

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 • APRIL 27, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

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

III. PUBLIC HEARING

1. 1313 N. Ashland Avenue

Variation to permit the total ground floor area of all accessory structures in the rear yard to be 1,250 square feet instead of the maximum permitted 700 square feet, pursuant to Section 6.01 (a) (4) of the Village of Palatine Zoning Ordinance.

2. 1501 N. Hicks Road

Variation for a new 120-foot communications monopole tower, with a 21- foot Northwest Central Dispatch 911 antenna, extending to a height of 131 feet, to be set back 64 feet from a residential property, instead of the minimum required 120 feet, pursuant to Section 6.02 (b) (1) (b) of the Village of Palatine Zoning Ordinance;

Variation for a new 120-foot communications monopole tower, with a 21-foot Northwest Central Dispatch 911 antenna, extending to a height of 131 feet, to be set back 20 feet from the side (west) property line, instead of the minimum required 120 feet pursuant to Section 6.02 (b) (1) (c) of the Village of Palatine Zoning Ordinance;

Variation for a new 120-foot cellular monopole tower, with a 21-foot Northwest Central Dispatch 911 antenna, extending to a height of 131 feet, to be set back 20 feet from the rear property line (north), instead of the minimum required 120 feet pursuant to Section 6.02 (b)(1) (c) of the Village of Palatine Zoning Ordinance;

Variation for a new 120-foot communications monopole tower, with a 21- foot Northwest Central Dispatch 911 antenna, extending to a height of 131 feet to be set back 113 feet from the side (east) property line, instead of the minimum required 120 feet; pursuant to Section 6.02 (b) (1)(c) of the Village of Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS

MINUTES • APRIL 13, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff Present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Mar 23, 2021 7:00 PM - **Accepted**
Mr. Cavanaugh made a motion to approve the minutes of March 23, 2021; seconded by Mr. Dittrich.

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

Minutes Acceptance: Minutes of Apr 13, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 434 E. Palatine Road - **Recommended to Approve**

Notice was published in the Daily Herald on March 29, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in Staff: Ms. Lyn Bremanis

Sworn in the petitioner: Ms. Mary Olszewski 1804 N Arlington Heights Rd

Ms. Olszewski stated they have been in practice for 30 years and have grown out of their current space. She stated they want to move to Palatine and are looking to purchase and renovate 434 E Palatine Rd

Ms. Wood asked if the practice will stay the same as far as patients and staff
Ms. Olszewski answered yes. She went through their business plan explaining the new location gives them more room to increase functions but the flow won't change.

Mr. Pirog asked if they are using the entire building.
Ms. Olszewski answered yes.

Mr. Pirog asked if they plan on developing the whole building.
Ms. Olszewski explained mainly the exterior will be renovated.

Ms. Bremanis gave a brief overview of the request stating the property is zoned B-1 shopping center district where a medical use requires a special use. She spoke to the business plan, proposed hours, and patient intake. She spoke to the parking which is over parked.

Mr. Pirog asked if there is an entrance besides off of Palatine Rd.
Ms. Bremanis explained the entrance is off Linden not Palatine Rd.
Mr. Pirog stated that is good to not turn off Palatine Rd.

Ms. Bremanis stated Community Services, Engineering and Fire Prevention have reviewed and had no issues.

Mr. Cavanaugh referred to the aerial slide and clarified there is no entrance off

Palatine

Ms. Bremanis said no showing entrance.

Ms. Olszewski stated the property was previously a medical facility, being dental and chiropractic for over a few decades.

STAFF RECOMMENDATION:

The Petitioner is proposing to operate a medical (podiatrist) office at the Subject Property. The Subject Property has adequate parking for the proposed use, and the Petitioner is relocating an existing practice. While the building is currently being used for a title company, it was previously used for a medical use. The proposed use should not have a negative impact on the surrounding properties. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner on 3/06/21, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The fence along the north lot line shall be replaced with an eight (8) foot solid fence when it reaches its lifespan.

Ms. Wood asked about the exterior work that is planned.

Ms. Olszewski explained the building will get a face lift to give modern look. She stated the roof is dated so that will be first. She stated they are working with an architect to be more similar to residential area and will add landscaping and repaving of parking lot.

Mr. Pirog asked if in the past when a dental office was operating did people turn off Palatine and confuse the parking lots.

Ms. Bremanis answered that was before her time but knows of no complaints with the current use.

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

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

DELIBERATIONS:

Mr. Cavanaugh stated the building looks like a medical office so it is the right kind of use for space. He stated it was medical previous so just returning to previous use. He pointed out the petitioner wants to make improvements to exterior so neighborhood value won't be effected. Mr. Cavanaugh stated the biggest issue on turning off Palatine Rd and there are no serious health issues.

Mr. Pirog stated it is a great addition and is glad they are moving in.

Ms. Wood stated she is in favor. She pointed out the property is adjacent to residential so there is always a concern with use. She stated this is the perfect

use being the hours are reasonable and they have been established for years so come to Palatine bringing a well-run operation with no negative impact. She stated it will most likely have a positive impact with the proposed repairs and needed updates.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on May 3, 2021.

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

2. 2017 N. Rand Road - Recommended to Approve

Notice was published in the Daily Herald on March 29, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in petitioner: Mr. Manual Gonzalez 2017 N Rand Rd

Mr. Gonzalez stated he wants to open a shop to mainly working on engines, brakes and exhaust. He stated they want to upkeep community cars to pass emissions. Mr. Gonzalez stated he has been in business for 18 years, operating in Crystal Lake. He stated they are trying to open new shop in Palatine because there are not many shops in that area.

Ms. Wood asked if they are moving or will it be a 2nd location.

Mr. Gonzalez answered it will be a 2nd location.

Ms. Wood asked if the business plan will be the same as Crystal Lake.

Mr. Gonzalez stated in Crystal Lake they do everything involved with repairing vehicles including engines, transmissions, and exhaust.

Ms. Wood asked about noise specifically if they plan on keeping the bays open, and hydraulic equipment.

Mr. Gonzalez stated they may stay open in the summer because of heat. He stated there will be no noise doing repair work. He explained there will be 3 lifts and in the winter the doors will be closed.

Ms. Wood clarified there will be normal noise with repair work.

Mr. Gonzalez answered yes.

Ms. Wood asked about neighboring properties in Crystal Lake.

Mr. Gonzalez answered it is not residential.

Mr. Pirog asked if there are signs on road for business.

Ms. Bremanis answered no not currently.

Mr. Pirog asked if there are plans to add signs.

Mr. Gonzalez answered not yet but eventually.

Ms. Bremanis pointed out they would have to follow the standards.

Ms. Wood asked about the distance to the neighboring residential property.
Ms. Bremanis estimated it is approx. 270-300ft.

Ms. Wood asked for slide to show which direction the bay doors face.
Ms. Bremanis explained the doors face the Harley parking lot.

Mr. Cavanaugh asked what was there before used dealership.
Ms. Bremanis answered she is unsure.

Mr. Cavanaugh asked if there were complaints with the car dealership.
Ms. Bremanis answered no and their business plan included light repairs.

Mr. Cavanaugh asked about issues with fire access by the back of the property and if there will be any restrictions added.
Ms. Bremanis explained the area has to remain open because it is a fire lane including snow removal at all times. She stated there is a condition in the ordinance

Ms. Wood asked what is between the residential area and the property.
Ms. Bremanis stated there is green space with trees.
Ms. Wood clarified trees and a fence.
Ms. Bremanis answered yes pointing out it is not super dense.

Mr. Cavanaugh asked if there are noise issues more shrubbery can be added.
Ms. Bremanis answered yes.

Ms. Wood asked how many cars will be repaired at one time.
Mr. Gonzalez stated approx. 3.

Ms. Bremanis gave a brief overview of the request stating the property is zoned B-5 so requires a special use. She spoke to the hours and staffing. She stated they are adding 2 lifts for a total of 3. She spoke to parking that include 12 parking spaces with back area to stage cars while waiting to be repaired, referring to page 29 of packet.

Mr. Cavanaugh asked if 36 is the limit.
Ms. Bremanis answered no explaining that is what fits there.

Ms. Wood asked about the surrounding area.
Ms. Bremanis spoke the surrounding area consisting of Harley Davidson, previous Hertz, Arlington Toyota, Butera, and Fox Fire Condos.

Mr. Cavanaugh asked if there are regulations that require fenced in area for cars
Ms. Bremanis stated yes from residential which it is.

Ms. Bremanis stated Community Services, Engineering, and Fire Prevention have reviewed and there were no issues.

Sworn in Mr. Michael Schroeder 751 E Whispering Oaks DR

Mr. Schroeder stated he is vice president of Whispering Oaks Condo Association Phase1. He referred to the aerial showing their home locations. He expressed concerns with noise pollution and possible of drainage and oil coming to their property. Mr. Schroeder stated there had been a lot of litter behind and in the pond.

Mr. Cavanaugh asked if his concerns were from the previous business.
Mr. Schroeder stated no there was no noise issues with the old business.

Mr. Cavanaugh asked if there was noise associated with the light repair they did.
Mr. Schroeder answered no.

Mr. Schroeder stated his concerns are with noise pollution, water pollution and trash that accumulates. He clarified that they would be close at 6.
Ms. Bremanis stated they close at 6 PM Monday -Friday and 3:30 PM on Saturday
Mr. Schroeder stated that is acceptable if normal garage noise.

Ms. Wood asked about the referenced pond.
Ms. Bremanis explained it is a detention area that is dry but in heavy rain it can fill up. She stated there is no outdoor car repair permitted and they have a triple basin that collects all the oil inside the shop area.

Mr. Schroeder stated the pond is usually wet 9 months out of the year with brush around edge and no aeration. He stated they are required to aerate the water on their property and asked if the petitioner would be required to do so.
Ms. Bremanis restated it is a detention area not meant to be a pond. She spoke to the condition to check restrictor valve.
Mr. Schroeder restated it is wet 10 months a year.

