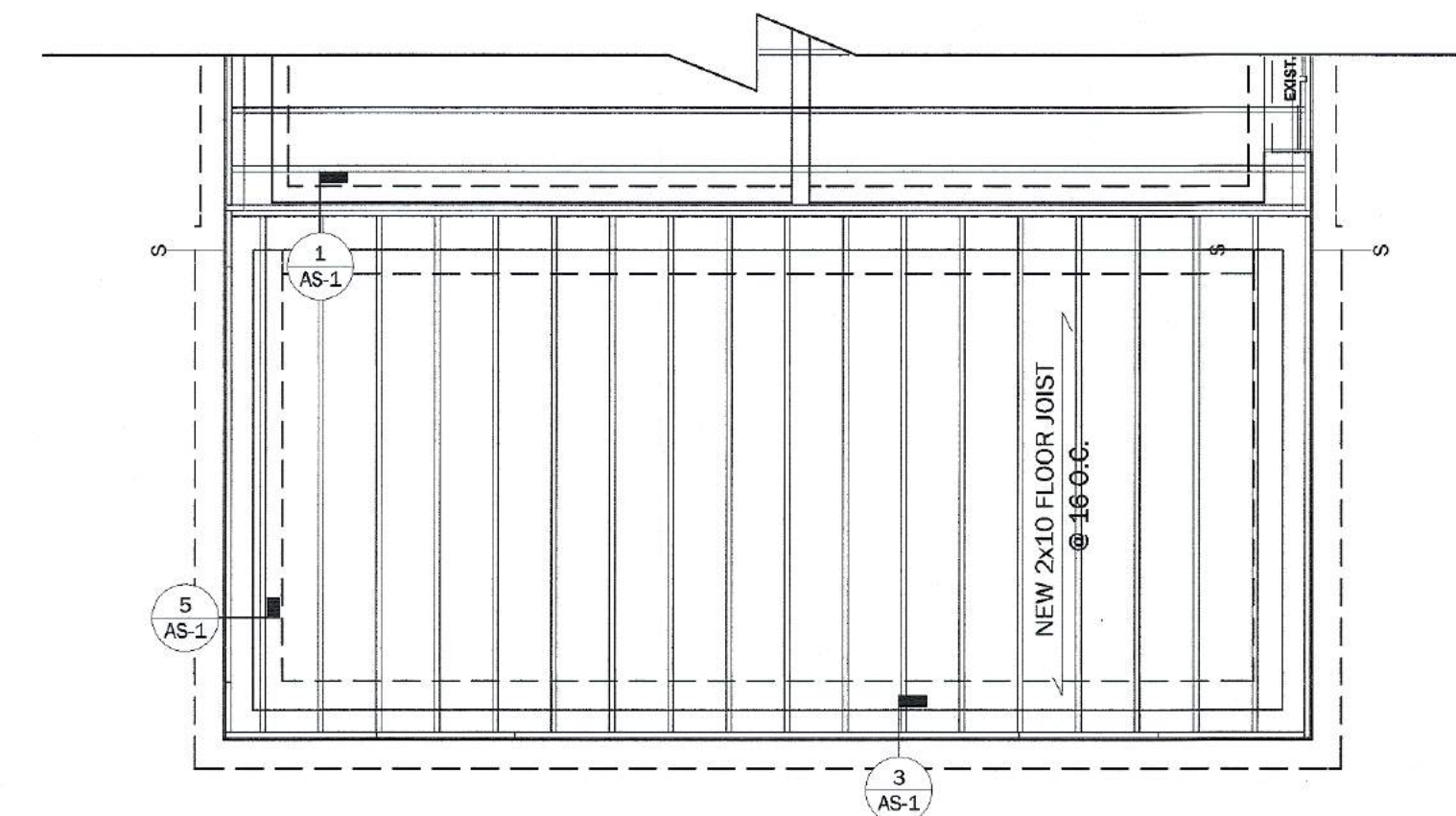
Survey Order No.: 21-64836

Attachment: Application (1045 E. Lilac Drive - VAR Garage to Living Space)



LOWER LEVEL DOOR SCHEDULE											
TAG	QTY.	EX/IN	MANUFACTURER	TYPE	DOOR STYLE	WIDTH	HEIGHT	R/O	DOOR THICKNESS	HANDLING	NOTES
D01	2	EX		DOORWAY	DOORWAY	96"	80"	98"X83"			

FIRST FLOOR WINDOW SCHEDULE											
TAG	QTY	LOCATION	MANUFACTURER	SERIES	TYPE	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	U-FACTOR
W01	2	FAMILY		DOUBLE HUNG	DOUBLE HUNG	30"	48"	31"X49"			0.3
W02	2	FAMILY		DOUBLE HUNG	DOUBLE HUNG	30"	38 5/8"	31"X39 5/8"			0.3



- GENERAL DEMO NOTES:**
- (A) - WRECK AND HAUL FRAMED WALL
(INCLUDES FRAMING, INTERIOR DRYWALL, SHEATHING AND 1 LAYER OF EXTERIOR SIDING)
(PROVIDE LABOR TO REMOVE EXISTING SHELVING STORAGE FRAMING, GARAGE DOOR RAIL, MOTOR AND TRACK HOME OWNER TO REMOVE PERSONAL ITEMS)
 - (B) - GARAGE DOOR HEADER TO REMAIN.

WALL TYPE LEGEND	
	EXISTING WALL TO REMAIN
	DEMOLISH EXISTING WALL
	REMOVE EXIST. WALL FINISH ONLY
	NEW WALL
	NEW WALL FINISH ON EXIST. WALL

- PROPOSE NOTE:**
- 01 - FRAME NEW OVER LAY FLOOR SYSTEM WITH 2X FRAMING (AND 3/4 PLYWOOD SUB-FLOOR)
 - 02 - INSTALL NEW R-30 INSULATION TO NEW DECKING
 - 03 - INSTALL NEW PREFINISHED FLOORING (INCLUDES STANDARD ROLL UNDERLAYMENT)
 - 04 - INSTALL TRANSITION STRIP
 - 05 - INSTALL PROTECTIVE MATERIAL ON NEWLY INSTALLED FLOORING
 - 06 - FRAME NEW 2X6 EXTERIOR WALL (LOCATION: FORMER GARAGE DOOR)
 - 07 - FRAME NEW OPENING FOR EXTERIOR WINDOW
 - 08 - SUPPLY & INSTALL NEW FIBERGLASS BATT INSULATION
 - 09 - INSTALL NEW 5/8 DRYWALL TO WALL(S)
 - 10 - INSTALL NEW 4" VINYL SIDING (TIE IN 8 LF SIDING TO EXISTING STRUCTURE)
 - 11 - INSTALL NEW STANDARD VINYL WINDOW OR DOOR J CHANNEL TRIM
 - 12 - SUPPLY NEW HEADER FOR BREAK THROUGH
 - 13 - LABOR AND MATERIAL SUPPLY TO PATCH BACK FLOORING
 - 14 - FRAME AND INSTALL NEW WINDOW(S) (WINDOW CASING AND INTERIOR CASING)
 - 15 - INSTALL PICTURE FRAME ATTIC SCUTTLE PANEL (INCLUDES L&M TO INSTALL CASING OPENING WITH JAMB CASING)
 - 16 - INSTALL NEW BASE TRIM
 - 17 - INSTALL FLAT CEILING FRAMING
 - 18 - INSTALL NEW R-49 INSULATION
 - 19 - INSTALL NEW 5/8 DRY WALL TO CEILING
 - 20 - FUR OUT EXISTING WALL EXISTING GARAGE STRUCTURE

DESIGN first
REMODELING HOMES
BUILDING RELATIONSHIPS
1201 NORWOOD AVE. ITASCA IL. 60143
(630) 250-7777
PERMITS@d1builders.com

PROJECT DESCRIPTION
INTERIOR ALTERATIONS

PROJECT OWNER
ANGEL & KRISTEN MENDEZ

PROJECT ADDRESS
1045 E LILAC DRIVE
PALATINE, IL 60074

SCALE

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

I CERTIFY THAT I AM A REGISTERED ENGINEER PROFESSIONAL DESIGNER AND I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF THE PROFESSIONAL CODE AS REQUIRED BY STATE LEGISLATION.

LICENSURE CONTROL
FREDERICK P. CONFORTI
001-01788
STATE OF ILLINOIS

PLAN APPROVAL

HOMEOWNER _____ DATE _____

HOMEOWNER _____ DATE _____

MATT BOLSON
DESIGNER (830) 880-3618

MEAGAN FERRIS
ARCHITECTURE (830) 450-1252

PERMIT SET		
DESCRIPTION	DRAWING ISSUE DATES	DATE
DESIGN SET		
PERMIT SUBMITTAL		
PERMIT REVISIONS		
WALK-THRU SET		
PRODUCTION SET		
FIELD REVISIONS		

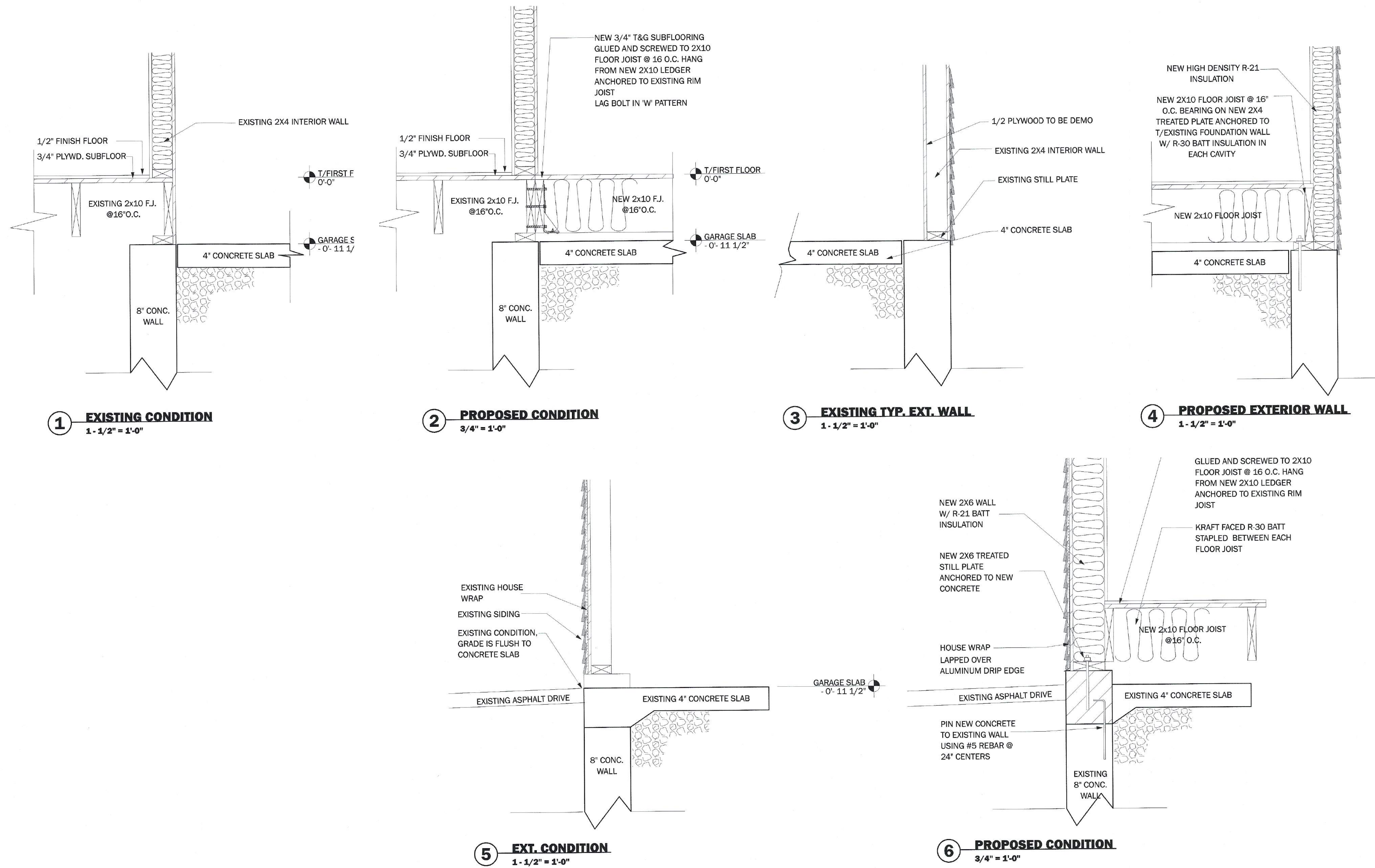
NOTES

SHEET LEGEND		
TAG	#	TITLE
G-1	1	GENERAL NOTES & LEGENDS
AP-1	2	FIRST FLOOR ARCH. PLANS
AS-1	3	SECTIONS & DETAILS
AE-1	4	EXTERIOR ELEVATIONS
MP-1	5	FIRST FLOOR MEP PLANS

PRINT DATE: 2/7/2022 11:13:36

TAG **AP-1** SHEET **2** OF **2**

FIRST FLOOR ARCH. PLANS



DESIGN first
REMODELING HOMES
BUILDING RELATIONSHIPS

1201 NORWOOD AVE. ITASCA IL. 60143

(630) 250-7777
PERMITS@d1builders.com

PROJECT DESCRIPTION
INTERIOR ALTERATIONS

PROJECT OWNER
ANGEL & KRISTEN MENDEZ

PROJECT ADDRESS
1045 E LILAC DRIVE
PALATINE, IL 60074

SCALE

CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.
I CERTIFY THAT I AM A REGISTERED ARCHITECT AND I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND FAITH, THE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS AND THE BUILDING CODE AS REQUIRED BY STATE LEGISLATION.



PLAN APPROVAL

HOMEOWNER _____ DATE _____

HOMEOWNER _____ DATE _____

(We, the buyers, Home Owners, have examined the DESIGNfirst documents and DESIGNfirst construction details. (We, the buyers, Home Owners, understand and agree to the terms, conditions, and specifications contained within the DESIGNfirst documents and approve the construction as noted.)

MATT BOLSON _____ DATE _____
DESIGNER (630) 860-3618

MEAGAN FERRIS _____ DATE _____
ARCHITECTURE (630) 450-1282

PERMIT SET

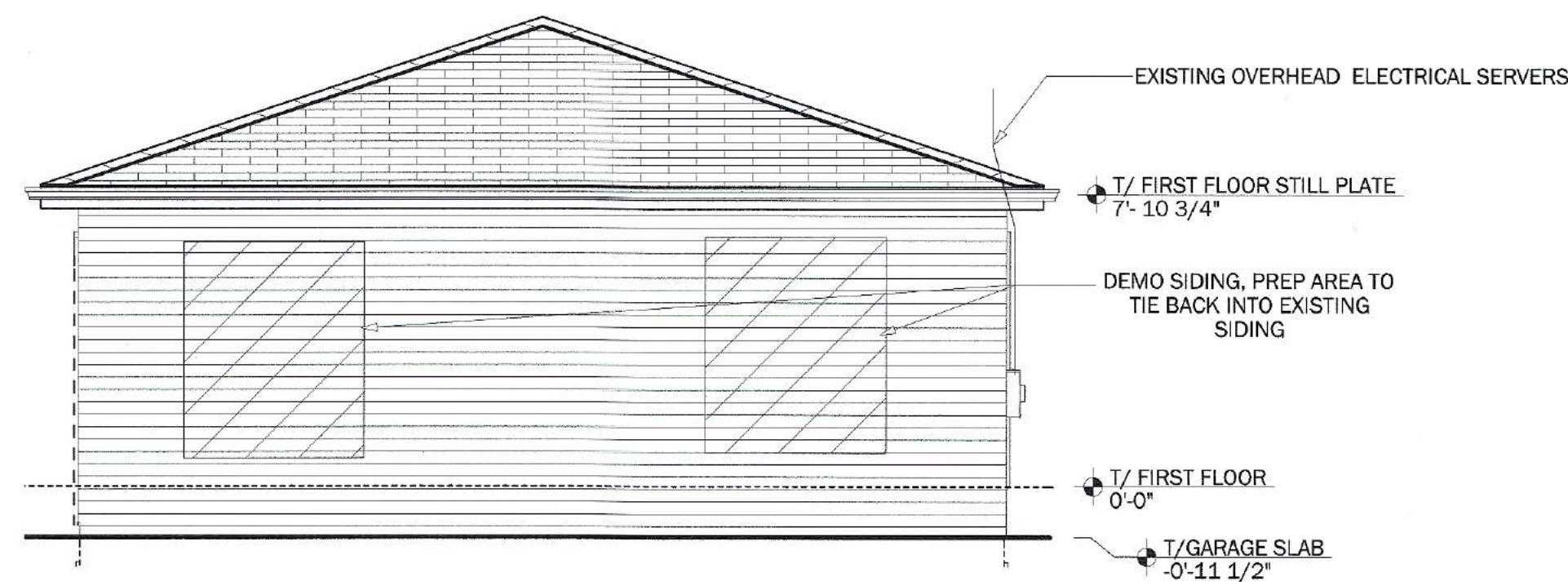
DESCRIPTION	DRAWING ISSUE DATES	DATE
DESIGN SET		
PERMIT SUBMITTAL		
PERMIT REVISIONS		
PERMIT APPROVED		
WALK-THRU SET		
PRODUCTION SET		
FIELD REVISIONS		

NOTES

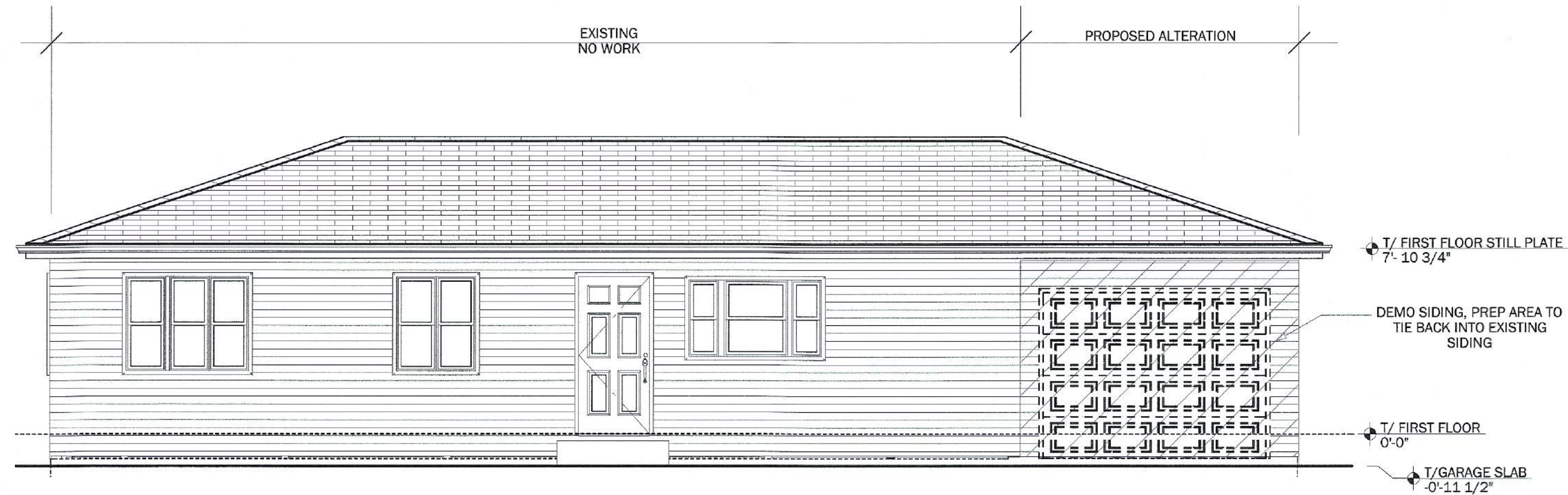
TAG	#	TITLE
G-1	1	GENERAL NOTES & LEGENDS
AP-1	2	FIRST FLOOR ARCH. PLANS
AS-1	3	SECTIONS & DETAILS
AE-1	4	EXTERIOR ELEVATIONS
MP-1	5	FIRST FLOOR MEP PLANS

PRINT DATE: 2/7/2022 11:13:41
TAG: AS-1 3 OF 3
SHEET TITLE: SECTIONS & DETAILS

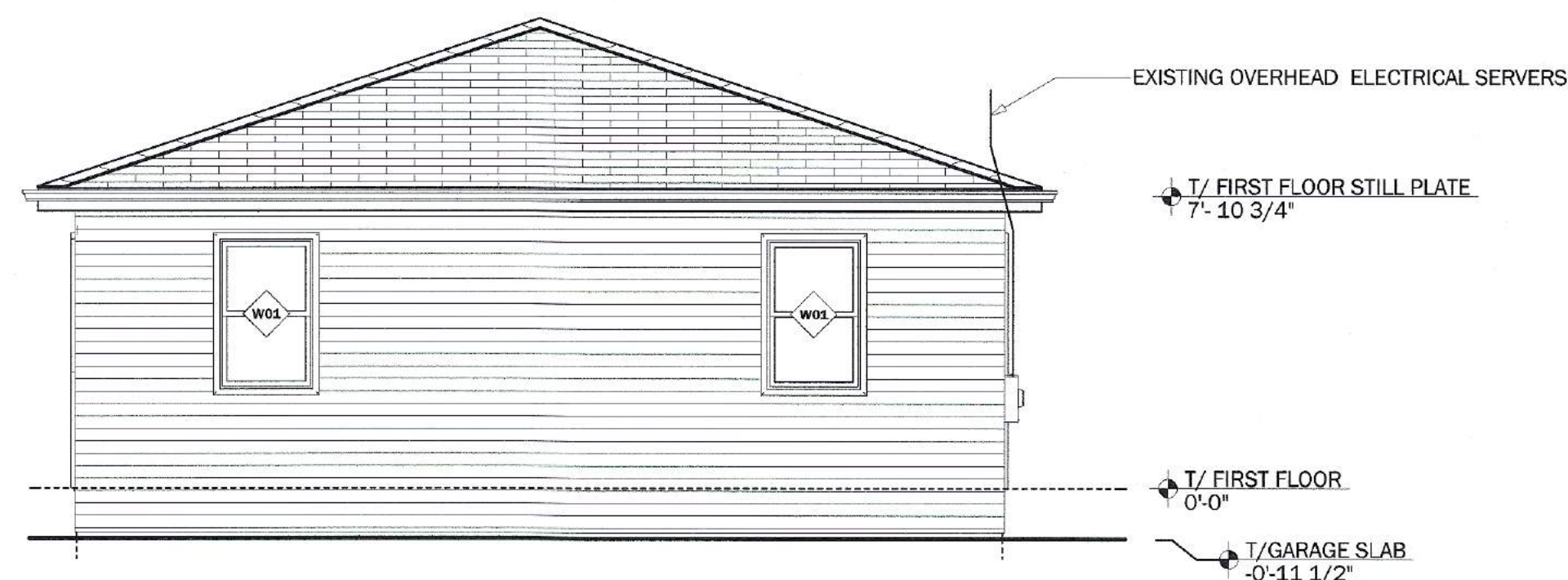
SECTIONS & DETAILS



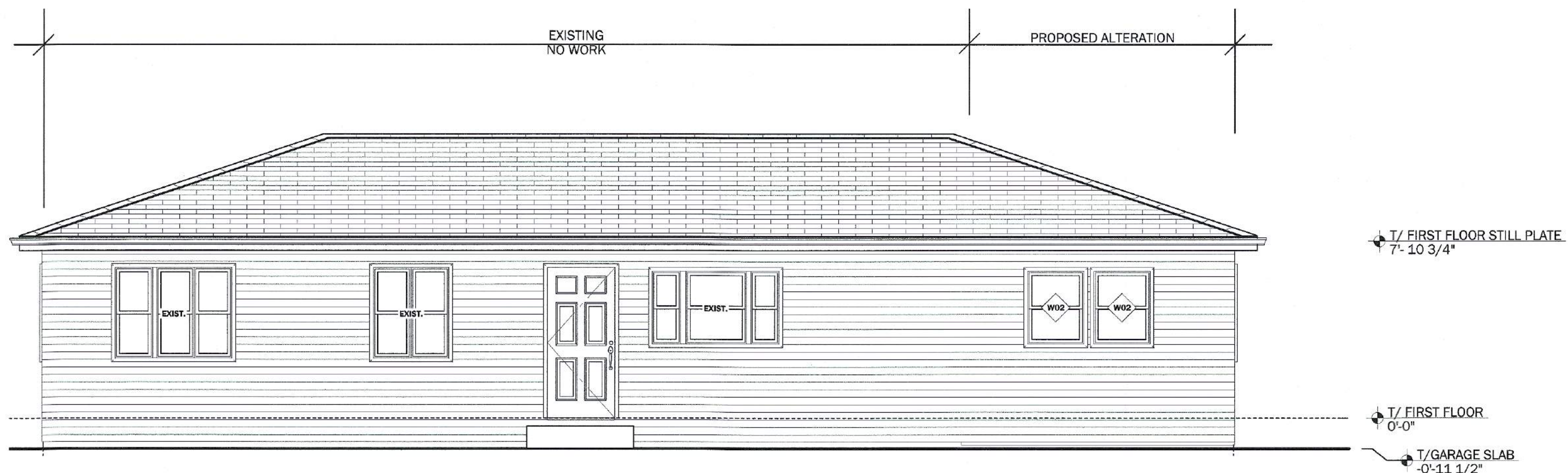
1 EXISTING NORTH ELEVATION
1/4" = 1'-0"



2 EXISTING EAST ELEVATION
1/4" = 1'-0"



3 NEW NORTH ELEVATION
1/4" = 1'-0"



4 NEW EAST ELEVATION
1/4" = 1'-0"



1201 NORWOOD AVE. ITASCA IL. 60143

(630) 250-7777
PERMITS@d1builders.com

PROJECT DESCRIPTION
INTERIOR ALTERATIONS

PROJECT OWNER
ANGEL & KRISTEN MENDEZ

PROJECT ADDRESS
1045 E LILAC DRIVE
PALATINE, IL 60074

SCALES

CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.
I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP) AND ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE 2019 IBC AND ALL APPLICABLE CODES AS REQUIRED BY STATE LEGISLATION.



PLAN APPROVAL

HOMEOWNER DATE

HOMEOWNER
I, the undersigned, Home Owner, have examined the DESIGNER's documents and DESIGNER's construction details. I, the undersigned, Home Owner, understand and agree to the terms, conditions, and selections contained within the DESIGNER's documents and approve the construction as noted.