Ms. Wood asked if there has been an issue with standing water.
Mr. Schroeder answered yes stating they are concerned about bugs and algae. He referred to the aerial slide and asked about the path along the yellow line and the gate that has a lock. He stated residents use as a foot path to go to Butera
Ms. Bremanis stated there is a condition in the ordinance explaining it is a fire lane which is required and the Fire Department has the key to the lock.

Sworn in Mr. Howard Shao 690 E Whispering Oak

Mr. Shao expressed concern about keeping cars in the fire lane and asked how many cars they plan on keeping there. He expressed concern about the noise in the summer with the garage doors open. Mr. Shao spoke to the area that accumulates water and how it currently has a lot of junk and when filled with water you can see oil in it. He stated when it is windy a lot of trash blows from their property onto theirs. Mr. Shao restated his main concern is noise and pollution.

Mr. Cavanaugh asked if there was garbage when the previous business was in

operation.

Mr. Shao answered yes but unsure how to prevent. He spoke to the detention pond on the Harley property.

Mr. Dittrich asked how recent has seen retention area filled with trash.

Mr. Shao explained when the previous business moved away.

Mr. Dittrich asked if it has since been cleaned

Mr. Shao asked who will clean. He spoke to an RV previously parked there unsure who is still there.

Mr. Schroeder stated the proposed fire lane is too narrow so he does not believe a fire truck can go down it. He referred to the aerial slide to show the area where Rand Grove Village residents go over the fence and down the fire road to go to Butera

Mr. Pirog asked Mr. Shao if he believes the issues are the business' responsibly. Mr. Shao agreed they are not and again expressed concern about noise and pollution

Mr. Pirog recommended to speaking to village about other issues.

Sworn in Mr. Rick Gruber owner of 2017 N Rand Rd owned for 20 years

Mr. Gruber apologized for the used car dealer and explained he refused to have another dealer because they trashed the property. He stated he has since spent thousands on repairs. He stated the detention should be dry and have kept as clean as possible. Mr. Gruber stated he has visited the petitioners' Crystal Lake business which is pristine. He spoke to Harley noise. Mr. Gruber stated the petitioners are good guys trying to open a good business that will do well there. He stated he sees them possibly down the road buying the building. Mr. Gruber stated the foot traffic isn't supposed to be there explaining the Fire Department put the gate in and he maintains the cleanliness.

Discussion on drainage area.

Ms. Wood asked who is responsible for the cleanliness.

Mr. Gruber stated he will monitor to ensure it is maintained.

Ms. Wood asked about the triple basin.

Mr. Gonzalez answered yes explaining it will be cleaned out regularly. He stated he is unsure about the outside trash because repairs won't be done outside. He stated he is aware of the fire lane and the requirements to keep clear for the Fire Department. Mr. Gonzalez stated he does not mind maintaining the drainage area.

Ms. Wood asked about the maintenance to the restrictor.

Mr. Gonzalez stated they will check to make sure not clogged.

Ms. Wood asked how many cars are allowed.

Ms. Bremanis explained there are 12 spots in front for parking and the back area could store up to 36 cars. Ms. Bremanis asked Mr. Gonzalez if they intended on having that many

Mr. Gonzalez answered no.

Ms. Wood asked how many they intend on having.

Mr. Gonzalez explained they maybe will use the 12 spaces. He stated the back area is for employees or cars waiting to be serviced.

Ms. Roth-Wurster asked how disposal of fluids in Crystal Lake.

Mr. Gonzalez explained there is a truck that comes and pumps it out. He explained at his other location the owner send the trucks to pick up but here they will need to run that maintenance.

STAFF RECOMMENDATION:

The Subject Property was approved and previously occupied by a used auto sales facility in 2018; however, that business has ceased operations and is currently vacant. The Rand Road Corridor is a mix of uses including car sales and repair; therefore, the proposed use should not impact the surrounding properties or cause substantial injury to the value of the Rand Road Corridor. Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan and business plan submitted by the Petitioner, Manuel Gonzalez, submitted on 02/11/2021, except as such plans may be changed to conform to Village Codes and Ordinances.
2. A parking lot lighting and photometric plan shall be submitted in a manner acceptable to the Village Engineer, prior to the issuance of a Business License.
3. Restrictions for storm water must be confirmed by an inspection completed by the Village Engineer.
4. Any noise issues that negatively affect the neighboring residential property shall be addressed in manner acceptable to the Director of Planning and Zoning.
5. Easement access shall remain clear, including the loading with snow.

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

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

DELIBERATIONS:

Mr. Dittrich pointed out the previous business did light repairs and the noise was not an issue. He stated allowing for more repairs will not create a substantial issue to neighboring properties. He spoke to the trash concern pointing out the business will want to make the property look good so should be resolved. Mr. Dittrich stated the petitioner has demonstrated they know how to run a business and there are other auto businesses nearby. He pointed out the Harley store makes plenty of noise for both properties.

Ms. Wood stated when businesses open in residential areas a review of parking demand, hours, and lighting must be considered. She stated in this case the location of the doors will minimize the noise and a condition is added to address the possible noise. She pointed out the landlord has done their due diligence and checked out the other location and how they operate. She agreed with Mr. Dittrich and Mr. Pirog that the trash build up is worse due to the property being empty and should be resolved.

Ms. Roth-Wurster stated she appreciates the residents expressing their concerns and all have been addressed or will be addressed in conditions.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on May 3, 2021.

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

IV. COMMUNICATIONS**V. ADJOURNMENT****1. Motion to Adjourn - Motion Carried by Voice Vote**

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

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

Minutes Acceptance: Minutes of Apr 13, 2021 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 04/27/21 07:00 PM

CASE STAFF STATEMENT (ID # 6716)

1313 N. Ashland Avenue

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Daniel and Kimberly Nallen

CASE NUMBER: 21-24

ADDRESS: 1313 N. Ashland Avenue

PROPOSAL:

Variation to permit the total ground floor area of all accessory structures in the rear yard to be 1,250 square feet instead of the maximum permitted 700 square feet, pursuant to Section 6.01 (a) (4) of the Village of Palatine Zoning Ordinance

<u>LOCATION:</u> 1313 N. Ashland Ave District 3 (Myslinski)	<u>CURRENT ZONING:</u> P - Planned Development
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SURROUNDING CONDITIONS:

<u>North:</u>	P - Planned Development Single Family Residential
<u>South:</u>	P - Planned Development Single Family Residential
<u>East:</u>	P - Planned Development Single Family Residential
<u>West:</u>	P - Planned Development Single Family Residential

BACKGROUND:

The Petitioners are proposing to construct an above ground swimming pool and deck, which exceeds the maximum allowable for square footage for accessory structures. Therefore, the Petitioners are requesting:

Variation to permit the total ground floor area of all accessory structures in the rear yard to be 1,250 square feet instead of the maximum permitted 700 square feet.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family and is located in the

Shenandoah North Subdivision. The lot size is 15,153 square feet. The proposed swimming pool/ deck is located in the rear yard and would replace an existing swimming pool in the rear yard.

- The proposed pool complies with the required accessory structure setbacks and is located outside of the utility and drainage easement on the east side of the property.
- In addition to the proposed pool and deck (the pool is a 21-foot by 43-foot oval = 709 square feet and the proposed decking around the pool is 410 square feet), there is an existing 100 square foot shed in the southeast corner of the property.
- The existing pool is approximately 380 square feet.
- The proposed lot coverage is 42% and the building coverage is 17%. Both of these are below the maximum allowed within the R-2 district (45% and 35% respectively).

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 Zoning Ordinance limits the ground floor area of all accessory structures to the lesser of: 20% of the rear yard area, 700 square feet, or 50% of the floor area of the principal structure. This is intended to ensure that detached garages, shed, and other similar structures do not exceed the size and nature of the principal structure. Swimming pools are regulated as accessory structures for both placement and square

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

1. The Special Use shall substantially conform to the Site Plan from Nekola Survey Inc.(As-Built grading plan), submitted in support of the Variation, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial map
- Application
- Site Plan - Plat of Survey
- Examples of other existing pools within the Subdivision - Submitted by Petitioners
- Public Notice

1313 N Ashland Avenue

3.1.a

VILLAGE OF
PALATINE



Attachment: Aerial map (1313 N. Ashland Avenue - VAR Pool and Deck)

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)	
	Daniel & Kimberly Nallen			
	Subject Property Address			
	1313 N. Ashland Ave. Palatine, IL 60074			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one)			
	☐ Special Use ☐ Special Use Amendment ☒ Variation			
Existing Zoning District		Existing Land Use	Proposed Land Use	
Generally describe your request:				
remove existing above ground pool and replace with a larger oval 21x43 above ground pool				

Attachment: Application (1313 N. Ashland Avenue - VAR Pool and Deck)



VARIATION

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

NO

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

NO

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

NO

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

AS-BUILT PLAT OF SURVEY

OF

LOT 10 (TOGETHER WITH THAT PART OF VACATED AMHERST AND ASHLAND AVENUE PER DOCUMENT NUMBER 98464833) IN SHENANDOAH NORTH SUBDIVISION, OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

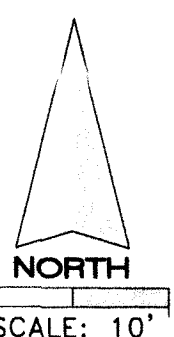
SYMBOL LEGEND

- | | |
|------------------------|--------------------------|
| ○ - MANHOLE | ⊞ - ELECTRIC CONTROL BOX |
| ○ - CATCHBASIN | ⊞ - WINDOW WELL |
| □ - INLET | ⊞ - DOWNSPOUT |
| ⊞ - TELEPHONE CANISTER | ⊞ - BUFFALO BOX |
| ⊞ - COM. ED. CANISTER | ⊞ - STORM DRAIN |
| ⊞ - CABLE CANISTER | ⊞ - GAS METER |
| ⊞ - TRANSFORMER | ⊞ - A.C. UNIT |