MATT BOLSON
DESIGNER (630) 880-3618 DATE

MEAGAN FERRIS
ARCHITECTURE (630) 450-1252 DATE

PERMIT SET

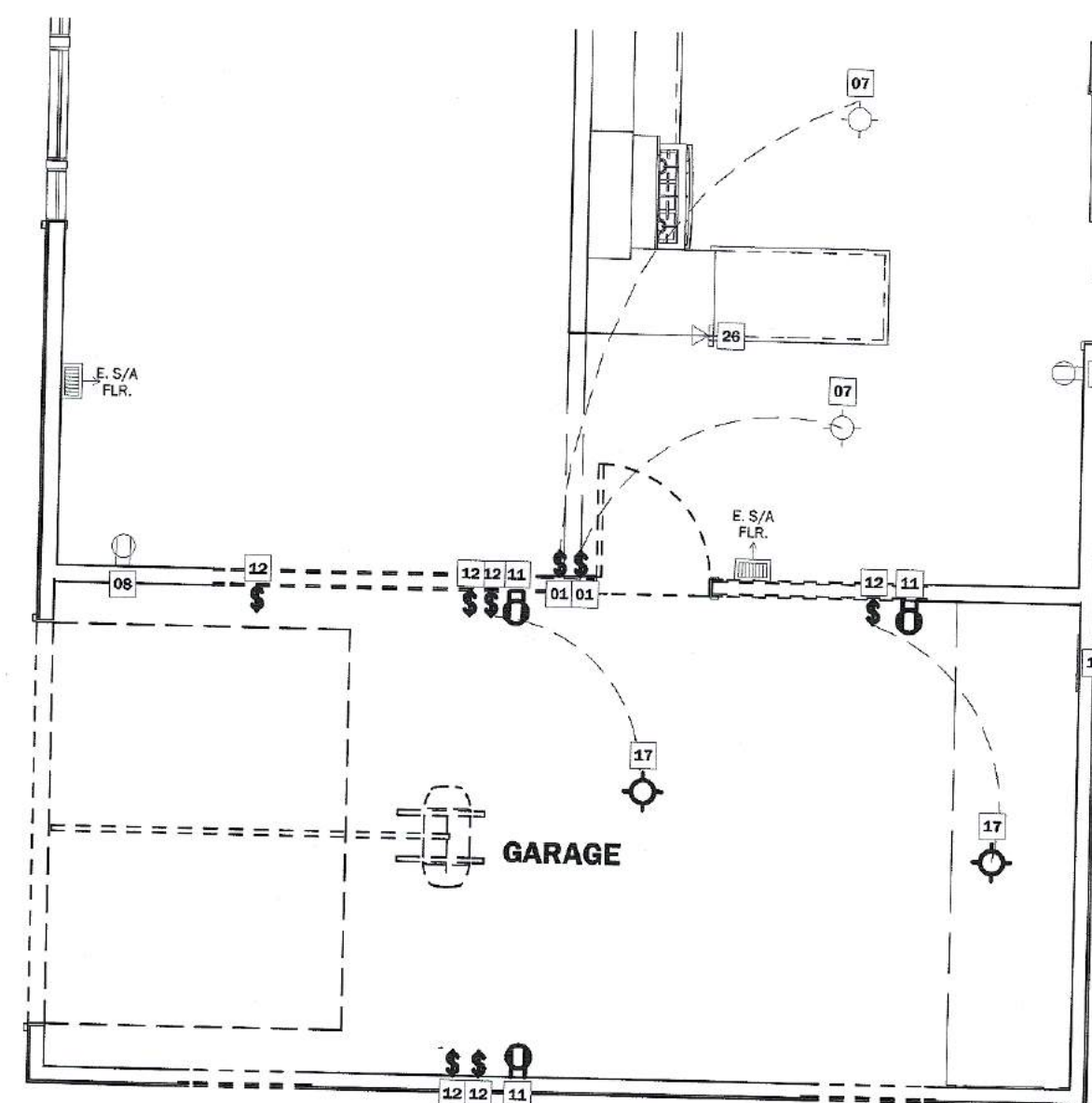
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DESIGN SET		
PERMIT SUBMITTAL		
PERMIT REVISIONS		
PERMIT APPROVED		
WALK-THRU SET		
PRODUCTION SET		
FIELD REVISIONS		

NOTES

SHEET LEGEND		
TAG	#	TITLE
G-1	1	GENERAL NOTES & LEGENDS
AP-1	2	FIRST FLOOR ARCH. PLANS
AS-1	3	SECTIONS & DETAILS
AE-1	4	EXTERIOR ELEVATIONS
MP-1	5	FIRST FLOOR MEP PLANS

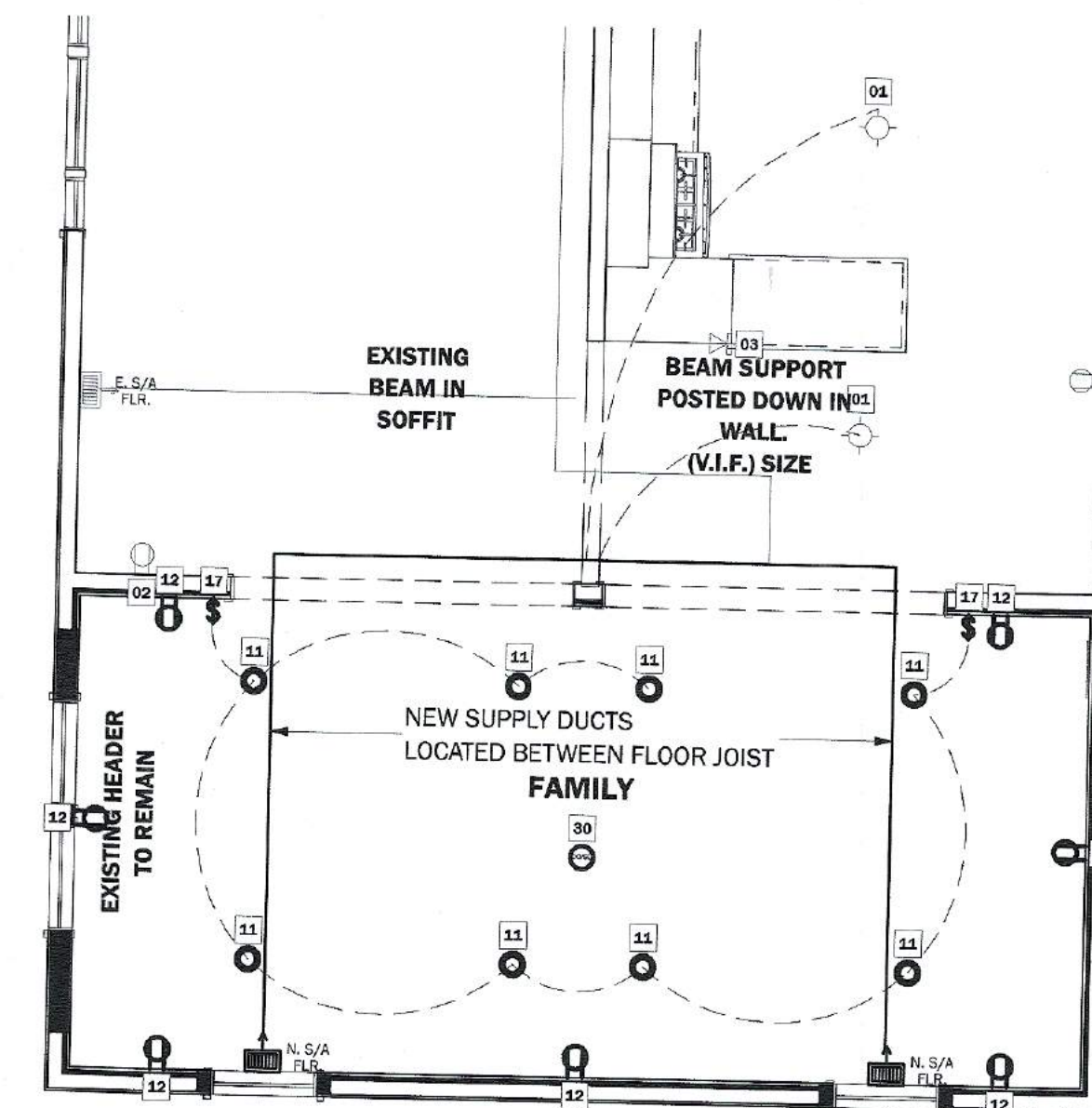
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TAG: AE-1
SHEET # 4 OF 4
SHEET TITLE: EXTERIOR ELEVATIONS

Attachment: Plans - Elevations (1045 E. Lilac Drive - VAR Garage to Living Space)



1 1ST FLOOR DEMO. MEP PLAN
1/4" = 1'-0"

FIRST FLOOR ELECTRICAL SCHEDULE			
TAG	QTY	DESCRIPTION	LOCATION
01	2	KILL EXISTING SINGLE POLE SWITCH	UNSPECIFIED
07	2	EXISTING CEILING OPENING TO REMAIN	UNSPECIFIED
08	2	EXISTING DUPLEX OUTLET TO REMAIN	UNSPECIFIED
11	3	KILL EXISTING DUPLEX OUTLET	GARAGE
12	6	KILL EXISTING SINGLE POLE SWITCH	GARAGE
16	1	EXISTING 100A ELECTRICAL PANEL TO REMAIN	GARAGE
17	2	KILL EXISTING CEILING OPENING	GARAGE
26	1	EXISTING TELEPHONE JACK TO REMAIN	UNSPECIFIED



2 NEW 1ST FLOOR MEP PLAN
1/4" = 1'-0"

FIRST FLOOR ELECTRICAL SCHEDULE			
TAG	QTY	DESCRIPTION	LOCATION
01	2	EXISTING CEILING OPENING TO REMAIN	UNSPECIFIED
02	2	EXISTING DUPLEX OUTLET TO REMAIN	UNSPECIFIED
03	1	EXISTING TELEPHONE JACK TO REMAIN	UNSPECIFIED
11	8	NEW RECESSED CAN	FAMILY
12	7	NEW DUPLEX OUTLET	FAMILY
16	1	EXISTING 100A ELECTRICAL PANEL TO REMAIN	FAMILY
17	2	NEW SINGLE POLE SWITCH	FAMILY
30	1	NEW SMOKE/CO DETECTOR	FAMILY

HARDWIRED & INTERCONNECTED

ADDITIONAL ELECTRICAL NOTES:

AT LEAST 90% OF LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES MUST BE HIGH EFFICIENCY BULBS. Sec.404.1

ALL NEW RECEPTACLES TO BE TAMPER RESISTANT

ALL 20 AMP RECEPTACLES IN KITCHEN & BATH SHALL BE GROUND FAULT PROTECTED

ALL NEW, MODIFIED OR EXTENDED CIRCUITS SHALL BE ARC-FAULT PROTECTED PER 2014 NEC (nec 210.12(B))

A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED WITHIN 15 FEET OF ALL SLEEPING AREAS R314.3.1

A smoke detector/alarm must be installed in each sleeping room, in the immediate vicinity of sleeping rooms and on every floor including the basement (2015 I.R.C., R314.3).

Interconnection and hard-wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring without removal of interior finishes.

EXISTING ELECTRICAL NOT SHOW IS ASSUMED TO BE EXISTING TO REMAIN

PROJECT MANAGER TO REVIEW & VERIFY ALL ELECTRICAL OPENINGS WITH HOMEOWNER AT THE SITE

DESIGN first
REMODELING HOMES
BUILDING RELATIONSHIPS

1201 NORWOOD AVE. ITASCA IL 60143

(630) 250-7777
PERMITS@d1builders.com

PROJECT DESCRIPTION
INTERIOR ALTERATIONS

PROJECT OWNER
ANGEL & KRISTEN MENDEZ

PROJECT ADDRESS
1045 E LILAC DRIVE
PALATINE, IL 60074

SCALES

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP) AND SO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

LICENSED ARCHITECT
FREDERICK P. CONFORTI
(01-117880)
STATE OF ILLINOIS

PLAN APPROVAL

HOMEOWNER _____ DATE _____

HOMEOWNER (I, we, the undersigned, Home Owners, have examined the DISIGNED documents and DESIGNER construction details. I, we, the undersigned, Home Owners, understand and agree to the terms, conditions, and restrictions contained within the DISIGNED documents and approve the construction as noted.

MATT BOLSON
DESIGNER (630) 880-3618 _____ DATE _____

MEAGAN FERRIS
ARCHITECTURE (630) 450-1252 _____ DATE _____

PERMIT SET

DESCRIPTION	DRAWING ISSUE DATES	DATE
DESIGN SET		
PERMIT SUBMITTAL		
PERMIT REVISIONS		
PERMIT APPROVED		
WALK-THRU SET		
PRODUCTION SET		
FIELD REVISIONS		

NOTES

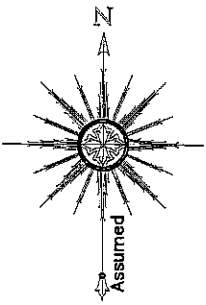
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TAG	#	TITLE
G-1	1	GENERAL NOTES & LEGENDS
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AS-1	3	SECTIONS & DETAILS
AE-1	4	EXTERIOR ELEVATIONS
MP-1	5	FIRST FLOOR MEP PLANS

PRINT DATE: 2/7/2022 11:13:44
SHEET: MP-1 5 OF 5
SHEET TITLE: FIRST FLOOR MEP PLANS



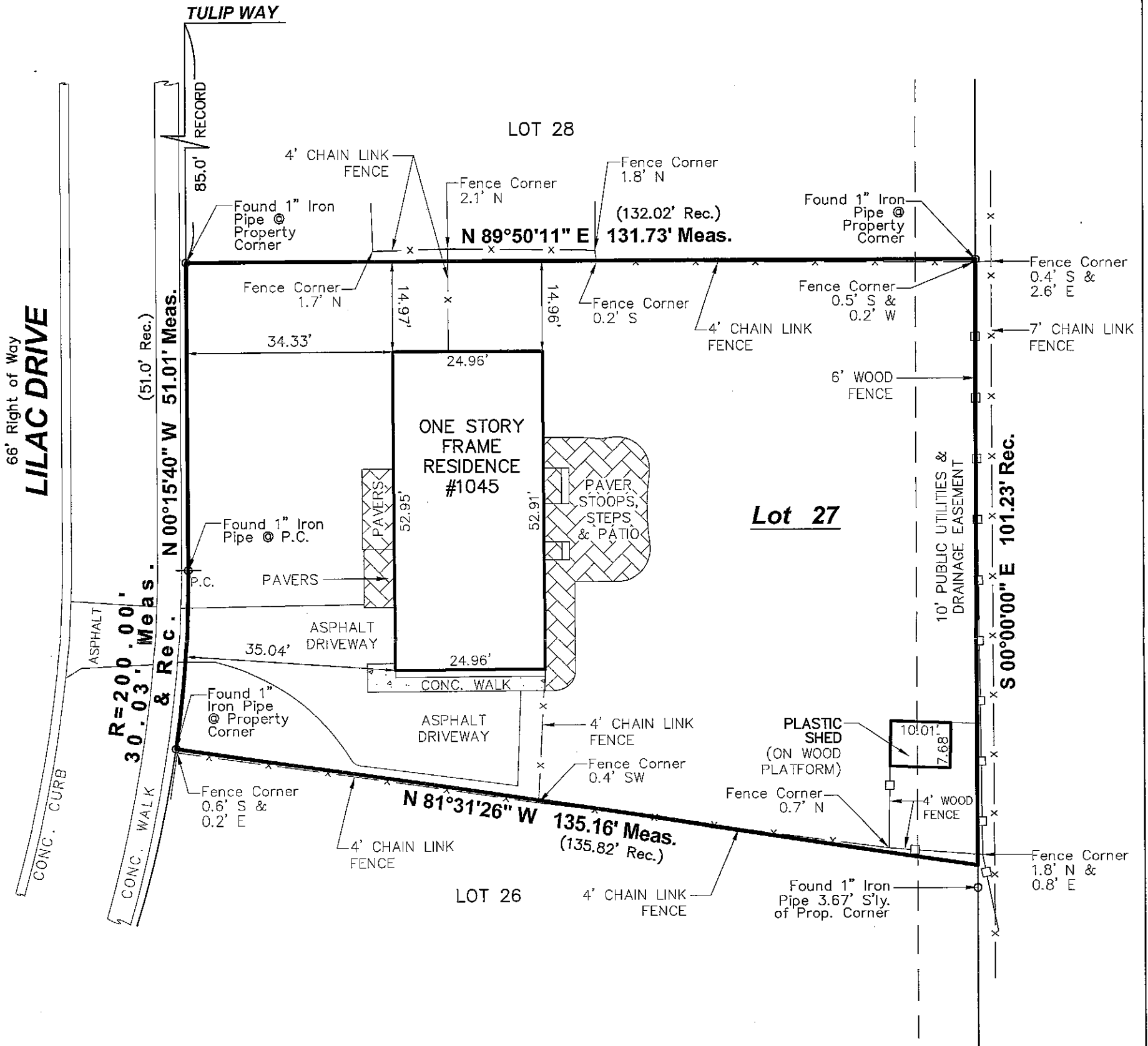
FIRST FLOOR MEP PLANS

Plat of Survey



LOT 27 IN CAPRI GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 1958 AS DOCUMENT NUMBER 17308059, IN COOK COUNTY, ILLINOIS.

PARCEL AREA: 12,026 SQ. FEET



THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL

STATE OF ILLINOIS } s.s.
COUNTY OF MCHENRY }

IN MY PROFESSIONAL OPINION, AND BASED ON MY OBSERVATIONS, I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 24th DAY OF August, A.D. 2021

JEFFREY A. SPIREK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3898
REGISTERED AGENT FOR LUCO SURVEYING
LICENSE TO BE RENEWED NOVEMBER 30, 2022

NOTES:
*COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT ANY DIFFERENCE, IMMEDIATELY.
*ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
*BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.
*BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS.
*UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

LEGEND	
●	Set IP
○	Fnd IP
×	Fnd "X"
⊗	Fnd P.K.
—□—□—□	Wood Fence
—x—x—x	CL Fence
▒	Concrete
▤	Wood Deck
▦	Brick
☆	STREET LIGHT
⊙	B-BOX
⊗	WATER VALVE VAULT
⊕	FIRE HYDRANT
⊖	MANHOLE
⊗	STORM MANHOLE
⊕	JUNCTION BOX
⊖	POWER POLE
⊗	ELECTRIC TRANSFORMER



Luco Surveying	
Professional Design Firm No. 184.007972	
54 Lou Avenue, Crystal Lake, IL 60014	
Phone: 815.526.3974	Email: admin@lucosurveying.com
Common Address: 1045 E. Lilac Drive, Palatine, IL	
PIN # 02-01-312-002	
Job Number: 21 - 64836	Drawn By: LAH
Client: CLARK	Reference: DEACON
Field Work Completion: 08-18-2021	
Revisions:	

Attachment: Plat of Survey (1045 E. Lilac Drive - VAR Garage to Living Space)

PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 12, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to permit an existing single-family detached dwelling to eliminate the minimum required one garage parking space, as part of the required parking for single-family dwellings.
 The property is commonly known as 1045 E. Lilac Drive (02-01-312-002-0000).
 The Petitioners are proposing to convert their existing one-car garage into living space, thus eliminating the minimum one required garage parking space on a single-family residential property.
 The above petition has been filed by Angel and Kristen Mendez and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 22-07
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 28th day of March, 2022
 Published in Daily Herald
 March 28, 2022 (4580091)

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 03/28/2022 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 # 4580091

Attachment: Public Notice (1045 E. Lilac Drive - VAR Garage to Living Space)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 05/10/22 07:00 PM

CASE STAFF STATEMENT (ID # 7528)

1463 W. Winnetka Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Simon & Deborah Hill

CASE NUMBER: 22-11

ADDRESS: 1463 W. Winnetka Street

PROPOSAL:

Special Use to permit a fence in the side yard abutting a street, where the side lot line of said yard abuts the side lot line of the front yard of an adjacent lot, pursuant to Section 6.03 (b) (6) (b) of the Village of Palatine Zoning Ordinance.

<u>LOCATION:</u> 1463 W. Winnetka Street District 1 (Millar)	<u>CURRENT ZONING:</u> Planned Development
--	--

SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single-Family Residential
<u>South:</u>	R-1 Single-Family Residential
<u>East:</u>	R-2 Single-Family Residential
<u>West:</u>	P - Planned Development (Single-Family Residential)

BACKGROUND:

The Petitioners are proposing to install a new, four (4) foot, open-style aluminum fence in their side yard abutting the street. The fence will be set back approximately three (3) feet from the side property line abutting N. Palos Avenue instead of the required twenty (20) feet. Therefore, the Petitioners are requesting:

Special Use to permit a fence in the side yard abutting a street, where the side lot line of said yard abuts the side lot line of the front yard of an adjacent lot.

SITE ANALYSIS:

- The Subject Property is located at the southwest corner of W. Winnetka Street

and N. Palos Avenue and contains a single-family residence.

- The Petitioners are proposing to install a new, four (4) foot, fence in the side yard abutting the street, which is adjacent to the side lot line of a front yard of the neighboring property (1068 N. Palos Avenue - directly south of the Subject Property).
- The proposed fence will approximately line up with the existing non-conforming fence in the front yard of the adjacent property to the south, 1068 N. Palos Ave.
- The proposed fence will be setback three (3) feet from the side property line abutting N. Palos Avenue Due to the open style and height of the fence, landscaping is not a requirement. However, there are existing trees and shrubs between the proposed fence location and the side lot line that abuts the street.
- The Subject Property's rear lot line is completely lined with trees and shrubs. Therefore, the proposed fence will have little or no impact on the visibility from adjacent neighbor's driveway.
- The Petitioners have obtained signed consent from all surrounding neighbors within a one lot radius of the Subject Property.

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, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

- (5) With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:
 - a. Will meet the following aesthetic criteria:
 - i. Will not destroy existing vistas in the area;
 - ii. Will enhance the appearance of the homes and the streets in the area;

- and
- iii. Will not detract from the overall appearance of the community; or
- b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

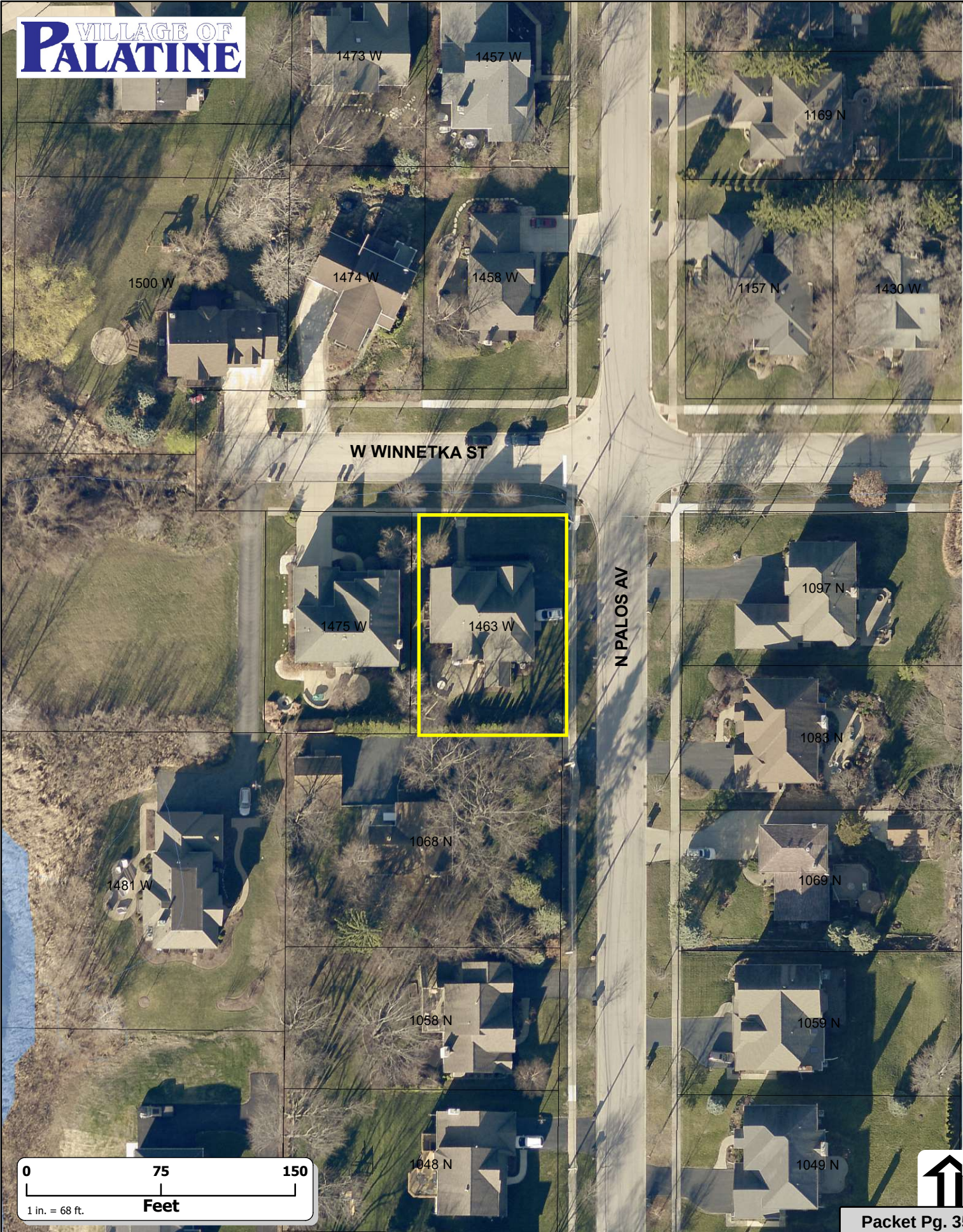
STAFF RECOMMENDATION:

The Petitioners are proposing to install a 4-foot open style fence, which is set back approximately three (3) feet from the side yard abutting a street lot line along N. Palos Ave. The N. Palos Avenue lot line also abuts the side lot line of the front yard of the adjacent lot to the south. Per Code, the required setback is 20 feet. Staff did not identify any negative impacts the proposed fence would have on the surrounding neighborhood. Staff also does not have any concerns about the line of sight impact to the property at 1068 N. Palos Avenue (directly south), as there is an existing evergreen row separating the driveway and the proposed fence. Additionally, the fence is only 4 feet tall and of an open-style construction. Therefore, Staff recommends Approval of the proposed Special Use with the following condition:

1. The Special Use shall substantially conform to the site plan and elevation plan submitted by the Petitioners, Simon & Deborah Hill, except as said plans may be changed to conform to the Village Code of Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Site Plan
- Plat of Survey
- Neighbor Consent Forms
- Sample Fence Elevation
- Public Notice



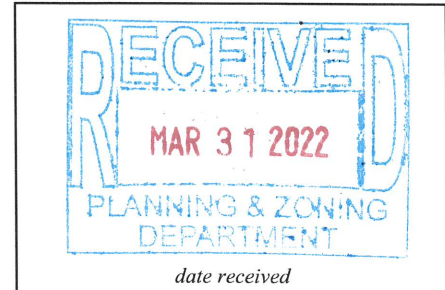
Attachment: Aerial Map (1463 W. Winnetka Street - SU Setback for Fence)



ADMINISTRATIVE SPECIAL USE & VARIATION APPLICATION

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

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



Background Information	PETITIONER(S)		Business Name (if applicable)	
	Simon Hill and Deborah Hill			
	Subject Property Address 1463 W. Winnetka St., Palatine, IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	NA			
	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:				
We are respectfully requesting the installation of a 4' aluminum fence around our side and and back yards. For our side yard (facing Palos Ave.), our property line is already approximately 2 feet from the concrete walkway and, given the narrow width of our side yard, we are requesting the fence be allowed on (or within a few inches) of our property line (running inside of the existing arbovitae trees). For our back yard, we are requesting the fence be allowed immediately behind our arbovitae trees approximately 12 inches inside the property line. This will still be approximately 2 to 3 feet from my neighbor's driveway that runs behind our property.				

Attachment: Application (1463 W. Winnetka Street - SU Setback for Fence)



Administrative 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)

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. Given the small size and narrow width of our side and back yards, the use will allow us greater use of our yard. It will also allow our dogs (very friendly) to be protected and confined to our property.

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

Correct. The fence will protect us (and the public). It will not hurt the health, safety or welfare of the public in any way.

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

Correct. This is an ornamental fence and we do not believe it will damage property values in any way.

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

This is a 4' aluminum fence and will conform to fence standards.



Affidavit of No New Improvements

AFFIDAVIT OF NO NEW IMPROVEMENTS

I am the owner of record, of the property with the legal description as stated on the attached plat of survey. I hereby affirm that the survey attached hereto is the survey for said property, and that the attached survey accurately depicts the current conditions with all existing improvements to the property as of the date of this affidavit.

Affiant further states that survey is correct and complete representation of all improvements now located on the premises described in the above referenced title commitment, except for: a brick patio in the back yard installed in the back yard in approx. 2016.

I fully understand that in the event the attached survey does not accurately depict all existing improvements made to the property as of today's date, the Village of Palatine may elect to reject this plan and the permit for which I am applying shall not be approved (or work in progress pursuant to the permit will be stopped) until an accurate survey has been received and approved by the Village of Palatine.

PROPERTY OWNERS SIGNATURE REQUIRED

CERTIFIED BY:

Property Owner Signature:

Date:

3/30/22

Property Owner Print Name:

Simon Hill and Deborah Hill

Property Address: 1463 W. Winnetka St., Palatine IL 60067

PIN #: 02-09-307-018-0000

Name of Surveyor: David Hembd

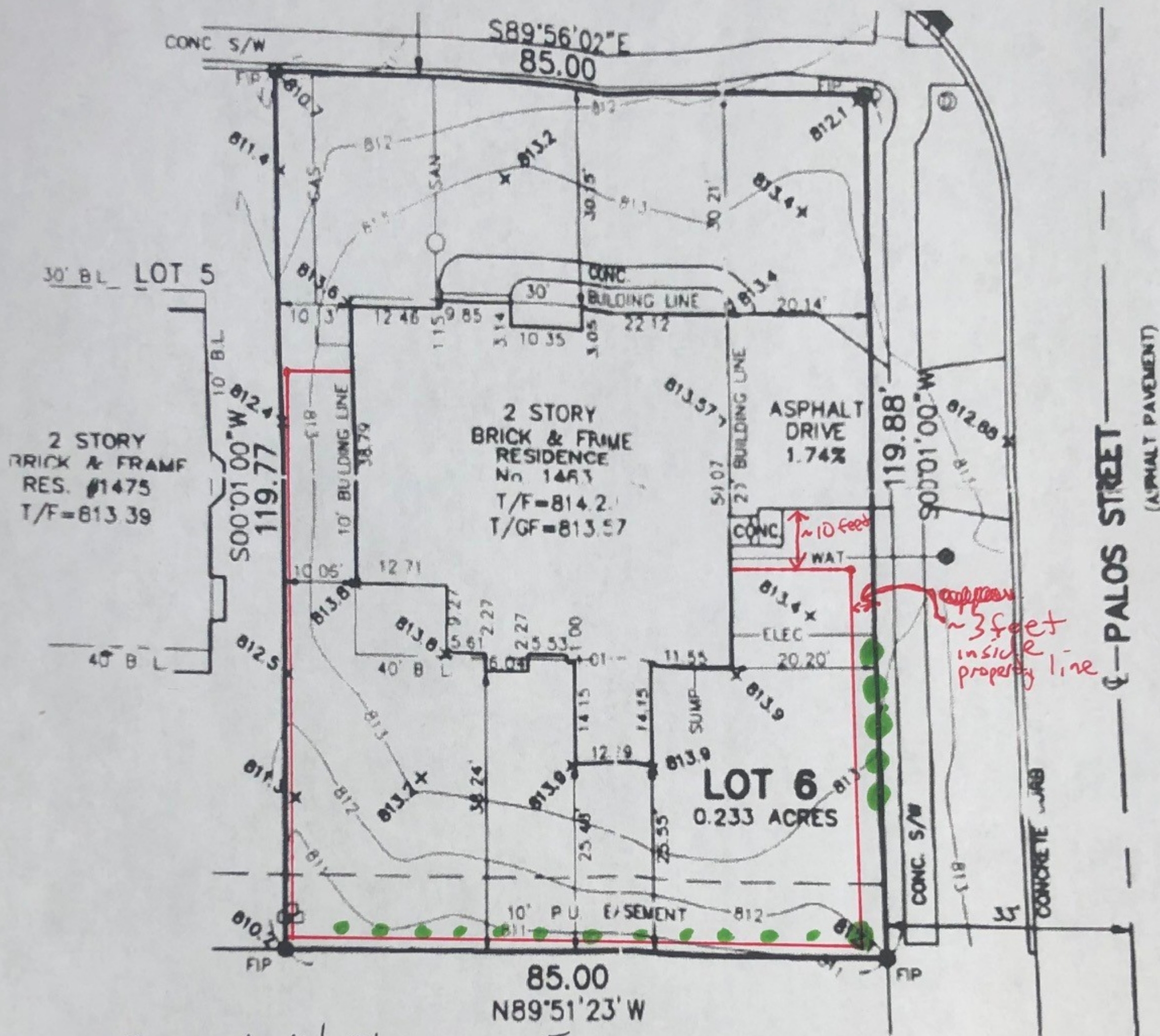
Date of Survey: June 16, 2007

Survey Order No.: Unknown

Attachment: Application (1463 W. Winnetka Street - SU Setback for Fence)

Simon and Deborah Hill

Revised 4/15/22



— Proposed 4' Aluminum Fence

●● Evergreen Trees

Notes: Fence on East side of property (Palos St) will be ~3 feet ~~area~~ ^{inside} property line and approx. 5 ~~feet~~ feet from concrete sidewalk. On South side of property fence will be approx 12 inches inside property line. On West side, fence will be a few inches inside property line

(ASPHALT PAVEMENT)

CONCRETE CURB

S89°56'02"E

85.00

CONC. S/W

LOT 5

ORY
FRAMF
1475
13.39

2 STORY
BRICK & FRAME
RESIDENCE
No. 1463
T/F=814.21
T/GF=813.57

ASPHALT
DRIVE
1.74%

LOT 6
0.233 ACRES

ALOS STREET

(ASPHALT PAVEMENT)

placement of this permit, if not already in place, a carbon monoxide alarm shall be installed in accordance with section R315 of the 2009 International Residential Code. ~~A~~ A copy of this code section can be found on the Village of Palatine website.

Attachment: Plat of Survey (1463 W. Winnetka Street - SU Setback for Fence)

Index

RECEIVED
AUG 04 2017
INSPECTION SERVICES



DEPARTMENT OF PLANNING & ZONING

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

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

www.palatine.il.us · Action Line (847) 705-5200

ADMINISTRATIVE SPECIAL USE

Neighboring Property Owner Statement Form

Date: April 15, 2022

Neighboring Property Owner(s) Contact Information:

Address: 1475 W WINNETKA
 Palatine, IL: 60067
 Phone number: 224-239-6942

TO: Village of Palatine – Department of Planning and Zoning
 ATTENTION – Administrative Special Use Neighboring Property Owner Statement
 200 E. Wood Street
 Palatine, IL 60067

Staff contact: Alex Bradshaw (847-359-9056 or ABradshaw@palatine.il.us)

Applicant's Name: Simon & Deborah Hill

Address of Administrative Special Use: 1463 West Winnetka Street
Palatine, IL 60067

Description of Administrative Special Use: To permit a fence to be located in the Subject Property's side yard abutting a street, which abuts the adjacent property's front side yard. The proposed fence will be an open style aluminum and will be four (4) feet in height. The fence will be setback three (3) feet from the side property line, instead of minimum required setback of 20 feet for a fence in a rear side yard, which abuts an adjacent property's front side yard. Therefore an Administrative Special Use is required for the proposed fence.

Property Owner Signature(s): I/WE have reviewed location of the addition and signed the attached plan(s). Based upon the Administrative relief being requested, **I/WE do not object to the request.**

Respectfully Submitted,

Name(s):

(Please Print): DAVID S BARNETT SARA BARNETT

Signature(s):

David S Barnett Sara Barnett

Date: 04 / 27 / 2022

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 Council – Manager Government Since 1956

Attachment: Neighbor Consent Forms (1463 W. Winnetka Street - SU Setback for Fence)

Revised 4/15/22

Simon & Deborah Hill

1463 W. Winnetka Street
Palatine, IL 60067

4/15/2022

Paul A Bennett 4-27-202

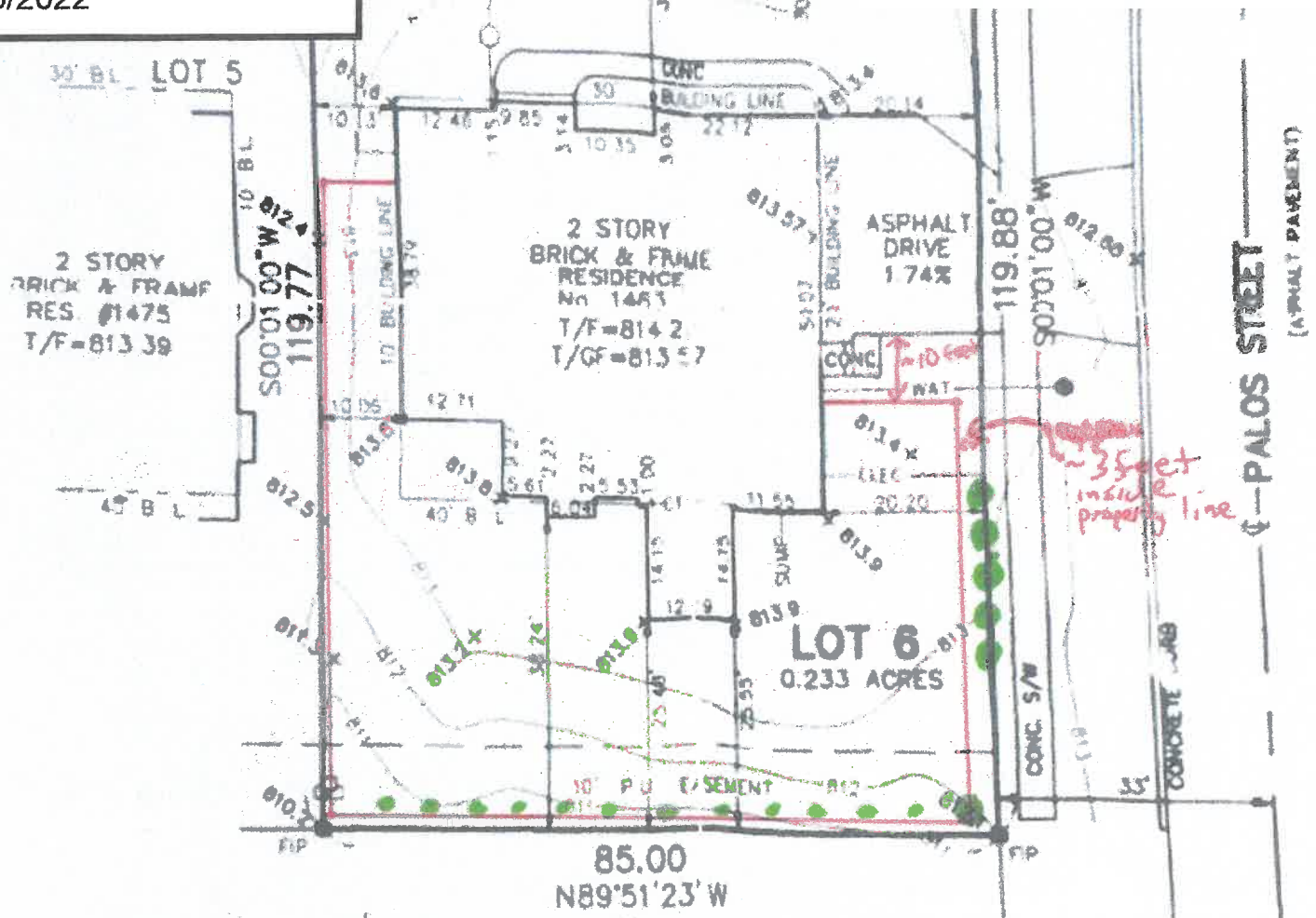
Owner

Date _____

Owner Debra Barrett Date 4/27/11

Owner

Date _____



Proposed 4' Aluminum Fence

●● Evergreen Trees

Notes: Fence on East side of property (Palosa) will be ~3 feet ~~area~~^{inside} property line and approx. 5 ~~thick~~ feet from concrete sidewalk. On South side of property fence will be approx 12 inches inside property line. On West side, fence will be a few inches inside property line



DEPARTMENT OF PLANNING & ZONING

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ADMINISTRATIVE SPECIAL USE

Neighboring Property Owner Statement Form

Date: April 15, 2022

Neighboring Property Owner(s) Contact Information:

Address: 1458 West Winnetka Street
 Palatine, IL: 60067
 Phone number: 224-227-4282

TO: Village of Palatine – Department of Planning and Zoning
 ATTENTION – Administrative Special Use Neighboring Property Owner Statement
 200 E. Wood Street
 Palatine, IL 60067

Staff contact: Alex Bradshaw (847-359-9056 or ABradshaw@palatine.il.us)

Applicant's Name: Simon & Deborah Hill

Address of Administrative Special Use: 1463 West Winnetka Street
Palatine, IL 60067

Description of Administrative Special Use: To permit a fence to be located in the Subject Property's side yard abutting a street, which abuts the adjacent property's front side yard. The proposed fence will be an open style aluminum and will be four (4) feet in height. The fence will be setback three (3) feet from the side property line, instead of minimum required setback of 20 feet for a fence in a rear side yard, which abuts an adjacent property's front side yard. Therefore an Administrative Special Use is required for the proposed fence.

Property Owner Signature(s): I/WE have reviewed location of the addition and signed the attached plan(s). Based upon the Administrative relief being requested, I/WE do not object to the request.

Respectfully Submitted,

Name(s):

(Please Print): Bryan Schiele Kelly Schiele

Signature(s): [Signature] [Signature]

Date: 4 / 26 / 22

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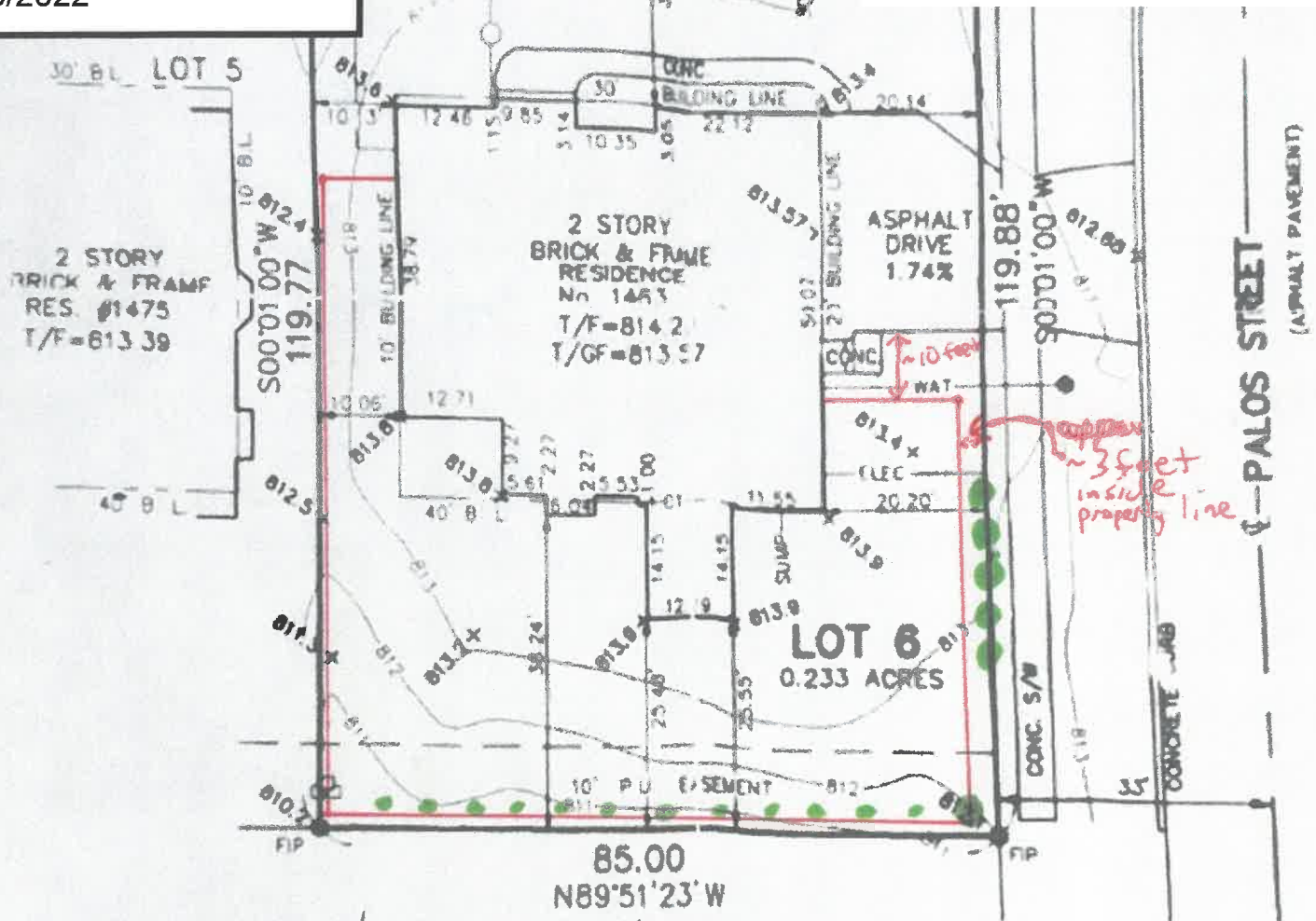
Attachment: Neighbor Consent Forms (1463 W. Winnetka Street - SU Setback for Fence)

Simon & Deborah Hill

1463 W. Winnetka Street
Palatine, IL 60067

4/15/2022

<u>Byn Sch</u>	<u>4-26-22</u>
Owner	Date
<u>Kelly Schuler</u>	<u>4/26/22</u>
Owner	Date



Proposed 4' Aluminum Fence

●● Evergreen Trees

Notes: Fence on East side of property (Palosa) will be ~3 feet ~~from~~^{inside} property line and approx. 5-~~more~~ feet from concrete sidewalk. On South side of property fence will be approx 12 inches inside property line. On West side, fence will be a few inches inside property line



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ADMINISTRATIVE SPECIAL USE

Neighboring Property Owner Statement Form

Date: April 15, 2022

Neighboring Property Owner(s) Contact Information:

Address: 1474 W Winnetka St
 Palatine, IL: 60067
 Phone number: 849-991-6965

TO: Village of Palatine – Department of Planning and Zoning
 ATTENTION – Administrative Special Use Neighboring Property Owner Statement
 200 E. Wood Street
 Palatine, IL 60067

Staff contact: Alex Bradshaw (847-359-9056 or ABradshaw@palatine.il.us)

Applicant's Name: Simon & Deborah Hill

Address of Administrative Special Use: 1463 West Winnetka Street
Palatine, IL 60067

Description of Administrative Special Use: To permit a fence to be located in the Subject Property's side yard abutting a street, which abuts the adjacent property's front side yard. The proposed fence will be an open style aluminum and will be four (4) feet in height. The fence will be setback three (3) feet from the side property line, instead of minimum required setback of 20 feet for a fence in a rear side yard, which abuts an adjacent property's front side yard. Therefore an Administrative Special Use is required for the proposed fence.

Property Owner Signature(s): I/WE have reviewed location of the addition and signed the attached plan(s). Based upon the Administrative relief being requested, I/WE do not object to the request.

Respectfully Submitted,

Name(s):

(Please Print):

Signature(s):

Date: 04 / 21 / 2022

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Attachment: Neighbor Consent Forms (1463 W. Winnetka Street - SU Setback for Fence)

Simon and Deborah Hill
Revised 4/15/22

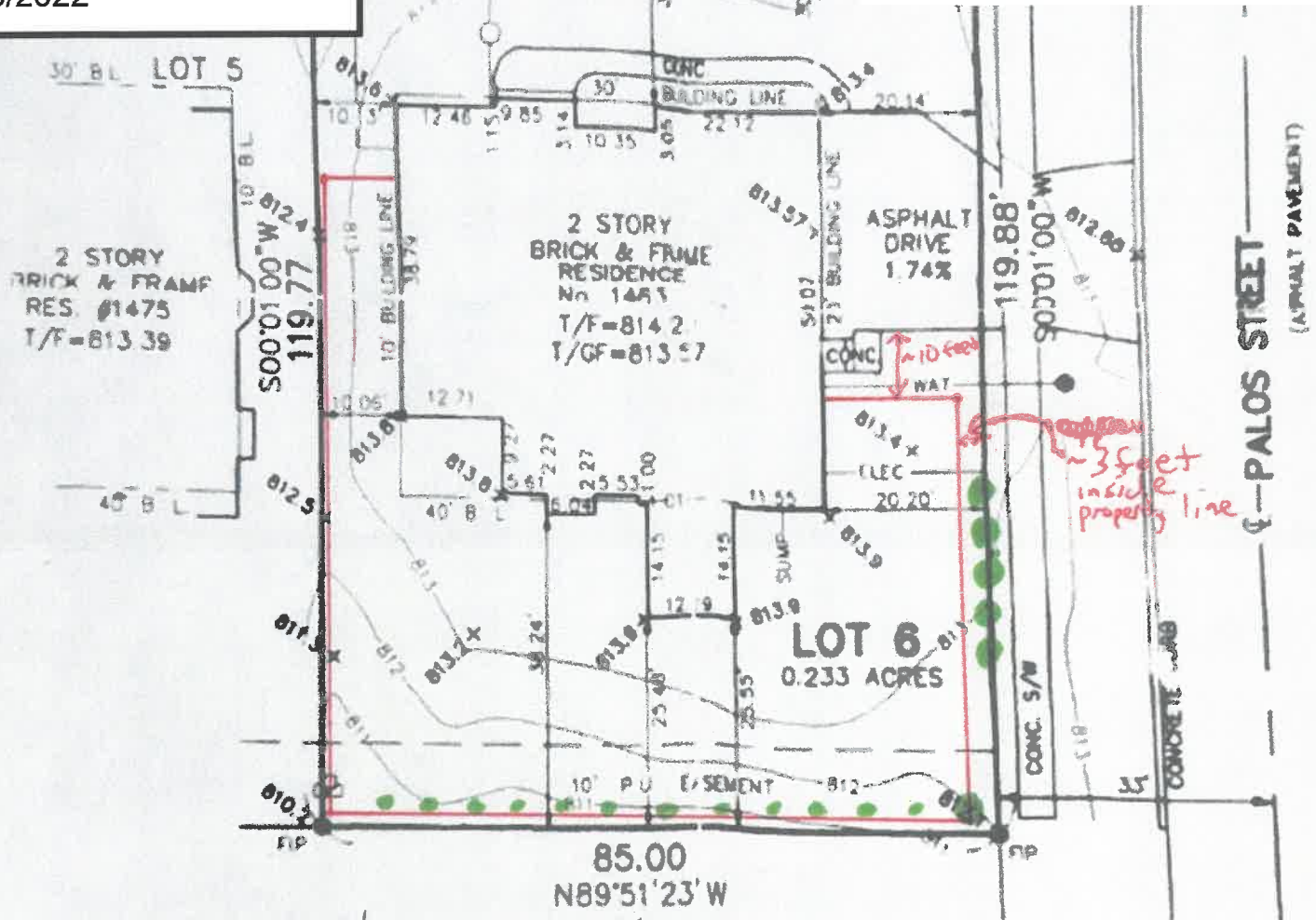
Administrative Special Use

Simon & Deborah Hill

1463 W. Winnetka Street
Palatine, IL 60067

4/15/2022

	4-21-22
Owner	Date
Owner	Date



Notes: Fence on East side of property (Palos A) will be ~3 feet ~~from~~ ^{inside} property line and approx. 5 ~~feet~~ feet from concrete sidewalk. On South side of property fence will be approx 12 inches inside property line. On West side, fence will be a few inches inside property line



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ADMINISTRATIVE SPECIAL USE

Neighboring Property Owner Statement Form

Date: April 15, 2022

Neighboring Property Owner(s) Contact Information:

Address: 1083 N. PALOS AVE
 Palatine, IL: PALATINE, IL
 Phone number: 312-952-1796

TO: Village of Palatine – Department of Planning and Zoning
 ATTENTION – Administrative Special Use Neighboring Property Owner Statement
 200 E. Wood Street
 Palatine, IL 60067

Staff contact: Alex Bradshaw (847-359-9056 or ABradshaw@palatine.il.us)

Applicant's Name: Simon & Deborah Hill

Address of Administrative Special Use: 1463 West Winnetka Street
Palatine, IL 60067

Description of Administrative Special Use: To permit a fence to be located in the Subject Property's side yard abutting a street, which abuts the adjacent property's front side yard. The proposed fence will be an open style aluminum and will be four (4) feet in height. The fence will be setback three (3) feet from the side property line, instead of minimum required setback of 20 feet for a fence in a rear side yard, which abuts an adjacent property's front side yard. Therefore an Administrative Special Use is required for the proposed fence.

Property Owner Signature(s): I/WE have reviewed location of the addition and signed the attached plan(s). Based upon the Administrative relief being requested, I/WE do not object to the request.