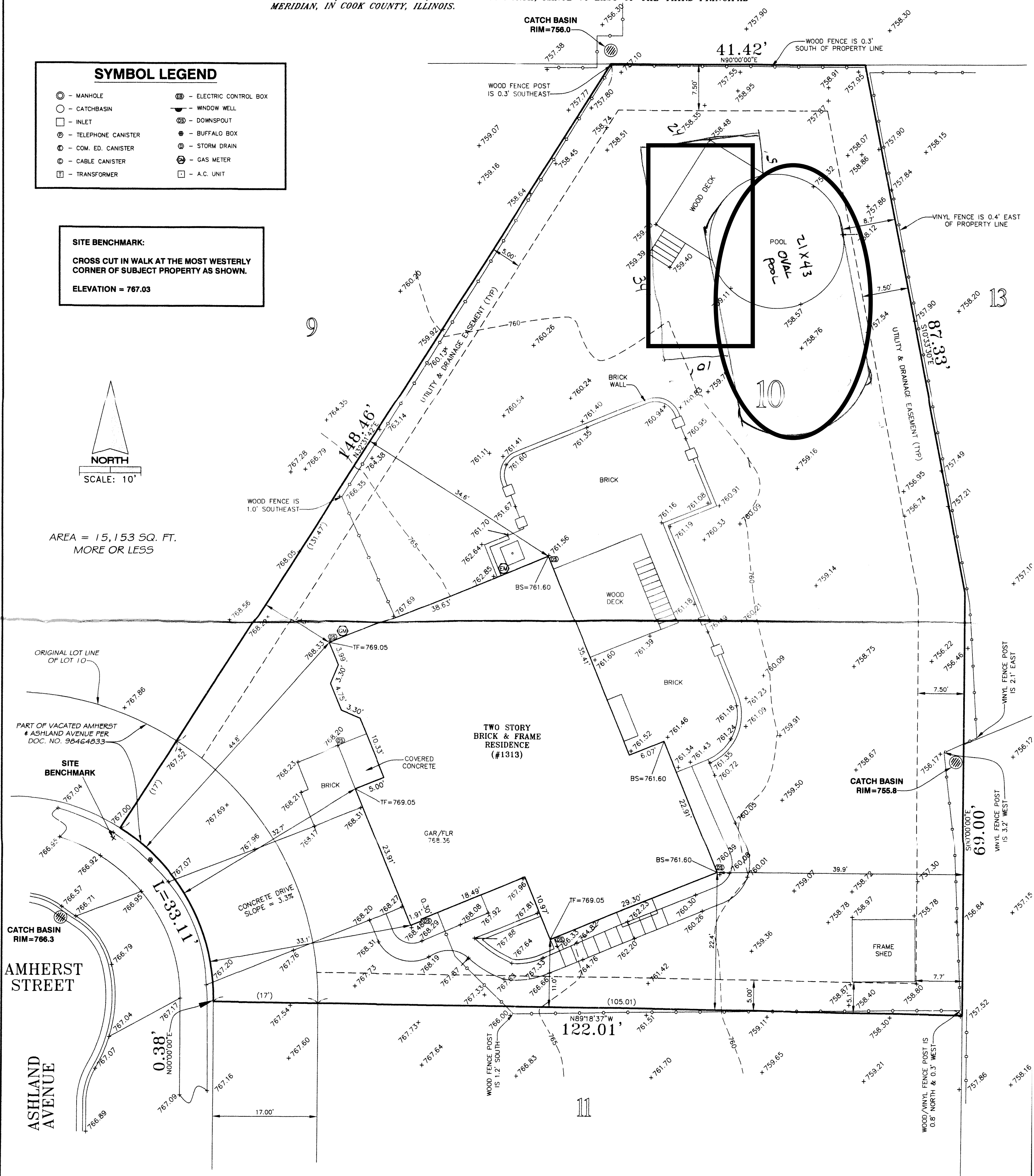
SITE BENCHMARK:

CROSS CUT IN WALK AT THE MOST WESTERLY CORNER OF SUBJECT PROPERTY AS SHOWN.

ELEVATION = 767.03



AREA = 15,153 SQ. FT.
MORE OR LESS



PREPARED FOR: **DAN NALLEN**
JOB ADDRESS: **1313 N. ASHLAND AVE., PALATINE, IL.**

JOB NO.: **17-11-0906** DRAWN BY: **KAB**

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES

WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203

BOLINGBROOK, ILLINOIS 60440

(630) 226-1530 PHONE (630) 226-1430 FAX

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



FIELD WORK COMPLETED ON THE 27TH DAY OF DECEMBER, 2017.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

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

DATED THIS 17TH DAY OF JANUARY, 2018.

Wayne W. Nekola
PLS No. 2923

LICENSE RENEWAL DATE: 30 NOVEMBER 2018.

March 8, 2021

RE: 1313 N. Ashland Ave Palatine IL Variance for Larger Pool

To Whom It May Concern,

The intentions of our variance are to remove the existing pool and deck and replace it with a larger oval 21x43 pool and possibly a new deck. The new oval pool is 709 sf as shown on the paperwork which is attached. Also, I have attached pictures of 3 other pools within a block of our house which show that their pools take up most of their yards. From looking at the plat of survey you will be able to see that our back yard is large enough to accommodate a larger pool and still have plenty of yard space. I have also attached the marked up plot of survey to scale, showing the new pool and possible deck. Please feel free to contact us with any questions.

Sincerely,



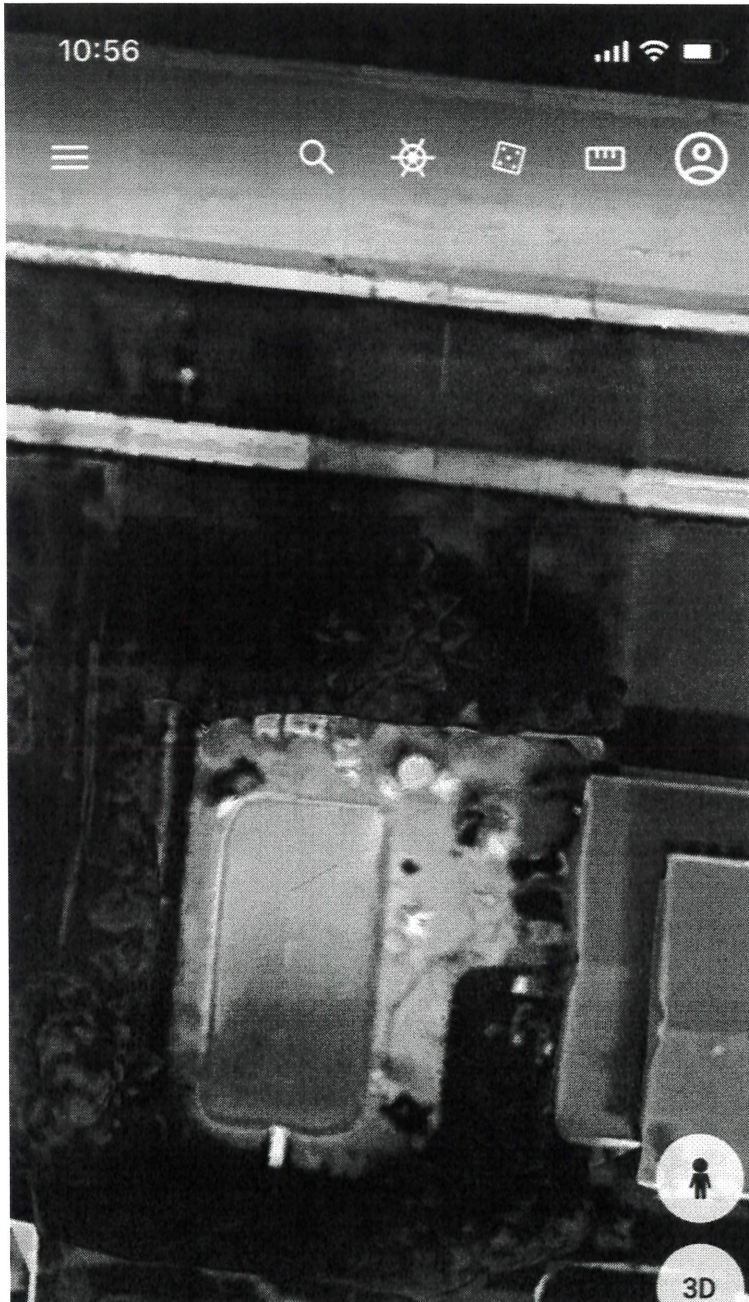
Dan and Kim Nallen



430 E. Amherst



1289 N. Linden Ave



455 E Amherst.

Steps Involved in Building a House

Spike's Calculators

Oval Shaped Pool Calculator



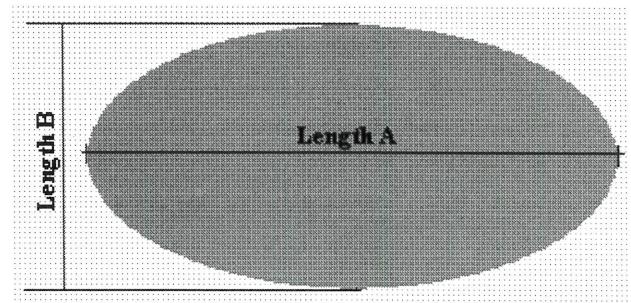
Calculate the surface area, volume and perimeter of an oval shaped pool and the amount of water needed to fill the pool.

This calculator calculates the surface area of the pool in square feet, volume of the pool in cubic feet, the perimeter of the pool in lineal feet and the amount of water it takes to fill the pool with results in US Gallons, Imperial Gallons and Litres.

For this calculator you need to enter the long length (length A) plus the shorter length (length B) and the shallow plus the deep depth of the pool to obtain the average depth.

Unit of measurements used for this calculator is imperial feet with inches in decimal format.