Respectfully Submitted,

Name(s):
 (Please Print): Victor & Susan Villanueva

Signature(s): Victor Villanueva Susan Villanueva

Date: 4/12/2022

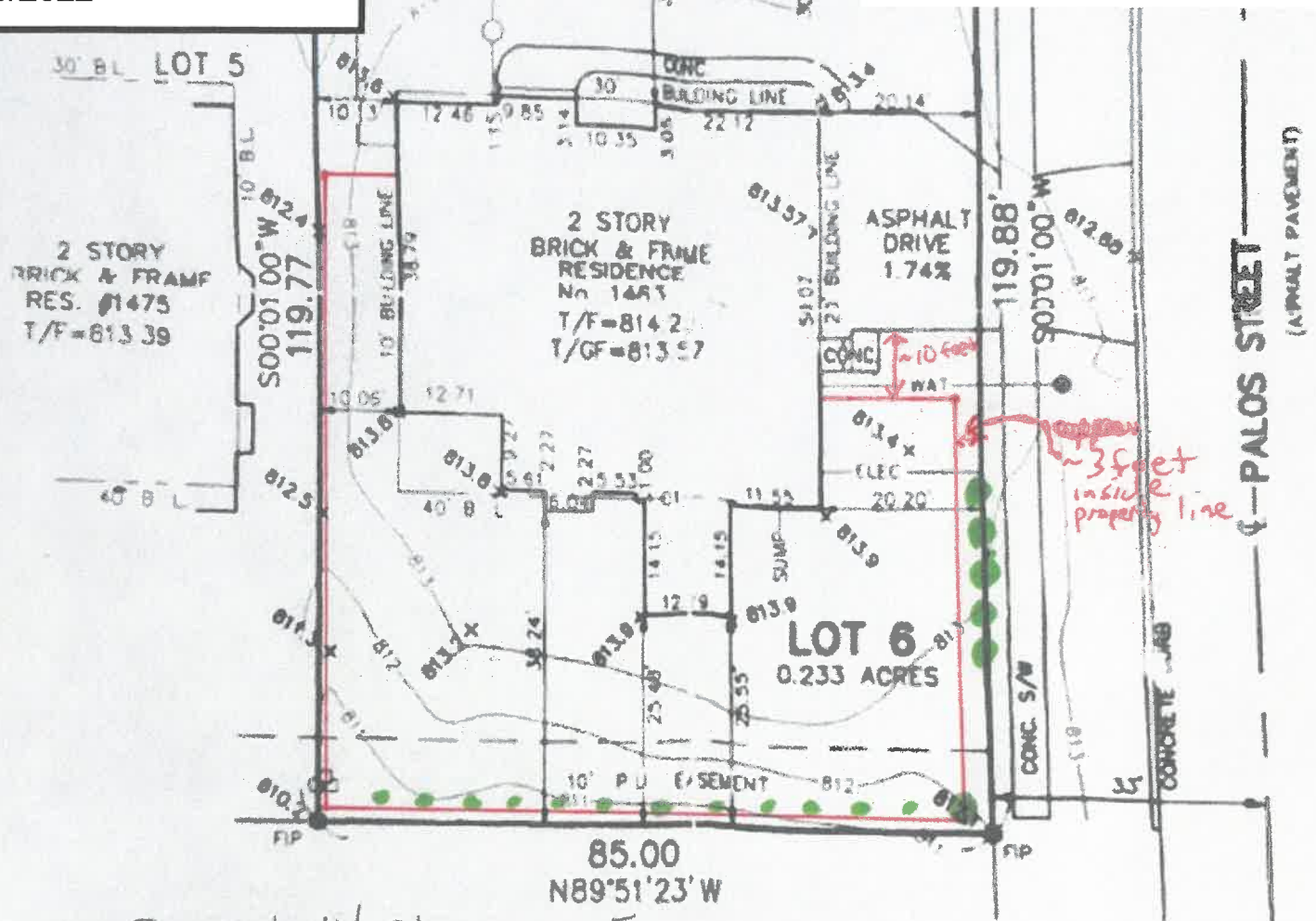
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Attachment: Neighbor Consent Forms (1463 W. Winnetka Street - SU Setback for Fence)

4/15/2022

Victor Velazquez 4/21/20
Owner Date

Susan Wheeler 4/21/2020
Owner Date



●● Evergreen Trees

Notes: Fence on East side of property (Palosa) will be ~3 feet ~~area~~^{inside} property line and approx. 5 ~~feet~~ feet from concrete sidewalk. On South side of property fence will be approx 12 inches inside property line. On West side, fence will be a few inches inside property line



DEPARTMENT OF PLANNING & ZONING

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ADMINISTRATIVE SPECIAL USE

Neighboring Property Owner Statement Form

Date: April 15, 2022

Neighboring Property Owner(s) Contact Information:

Address: 1068 N. Palos Ave
 Palatine, IL: Palatine IL 60067
 Phone number: 847-915-0533

TO: Village of Palatine – Department of Planning and Zoning
 ATTENTION – Administrative Special Use Neighboring Property Owner Statement
 200 E. Wood Street
 Palatine, IL 60067

Staff contact: Alex Bradshaw (847-359-9056 or ABradshaw@palatine.il.us)

Applicant's Name: Simon & Deborah Hill

Address of Administrative Special Use: 1463 West Winnetka Street
Palatine, IL 60067

Description of Administrative Special Use: To permit a fence to be located in the Subject Property's side yard abutting a street, which abuts the adjacent property's front side yard. The proposed fence will be an open style aluminum and will be four (4) feet in height. The fence will be setback three (3) feet from the side property line, instead of minimum required setback of 20 feet for a fence in a rear side yard, which abuts an adjacent property's front side yard. Therefore an Administrative Special Use is required for the proposed fence.

Property Owner Signature(s): I/WE have reviewed location of the addition and signed the attached plan(s). Based upon the Administrative relief being requested, I/WE do not object to the request.

Respectfully Submitted,

Name(s): Laurie Ferris
 (Please Print):

Signature(s): Laurie Ferris

Date: 4/17/2022

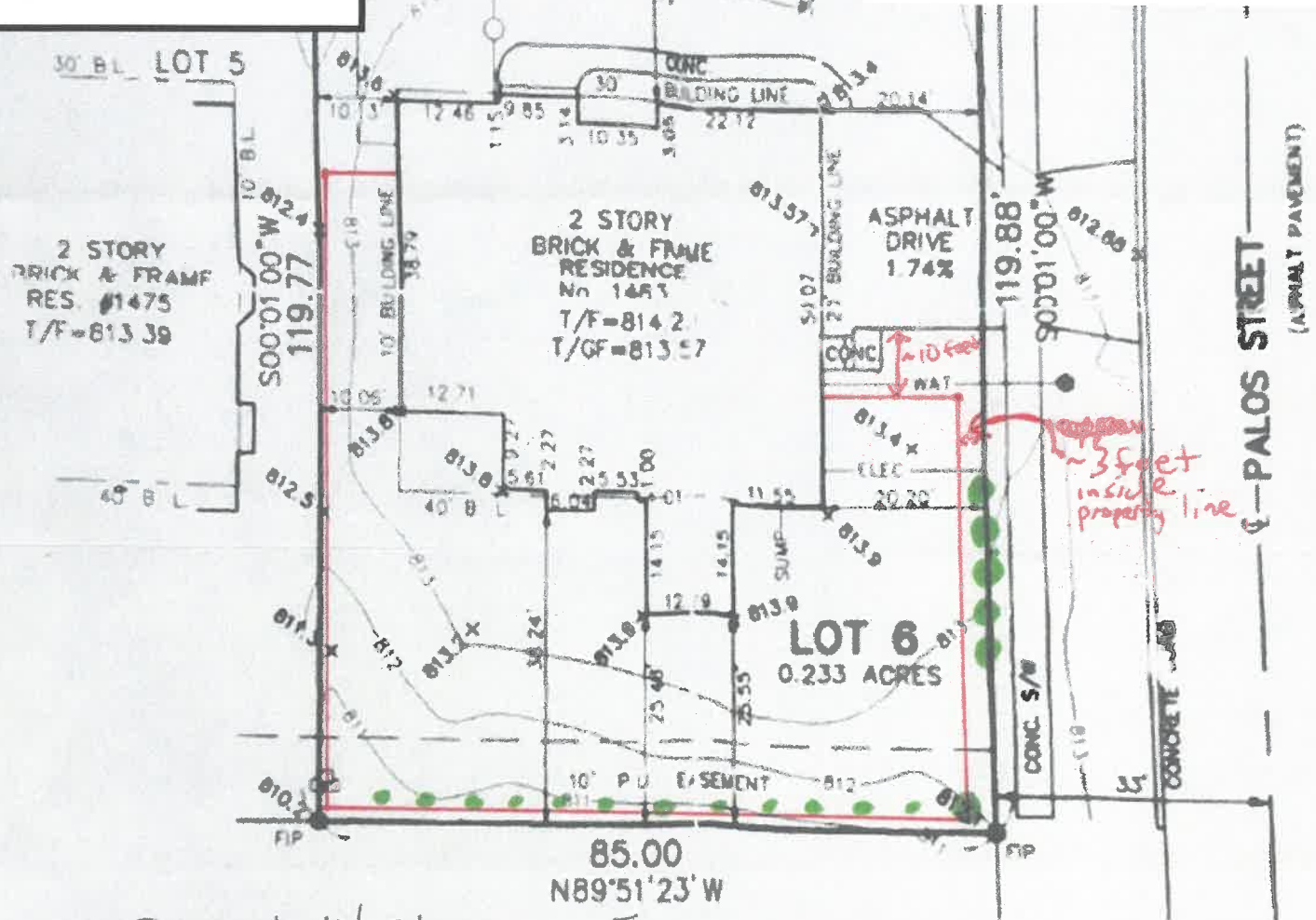
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Attachment: Neighbor Consent Forms (1463 W. Winnetka Street - SU Setback for Fence)

4/15/2022

Date _____

Date _____



●● Evergreen Trees

Notes: Fence on East side of property (Palosa A) will be ~3 feet ~~extra~~^{inside} property line and approx. 5 ~~thick~~ feet from concrete sidewalk. On South side of property fence will be approx 12 inches inside property line. On West side, fence will be a few inches inside property line.



DEPARTMENT OF PLANNING & ZONING

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ADMINISTRATIVE SPECIAL USE

Neighboring Property Owner Statement Form

Date: April 15, 2022

Neighboring Property Owner(s) Contact Information:

Address: 1097 N. PALOS AVE SHAHZAD DAUDI
 Palatine, IL: PALATINE, IL 60067
 Phone number: 847-751-0929

TO: Village of Palatine – Department of Planning and Zoning
 ATTENTION – Administrative Special Use Neighboring Property Owner Statement
 200 E. Wood Street
 Palatine, IL 60067

Staff contact: Alex Bradshaw (847-359-9056 or ABradshaw@palatine.il.us)

Applicant's Name: Simon & Deborah Hill

Address of Administrative Special Use: 1463 West Winnetka Street
Palatine, IL 60067

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Property Owner Signature(s): I/WE have reviewed location of the addition and signed the attached plan(s). Based upon the Administrative relief being requested, I/WE do not object to the request.

Respectfully Submitted,

Name(s): SHAHZAD DAUDI
 (Please Print):

Signature(s): 

Date: 4/19/2022

Incorporated in 1866
 Council – Manager Government Since 1956

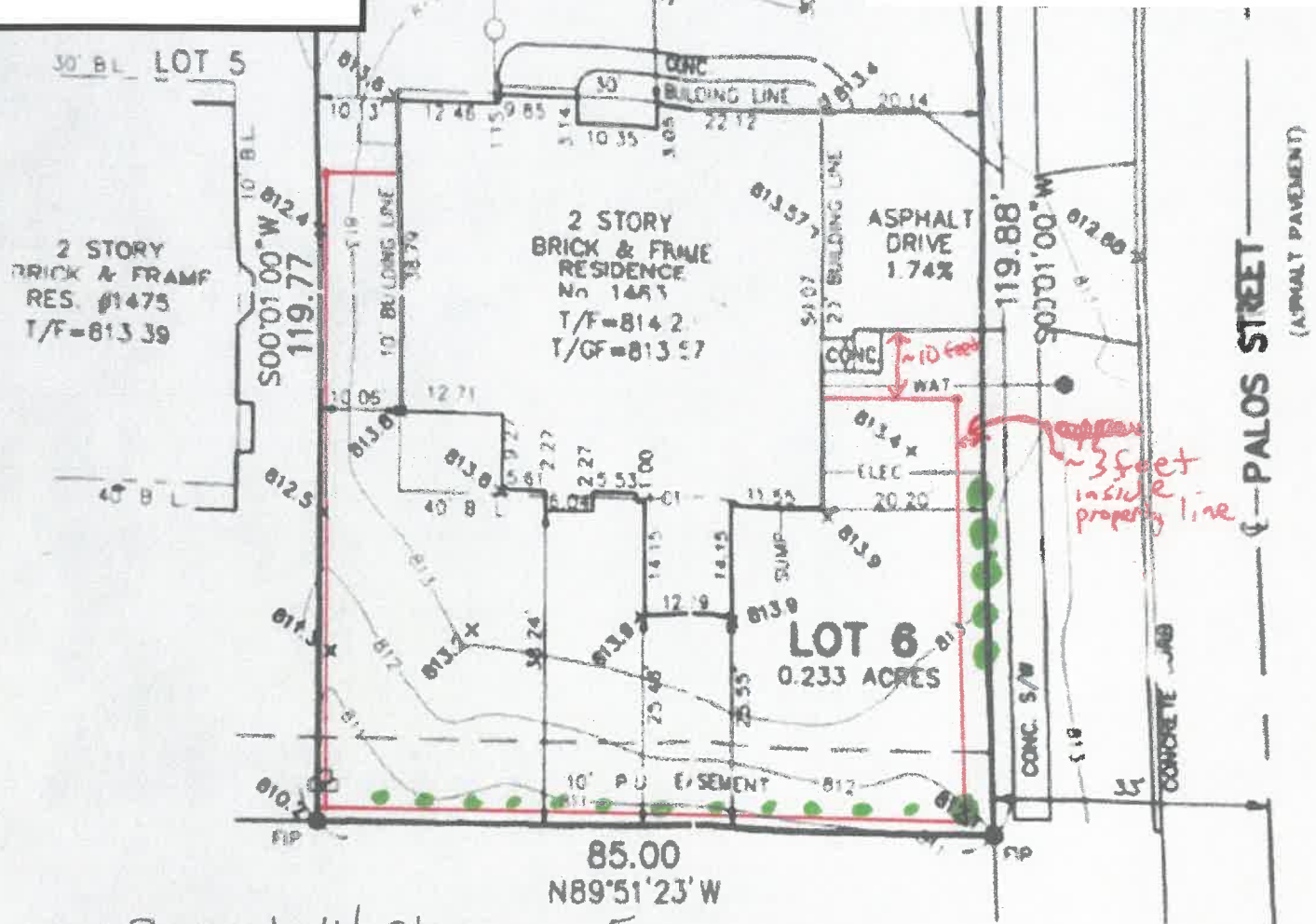
Attachment: Neighbor Consent Forms (1463 W. Winnetka Street - SU Setback for Fence)

4/15/2022

4/19/2021
Date

Date _____

Date _____



●● Evergreen Trees

Notes: Fence on East side of property (Palosa A) will be ~3 feet ~~area~~^{inside} property line and approx. 5 ~~feet~~ feet from concrete sidewalk. On South side of property fence will be approx 12 inches inside property line. On West side, fence will be a few inches inside property line

VILLAGE OF PALATINE

DEPARTMENT OF PLANNING & ZONING

200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247
www.palatine.il.us · Action Line (847) 705-5200

ADMINISTRATIVE SPECIAL USE

Neighboring Property Owner Statement Form

Date: April 15, 2022

Neighboring Property Owner(s) Contact Information:

Address: 1157 N. Palos
Palatine, IL: _____
Phone number: 847-872-7245

TO: Village of Palatine – Department of Planning and Zoning
ATTENTION – Administrative Special Use Neighboring Property Owner Statement
200 E. Wood Street
Palatine, IL 60067

Staff contact: Alex Bradshaw (847-359-9056 or ABradshaw@palatine.il.us)

Applicant's Name: Simon & Deborah Hill

Address of Administrative Special Use: 1463 West Winnetka Street
Palatine, IL 60067

Description of Administrative Special Use: To permit a fence to be located in the Subject Property's side yard abutting a street, which abuts the adjacent property's front side yard. The proposed fence will be an open style aluminum and will be four (4) feet in height. The fence will be setback three (3) feet from the side property line, instead of minimum required setback of 20 feet for a fence in a rear side yard, which abuts an adjacent property's front side yard. Therefore an Administrative Special Use is required for the proposed fence.

Property Owner Signature(s): I/WE have reviewed location of the addition and signed the attached plan(s). Based upon the Administrative relief being requested, I/WE do not object to the request.

Respectfully Submitted,

Name(s): _____
(Please Print): Wm. Dale

Signature(s): [Signature]

Date: 4/12/22

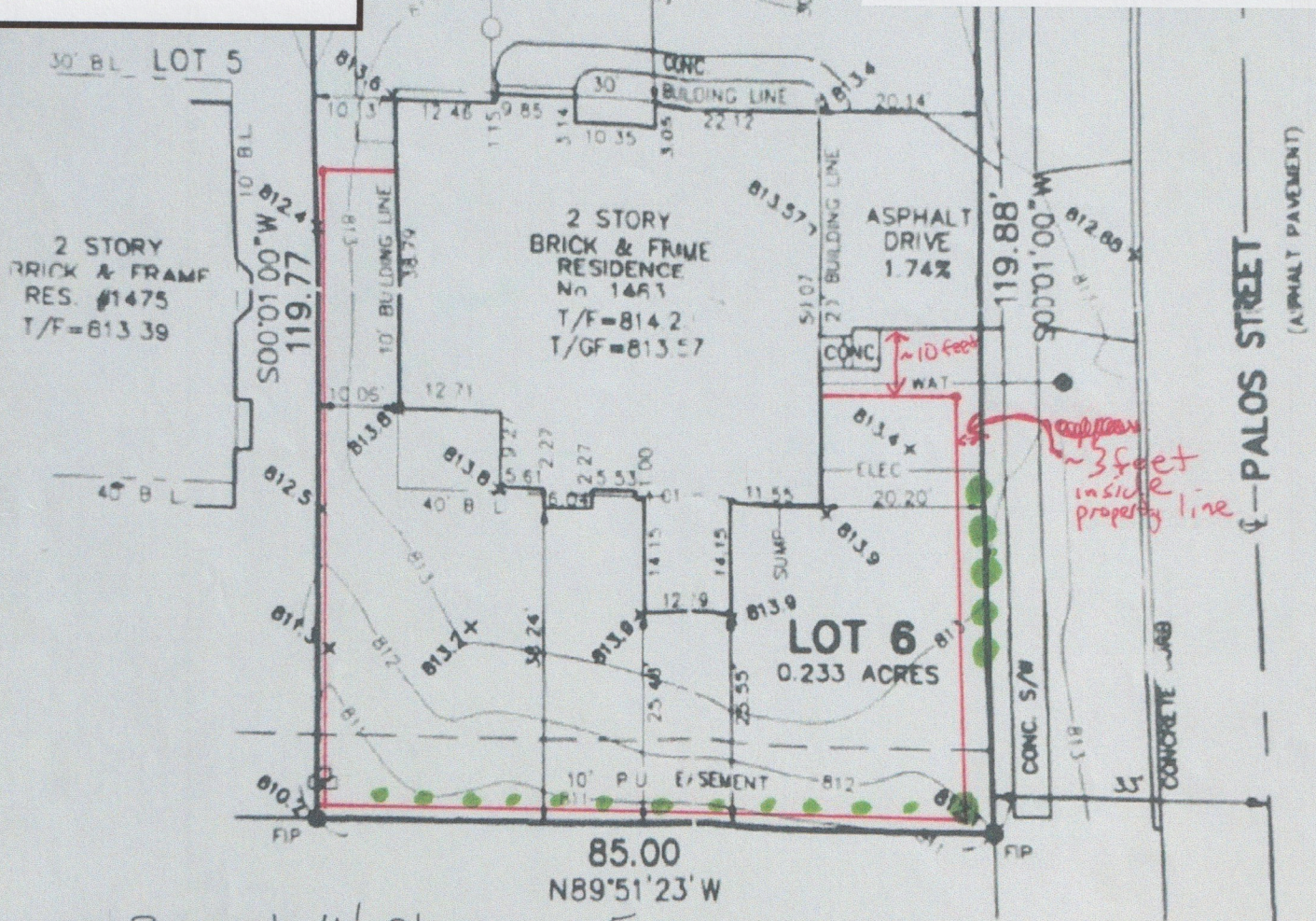
Incorporated in 1866
Council – Manager Government Since 1956

Attachment: Neighbor Consent Forms (1463 W. Winnetka Street - SU Setback for Fence)

4/15/2022

Date _____

Date _____



●● Evergreen Trees

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Aluminum Fence Photos

3.2.f



Attachment: Sample Fence Elevation (1463 W. Winnetka

PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 10, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a fence in the side yard abutting a street, where the side lot line of said yard abutting a street abuts the side lot line of the front yard of an adjacent lot.
 The property is commonly known as 1463 W. Winnetka Street (02-09-307-018-0000).
 The Petitioners are proposing to install a 4-foot open style aluminum fence located approximately 3 feet from the side yard abutting a street lot line along N. Palos Ave.
 The above petition has been filed by Simon and Deborah Hill and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 22-11
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 25th day of April, 2022
 Published in Daily Herald
 April 25, 2022 (4581493)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 04/25/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
 Designee of the Publisher and Officer of the Daily Herald

Control # 4581493

Attachment: Public Notice (1463 W. Winnetka Street - SU Setback for Fence)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 05/10/22 07:00 PM

CASE STAFF STATEMENT (ID # 7526)

224 W. Kenilworth Ave

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Brian & Caitlin Gierke / Mark Swanson (Architect)

CASE NUMBER: 22-10

ADDRESS: 224 W. Kenilworth Ave

PROPOSAL: Special Use to permit setback reductions for a residential addition to encroach into the required front and side yard setbacks.

<u>LOCATION:</u> 224 W. Kenilworth Ave District 2 (Lamerand)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
--	--

SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single Family (Stuart R. Paddock Elementary School)
<u>South:</u>	R-2 Single Family
<u>East:</u>	R-2 Single Family
<u>West:</u>	R-2 Single Family

BACKGROUND:

The Petitioners are proposing to construct a front room / porch addition and a new second story addition to the existing foundation footprint of the residence. The proposed additions will encroach into the required front and side yard setbacks. Therefore, the Petitioners are requesting:

Special Use to permit a second story addition to be setback 7 feet from the interior side yard lot line, instead of the minimum required 10 feet, and to permit an addition to be setback 26 feet from the front yard lot line, instead of the minimum required 30 feet.

SITE ANALYSIS:

Case Staff Statement (ID # 7526)
Meeting of May 10, 2022

- The Subject Property is zoned R-2 Single Family and is part of the R. Houston, Jr. & Sons Glen-Tyan Manor subdivision.
- The Subject Property is approximately 10,580 square feet. The lot currently consists of a single story home, a one-car detached garage, and a small shed in the rear yard.
- The Petitioners are seeking a Special Use for setback reductions to their interior side and front yards in order to construct a front room/porch addition and add a 2nd story on the existing foundation footprint.
- The existing residence is existing non-conforming, as the interior side yard setback is 7.92 feet, rather than the minimum required 10 feet. The proposed additions would not encroach into the rear yard setback, nor would it encroach any further than the existing non-conforming side yard setback. However, the front yard addition encroaches 4 feet into the minimum required 30-foot front yard setback.

	Front Yard	Rear Yard	Interior Side Yard (east)	Interior Side Yard (west)
Existing	31.9' (30' required)	Approx. 82' (40' required)	7.8' (10' required)	>10' (10' required)
Proposed	<u>26'</u> (30' required)	Approx. 70' (40' required)	<u>7.8'</u> (10' required)	>10' (10' required)

- The peak height, with the proposed 2nd story addition, would be approximately 29 feet (36 feet is max per Code).
- Both building and lot coverage meet Code.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	As the property backs up to Salt Creek and the Surrounding Flood Hazard Area, elevations of the grades around the structure will be required.
Environmental Health	N/A
Fire Prevention	No Issues Identified
Public Works	N/A
Police	N/A

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

(2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

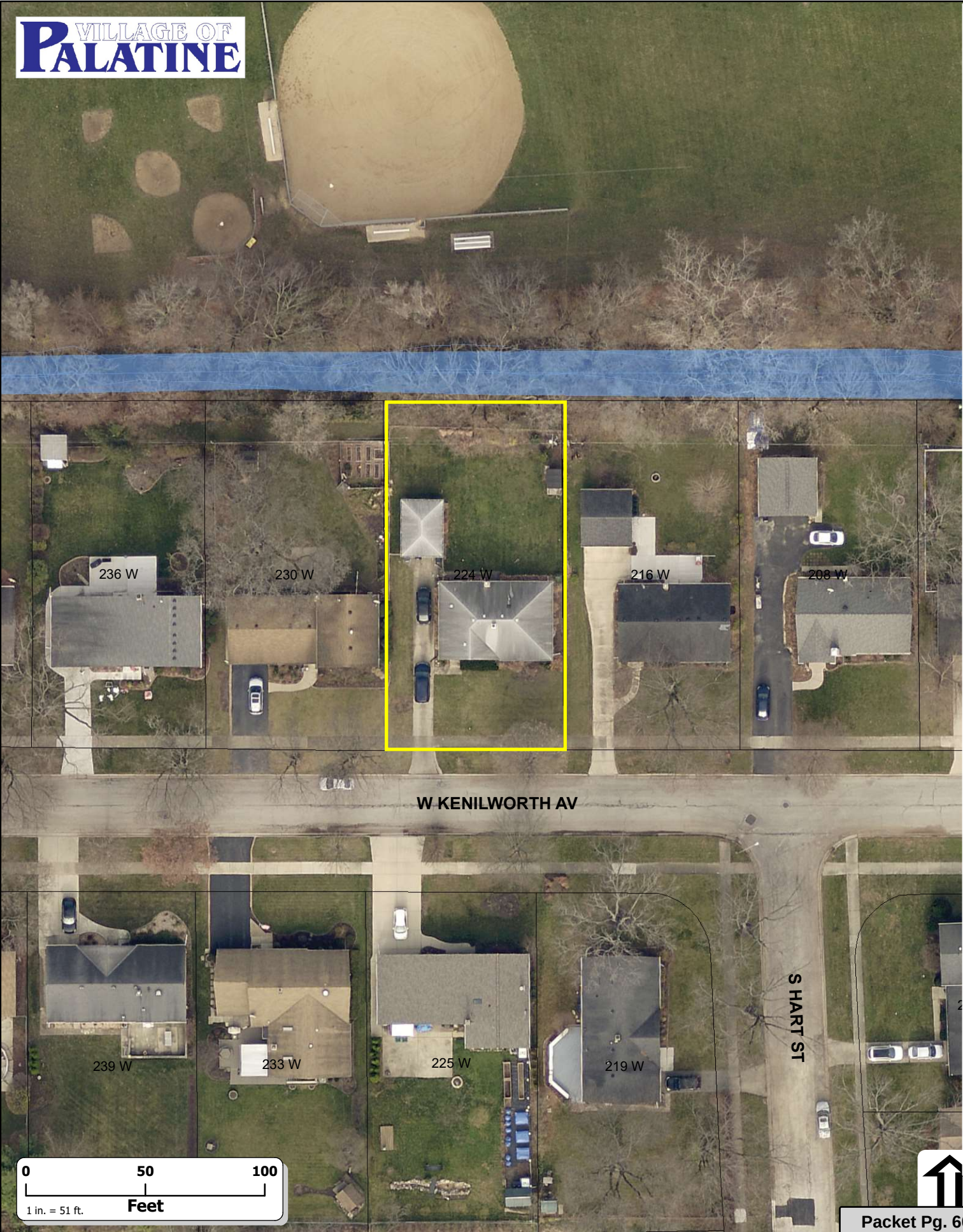
STAFF RECOMMENDATION

The Petitioners are requesting to construct a new addition to the front and rear of the home, as well as a second story addition. The existing residence has an existing non-conforming side yard setback from the eastern lot line. The addition off the front of the home encroaches into the required front yard setback and the second story addition would align with the existing home, therefore requiring relief for the existing side yard setback. Staff has not identified any negative impacts that the proposed additions would have on the surrounding neighborhood. 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, Mark Swanson, except as such plans may be changed to conform to Village Codes and Ordinances.
2. If approved, the Petitioners shall provide grade elevations around the structure in a matter acceptable to the Village Engineer.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Concept Plans
- Public Notice



Attachment: Aerial Map (224 W. Kenilworth Ave - SU Addition Setbacks)



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) Brian and Caitlin Gierke		Business Name (if applicable)	
	Subject Property Address 224 W. Kenilworth Ave., Palatine IL 60067			
	AUTHORIZED AGENT (if applicable) Mark Swanson		Business Name (if applicable)	
	Address 536 S. Summit St. Barrington IL 60010		City/State/Zip Code	
	Telephone 224-563-8494	Fax	Email swansonmc@comcast.net	
	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: Build a new 2 story residence on the existing foundation with an addition in the rear and an addition on the front with a front porch. THE HOMEOWNER IS REQUESTING TO USE THE EXIST. FOUNDATION OF THE 1 STORY RESIDENCE TO BUILD A 2 STORY HOME FOR THEIR FAMILY. A FRONT PORCH & ROOM ADDITION WILL EXTEND OVER THE FRONT SET BACK.			

Attachment: Application (224 W. Kenilworth Ave - SU Addition Setbacks)



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

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

YES-

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

CORRECT.

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



Affidavit of No New Improvements

AFFIDAVIT OF NO NEW IMPROVEMENTS

I am the owner of record, of the property with the legal description as stated on the attached plat of survey. I hereby affirm that the survey attached hereto is the survey for said property, and that the attached survey accurately depicts the current conditions with all existing improvements to the property as of the date of this affidavit.

Affiant further states that survey is correct and complete representation of all improvements now located on the premises described in the above referenced title commitment, except for: Wood Fence along back and entire right side, and shed has been removed

I fully understand that in the event the attached survey does not accurately depict all existing improvements made to the property as of today's date, the Village of Palatine may elect to reject this plan and the permit for which I am applying shall not be approved (or work in progress pursuant to the permit will be stopped) until an accurate survey has been received and approved by the Village of Palatine.

PROPERTY OWNERS SIGNATURE REQUIRED

CERTIFIED BY:

Property Owner Signature: Brian Gierke Date: 3/21/22

Property Owner Print Name: Brian Gierke

Property Address: 224 West Kenilworth Ave Palatine, IL 60067

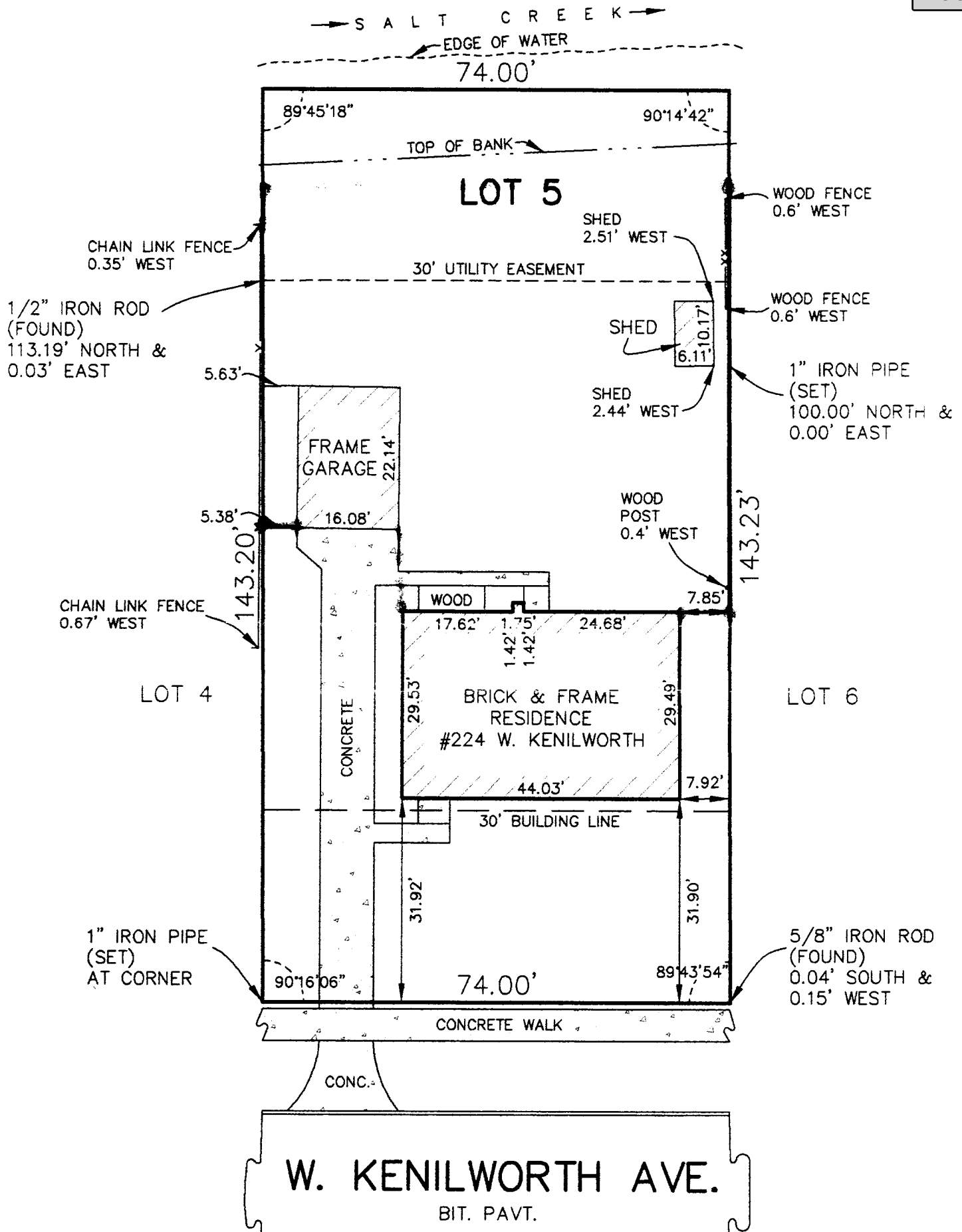
PIN #: 02-22-212-024-0000

Name of Surveyor: Murray and Moody, LTD.

Date of Survey: September 23, 2011

Survey Order No.: 11-11800

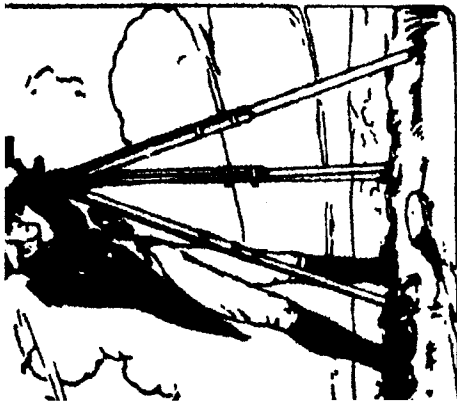
Attachment: Application (224 W. Kenilworth Ave - SU Addition Setbacks)



Attachment: Plat of Survey (224 W. Kenilworth Ave - SU Addition Setbacks)

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

I, Barbara C. Murry, an Illinois Professional Surveyor, do hereby certify that I have surveyed the above described property, and that this plat is a correct representation of said survey and that this professional seal is a true and correct representation of said survey.

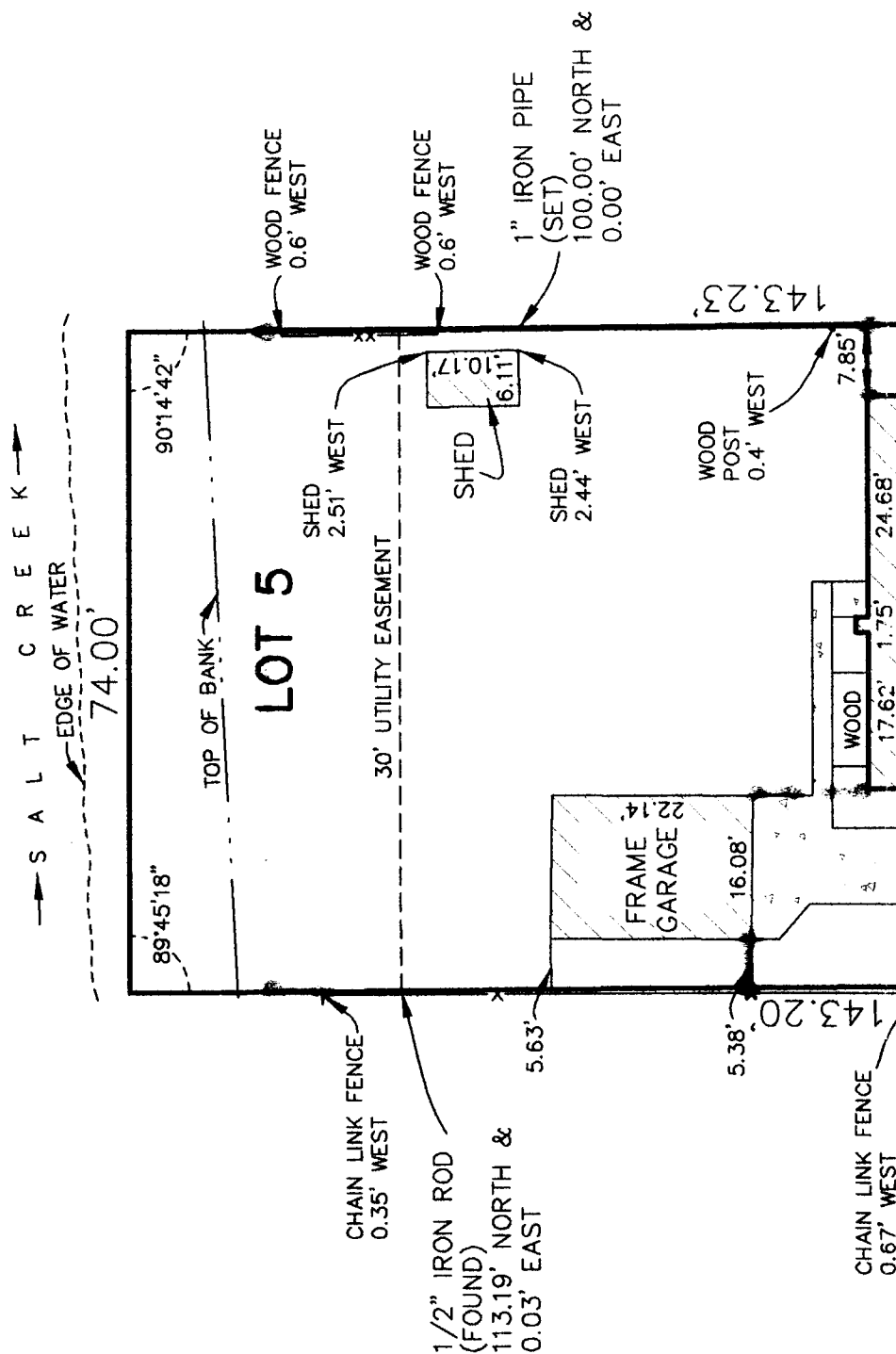


Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrsurvey.com info@murrsurvey.com Phone: (847)358-5960

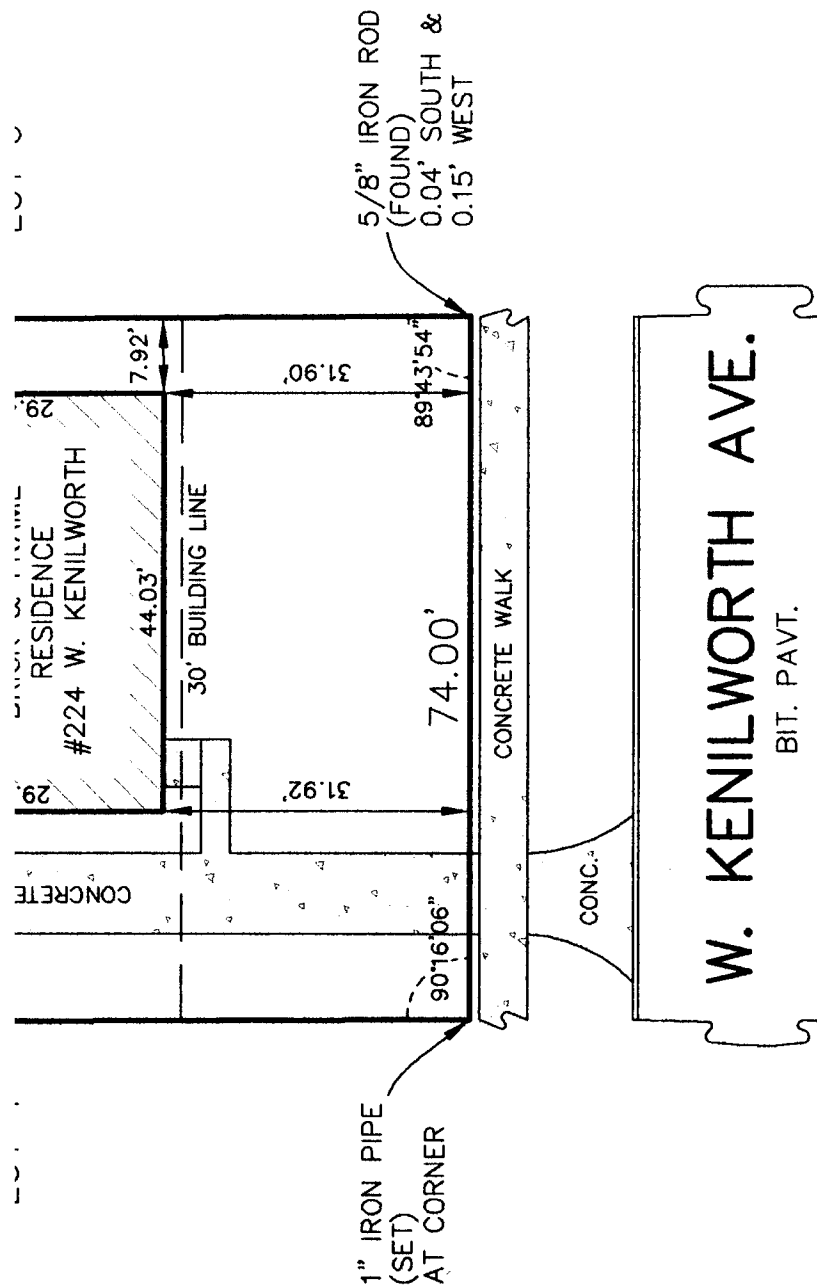
PLAT OF SURVEY OF

LOT 5 IN BLOCK 1 IN R. HOUSTON JR. AND SONS GLEN-TYAN MANOR A SUBDIVISION OF
PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 SECTION 22, TOWNSHIP 42 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 10,598 S.F. / 0.2433 ACRES



Attachment: Plat of Survey (224 W. Kenilworth Ave - SU Addition Setbacks)



END AND NOTES

ions shown thus: 50.25 are feet and decimal parts thereof. Angular
own thus: 90°00'00" indicate degrees, minutes and seconds.
N 90°00'00" E indicates measure dimension / bearing.
/ (N 90°00'00" E) indicates record dimension / bearing.
d] / [N 90°00'00" E d] indicates deed dimension / bearing.

is shown hereon, if any, per local or assumed data,
shown otherwise.

re your points before using same and report any
ces immediately.

egal description with deed or title policy and report any
ancy immediately. Building lines and easements, if any,
n are as shown on the recorded subdivision plat
ted.

umber: 11-1180

ade For: Mark Knulty

STATE OF ILLINOIS } S.S. COUNTY OF COOK }

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby
certify that I have surveyed the above described property, and that the above
plat is a correct representation of said survey and that this professional ser
conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: September 22, 2011

Palatine, Illinois: September 23, 2011

[Signature]
Illinois Professional Land Surveyor - Barbara C. Murry 03-003529
License Renewal date: November 30, 2012

Project Number: 11-1180

Field Book: 49L-62

Drawing File: 11118000.DWG

CONSTRUCTION NOTES

1.0. GENERAL DATA

- 1.1 All work shall be performed in accordance with all applicable local, state and national codes and ordinances and all authorities having jurisdiction.

The Village of Palatine and Inspections Divisions has adopted the following Codes and Amendments:

Abbreviation	Code
IRC	International Residential Code, 2015 Edition
IBC	International Building Code, 2015 Edition
IMC	International Mechanical Code, 2015 Edition
IFGC	International Fuel Gas Code, 2015 Edition
IECC	International Energy Conservation Code, 2018 Edition
IEBC	International Existing Building Code, 2015 Edition
ISPS	International Swimming Pool and Spa Code, 2015 Edition
NEC	National Electrical Code, 2017 Edition
IPC	Illinois Plumbing Code, 2014 Edition
IAC	Illinois Accessibility Code, Latest Edition
PCO	Palatine Code of Ordinances
NFPA	Life Safety Code, NFPA 101, 2000 Edition
IFC	International Fire Code, 2015 Edition
FDA	US Food and Drug Administration Food Code, 2017 Edition

All references to the "International Existing Building Code" shall mean "International Building Code". All references to the words "ICC Electrical Code" shall mean "National Electrical Code". All references to the "International Plumbing Code" shall mean "State of Illinois Plumbing Code 2014".

- 1.2 All partition dimensions on plan are to face of stud interior and face of sheathing exterior. Non bearing partitions are to be laid out so that stock components will fit exactly within indicated dimensions. Finished dimensions at critical areas such as closets, bathrooms, etc. must be held.

- 1.3 The contractor shall verify all dimensions and/or discrepancies in the work and notify the architect prior to any construction or be responsible for same.

- 1.4 Plumbing schematic drawings, HVAC drawings, sewer mains, electrical outlets, switches, light locations and routing all plumbing, mechanical, and electrical work is to be coordinated between the trades affected by the work as part of their installation layout. No plumbing, electrical or mechanical information shall be scaled from the drawings.

- 1.5 On site verification of all dimensions shall be the responsibility of each sub-contractor.

- 1.6 All work shall be performed in a workmanlike manner.

- 1.7 Each contractor shall include labor, materials, tools, equipment, etc. for the complete construction of the work indicated and specified by the drawings and specifications.

- 1.8 Materials specified shall be used. Substitutions must be approved by the owner prior to any installation.

- 1.9 Each sub-contractor shall amend and make good at his own cost, any defects or other faults in his workmanship and/or material.

- 1.10 Each contractor or subcontractor shall clean up debris inside and outside the building site, on a daily basis which has been affected by his work.

- 1.11 Dumpster's: Construction debris and refuse containment shall be required for all job sites. Containment shall occur on the property that is the subject of the permit, and shall be within a dumpster, structure, or container that can be covered to prevent windblown debris. All such dumpster's, structures, or containers shall be covered at all times when no work is being performed on the property that is the subject of the permit.

6.0. CARPENTRY

- 6.1 Stress grade lumber shall conform to the "National Design Specifications for Stress Grade Lumber and its Fastenings" NDLA, Latest Edition with a fiber stress in bending (Fb) of 1,150 psi repetitive with E = 1,400,000, Hem-Fir #2 or equal.

- 6.2 ALL POSTS & HEADERS SHALL TRANSFER THERE IMPOSED LOADS TO FOUNDATION OR APPROVED STEEL OR HEADERS.

- 6.3 Tub Draft stop. Provide drywall or draft stop material floor to ceiling behind all tubs on outside walls.

- 6.4 All walls to have 2" solid firestopping and all electrical and plumbing through floors are to have space sealed off with approved fiberglass batt insulation. Firestop all furring, partitions and stud walls at both floor and ceiling of each floor level and at the juncture of roof rafters and wall.

- 6.5 All closets shall have standard shelf with wood rod. All closets marked linen and/or pantry shall have 5 shelves.

- 6.6 Jambes to all closets and doorway openings shall have casing selected by owner.

6.0. CARPENTRY CONT.

- 6.7 Header schedule for bearing walls unless otherwise noted on plans shall be the following:
Spans less than 4' (2) 2 X 12's
Spans 4' - 8' (2) 2 X 12's
Spans 8' + as noted or (2) 1.75 X 11 7/8" LVL's

- 6.8 Microlam headers shall be used in lieu of flitched beams where shown on the plans.

- 6.9 All headers greater than 6'-3" shall be supported by double 2 X 4 or 2x 6 cripples unless otherwise noted.

- 6.10 All headers greater than 10'-3" shall be supported by triple 2 X 4 or 2x 6 cripples unless otherwise noted.

- 6.12 Rafters/Ceiling Joist Bridging
Rafters and ceiling joists shall be supported laterally by solid blocking, diagonal bridging (wood or metal) at intervals not exceeding 8 feet where finished ceiling is applied.

7.0. MOISTURE CONTROL

- 7.1 All concealed flashing shall be a minimum of 26 gauge sheet metal. Provide ice and water shield as needed @ eaves and valleys.

- 7.2 All exterior perimeter caulking shall be water and weathertight; Elastic caulking shall be non-staining polysulfide, acrylic, butyl or silicone.

- 7.4 Insulation shall be as follows:
A. Provide R15 wall insulation with vapor barrier to room side. (existing to remain where no drywall is removed)

- 7.5 Provide aluminum drip caps over all door and window heads and horizontal trim including.

- 7.6 All water piping shall be insulated in areas where it is subject to freezing such as outside walls and unheated attic spaces.

- 7.7 All exposed hot-water piping over 1/2" shall be insulated.

8.0. DOORS AND WINDOWS

- 8.1 New Exterior doors shall be solid core in standard wood frame. Manufacturer shall provide all hardware including locks, wood sill, and metal threshold and weather-stripping.

- 8.2 All interior doors to remain, match new doors to existing.

- 8.3 Provide tempered glass in all patio doors, entry sidelights and any other areas where required by code.

- 8.4 Provide safety glazing at all required locations including all tubs and shower areas. (see code 1 & 2 Family Dwelling 308 & 303.7 for min. requirements)

- 8.5 Egress Window Requirements
Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside to a full clear opening without the use of separate tools or special knowledge. Where windows are provided as a means of egress or rescue they shall have a sill height of not more than 44 inches above the floor. The net clear opening dimension required by this section shall be obtained by the normal operation of the window from the inside. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. EXCEPTION: Grade floor window may have a minimum net clear opening of five (5) square feet.

9.0. FINISHES

- 9.1 Install U.S. Gypsum or equal 1/2" tapered wall-board with metal corner beads. Machine tape all joints. Wall-board shall be attached according to manufacturers' instructions. Patch all nail heads and leave surface free from pits, waves, and buckles. Use 5/8" firecode wall-board where required for fire rating and provide 1/2" dura rock wall-board at all wet areas including walls and ceilings.

- 9.2 Provide 5/8" firecode wall-board on all garage ceilings and common walls.

- 9.3 Ceramic tile for walls and bases shall be glazed ceramic tile. Tile application shall be by organic mastic adhesive for walls. Grout shall be latex portland cement. Caulk around tubs with suitable caulking.

- 9.4 Painting:
A. Interior walls shall receive Three coats of latex paint, primer & two finish eggshell or satin finish.
B. Provide semi-gloss latex enamel for windows and trim if paint package.
C. Provide one coat stain with two coats clear polyurethane satin finish if stain package.

- D. All exterior trim shall receive two coats of heavy body solid color stain or two coats of exterior grade latex paint. (May be factory applied)

15.0. MECHANICAL SYSTEMS

- 15.1 Kitchen exhaust shall be ducted to the exterior with suitable cap and backdraft damper installed as per UL manufactures requirements.

- 15.4 Bathroom exhaust fan shall be sized in accordance with the schedule and ducted to the exterior with suitable cap and backdraft damper.

- 15.4.1 Bath Exhaust
Provide mechanical ventilation for bathroom areas. The minimum ventilation rate shall be 50 CFM for intermittent or 20 CFM for continuous ventilation. Pipe material shall be metallic or ridged metal flexible duct, PVC or sheet metal. Pipe must be mechanically anchored and trapped. Vent directly to the outside by an approved method.

- 15.7 Class "B" vents shall have minimum 1" clearance to combustibles and be fire stopped at floors.

- 15.8 All supply ducts in unheated spaces shall be sheet metal with 3/4" thick fiberglass insulation or approved equal.

- 15.9 Doors in rooms where there is no return air provided shall be undercut 1" to allow for air circulation.

- 15.10 Clothes Dryer Vent
Dryer vent systems shall be independent of all other systems and shall convey the products of combustion and moisture to the outdoors. Vents shall not be connected with sheet-metal screws or other fastening means which extend into the vent. Exhaust vents shall be equipped with a back-draft damper. All concealed vents shall be constructed of minimum 0.016-inch thick rigid metal ducts with joints running in the direction of air flow. The maximum length of a 4 inch diameter exhaust vent shall not exceed 25 feet from the dryer location to wall or roof termination, and shall terminate with a full opening exhaust hood. A reduction in maximum length of 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend shall apply. For installations where this length limitation is exceeded, the maximum vent diameter shall be 5 inches.

- 15.11 All systems shall conform to all applicable local, state and national codes.

- 15.11.1 All plumbing is to be installed per current Illinois State Plumbing Code and Local amendments to International Plumbing Code.

- 15.14 Interior suspended waste piping shall be schedule 40 PVC DWV with solvent welded joints.

- 15.18 Provide gray box with sill faucets and one standpipe for clothes washer and 2" drain.

- 15.19 Provide 12" h air chamber at every fixture and a 24" h chamber at top of risers.

- 15.20 Provide plated fixture supplies and stops for every fixture connection. (Plating to match fixture if exposed or chrome if concealed)

- 15.21 Provide clean-outs in each soil line and for each change of direction greater than 45 degrees and at top of each stack.

- 15.22 All water pipes to fixtures shall be valued.

- 15.23 Water closets to be maximum 1.6 gallon/flush and sinks and showers, etc. shall have 3-gallon/minute flow control.

- 15.24 The plumbing contractor shall include all necessary labor, materials, and equipment required for a complete and operational system.

- 15.25 Plumbing Stack Walls: The stack plumbing walls shall consist of not less than 2x6 framing members or 5 ½ nominal width.

- 15.29 Plumbing Pipe Protection From Freezing
Water, soil and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperature unless adequate provision is made to protect such pipes from freezing by insulation and heat.

16.0. ELECTRICAL SYSTEMS

- 16 Electrical Code
All electrical is to be installed per 2017 National Electrical Code (N.E.C.) and Local requirements.

- 16.1 The electrical contractor shall include all necessary labor, materials, and equipment for the installation of a complete and operational system.

- 16.2 The electrical contractor shall install all work in accordance with all applicable national, local, and state codes and ordinances.

- 16.3 The electrical contractor shall provide copper wire throughout, no. 14 AWG minimum. Low voltage signal system shall be a minimum 2 conductor no. 18 in conduit where required by local code.

- 16.6 The electrical contractor shall provide GFI outlets in all bathrooms, kitchens, garages, and at exterior applications or as required by governing codes.

- 16.7 Closet Light Fixtures: Provide flush recessed fixture with solid lens or a ceiling mounted fluorescent fixture with lens cover in all closet areas unless there is 12 inches horizontal clearance from edge of shelving in the closet area. Fixtures used within the 12" clearance must maintain minimum 6 inches clearance from shelf edge.

- 16.8 Smoke / CO2 detectors shall be 110 or 9 volt and shall be wired so that the activation of one alarm will activate all alarms within residence. Smoke detectors shall be UL approved and shall be present on all floors and located within 15' of all bedrooms and in all bedrooms.

HOME ADDITION/ REMODEL FOR: Mr. & Mrs. Gierke

224 W. Kenilworth.

Palatine, IL. 60067

GENERAL CONTRACTOR: VANDE LOGT CONSTRUCTION CO.

226 Biltmore Drive, N. Barrington, IL. 60010

Ph: 847 382-4900 Fax: 847 382-4906

PLAN INDEX

ARCHITECTURAL / STRUCTURAL

MECHANICAL

A-1 COVER SHEET & GENERAL NOTES

ME-1 ELECTRICAL MECH.