Length A:	43	ft
Length B:	21	ft
Depth Shallow End:	4.5	ft
Depth Deep End:	4.5	ft
Calculate Reset		
Results:		
Area:	709.2	ft ²
Perimeter:	103.5	lin ft
Volume Cubic Feet:	3191.5	ft ³
Water Volume US Gallon:	23874	gal
Water Volume Imperial Gallon:	19879	gal
Water Volume Litres:	90372	litres
Like		



Pools & Ponds Calculators

- Square Footage of an Odd Shaped Pool

Pool Excavation Calculators

- Square/Rectangular shaped Pool

- Square Metres of an Odd Shaped Pool
- Circular Shaped Pool
- Oval Shaped Pool
- Square/Rectangular Shaped Pool
- Kidney Shaped Pool - Imperial
- Kidney Shaped Pool - Metric
- How to calculate the Volume of a Kidney Shaped Pool

- Oval Shaped Pool
- Circular Shaped Pool

Fill Time Calculators

- US Liquid Gallons
- Imperial Gallons
- Metric

Swimming Calculators

- Pool Swimming Distance Imperial
- Pool Swimming Distance Metric
- Swim Speed Calculator

Pool Concrete Patio Calculators

- Rectangular Shaped Concrete Slab - Rectangular Shaped Pool - Imperial
- Rectangular Shaped Concrete Slab - Rectangular Shaped Pool - Metric
- Oval Shaped Concrete Slab - Oval Shaped Pool - Imperial
- Oval Shaped Concrete Slab - Oval Shaped Pool - Metric
- Rectangular Shaped Concrete Slab - Oval Shaped Pool - Imperial
- Rectangular Shaped Concrete Slab - Oval Shaped Pool - Metric
- Round Concrete Slab - Round Pool - Imperial
- Round Pool - Round Concrete Slab - Metric
- Square Rectangular Shaped Concrete Patio - Round Pool - Imperial
- Square Rectangular Shaped Concrete Patio - Round Pool - Metric

Ad

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Gallery

If you have any questions or comments please Contact Us

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PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 27, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 Variation to permit the total ground floor area of all accessory structures in the rear yard to be 1,250 square feet, pursuant to Section 6.01 (a) (4) of the Village of Palatine Zoning Ordinance.
 The property is commonly known as 1313 N. Ashland Avenue (02-11-211-021).
 The Petitioners are proposing to install a new above ground swimming pool and decking in the rear yard.
 The above petition has been filed by Daniel and Kimberly Nallen and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 21-24
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 12th day of April, 2021
 Published in Daily Herald
 April 12, 2021 (4561742)

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 is 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 04/12/2021 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 # 4561742

Attachment: Public Notice (1313 N. Ashland Avenue - VAR Pool and Deck)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 04/27/21 07:00 PM

CASE STAFF STATEMENT (ID # 6715)

1501 N. Hicks Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Village of Palatine

CASE NUMBER: 21-37

ADDRESS: 1501 N. Hicks Road

PROPOSAL:

Variation for a new 120-foot communications monopole tower, with a 21- foot Northwest Central Dispatch 911 antenna, extending to a height of 131 feet, to be set back 64 feet from a residential property, instead of the minimum required 120 feet, pursuant to Section 6.02 (b) (1) (b) of the Village of Palatine Zoning Ordinance;

Variation for a new 120-foot communications monopole tower, with a 21-foot Northwest Central Dispatch 911 antenna, extending to a height of 131 feet, to be set back 20 feet from the side (west) property line, instead of the minimum required 120 feet pursuant to Section 6.02 (b) (1) (c) of the Village of Palatine Zoning Ordinance;

Variation for a new 120-foot cellular monopole tower, with a 21-foot Northwest Central Dispatch 911 antenna, extending to a height of 131 feet, to be set back 20 feet from the rear property line, instead of the minimum required 120 feet pursuant to Section 6.02 (b)(1) (c) of the Village of Palatine Zoning Ordinance;

Variation for a new 120-foot communications monopole tower, with a 21- foot Northwest Central Dispatch 911 antenna, extending to a height of 131 feet to be set back 113 feet from the side (east) property line, instead of the minimum required 120 feet; pursuant to Section 6.02 (b) (1)(c) of the Village of Palatine Zoning Ordinance.

<u>LOCATION:</u> 1501 N. Hicks Road District 3 (Myslinski)	<u>CURRENT ZONING:</u> R-1 Single Family Residential
--	--

SURROUNDING CONDITIONS:

<u>North:</u>	P - Planned Development Northwest Shopping Center
----------------------	---

South	P - Planned Development Concord Mills Unit 2 Townhomes
East:	P - Planned Development Deer Grove Centre
West:	P - Planned Development Concord Mills Unit 2 Townhomes

BACKGROUND:

The Petitioner is proposing to decommission and remove a 131-foot obsolete elevated water tank, with critical emergency communications antennas. It would be replaced with a 120-foot monopole, with a 21-foot Northwest Central Dispatch 911 antenna, with a total height of 131 feet. Therefore, the Petitioner is requesting:

Variation for a new 120-foot communications monopole tower, with a 21- foot Northwest Central Dispatch 911 antenna, extending to a height of 131 feet, to be set back 64 feet from a residential property, instead of the minimum required 120 feet, pursuant to Section 6.02 (b) (1) (b) of the Village of Palatine Zoning Ordinance;

Variation for a new 120-foot communications monopole tower, with a 21-foot Northwest Central Dispatch 911 antenna, extending to a height of 131 feet, to be set back 20 feet from the side (west) property line, instead of the minimum required 120 feet pursuant to Section 6.02 (b) (1) (c) of the Village of Palatine Zoning Ordinance;

Variation for a new 120-foot cellular monopole tower, with a 21-foot Northwest Central Dispatch 911 antenna, extending to a height of 131 feet, to be set back 20 feet from the rear property line, instead of the minimum required 120 feet pursuant to Section 6.02 (b)(1) (c) of the Village of Palatine Zoning Ordinance;

Variation for a new 120-foot communications monopole tower, with a 21- foot Northwest Central Dispatch 911 antenna, extending to a height of 131 feet to be set back 113 feet from the side (east) property line, instead of the minimum required 120 feet; pursuant to Section 6.02 (b) (1)(c) of the Village of Palatine Zoning Ordinance.

SITE ANALYSIS:

- The Subject Property is zoned R-1 Single Family Residential, functions as a Village of Palatine Public Works property, and is the current location of a Village-owned and operated elevated water tank. The Subject Property is 28,274 square

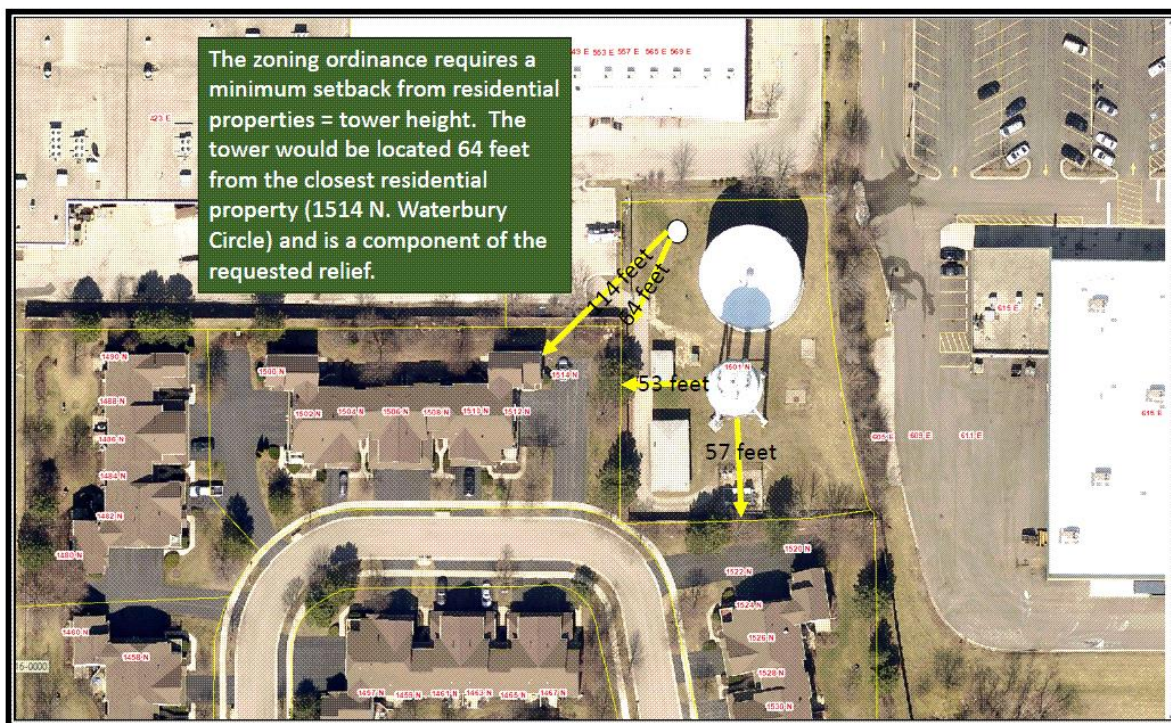
feet (.649 acres) and was initially transferred to the Village from the Palatine Park District in 1984. It was petitioned for division and consolidation in 1985. It is located directly east of Northwest Shopping Center (Jewel on Dundee Road), west of Deer Grove Center and north and east of Concord Mills Unit #2. The installation of the elevated water tank predates the approval of Concord Mills Unit #2, which was platted in 1995.



- The parcel does not have access to a public street and derives all access through existing easements. The existing 150,000 gallon elevated tank, which is 131 feet tall also houses critical Village and area emergency communications antennas, which provide support for both the Northwest Central Dispatch (NWCD) communications and monitors the Village's public water supply systems. T-Mobile/Sprint also maintains antennas on the elevated water tank. As the ground mounted water tank will remain, the proposed location was deemed to be the least obtrusive and impactful to the surrounding properties.
- The Village completed an overall water study several years ago and this elevated water tower was identified for decommissioning. The cost to maintain the water tank exceeds its value to the overall water system. Therefore, it was identified for removal, as part of the water study. At its highest point and including the

existing NWCD antenna, the elevated water tank measures 131 feet tall. The height is identical to the proposed monopole and emergency antenna and would not include the overall bulk of the elevated water tower.