A-2 BASEMENT CONSTRUCTION PLAN,

PLUMBING RISER DIAGRAM

WALL SECTION, CROSS SECTION

A-3 CABINET PLANS & ELEVATIONS

JOB SITE LOCATION

Section 890.TABLE N Water Supply Fixture Units (WSFU)		Fixture		Occupancy		Type of Supply Control		Load Values in Water (Supply Fixture Units)		
	Total Units	Total Load						Cold	Hot	Total
Water Closet	5	15			Public/Private	Flush Tank	3			3
Lavatory	6	6			Private	Faucet	0.75	0.75		1
Bath tub	1	2			Private	Faucet	1.5	1.5		2
Shower Stall	4	8			Private	Mixing Valve	1	1		2
Kitchen Sink	2	4			Private	Faucet	1.5	1.5		2
Laundry Trays (1 to 3)	1	3			Private	Faucet	2	2		3
Dishwashing Machine	2	2			Private	Automatic		1		1
Laundry Machine (8 lb)	1	2			Private	Automatic	1.5	1.5		2
Home Total	22	42								
Existing Water Service Size	1-1/2"									
Required Service Size	1-1/4"									

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DATE		DESCRIPTION	
01/01/2022	1	Concept Plan	NO.
12/01/2022	2	Concept Plan Revisions	NO.
	3	PERMIT PLANS	NO.

SHEET TITLE:
Cover Page
Specifications

PROJECT DESCRIPTION:
Brian & Kate Gierke
224 W. Kenilworth
Palatine, IL 60067

DRAWINGS PROVIDED BY:
VANDE LOGT
CONSTRUCTION CO.
226 Biltmore Drive
N. Barrington, IL 60010
847 382-4900 - bulldogcc.com

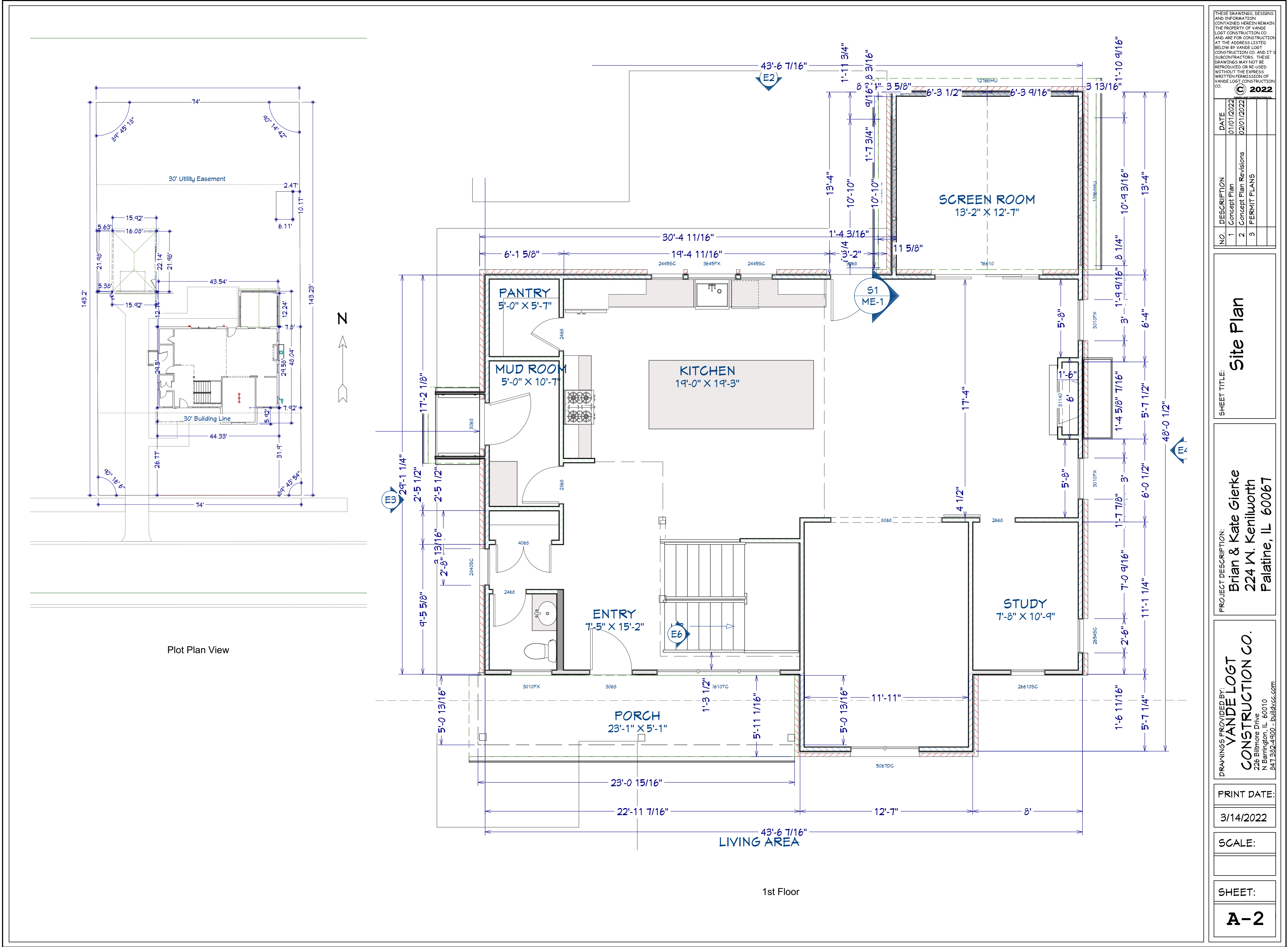
PRINT DATE:

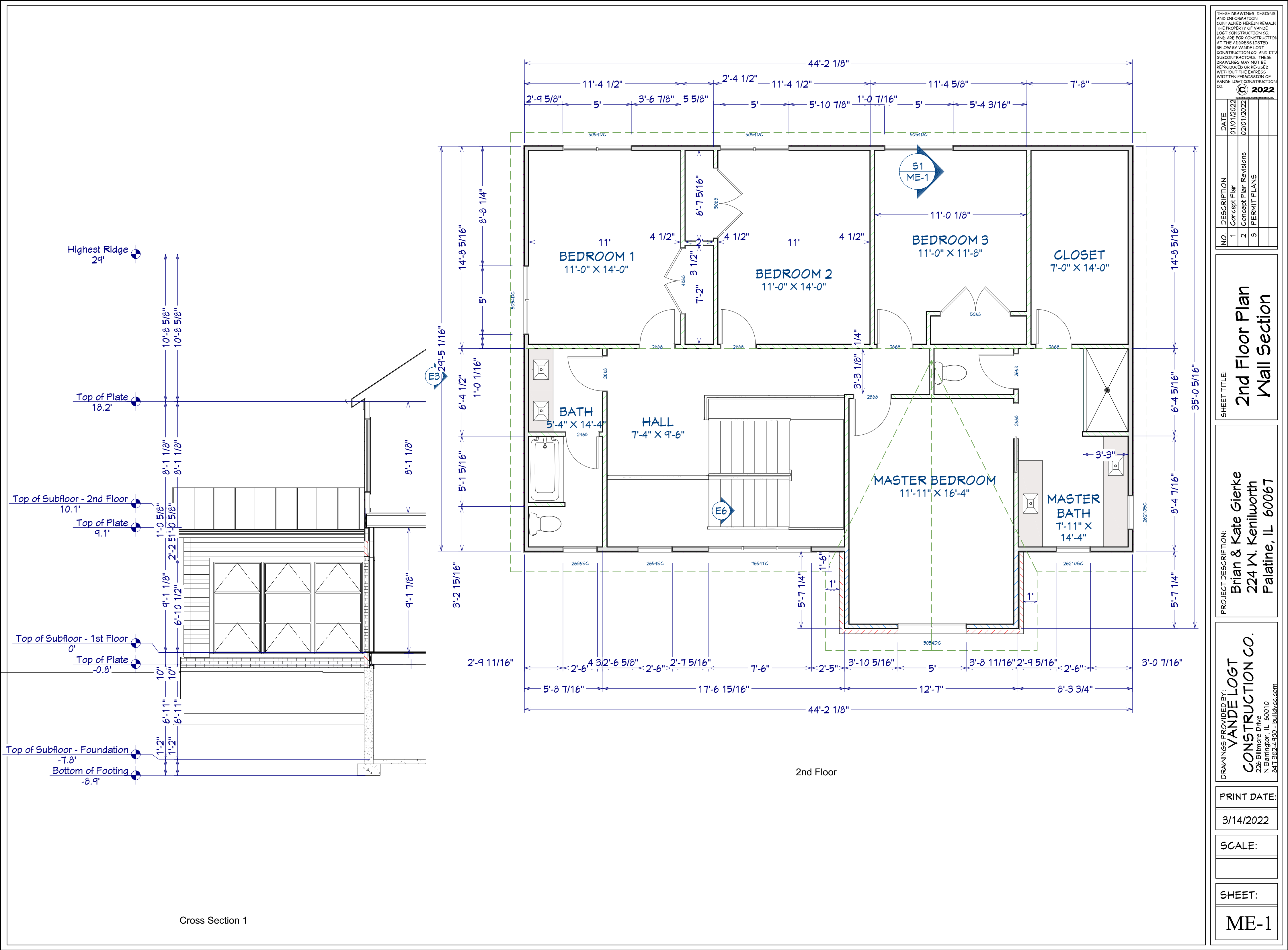
3/14/2022

SCALE:

SHEET:

A-1





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NO.	DESCRIPTION	DATE
1	Concept Plan	01/01/2022
2	Concept Plan Revisions	02/01/2022
3	PERMIT PLANS	

2nd Floor Plan
Wall Section

PROJECT DESCRIPTION:
Brian & Kate Gienke
224 W. Kenilworth
Palatine, IL 60067

DRAWINGS PROVIDED BY:
VANDE LOGT CONSTRUCTION CO.
224 W. Kenilworth Ave.
N. Barrington, IL 60010
847.392.4500 - bull@vlogc.com

PRINT DATE:

3/14/2022

SCALE:

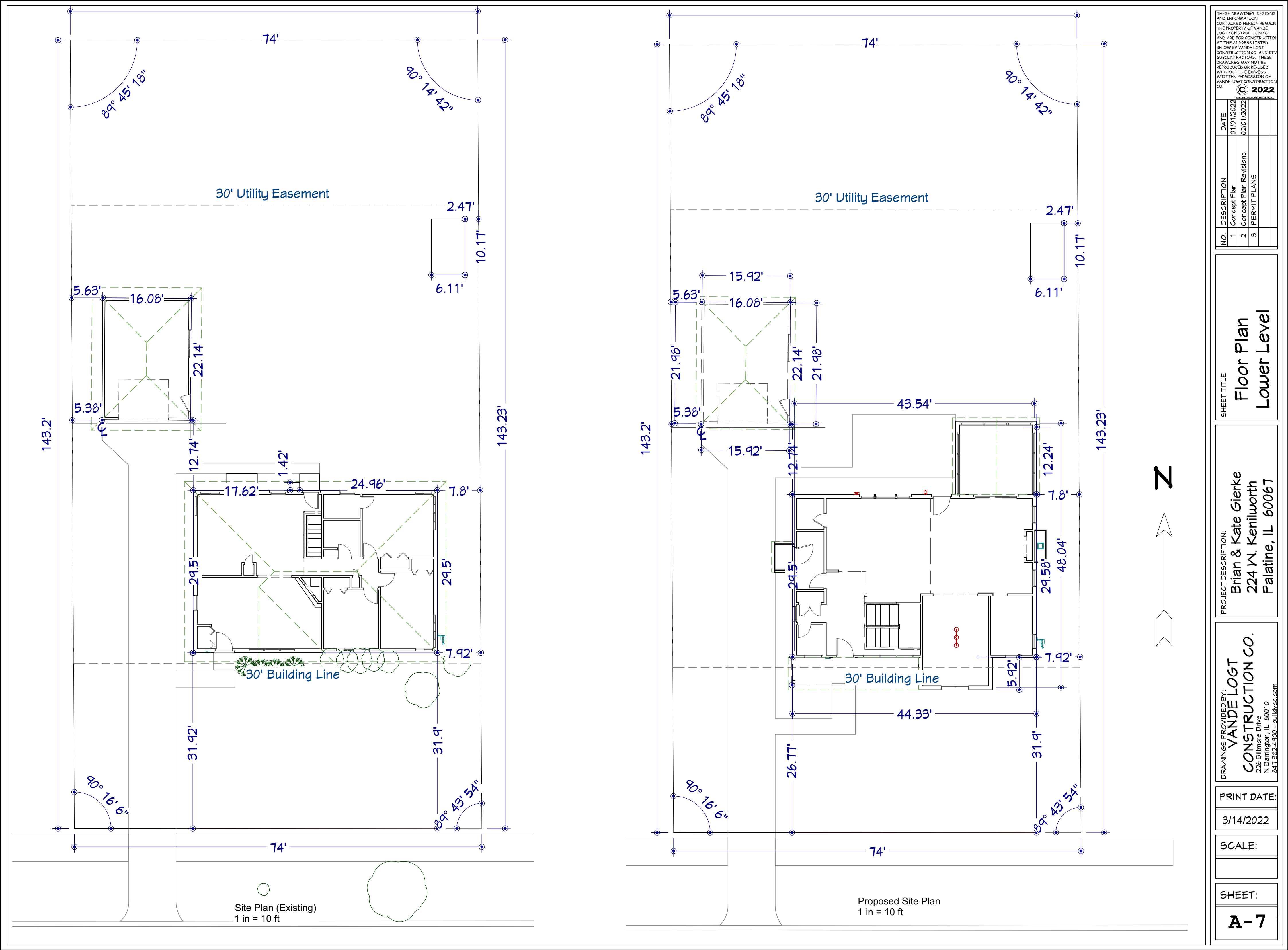
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ME-1













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NO.	DESCRIPTION	DATE
1	Concept Plan	01/01/2022
2	Concept Plan Revisions	02/01/2022
3	PERMIT PLANS	

SHEET TITLE:

PROJECT DESCRIPTION:
Brian & Kate Gierke
224 W. Kenilworth
Palatine, IL 60067

DRAWINGS PROVIDED BY:
VANDE LOGT
CONSTRUCTION CO.
224 Blinn Drive
N Barrington, IL 60010
847.392.4500 - bull@vlogt.com

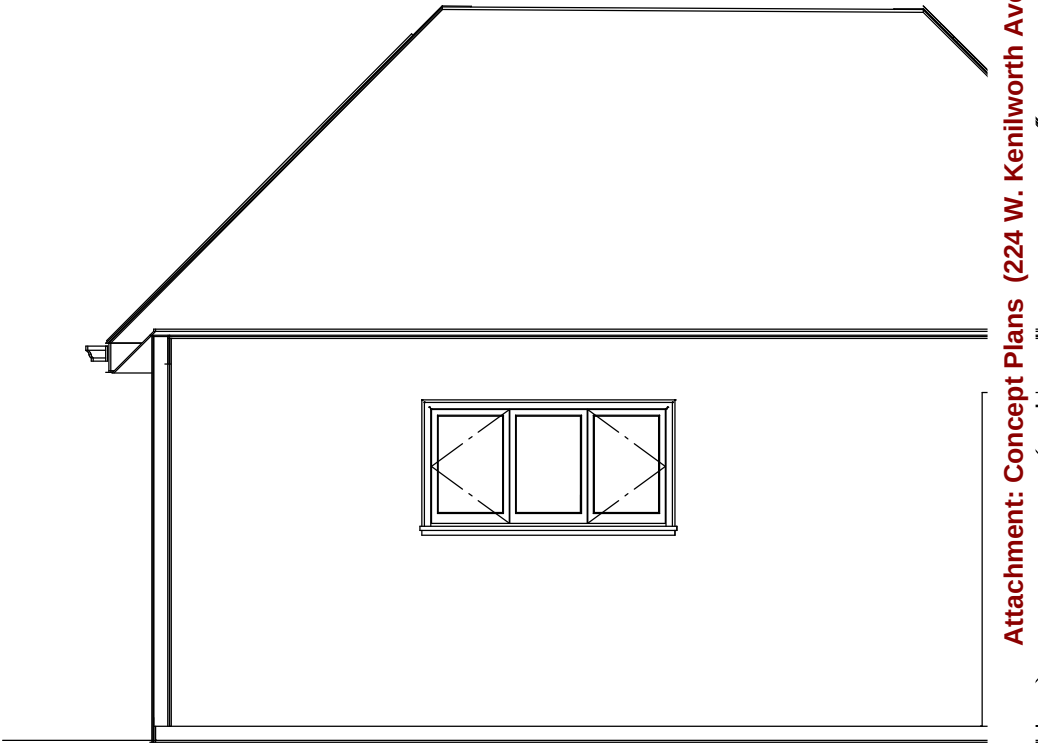
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3/14/2022

SCALE:

SHEET:

A-9





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2022

NO.	DESCRIPTION	DATE
1	Concept Plan	01/01/2022
2	Concept Plan Revisions	02/01/2022
3	PERMIT PLANS	

SHEET TITLE:

PROJECT DESCRIPTION:

Brian & Kate Gierke
224 W. Kenilworth
Palatine, IL 60067

DRAWINGS PROVIDED BY:

VANDE LOGT
CONSTRUCTION CO.
226 Baltimore Drive
N Barrington, IL 60010
847.382-4100 - build@vcc.com

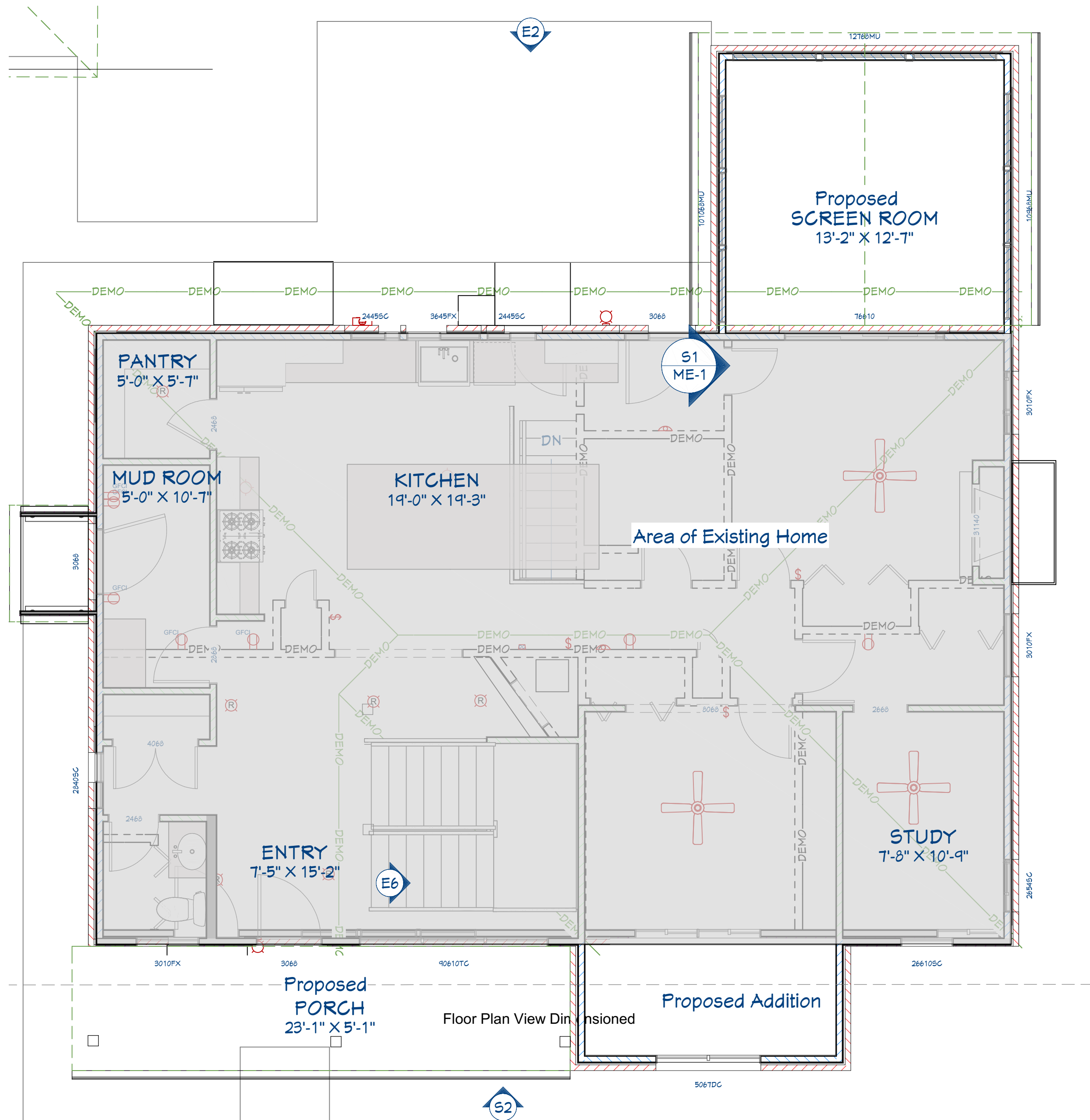
PRINT DATE:

4/19/2022

SCALE:

SHEET:

A-11



1st Floor

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NO.	DESCRIPTION	DATE
1	Concept Plan	01/01/2022
2	Concept Plan Revisions	02/01/2022
3	PERMIT PLANS	

SHEET TITLE:

PROJECT DESCRIPTION:

Brian & Kate Gierke
224 W. Kenilworth
Palatine, IL 60067

DRAWINGS PROVIDED BY:

**VANDE LOGT
CONSTRUCTION CO.**
226 Baltimore Drive
N Barrington, IL 60010
847.382.4100 - build@vcc.com

PRINT DATE:

4/19/2022

SCALE:

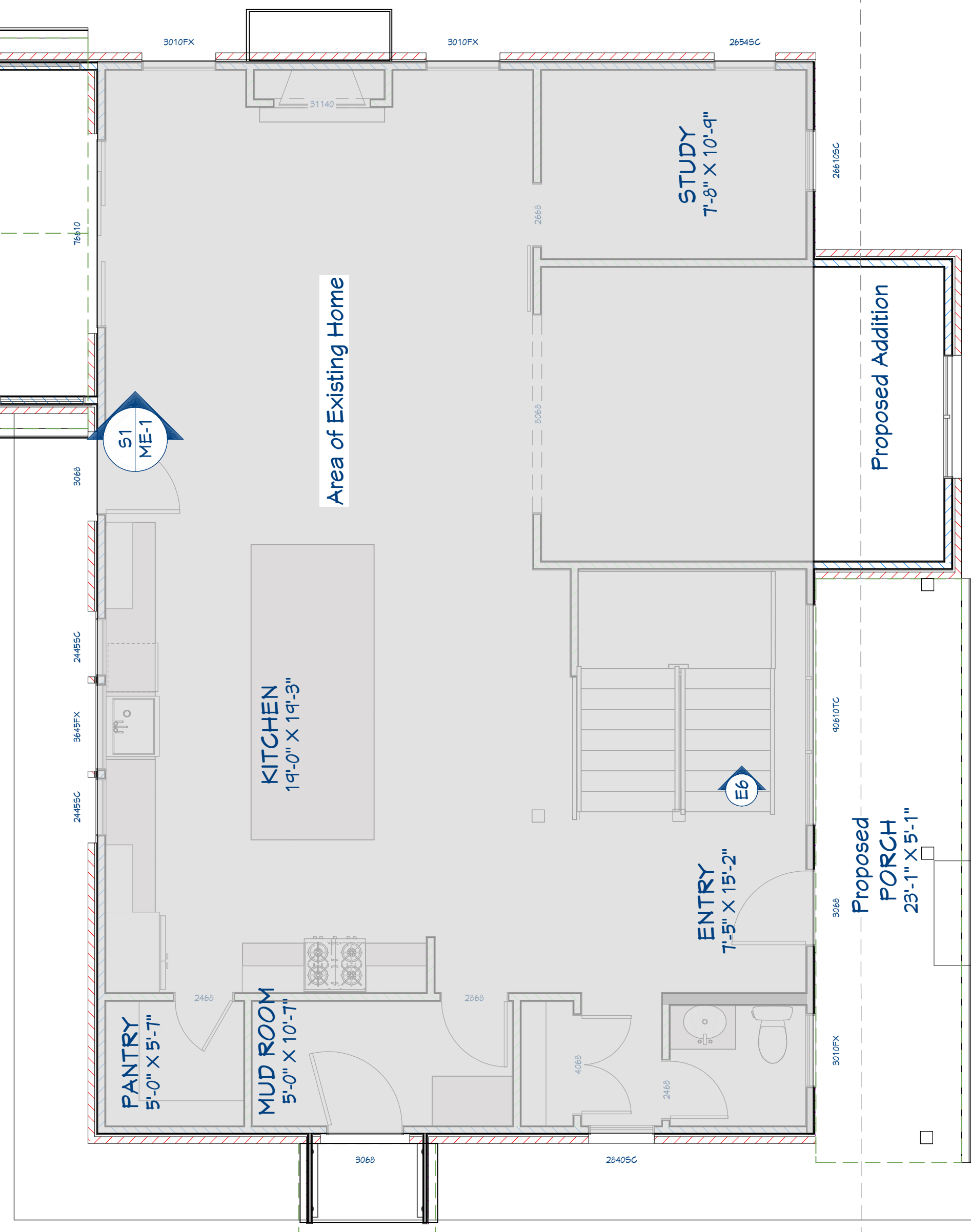
SHEET:

A-12



Cross Section 2
Cross Section 1

Attachment: Concept Plans (224 W. Kenilworth Ave - SU Addition Setbacks)



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NO.	DESCRIPTION	DATE
1	Concept Plan	01/01/2022
2	Concept Plan Revisions	02/01/2022
3	PERMIT PLANS	

SHEET TITLE:

PROJECT DESCRIPTION:

Brian & Kate Gierke
224 W. Kenilworth
Palatine, IL 60067

DRAWINGS PROVIDED BY:

VANDE LOGT
CONSTRUCTION CO.
226 Baltimore Drive
N Barrington, IL 60010
847.382.4100 - build@vcc.com

PRINT DATE:

4/19/2022

SCALE:

SHEET:

A-14



PUBLIC NOTICE
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 10, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a second story addition to be setback 7 feet from the interior side yard lot line instead of the minimum required 10 feet, and to permit an addition to be setback 26 feet from the front yard lot line instead of the minimum required 30 feet.

The property is commonly known as 224 W. Kenilworth Ave. (02-22-212-024-0000).

The Petitioners are proposing to construct a front room / porch addition and a new second story addition to the existing foundation footprint of the residence. The proposed additions will encroach into the required front yard and side yard setbacks.

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

FILE #: 22-10
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board
of Appeals

DATED: This 25th day of April, 2022
Published in Daily Herald
April 25, 2022 (4581490)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 04/25/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Danula Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4581490

Attachment: Public Notice (224 W. Kenilworth Ave - SU Addition Setbacks)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 05/10/22 07:00 PM

CASE STAFF STATEMENT (ID # 7527)

300 N. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Filipe Gonzalez, Café Fourteen

CASE NUMBER: 22-12

ADDRESS: 300 N. Northwest Highway

PROPOSAL: Special Use to permit a restaurant to operate with a local liquor license.

<u>LOCATION:</u> 300 N. Northwest Highway District 6 (Helms)	<u>CURRENT ZONING:</u> B-2 General Business District
--	--

SURROUNDING CONDITIONS:

North:	B-2 General Business
South	B-2 General Business
East:	B-2 General Business
West:	R-2 Single Family

BACKGROUND:

The Petitioner is requesting to include alcohol service at their existing restaurant at 300 N. Northwest Highway. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant to operate with a local liquor license.