- There is also a 200 square foot leased area for ground equipment to be located on the north side of the tower. The leased area is setback from the northern property line (3 feet to leased area and 1.5 feet to the northern edge of the generator). This would meet the required permitted obstruction to not encroach any more than 4 feet into the required rear yard setback of 5 feet, yet maintaining a minimum 2-foot setback from the lot line.
- The Village Code requires the setback to all lot lines be equal to the height of the tower. This would require a 120-foot setback from all property lines. Although the setback from the residential property is a component of the request relief, the proposed monopole is 64 feet from the shared property line, but would be 114 feet from the residential structure:



- The proposed rear (north) and side yard (west) setbacks are 20 feet. The other interior side yard (east) setback is 113 feet and abut the commercial shopping center. The Village Code also requires that the setback to a residential property be equal to the height of the tower.

- Although, the elevated water tank is being removed, the Village is still required to provide critical NWCD emergency 911 services, required communications for the public water systems, and a place for the T-Mobile/Sprint antenna. Therefore, the Village is proposing to construct a new 120-foot communications monopole, including a 21-foot Northwest Central Dispatch 911 antenna, with an overall height of 131 feet.
- The Village's engineering consultant prepared a photo simulation study to contrast the reduction in visual and aesthetic impact of the tower, versus the existing conditions. The townhouse to the west is approximately 114 feet from the proposed tower and the townhouse to the south is 232 feet from the proposed tower. Both of these units have driveways directly abutting the Village's 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 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 proposed monopole provides a greater setback than the existing elevated water tank. It is also moved north within the lot and 2 of the requested areas for relief are from the commercial properties (Northwest Shopping Center & Deer Grove Shopping Center) on either side of the site. The Village is required to provide the Northwest Dispatch emergency communication antennas and they have existed at the Subject Property for many years.

The Petitioner identified the required emergency communications, protection of the

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

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

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

ATTACHMENTS:

- Aerial Map
- 1501 N Hicks Road - Variation application
- Site Engineering Plans -Palatine - (Site plan - page 4; Elevation - page 9)
- Village of Palatine Simulations of Proposed Changes
- Plat of Survey
- Public Notice

1501 N Hicks Road

3.2.a

VILLAGE OF
PALATINE

E DUNDEE RD

585 E 587 E

575 E 577 E 579 E 581 E

621 E

517 E 525 E 537 E 553 E 565 E 569 E

423 E

615 E

615 E

619 E

609 E 611 E

1490 N

1488 N

1486 N

1484 N

1482 N

1480 N

1460 N

1458 N

1456 N

1454 N

1452 N

1450 N

1500 N

1502 N 1506 N 1510 N 1512 N

1514 N

1501 N

1520 N

1522 N

1524 N

1526 N

1528 N

1530 N

1532 N

1459 N 1465 N 1467 N

1455 N

1443 N

1441 N

1439 N

1437 N

1435 N

1433 N

1479 N

1481 N

1483 N

1485 N

1487 N

1489 N

1491 N

496 E

490 E 492 E 494 E

510 E

512 E 516 E 520 E 522 E

524 E

540 E

542 E 544 E 546 E

430 E 432 E 436 E 440 E 442 E

N WATERBURY CIR

E THORNHILL LN

0 140 280
Feet
1 in. = 125 ft.

Attachment: Aerial Map (1501 N. Hicks Road - VAR communication antenna)





SPECIAL USE & VARIATION APPLICATION

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)		Business Name (If applicable)	
Village of Palatine			
Address		City/State/Zip Code	
200 E. Wood Street		Palatine, IL 60067	
Telephone	Fax		
(847)705-5200	(847)358-4242		
Email			
mbarry@palatine.il.us			
Subject Property Address			
1501 N. Hicks Road Palatine, IL 60074			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
N/A			
Address		City/State/Zip Code	
Telephone	Fax		
Email			

Attachment: 1501 N Hicks Road - Variation application (1501 N. Hicks Road - VAR communication antenna)



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) Village of Palatine		Business Name (if applicable)	
	Subject Property Address 1501 N. Hicks Road			
	AUTHORIZED AGENT (if applicable) N/A		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 R-1 Single Family	Existing Land Use Village Water and Communication Site	Proposed Land Use Village Water and Communication Site	
	Generally describe your request: We are requesting a rear yard setback variation of 100 feet and side yard setback variations of 100 feet (west) and 7 feet (east) in order to construct a monopole to receive communications equipment from The Village of Palatine, The Palatine Park District, Northwest Central Dispatch, and T-Mobile/Sprint to allow us to demolish a 150,000 gallon elevated water storage tank on the site, to which said entities currently have antennas mounted. The cost to maintain the 150,000 gallon elevated water tank exceeds the value to the water system. The communication equipment remains necessary for the operations of The Village of Palatine, Palatine Park district, 911 dispatch and T-Mobile/Sprint.			

Attachment: 1501 N Hicks Road - Variation application (1501 N. Hicks Road - VAR communication antenna)

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 proposed variation is required in order to improve the public infrastructure, including the public water supply system and the 911 communications system.

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

The elevated water tank predates the surrounding developments and now houses communications antennas critical to the operation of the public water supply and the NWCD 911 system. The setback variation requested will allow for construction of the monopole to continue operation of critical communications equipment, and allow for the removal of the 150,000 gallon elevated tank.

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

If granted, the variation would not negatively alter the essential character of the area. The proposed monopole will allow for the removal of an existing elevated water tank. The new monopole will neatly accommodate the various antennas, while providing a greatly reduced visual impact after the water tank is removed.

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

a. The location of the proposed monopole provides for both access to it and distance away from residential properties, with minimal variance relief required.

b. The property houses public water supply infrastructure within the R-1 single family zoning district, which is unique.

c. The improvement is not proposed in order to make more money out of the property. d. We have not created the hardship.

e., f. The request if granted will allow for improvement of the Public Water Supply and communications benefiting the community, in addition it will improve visual aesthetics by allowing for the removal of an unsightly water tank.



ADDRESS:

**1501 HICKS ROAD
PALATINE, IL 60074**



Packet Pg. 39

NAUTIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

Packet Pg. 39

Attachment: Site Engineering Plans -Palatine - (Site plan - page 4; Elevation - page 9) (1501 N. Hicks Road - VAR communication antenna)

W-T LAND SURVEYING, INC. DO HEREBY DECLARE THAT WE HAVE SURVEYED
ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT
REPRESENTATION OF SAID SURVEY.

200 East Wood Street
Palatine, Illinois 60067
PH: (847) 358-7500
www.palatine.il.us

LANDLORD _____
LEASING _____
R.F. DESIGN _____
ZONING _____
CONSTRUCTION _____

USC CONST. _____

CELL SITE ENG. _____

OPERATION _____

PROJECT NO:	S14014
DRAWN BY:	REM
BOUNDARY BY:	KCH
CHECKED BY:	FIM
FIELD WORK BY:	BSA

1	12/11/14	REVISED PER COMMENTS

WT

W-T LAND SURVEYING, INC.
LAND AND CONSTRUCTION SURVEYORS

2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtlandsurveying.com

IL License No.: 184-004387 Exp: 04/30/15

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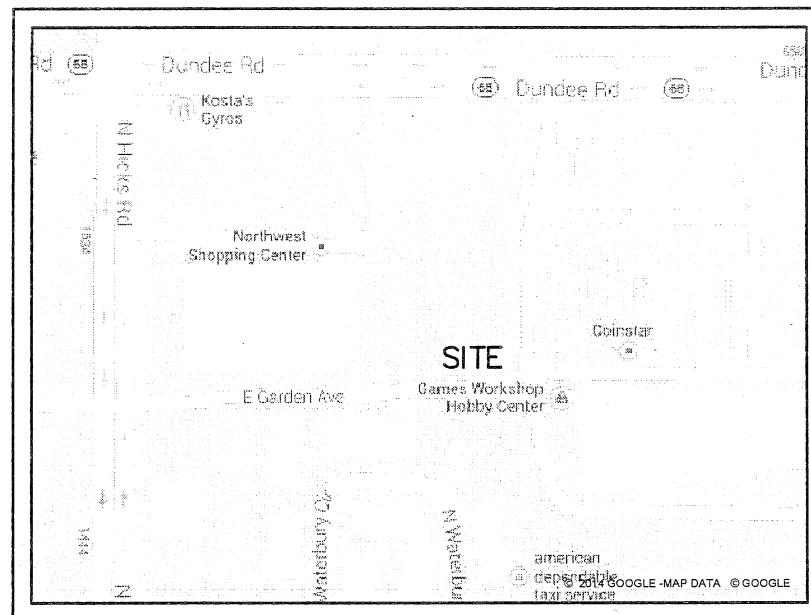
1501 N. HICKS ROAD
PALATINE, ILLINOIS
60074

LAND SURVEY

LS-1

OF 2 SHEETS

Packet Pg. 40



LOCATION MAP

PARCEL 1:
THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, THENCE NORTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 81.18 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 134 FEET; THENCE SOUTHERLY ON A CURVED LINE, TANGENT TO A LINE 134 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, CONVEX TO THE WEST AND HAVING A RADIUS OF 800 FEET, A DISTANCE OF 211.20 FEET AS MEASURED ALONG THE ARC OF SAID CURVE, TO AN INTERSECTION WITH A CURVED LINE, CONVEX TO THE SOUTH AND HAVING A RADIUS OF 745 FEET AND TANGENT TO A LINE 134 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST OF THE NORTHEAST QUARTER AT A POINT 730 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER, THENCE WESTERLY ALONG SAID LAST DESCRIBED CURVED LINE, A DISTANCE OF 99.06 FEET AS MEASURED ALONG THE ARC OF SAID CURVE TO SAID POINT OF TANGENCY; THENCE WEST ALONG SAID LINE, 134 FEET SOUTH AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 62.91 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 134 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY GRANT MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 20, 1960 AND KNOWN AS TRUST NUMBER 27018 TO FERNDAL HEIGHTS UTILITY COMPANY RECORDED APRIL 24, 1974 AS DOCUMENT 22695538 OVER AND UPON THE NORTH 20 FEET OF THE SOUTH 30 FEET OF LOT 2 IN DELGADO AND REINS FERNDAL MARKET BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1. BENCHMARK - SQUARE CUT ON NORTHWEST CORNER OF CONCRETE TRANSFORMER PAD NORTH OF PROPOSED CONSTRUCTION AREA AS SHOWN. ELEVATION = 762.13'
2. PERMANENT INDEX NUMBER - 02-11-200-010
3. LATITUDE: N 42°08'15.19" (NAD83) LONGITUDE: W 088°01'52.74" (NAD83)
4. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
5. FIELD COMPLETED ON 2/4/14
6. THIS SURVEY WAS PREPARED FOR THE INSTALLATION OF WIRELESS COMMUNICATION EQUIPMENT ONLY.
7. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE COMMITMENT. PLEASE REFER TO A CURRENT TITLE FOR ANY EASEMENTS, SETBACKS OR RESTRICTIONS NOT SHOWN HEREON.
8. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
9. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE

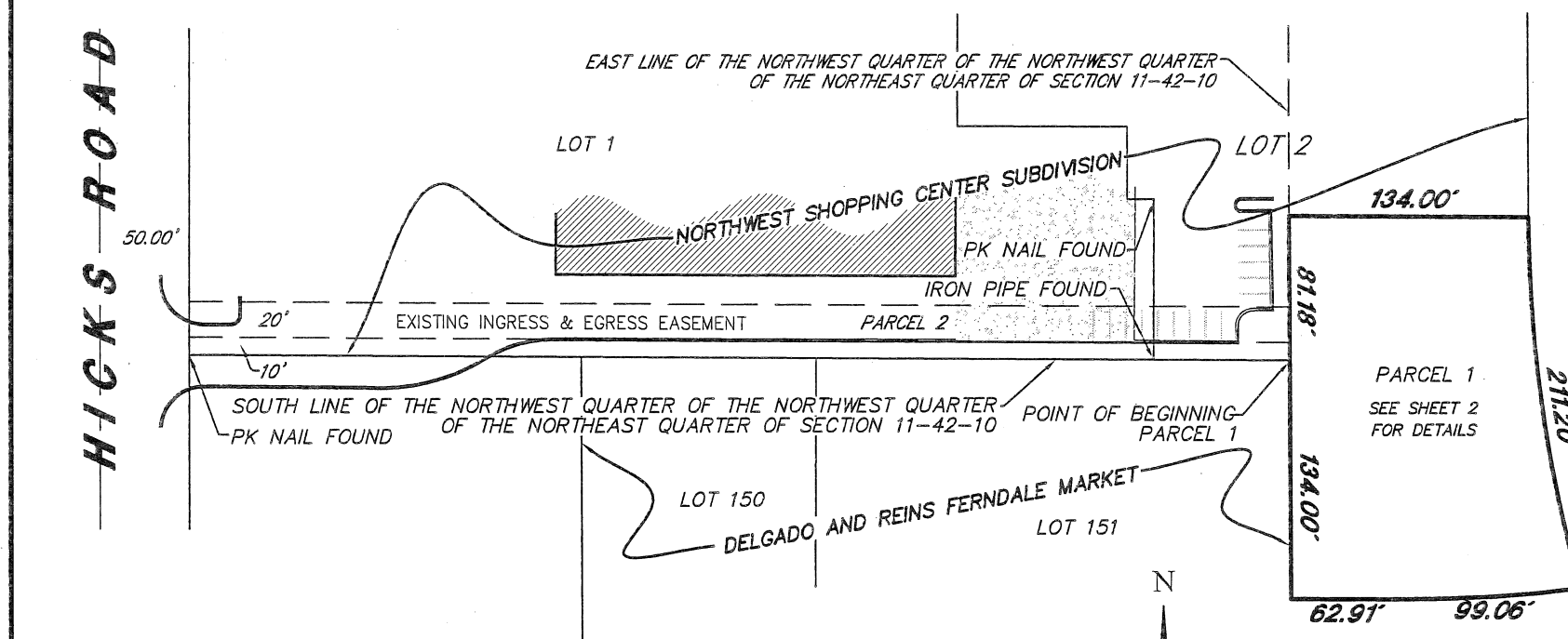
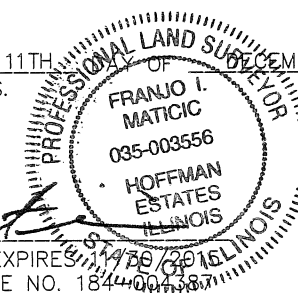
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE W-T LAND SURVEYING, INC. DO HEREBY DECLARE THAT WE HAVE SURVEYED
THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT
REPRESENTATION OF SAID SURVEY.

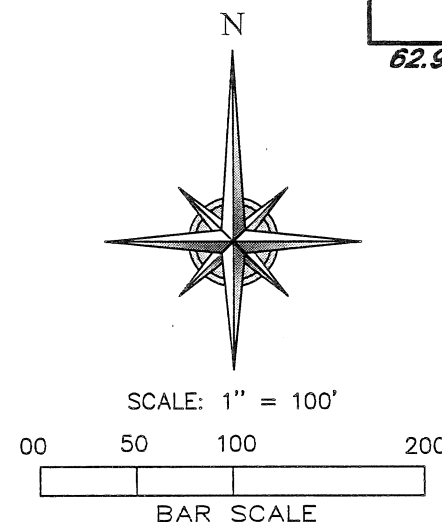
GIVEN UNDER OUR HAND AND SEAL THIS 11TH DAY OF DECEMBER
A.D., 2014, AT HOFFMAN ESTATES, ILLINOIS.

W-T LAND SURVEYING, INC. ILLINOIS

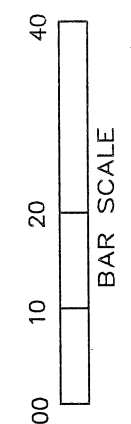
FRANJO I. MATIJC - PLS #035-003556 EXPIRES 11/30/20
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-00438



	PROPERTY LINE		FLARED END SECTION		UTILITY POLE
	CENTER LINE		CLOSED MANHOLE		TELEPHONE VAULT
	EASEMENT LINE		OPEN GRATE MANHOLE		GUARDRAIL
	LEASE AREA LINE		BEEHIVE GRATE MANHOLE		GUY WIRE ANCHOR
	TOP OF (CURB, WALL, ETC.)		GUTTER FRAME		CONTOUR LINE
	SPOT GRADE		VALVE VAULT		TREE LINE / HEDGE LINE
	BOTTOM OF (GROUND, GUTTER, ETC.)		FIRE HYDRANT		EDGE GRAVEL/STONE
	CONCRETE		B-BOX / SERVICE VALVE		FENCE LINE
	EVERGREEN/DECIDUOUS		POST LIGHT/GROUND LIGHT		STORM SEWER
	SHRUB/SHRUB LINE		AREA LIGHT		SANITARY SEWER
	GAS VALVE		STREET LIGHT		COMBO SEWER
	TYPICAL SIGN		TRAFFIC SIGNAL		WATERMAIN
			MAST ARM SIGNAL		OVERHEAD LINE
			HANDHOLE (electric/traffic)		FIBER OPTIC LINE
			GAS METER		GAS LINE
			ELECTRIC METER		U.G. TELCO LINE
			PEDESTAL (tele. elec. cable)		U.G. ELECTRIC LINE



A compass rose with a central circle and eight points. The top point is labeled 'N'. To the right of the compass rose, the text 'SCALE: 1" = 20\'' is written vertically.



PROJECT NO:	S14014
DRAWN BY:	REM
BOUNDARY BY:	KCH
CHECKED BY:	FIM
FIELD WORK BY:	BSA

1	12/11/14	REVISED PER COMMENTS

**HICKS ROAD
WATER TANK**

1501 N. HICKS ROAD
PALATINE, ILLINOIS
60074

SHEET TITLE

LAND SURVEY

SHEET NUMBER

LS-2

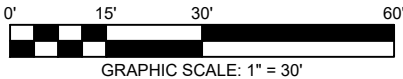
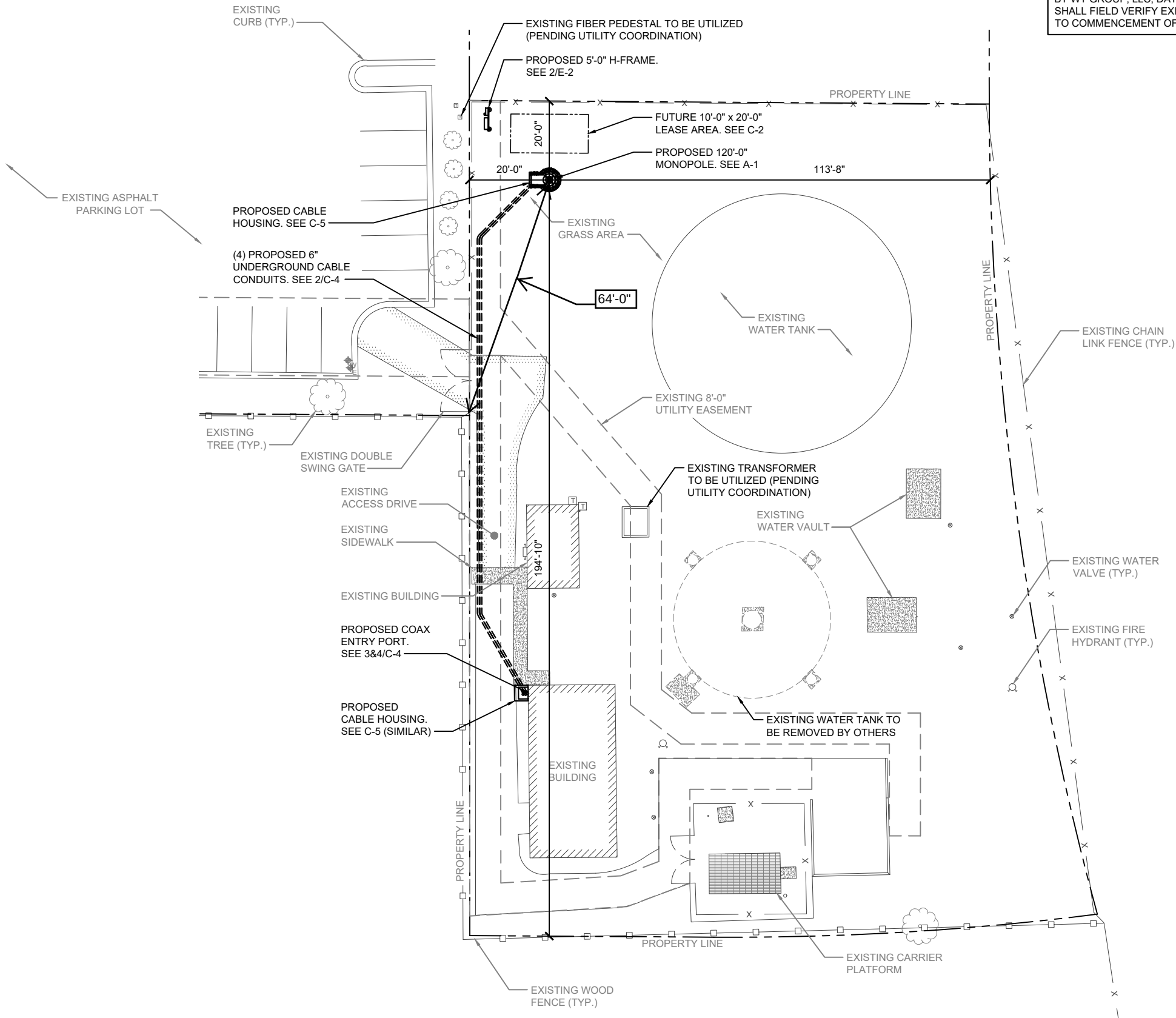
OF 2 SHEETS