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business District and is located within the Johnson & Weber's Palatine Ridge Subdivision on a single-user lot, which is along the Northwest Highway commercial corridor.
- The Petitioner's business plan indicates hours of operation are as follows:
 - 7 days per week serving breakfast and lunch: 6 AM - 3 PM

- Wednesday - Saturday serving dinner: 3 PM - 11 PM
- The submitted business plan states that there will be up to 10 total employees during both of the shifts mentioned above.
- The submitted business plan states that alcohol will not be served without food.
- There are no proposed changes to the restaurant's interior floor plan. Additionally, the parking requirement would not change with the addition of a liquor license, as the number of seats is not increasing.
- The requested liquor license classification is for a "Class D - Restaurant". This will be evaluated by the Liquor Commission.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	N/A
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, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is proposing to introduce a local liquor license at the existing Café Fourteen. As the Floor Plan and seating count are not increasing, and the parking requirement remains the same. Ultimately, Staff did not identify any concerns with the proposal. Therefore, Staff recommends approval of the Special Use to permit the restaurant to operate with a local liquor license, subject to the following condition:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, except as such plans may be changed to conform to the Village of Palatine Codes and Ordinances.

Case Staff Statement (ID # 7527)
Meeting of May 10, 2022

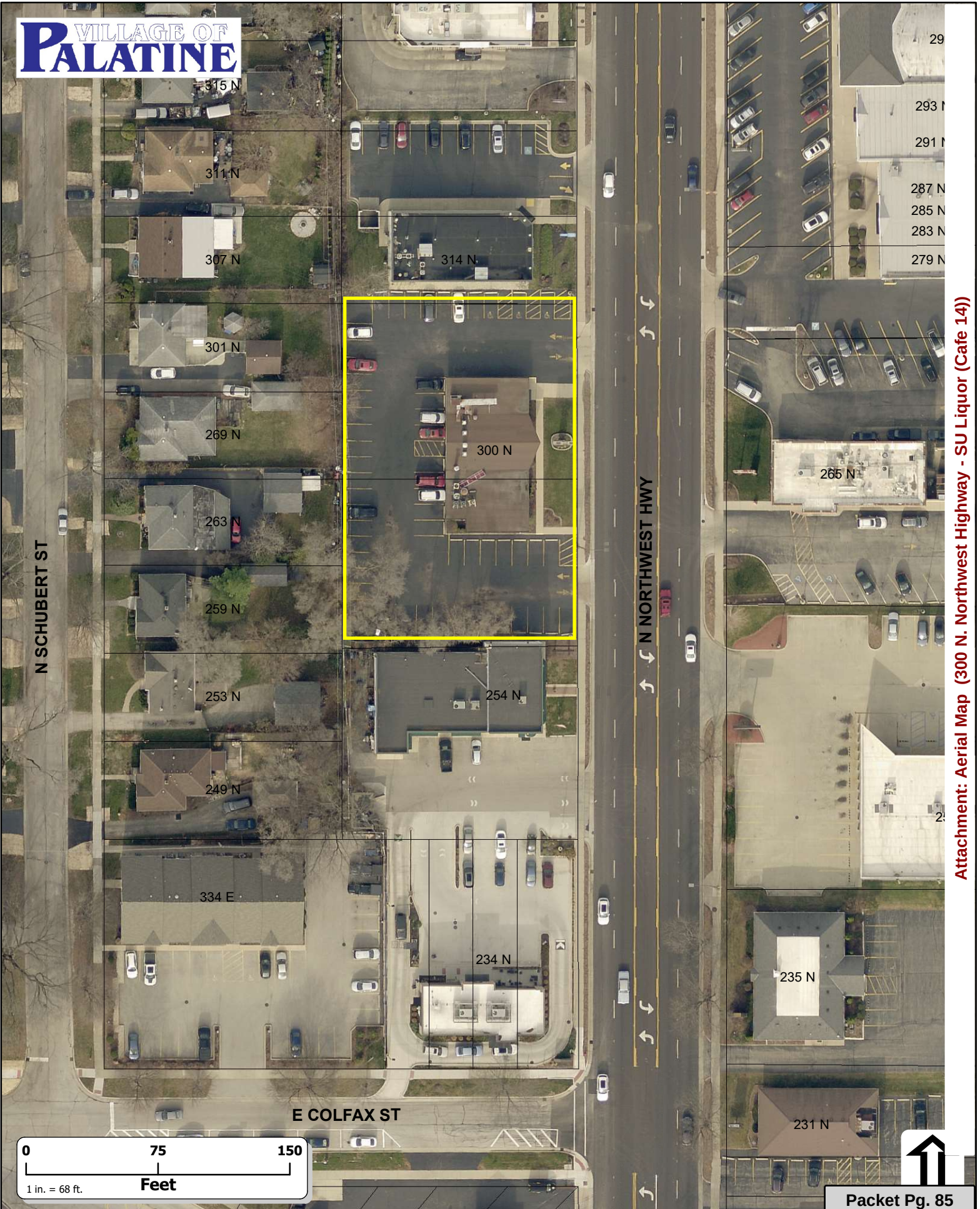
ATTACHMENTS:

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

300 N. Northwest Hwy - Cafe 14

3.4.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 #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Felipe Gonzalez		Cafe Fourteen	
	Subject Property Address			
	300 N Northwest Hwy		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:				
Applying for liquor license				

Attachment: Application (300 N. Northwest Highway - SU Liquor (Cafe 14))



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

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

We will not serve liquor to minors. We are serving to adults only with food

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

It will not cause any harm to nearby property

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

Cafe Fourteen

Petitioner Justification Page 4

The use is deemed necessary for the public convenience at this location. Our location has been a restaurant business for many years, serving palatine citizens and neighboring citizens and villages.

We have observed all precautions when it comes to COVID19. We keep our restaurant clean and our employees follow all protocols. We sanitize daily and we serve our customers the best way we know how. The quality of our food has greatly increased since we became owners in January of 2020. Our restaurant has grown and expanded as well by adding Italian dinners in the evenings. We will continue to operate our restaurant per public health guidelines, safety and for the welfare of everybody.

The use of this liquor license will not cause any harm to any nearby properties or property values. We will not be serving alcohol to minors nor will we be serving to customers who don't purchase food. Customers come for breakfast, lunch, and dinner here at cafe fourteen. It adds to our Italian dinner experience and brings more people to the beautiful city of palatine. We have customers coming from all over the chicagoland area which in turns give more business/revenue to the city of palatine.

Felipe Gonzalez



Affidavit of No New Improvements

AFFIDAVIT OF NO NEW IMPROVEMENTS

I am the owner of record, of the property with the legal description as stated on the attached plat of survey. I hereby affirm that the survey attached hereto is the survey for said property, and that the attached survey accurately depicts the current conditions with all existing improvements to the property as of the date of this affidavit.

Affiant further states that survey is correct and complete representation of all improvements now located on the premises described in the above referenced title commitment, except for: _____

I fully understand that in the event the attached survey does not accurately depict all existing improvements made to the property as of today's date, the Village of Palatine may elect to reject this plan and the permit for which I am applying shall not be approved (or work in progress pursuant to the permit will be stopped) until an accurate survey has been received and approved by the Village of Palatine.

PROPERTY OWNERS SIGNATURE REQUIRED

CERTIFIED BY:

Property Owner Signature: _____ Date: _____

Property Owner Print Name: GUS SOIC

Property Address: 300 N Northwest Hwy Palatine IL 60067

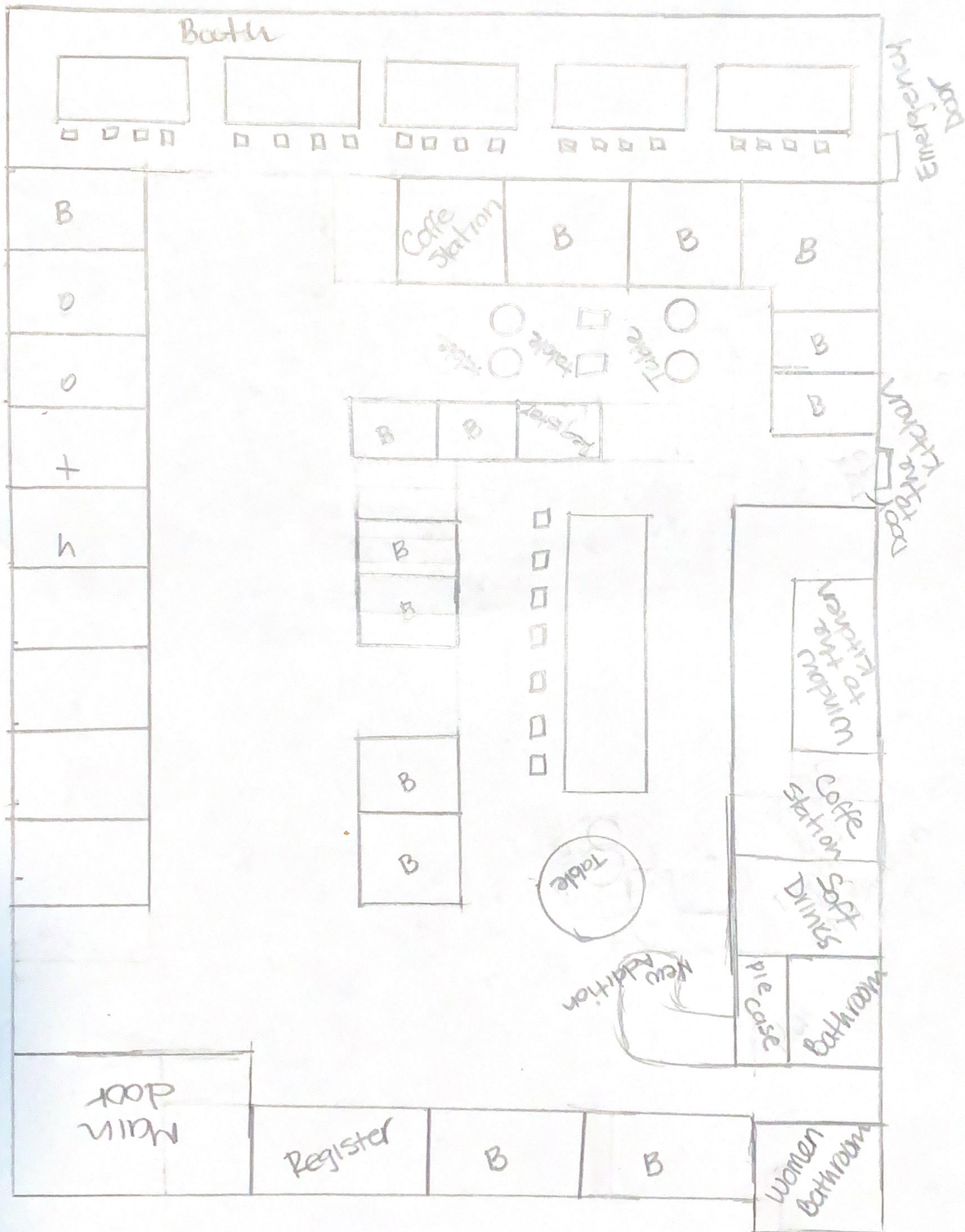
PIN #: 02-14-308-043-0000

Name of Surveyor: _____

Date of Survey: _____

Survey Order No.: _____

Attachment: Application (300 N. Northwest Highway - SU Liquor (Cafe 14))



Cafe Fourteens Business Plan is as follows:

Our target hours of operation will be Sunday - Saturday 6am - 3pm for breakfast and lunch. Wednesday - Saturday 3pm - 11pm for dinner. We will have 10 total employees working during both these shifts. 3 Chefs, 1 dishwasher, 1 bus boy, 2 waiters, 1 host, and 2 managers.

Since we are in the beginning process of adding Italian Dinner we will just be concentrating on 2 days per week (Friday and Saturday) for dinner. Once we have a full plan in place we will be serving dinner 4 days per week.

Our location here at Cafe Fourteen is 300 N Northwest Hwy, Palatine, IL, 60067, has been a consistent restaurant for many years. We are located in a good area where people drive by daily and come from all of Chicago land. We follow all rules and regulations, keep our restaurant clean, provide great service, and follow all the guidelines of the village of palatine, licenses, fire prevention and other permits.

Our prices are fair and we have great customers who come daily. They find Cafe Fourteen to have great service, a great environment, and an array of great food. We have great specials that cater to all ages and provide the best quality food in town. We will continue to maintain our excellent service and first-class quality of food.

We strive our very best everyday to be excellent and to provide excellent service. We want to continue to serve the village of palatine, the people of palatine, and everyone who comes to Cafe Fourteen.

Submitted By: Cafe Fourteen March 17, 2022

Felipe Gonzalez

Petitioner's Exhibit #2

Amendment to the Business Plan of Cafe Fourteen - March 17, 2022

Our target hours of operations are:

6am - 3pm - Serving breakfast and lunch 7 days per week

3pm - 11pm - Serving dinner Wednesday - Saturday

Since we are just in the initial stage of serving dinner, our days of operations for dinner right now are only Fridays and Saturdays 3pm - 9pm

There will be 10 total employees during breakfast, lunch, and dinner

Once our liquor license is approved we will serve liquor upon requests from the customer and them being at or above the age of 21. We will stop accepting food orders at 10:30pm

We will strive our very best to excel in our restaurant business to provide excellent food and quality service to our clientele, not only to our local people here in our community but also to the nearby villages and cities. It will give the village of Palatine and the state of Illinois more revenue and progress to everyone.

Submitted By: Cafe Fourteen, March 17, 2022

Felipe Gonzalez

APPETIZERS

Fried Calamari	8.95
Served with cocktail sauce	
Arancini	4.25
Rice, bread crumbs, ham, eggs, peas, meat. Served with fresh pomodoro sauce	
Pizza Bread	4.95
Fresh tomato, basil, oregano, and mozzarella	
Garlic Bread	4.95
Bruschetta	6.95
Tomato, onion, basil, and garlic, on toasted Italian bread	
Shrimp Marsella	10.95
Sauteed shrimp with mushrooms, onions, and Marcella sauce	
Shrimp DeJonghe	10.95
Shrimp sauteed with garlic, onion, and white wine	

*All entrées are served with soup or salad, pasta or
potato and vegetables of the day*

CHICKEN ENTRÉES

Chicken Francese	16.95
Chicken breast sautéed with lemon and white wine	
Chicken Vesuvio	16.95
Chicken breast sautéed with garlic and white wine	
Chicken Marsala	16.95
Chicken breast sautéed with mushrooms, onions and marsala wine	
Chicken Piccata	16.95
Chicken breast sauteed with lemon and withe wine kalamata olives, capers, pink sauces	
Chicken Parmigiana	16.95
Chicken breast topped with fresh pomodoro and mozzarella	

PORK TENDERLOIN ENTRÉES

Pork Francese	13.95
Sauteed with lemon and white wine	
Pork Vesuvio	13.95
Sautéed with garlic and white wine	
Pork Marsala	13.95
Sautéed with mushrooms, onions and Marsala sauce	
Pork Piccata	13.95
Sauteed with lemon and white wine, kalamata olives, capers, pink sauces	
Pork Parmigiana	13.95
Topped with fresh pomodoro and mozzarella	
Pork Chops (grilled or Vesuvio)	17.95

HOUSE SPECIALS

Rib Eye Steak (12 oz)	26.95
Choice Cut, certified Angus beef	
Filet Mignon (12 oz)	29.95
Skirt Steak (10 oz)	24.95
With grilled onions	
Italian Sausage	15.95
With peppers and onions	

SEAFOOD ENTRÉES

Grilled Salmon	20.95
With Hollandaise	
Grilled Blackened Salmon	21.95
Tilapia	17.95
With withe wine, lemon and butter sauce	
Baccala (Cod Fish)	18.95
Sautéed with garlic, oil, black olives, capers, onions, tomatoes an white wine	
Shrimp DeJonghe	18.95
Sautéed with garlic, white wine, onion, butter and bread crumbs	

*All pastas are served with choice of a homemade sauce:
Meat sauce, Pomodoro, Vodka, or garlic oil (Alfredo 2.50
extra)*

Add chicken 5.00

PASTA

Linguine Zuppa Di Mare	28.95
Mussels , clams, calamari and shrimp. Sauteed garlic, white or red sauces	
Linguine Shrimp al Diablo	19.95
Shrimp sautéed in olive oil, garlic, fresh tomato, and basil	
Linguine Shrimp and Broccoli	19.95
Shrimp and broccoli sautéed with garlic oil	
Linguine Baby Clams	18.95
Choice fresh tomato basil, or garlic oil sauce	
Gluten Free Mostaccioli	12.95
Mostaccioli	12.95
Rigatoni	12.95
Linguine	12.95
Spaghetti	12.95
Angel hair	12.95
Cheese Ravioli	13.95
Cheese Tortellini	13.95
Fettuccine Alfredo	15.95
Carbonara	16.95
Sautéed with bacon, onions, and a white wine cream sauce	
Eggplant Parmigiano	13.95
Topped with pomodoro and mozzarella	

All burgers are half a pound, prime beef, served with lettuce, tomato, coleslaw and pickles. Choice of fries, sweet potato, or chips

HOMEMADE ANGUS BEEF BURGERS

Bacon Cheddar Burger 13.95

On a brioche bun

Bacon Jam Burger 13.95

Bacon jam, cheddar cheese, and grilled onions, on a brioche bun

Swiss and Mushroom Burger 13.95

On a brioche bun

Chicken sandwich 13.95

Grilled chicken, bacon, honey mustard, swiss cheese, on a pretzel bun

Caliente Turkey Burger 13.95

Ground turkey patty with jalapeno and cilantro topped with guacamole and cheddar cheese, on a pretzel bun

Turkey burger 13.95

On a pretzel bun

SALADS

Chopped Chicken Salad 14.95

Mixed lettuce, onions, tomato, cucumbers, olives, and avocado. Topped with cheddar cheese and an egg

Grecian Chicken Salad 14.95

Mixed lettuce, tomato, olives, red onion, egg, feta, green pepper, cucumbers, pepperoncinis and anchovies, tossed with mediterranean dressing

Southwest Chicken Salad 14.95

Mixed lettuce, corn, green pepper, tomato, cucumber and tortilla chips tossed with cajun ranch

Caesar Chicken Salad 14.95

Romaine lettuce, tomato, and cucumbers. Topped with parmesan cheese and an egg

Julienne Salad 14.95

Mixed lettuce, turkey, ham, American and swiss cheese, tomato, and cucumbers, tossed with ranch dressing

Quinoa Bowl 15.95

Lox, spinach, tomato, carrots, cucumber, avocado, and quinoa with lemon vinaigrette

Harvest Chicken Salad 14.95

Mixed greens, walnuts, raisins, strawberries, blueberries, blue cheese, tossed in raspberry vinaigrette.

KIDS MENU

Chicken fingers 6.95

Macaroni and Cheese 6.95

Cheeseburger 8.95

Spaghetti with Meatball 8.95

HOMEMADE SOUPS

Cup of Soup (8 oz) 5.29

Bowl of Soup (16 oz) 7.29

SIDE ORDERS

Italian sausage 3.95

Meatballs 4.95

Side Salad 4.95

DRINKS

Soft drinks 2.29

La Croix 1.25

Iced tea 2.29

Hot tea 2.29

Coffee 2.49

Fresh squeezed orange juice 3.99

Lemonade 2.29

Milk 2.99

Chocolate milk 2.99

Hot chocolate 2.29

MILKSHAKES

Vanilla, Chocolate, Oreo 4.99



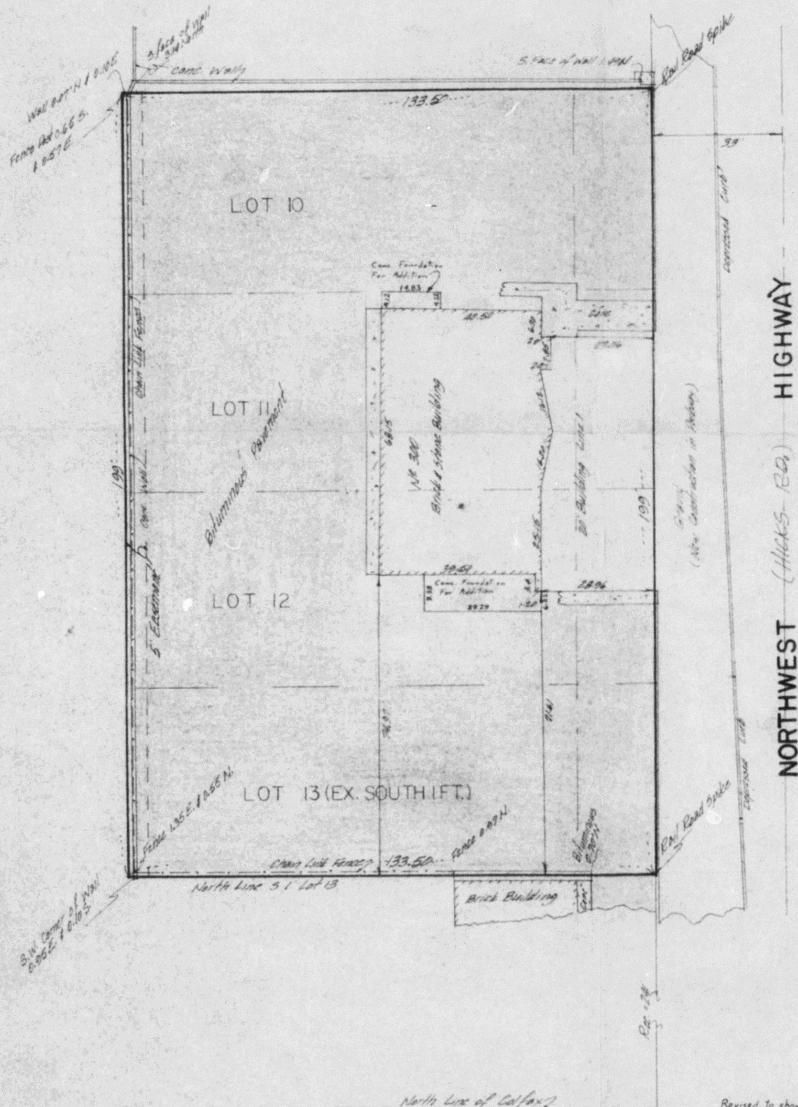


MURRY AND MOODY
 Consulting Engineers - Land Surveyors
 - Since 1958 -
 Palatine, Illinois Phone: (312) 358-5960
 Minola Thomas A. Moody, Jr.
 Registered Robert Murry
 Land Surveyors



PLAT OF SURVEY OF

LOTS 10, 11, 12, AND 13 (EXCEPT THE SOUTH 1 FOOT OF LOT 13) IN BLOCK 1, IN JOHNSON AND WEBER'S PALATINE RIDGE,
 A SUBDIVISION OF ALL THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER LYING NORTH OF CENTER LINE OF WOOD
 STREET OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Dimensions shown thus: 50.25 are feet and decimal parts thereof.
 Dimensions shown thus: 50'-8" are feet and inches.

Compare your points before building by the same and report any differences immediately.

Check legal Description with Deed and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat.

Revised to show concrete foundation for addition
 Sept. 30, 1985

STATE OF ILLINOIS
 COUNTY OF COOK

I, Robert Murry, an Illinois Registered Land Surveyor
 do hereby certify that I have surveyed the above described
 property, and that the above plat is a correct representation
 of said survey.

Palatine, Illinois Oct 11, 1985

Robert Murry
 Illinois Registered Land Surveyor

SCALE 1"=20'

VILLAGE OF PALATINE
 Approved as Noted
 Date: 10-7-85
 By: *RME*
 Dept. Community Dev.

RECEIVED
 OCT 04 1985
 Community Development

ORDER No. 84-000-0000 SURVEY MADE FOR Big Boy Corp

PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 10, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit an existing restaurant to operate with a local liquor license.
 The property is commonly known as 300 N. Northwest Highway (02-14-308-040-0000 & 02-14-308-043-0000).
 The Petitioner is proposing to include alcohol service at an existing restaurant, Café 14.
 The above petition has been filed by Felipe Gonzalez, Café 14, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 22-12
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 25th day of April, 2022
 Published in Daily Herald
 April 25, 2022 (4581491)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 04/25/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Danula Baltz
 Designee of the Publisher and Officer of the Daily Herald

Control # 4581491

Attachment: Public Notice (300 N. Northwest Highway - SU Liquor (Cafe 14))

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 05/10/22 07:00 PM

CASE STAFF STATEMENT (ID # 7541)

1116-1128 W Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Pasquale Di Diana, Bacci Pizzeria

CASE NUMBER: 22-15

ADDRESS: 1116-1120 W. Northwest Highway

PROPOSAL:

Special Use to permit a restaurant to operate with a local liquor license pursuant to Section 11.02 (d)(19) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 1116-1120 W. Northwest Hwy District 1 (Millar)	<u>CURRENT ZONING:</u> P- Planned Development
---	---

SURROUNDING CONDITIONS:

<u>North:</u>	P - Planned Development Hidden Cove Subdivision
<u>South:</u>	P - Planned Development Townhomes of Oakridge
<u>East:</u>	P - Planned Development Sutton Park Place Subdivision
<u>West:</u>	P - Planned Development Countryside

BACKGROUND:

The Petitioner was approved for a Special Use to open a restaurant with liquor service and a parking variation in December of 2020. Per Code, the Special Use expires after 1 year without any activity, issuance of a building permit, or extension of the Special Use. While the parking variation is still valid, the Special Use did expire therefore the Petitioner is requesting the following:

Special Use to permit a restaurant to operate with a local liquor license.

SITE ANALYSIS:

- The Subject Property is zoned Planned Development, Hidden Cove Subdivision annexed into the Village in 1989. The proposed tenant space is approximately 2,700 square feet and is currently vacant. The building is approximately 10,800 total square feet. The current building occupants include a salon, health club and veterinarian office.

Case Staff Statement (ID # 7541)
Meeting of May 10, 2022

- Per Ordinance #O-172-89, The Cove Center follows the B-1 district use standards and use list. Thus, a Special Use is required for the restaurant.
- The Petitioner currently has nine existing pizzeria restaurants in the Chicagoland area, and this would be their 10th location.
- The proposed hours of operation are:
 - Sunday - Thursday 10 AM - 11 PM
 - Friday - Saturday 10 AM - 1 AM
- The Petitioner indicates there will be 10-15 employees and 40 seats.
- The menu is attached and it is indicated that approximately 75% of the business will be take-out.
- The Petitioner has applied for a liquor license.
- The floor plan indicates 40 seats. The tenant space is approximately 2,700 square feet, which requires 27 parking spaces, as the 1/100 ratio is the more restrictive. With the addition of the restaurant, 54 spaces are required and 39 spaces are provided at the center. The previous variation is still in place to allow for the 39 spaces.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	No Issues Identified
Environmental Health	No Issues Identified
Fire Prevention	No Issues Identified
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 proposed Special Use was approved in 2020 along with a parking variation. Due to

no activity, the Special Use expired in December of 2021 however, the parking variation remains in place. Petitioner is requesting a new Special Use with no changes from the previous approval. Therefore, Staff recommends the approval of the Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the petitioner as attached, except as such plan may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

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

1116-1120 W Northwest Highway

3.5.a

VILLAGE OF
PALATINE

865 N

855 N

835 N

881 N
889 N 885 N 877 N 869 N

865 N
861 N
857 N
853 N
849 N
845 N

821 N 825 N 837 N 841 N
829 N

1124 W 1112 W 1100 W

1061 W 1055 W

1060 W 1052 W 1048 W 1040 W 1032 W
1064 W

1067 W
1065 W
1063 W
1061 W

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1031 W

793 N
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785 N
794 N
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786 N

777 N
759 N

743 N

733 N

725 N

780 N
776 N
772 N

702 N

678 N

654 N

642 N

795 N

1196 W

1201 W

1204 W

W NORTHWEST HWY

N COVE DR

N STERLING AV

N MORRISON AV

N AUGUSTUS CT

W COLF

0 125 250
1 in. = 110 ft. Feet

1160 W

Attachment: Aerial Map (1116-1128 W Northwest Hwy - SU Restaurant)



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) <u>PASQUALE DI DIANA</u>		Business Name (if applicable) <u>BACCI PIZZERIA</u>		
	Subject Property Address <u>1106 - 1128 W. NORTHWEST HIGHWAY PALATINE 60067</u>				
	AUTHORIZED AGENT (if applicable) <u>YOUNG EUN</u>		Business Name (if applicable)		
	Address <u>838 W. GILBERT RD.</u>		City/State/Zip Code <u>PALATINE, IL 60067</u>		
	Telephone <u>630-518-5197</u>	Fax	Email		
	Relationship to Petitioner (contractor, architect, etc.) <u>LANDLORD</u>				
	TYPE OF APPLICATION (check one) ☐ Special Use ☐ Special Use Amendment ☐ Variation				
	Existing Zoning District		Existing Land Use		Proposed Land Use
	Generally describe your request: <u>WE WOULD LIKE TO OPERATE AN ITALIAN PIZZA RESTAURANT WITH TAKE OUT, DELIVERY AND DINING.</u>				

Attachment: Application (1116-1128 W Northwest Hwy - SU Restaurant)

VILLAGE OF PALATINE

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

WE BELIEVE THE NEARBY RESIDENTS AND PALATINE COMMUNITY
WILL APPRECIATE OUR DELICIOUS FOOD AT AFFORDABLE
PRICES

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

WE OWN AND OPERATE SIX STORES IN THE CHICAGO AND
AREA, AND ENSURE WE WILL USE ALL THE SAFETY AND HEALTH
PROTOCOLS AS WE DO AT ALL OF OUR OTHER PLACES

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

WE BELIEVE THAT WE CAN ONLY BE A BENEFIT TO THE
COMMUNITY, AND IN NO WAY AFFECT PROPERTY VALUE IN
A NEGATIVE WAY

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

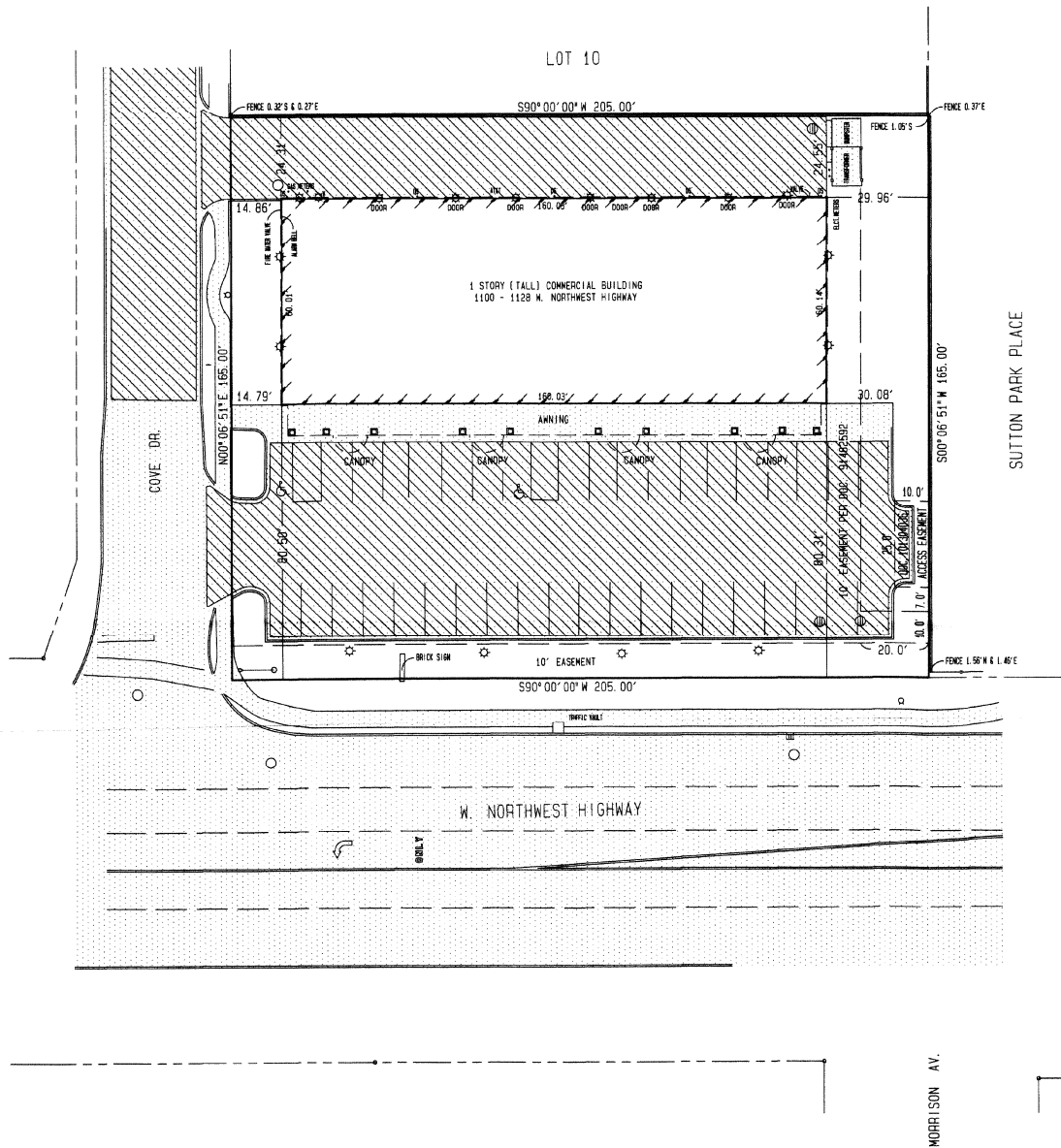
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise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

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

LAND TITLE SURVEY

Order No. 2015474

LOT 11 IN HIDDEN COVE, BEING A SUBDIVISION OF THE EAST 250 FEET OF THE WEST 2/3 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1990 AS DOCUMENT NO. 90254792, IN COOK COUNTY, ILLINOIS.



LEGEND
LIMITS OF BUILDING =
R = RECORD
M = MEASURED
D = DEED
● = FOUND IRON PIPE
○ = SET IRON PIPE
○ = HYDRANT
★ = LIGHT
CONCRETE =
ASPHALT =

LDI LAND DIVISIONS, Inc.
Professional Surveying Services
P.O. Box 836
West Dundee, Illinois 60118
(847) 841-8305 (847) 551-9171
Fax (847) 551-9193
EMAIL LANDDIVISIONS@AOL.COM

GENERAL NOTES:

- THE LEGAL DESCRIPTION, EASEMENTS AND BUILDING LINES SHOWN HEREON ARE PER TITLE COMMITMENT PREPARED BY ATTORNEYS' TITLE GUARANTY FUND, INC. KNOWN AS COMMITMENT NO. 190168203955 WITH AN EFFECTIVE DATE OF JUNE 29, 2020.
- NOTE: UTILITY INFORMATION SHOWN IS BASED ON VISIBLE SURFACE EVIDENCE ONLY. WARNING: BEFORE BEGINNING ANY CONSTRUCTION CONTACT DIGGER FOR UTILITY STAKING AT J.U.L.I.E. AT 1-800-692-0123.
- UTILITY LETTERS WERE NOT PROVIDED BY CLIENT FOR OUR REVIEW THUS INFORMATION CONTAINED THEREIN HAS NOT BEEN SHOWN.
- EASEMENT PROVISIONS PER SCHEDULE B SECTION 11 SPECIAL EXCEPTIONS OF ATTORNEYS' TITLE GUARANTY FUND, INC. COMMITMENT NO. 190168203955.

EXCEPTION 1 - 5	DO NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 4	DO NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 5 - 6	APPLIES AND AFFECTS AS SHOWN ON PLAT
EXCEPTION 7	APPLIES AND AFFECTS AS SHOWN ON PLAT
EXCEPTION 8	DOES NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 9	APPLIES AND AFFECTS AS SHOWN ON PLAT
EXCEPTION 10	APPLIES AND AFFECTS AS SHOWN ON PLAT
EXCEPTION 11 - 12	DO NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 13	APPLIES AND AFFECTS AS SHOWN ON PLAT
EXCEPTION 14 - 20	DO NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 21	APPLIES AND AFFECTS AS SHOWN ON PLAT

TO: ATTORNEYS' TITLE GUARANTY FUND, INC. FOR COMMITMENT NO. 190168203955
ARTA & LEONARD, L.L.C. AN ILLINOIS LIMITED LIABILITY COMPANY
PEOPLES BANK, IT'S SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,

AND INCLUDES ITEMS 2, 4, 7a, 8, 9, 11 & 16 OF TABLE "A" THEREOF

THE FIELD WORK WAS COMPLETED ON: APRIL 20, 2020.
DATE ISSUED: MAY 15, 2020. REVISED JULY 16, 2020.

COURTNEY M. SHROPSHIRE LVS. PLS. 035029783
MY LICENSE EXPIRES NOVEMBER 30, 2020

Bacci Pizzeria of Palatine:

- Hours of Operation: Sunday to Thursday 10am 11pm Friday/Saturday 10am 1am
- Employees 10-15 approximately
- Indoor seating for 40
- Menu will be similar to other Bacci locations (baccipizza.com)
- Estimated 100 customers per day
- 75% Estimated Revenue will be takeout or delivery

-----Original Message-----

From: Pash Didiana <pdidiana@baccipizza.com>

Sent: Monday, January 11, 2021 11:53 AM

To: Lyn Bremanis <LBremanis@palatine.il.us>

Cc: george sinnis

Subject: Bacci pizza

Hello Lyn,

Per the meeting we attended, we will make sure all deliveries go through northwest highway to avoid driving in the residential area.

Regards

Pasquale Di Diana

Sent from my iPhone

Attachment: Business Plan (1116-1128 W Northwest Hwy - SU Restaurant)

\$5 OFF
ANY ORDER OF
\$25 OR MORE



9607 LAWRENCE • 847.678.2000

Must mention coupon when ordering. Limit one coupon per customer per order. Limited time offer.

FREE WINGS
WITH ANY PIZZA
(Call Store for Details)



9607 LAWRENCE • 847.678.2000

Must mention coupon when ordering. Limit one coupon per customer per order. Limited time offer.

\$10 OFF
ANY ORDER OF
\$50 OR MORE



9607 LAWRENCE • 847.678.2000

Must mention coupon when ordering. Limit one coupon per customer per order. Limited time offer.

FREE JUMBO SLICE
ANY ORDER OF
\$20 OR MORE



9607 LAWRENCE • 847.678.2000

Must mention coupon when ordering. Limit one coupon per customer per order. Limited time offer.

FREE DELIVERY



9607 LAWRENCE • 847.678.2000

Must mention coupon when ordering. Limit one coupon per customer per order. Limited time offer.

BACCI PARTY PACKS

Feeds 20-25 People

PARTY PACK #1

- Two (2) 30" Jumbo Cheese Pizzas

\$59.95

PARTY PACK #2

- Two (2) 30" Jumbo Cheese Pizzas
- 60 BBQ or Hot Wings

\$99.95

PARTY PACK #3

- Two (2) 30" Jumbo Cheese Pizzas
- Large Pan of Pasta Spaghetti, Mostaccioli or Rigatoni with Marinara
- Small Pan Tossed Salad
- Homemade Bread

\$109.95

PARTY PACK #4

- 5 lbs. Bacci Beef
- 5 lbs. Italian Sausage 12 - 6" Links Cut in Half
- 6 Loaves French Bread Cut in 3"
- 1 Pint Sweet Peppers
- 1 Pint Hot Giardiniera

\$99.95

PARTY PACK #5

- Large Pan of Pasta Spaghetti, Mostaccioli or Rigatoni with Marinara
- Large Pan Tossed Salad
- Homemade Bread

\$89.95



DINE-IN ■ CARRY-OUT ■ DELIVERY ■ CATERING

847.678.2000

BACCI OF GREATER O'HARE
9607 LAWRENCE

SUNDAY thru THURS DAY 10 am to 10 PM
FRIDAY & SATURDAY 10 am to 11 PM

WWW.BACCIPIZZA.COM

My Aunt and Uncle originated the Jumbo Slice in Chicago back in 1996. It was a little joint across the street from where my Uncle grew up on Taylor Street, in Chicago's Little Italy. The "Old Neighborhood" as many locals call it.

The people of Chicago made it an instant success, and 20 years later we are bringing the same Old Neighborhood tastes and flair to various locations in Chicago and surrounding suburbs. All family owned and operated, our stores have remained authentic and unaltered, giving them the special attention and treatment only family can give.

It is my family's honor and pleasure to serve the Great people of Chicago, and we look forward to serving you for many more

- The Nephew



OUR LOCATIONS

TAYLOR STREET
2301 W. Taylor
312.455.9000

WRIGLEY
950 W. Addison
773.305.4100

O'HARE EAST
9607 Lawrence
Schiller Park, IL
847.678.2000

UKRAINIAN VILLAGE
2343 W. Chicago
773.342.6500

LINCOLN PARK
2557 N. Halsted
773.697.7787

O'HARE WEST
1100 Rt. 83
Bensenville, IL
630.422.7500

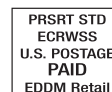
JEFFERSON PARK
4367 N. Milwaukee
773.304.3000

RIVER NORTH
162 N. Franklin
312.578.1700

BRADLEY UNIVERSITY
1222 W. Bradley
Peoria, IL
309.676.2222

PRICES ARE VALID FOR BACCI
9607 LAWRENCE
O'HARE EAST ONLY

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*****ECRWSS*****
Local Postal Customer



CHICAGO'S ORIGINAL JUMBO SLICE

EST. 1996

WE DELIVER!



ORDER ONLINE
BACCIPIZZA.COM



Packet Pg. 106



EXTRA THIN
& CRISPY
AVAILABLE,
JUST ASK!

Bacci BY THE SLICE JUMBO SLICES

We cut our 30" into 8 jumbo slices.

Cheese.....	4.99
Sausage or Pepperoni	5.49
Specialty Slices	5.99



STUFFED PIZZA PIE

Old World.....	5.99
Plum Tomato, Basil, Parmesan and Fresh Mozzarella	
Sausage	5.99
Homemade Italian Sausage and Fresh Mozzarella	

HAND TOSSED PIZZAS

Not thin, not thick, just right!

	Medium Serves	Family	Party	Jumbo
	2-3 14"	4-5 18"	6-7 24"	8-10 30"
Cheese	14.95	19.95	27.95	34.95
Each Extra Ingredient	2.00	2.50	3.00	3.50

CHICAGO STYLE PAN PIZZA

	Small 12"	Large 16"
Cheese	15.95	18.95
Each Extra Ingredient	2.00	2.50

STUFFED PIZZA PIE

	Small 12"	Large 16"
Cheese	16.95	20.95
Each Extra Ingredient	2.00	2.50

OUR FAMOUS JUMBO PIZZA

This perfectly engineered 2-1/2 foot pizza took years to develop and comes in at about 10 lbs.
Made with our signature crust, it is perfect for parties and big get togethers.
Serves 8-10.



STARTERS & SIDES

JUMBO WINGS

FRESH, NEVER FROZEN AND MADE IN HOUSE!

We gently marinate these jumbo wings and slow cook them for juicy tenderness and finally finish them off in the fryer for a perfect crunch.

TOSSED IN YOUR CHOICE OF:

Hot • BBQ • Garlic Parmesan • Buffalo Ranch

BONE-IN:

5 Piece.....	4.95	20 Piece	16.95
10 Piece.....	8.95	30 Piece	25.95

BONELESS TENDERS:

5 Piece.....	4.95	20 Piece	16.95
10 Piece.....	8.95	30 Piece	25.95

Add Celery Sticks, Ranch or Blue Cheese for 50¢ each

FRIES

Add Side of Cheddar 75¢

Regular.....	2.50	Family Size	10.99
--------------	------	-------------------	-------

CHOOSE YOUR STYLE:

Hot Parm	3.95	Garlic Parm.....	3.95
Buffalo.....	3.95	Spicy Cheddar	3.95
Family Size Style.....	11.99		

MOZZARELLA STICKS

5 Piece.....	4.95	20 Piece	16.95
10 Piece.....	8.95	30 Piece	25.95

FRIED JUMBO SHRIMP

Ask to have them tossed in our buffalo or garlic parm sauce!

5 Piece.....	7.95	20 Piece	19.95
10 Piece.....	12.95	30 Piece	26.95

BACCI SPECIALTY PIZZAS

GLUTEN FREE
PIZZA CRUST
AVAILABLE,
JUST ASK!

SUPREME

Sausage, Pepperoni, Mushroom, Green Pepper and Onion

MEAT LOVERS

Sausage, Pepperoni and Bacon

GOURMET VEGGIE

Artichoke, Roasted Red Pepper, Roasted Garlic and Shaved Parmesan

BBQ CHICKEN

BBQ Sauce, Grilled Chicken Breast and Red Onion

NEAPOLITAN

Tomato, Basil, Roasted Garlic and Shaved Parmesan

DIABOLO

Sausage, Pepperoni, Mushroom and Jalapeño

BACCI LADY

Grilled Chicken, Onion, Bacon and Ranch

SIGNATURE

Italian Beef and Hot Giardiniera

INGREDIENTS

Sausage • Pepperoni • Bacon • Ham • Ground Beef • Shrimp • Anchovies
Sliced Italian Beef • Chicken Breast • Onions • Mushrooms • Green Peppers
Sliced Tomatoes • Roasted Red Pepper • Fresh Garlic • Black Olives
Green Olives • Spinach • Basil • Jalapeños • Hot Giardiniera
Pineapple • Shaved Parmesan • Butter Garlic Crust
Olive Oil & Basil Crust • Stuffed Crust



PASTAS

All pastas served with homemade focaccia. Add Side Salad 2.00 • Add Cup of Soup 2.00

LUNCH

1
4.95

DINNER

1-2
8.95

FAMILY

4-6
24.95

1. CHOOSE YOUR PASTA

Penne / Linguine / Rigatoni / Spaghetti / Gluten Free Penne

2. CHOOSE YOUR SAUCE

Pomodoro (Fresh Tomato) / Bolognese (Meat) / Vodka (Tomato Cream Alfredo (Rich Creamy Cheese) / Aglio e Olio (Olive Oil & Fresh Garlic)

3. CHOOSE YOUR INGREDIENTS

Broccoli / Spinach / Onion / Fresh Garlic / Fresh Basil / Artichoke Roasted Red Pepper / Mushroom / Black Olive / Jalapeño

Add Lunch 50¢ / Dinner \$1 / Family \$2

4. CHOOSE YOUR PREMIUM INGREDIENTS

Sausage / Chicken / Shrimp / Baked Mozzarella

Add Lunch \$1 / Dinner \$2 / Family \$4

SANDWICHES/BURGERS/WRAPS

Sandwiches available on French, ciabatta or whole wheat wrap. All burgers come with fries.

Combo (Italian Beef & Sausage).....

Parmigiana.....

Italian Beef.....

Chicken or eggplant

Meatball

Ham & Cheese.....

Italian Sausage

With melted mozzarella cheese

Veggie

Turkey & Cheese

Artichoke, eggplant, spinach, roasted red pepper and melted mozzarella cheese

With melted mozzarella cheese

Chicken Sandwich or Wrap

Cheeseburger.....

Grilled or Crispy Chicken Breast

1/3 lb. all beef flame broiled to perfection, topped with ketchup, mustard, lettuce, tomato, onion and pickle

- Classic Topped with mayo, lettuce, tomato and onion

Jumbo Bacon Cheeseburger

- Buffalo Tossed in our buffalo sauce and topped with lettuce and tomato; served with a side of ranch or blue cheese

2-1/3 lb. beef patties topped with American cheese and smoking hot bacon, topped with our regular burger toppings

- Jalapeño Ranch Jalapeños, lettuce, tomato and ranch

Bacci Burger

- Caesar Lettuce, tomato and Caesar dressing

1/3 lb. beef patty topped with sautéed mushrooms, onions and our signature marinara sauce

- Italian Roasted red peppers, artichoke and melted mozzarella cheese

Burger Italiano.....

1/3 lb. beef patty topped with mozzarella cheese, artichoke, roasted red pepper and black olive on ciabatta bread

SALADS

	Side	Entrée	Family
Garden Salad	3.95	7.95	21.95
-With Chicken	4.95	8.95	26.95
Caesar Salad	4.95	8.95	24.95
-With Chicken	5.95	9.95	29.95
Chopped Salad.....	4.95	8.95	24.95
-With Chicken	5.95	9.95	29.95

DESSERTS & DRINKS

Anna's Haomemade Tiramisu (Enough for 2)

Creamy mascarpone, Italian cookies, steaming espresso, decadent chocolate and a whole lotta love!

My mother in law comes in and prepares these weekly. Available by the tray with 24 hour notice

Nutella Bombs

Delicious donuts filled with nutella and topped with powdered sugar

Fried Dough.....

Homemade Brownie

Jumbo Chocolate Chip Cookie.....

Soda *Coca-Cola*

Bottled Water

Tax not included. Prices subject to change without notice. 3/16

3.5.e

\$5 OFF
ANY ORDER (C)
\$25 OR MORE



9607 LAWRENCE • 847.678.20
Must mention coupon when ordering. Limit one coupon per customer per order. Limited time.

FREE WING

WITH ANY PIZZA

(Call Store for Details)



9607 LAWRENCE • 847.678.20
Must mention coupon when ordering. Limit one coupon per customer per order. Limited time.

\$10 OFF

ANY ORDER (C)
\$50 OR MORE



9607 LAWRENCE • 847.678.20
Must mention coupon when ordering. Limit one coupon per customer per order. Limited time.

FREE JUMBO SLICE

ANY ORDER (C)
\$20 OR MORE



9607 LAWRENCE • 847.678.20
Must mention coupon when ordering. Limit one coupon per customer per order. Limited time.

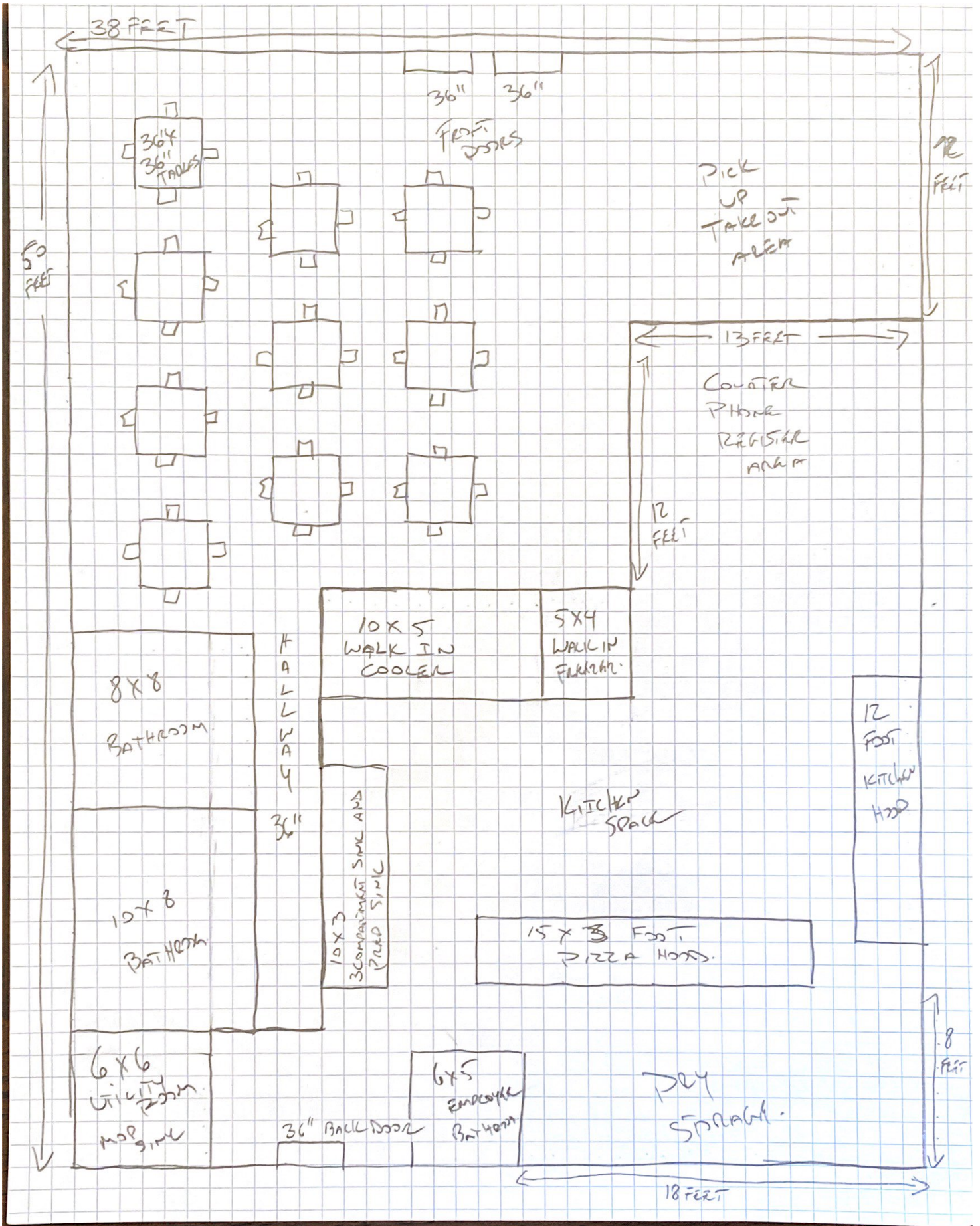
FREE DELIVER



9607 LAWRENCE • 847.678.2000
Must mention coupon when ordering. Limit one coupon per customer per order.

Packet Pg. 107

Attachment: Menu (1116-1128 W Northwest Hwy - SU Restaurant)



Attachment: Floor Plan (1116-1128 W Northwest Hwy - SU Restaurant)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 10, 2020 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 restaurant with liquor service.
The property is commonly known as 1116-1128 W Northwest Highway (02-09-402-041).

The Petitioner is proposing to open a pizzeria restaurant in The Cove Shopping Plaza. The Special Use was approved in December of 2020, but has since expired. There is an existing parking variation for this use, which remains in place.

The above petition has been filed by Pasquale Di Diana, Bacci Pizzeria, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 22-15

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

DATED: This 25th day of April, 2022
Published in Daily Herald
April 25, 2022 (4581492)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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

County(ies) of Cook

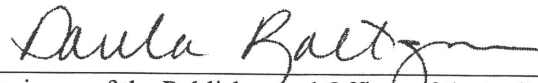
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and in general circulation throughout said Village(s), County(ies) and State

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 04/25/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY



Designee of the Publisher and Officer of the Daily Herald

Control # 4581492

Attachment: Public Notice (1116-1128 W Northwest Hwy - SU Restaurant)