LEGEND

	PROPERTY LINE		UTILITY POLE
	CENTER LINE		TELEPHONE VAULT
	EASEMENT LINE		GUARDRAIL
	LEASE AREA LINE		GUT WIRE ANCHOR
	TOP OF (GEBWALL, ETC.) SPOT GRADE BOTTOM OF (SODIUM, OUTLET ETC.)		CONTOUR LINE
	CONCRETE		TREE LINE / HEDGE LINE
	EVERGREEN/DECIDUOUS WITH SIZE IN INCHES		EDGE GRAVEL/STONE
	SHRUB/SHRUB LINE		FENCE LINE
	GAS VALVE		STORM SEWER
	TYPICAL SIGN		SANITARY SEWER
			COMBO SEWER
			WATERMAIN
			OVERHEAD LINE
			FIBER OPTIC LINE
			GAS LINE
			U.G. TELCO LINE
			U.G. ELECTRIC LINE
			PEDESTAL (elec., elec. cable)

TOWER DISTANCE TO PROPERTY LINES (FROM TOWER CENTER)	
	PROVIDED
NORTH	20'-0"
WEST	20'-0"
EAST	113'-8"
SOUTH	194'-10"

NOTE:
THIS SITE PLAN IS BASED ON A SURVEY PROVIDED
BY WT GROUP, LLC, DATED T.B.D. CONTRACTOR
SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR
TO COMMENCEMENT OF CONSTRUCTION.



OVERALL SITE PLAN
SCALE: 1" = 30'-0"

VILLAGE OF PALATINE
EST. 1866

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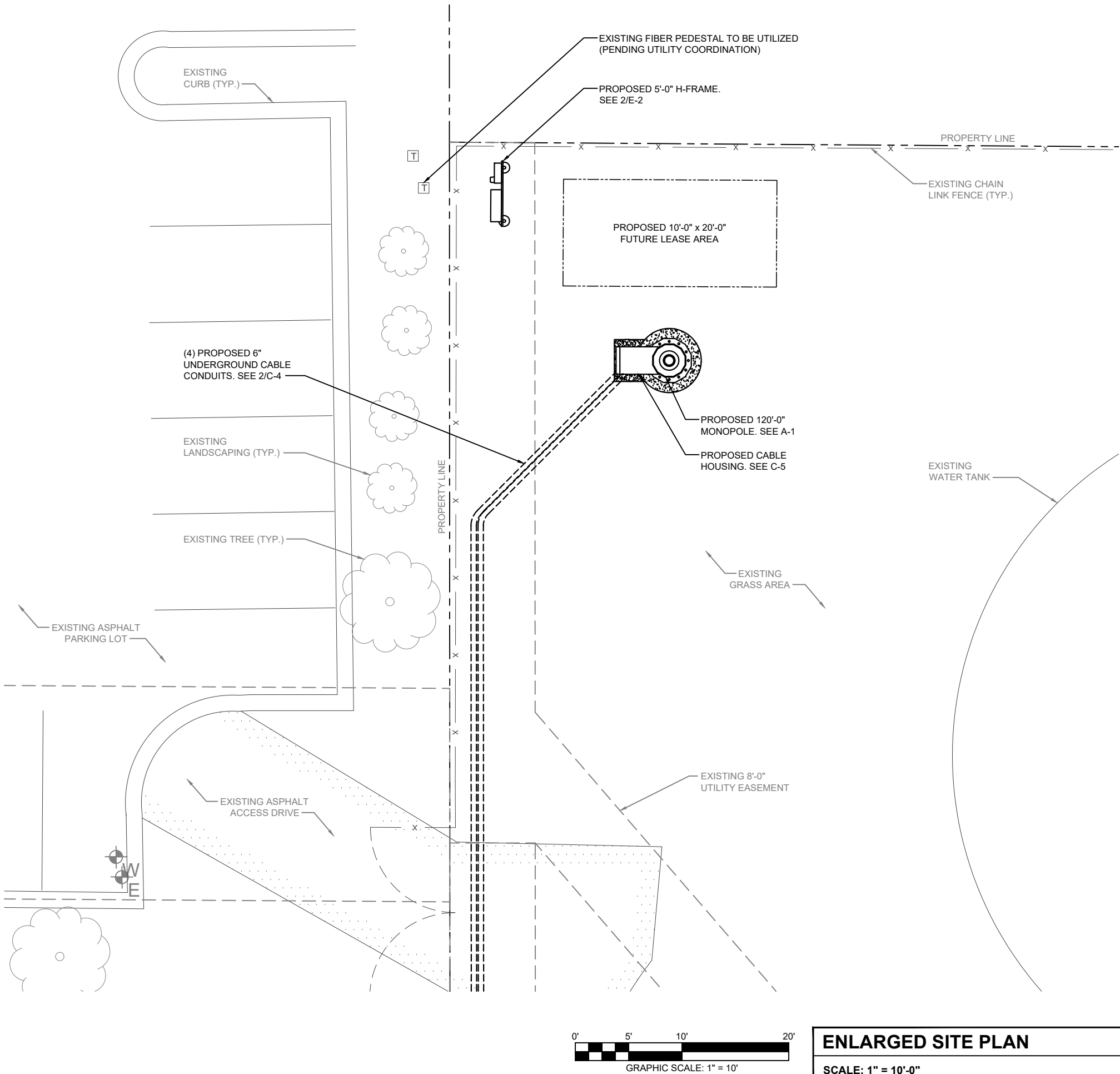
CHECK: JKR
DRAWN: JTB
JOB: 2100035T

C-1
Packet Pg. 42

NOTE:
CONTRACTOR SHALL VERIFY ALL
EXISTING BURIED AND OVERHEAD
UTILITIES PRIOR TO EXCAVATION.
CONTRACTOR SHALL REPAIR ALL
DAMAGED UTILITIES AT HIS OWN COST
AND COORDINATE ANY REPAIRS WITH
RESPECTIVE UTILITY COMPANY.

NOTE:
ELECTRICAL UTILITY ROUTES TO BE
VERIFIED IN FIELD WITH UTILITY
COORDINATOR AND LOCAL UTILITY
COMPANY. ALL UTILITY ROUTES ARE
PENDING SURVEY AND FINAL UTILITY
EASEMENT LOCATION.

NOTE:
CONTRACTOR SHALL RESTORE AND
REPAIR ANY DAMAGED AREAS CAUSED
BY CONSTRUCTION TO ORIGINAL OR
BETTER CONDITION.



ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

1

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JOB: 2100035T

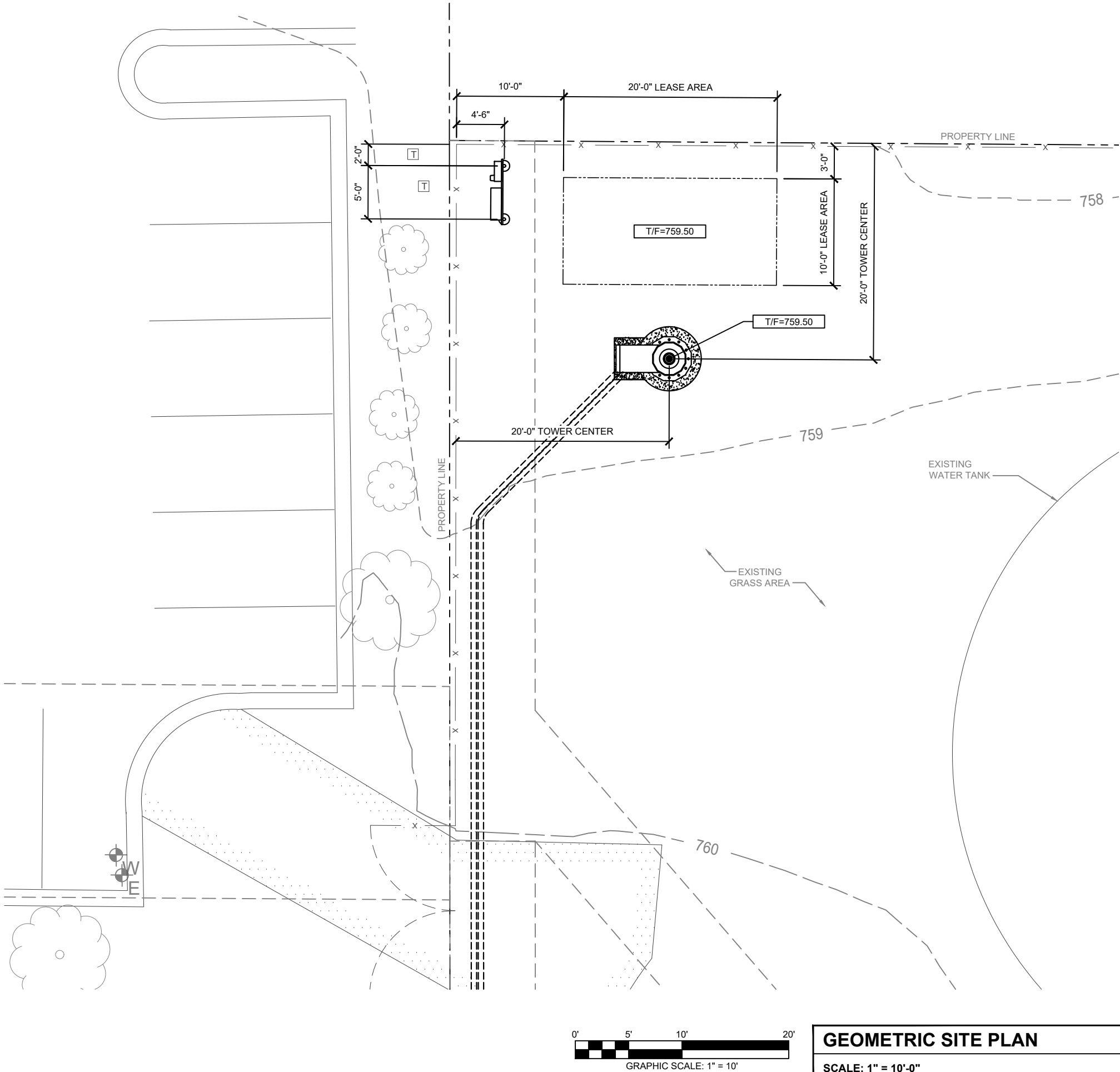
C-2
Packet Pg. 43

Attachment: Site Engineering Plans -Palatine - (Site plan - page 4; Elevation - page 9) (1501 N. Hicks Road - VAR communication antenna)

NOTE:
CONTRACTOR SHALL VERIFY ALL
EXISTING BURIED AND OVERHEAD
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BETTER CONDITION.



GEOMETRIC SITE PLAN

SCALE: 1" = 10'-0"

1

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CHECK: JKR
DRAWN: JTB
JOB: 2100035T

C-3
Packet Pg. 44

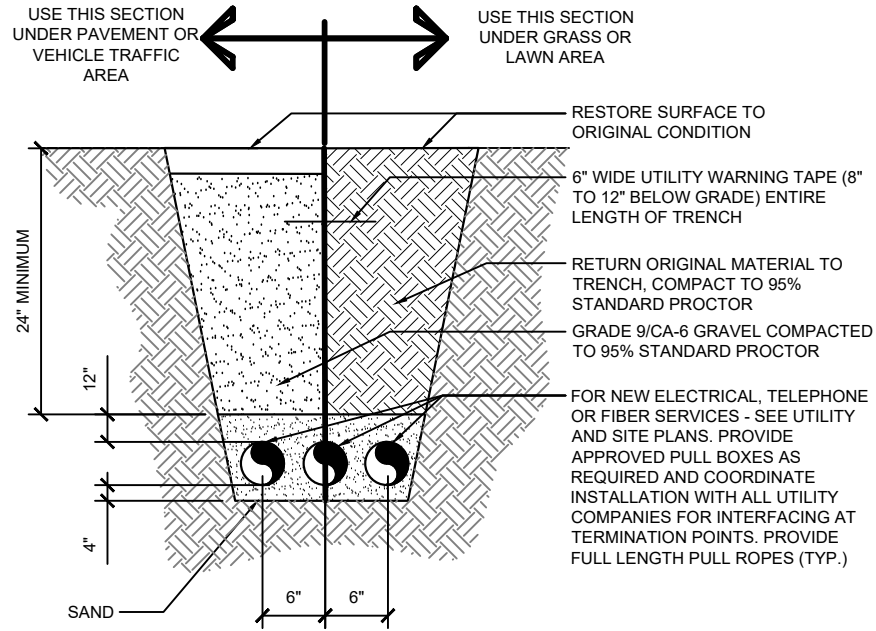
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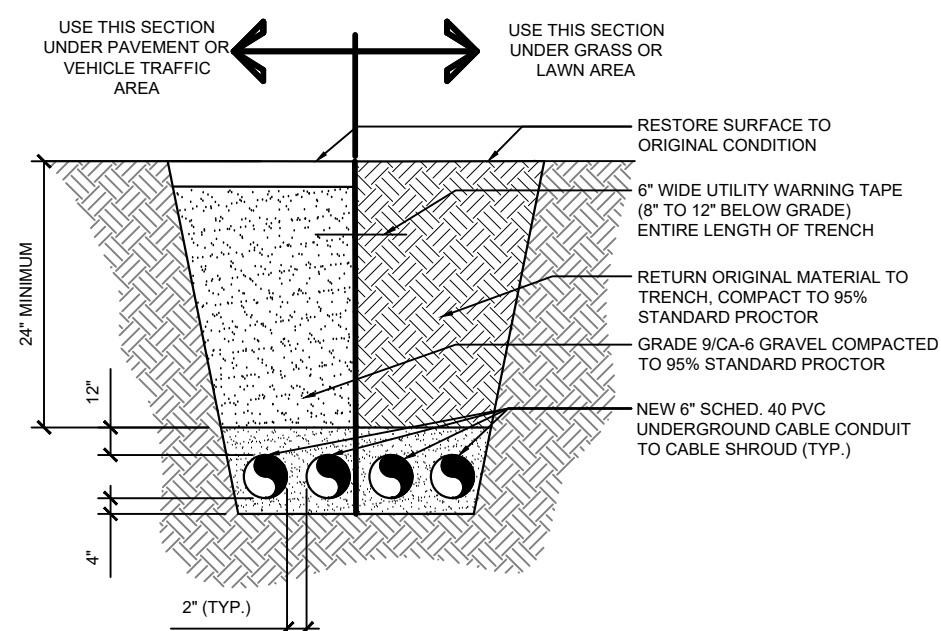
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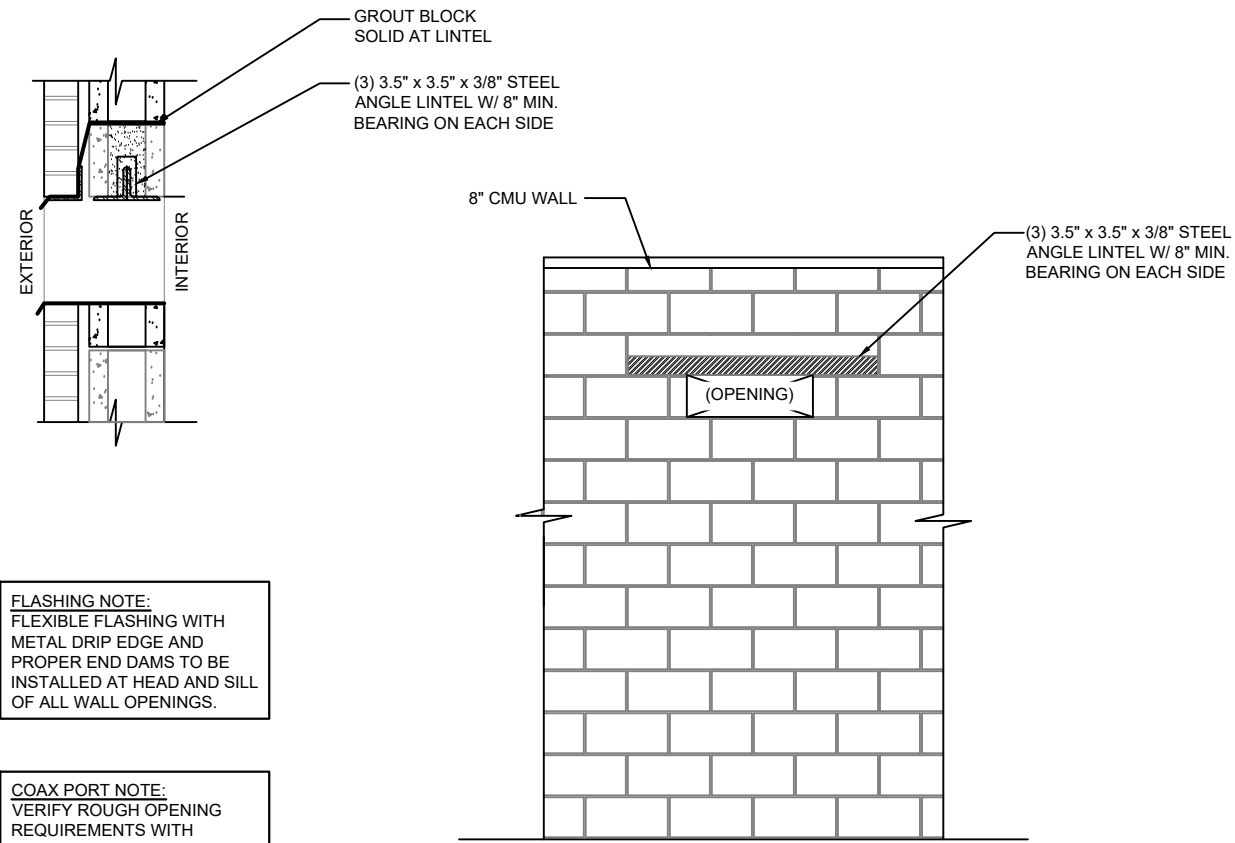
3.2.c



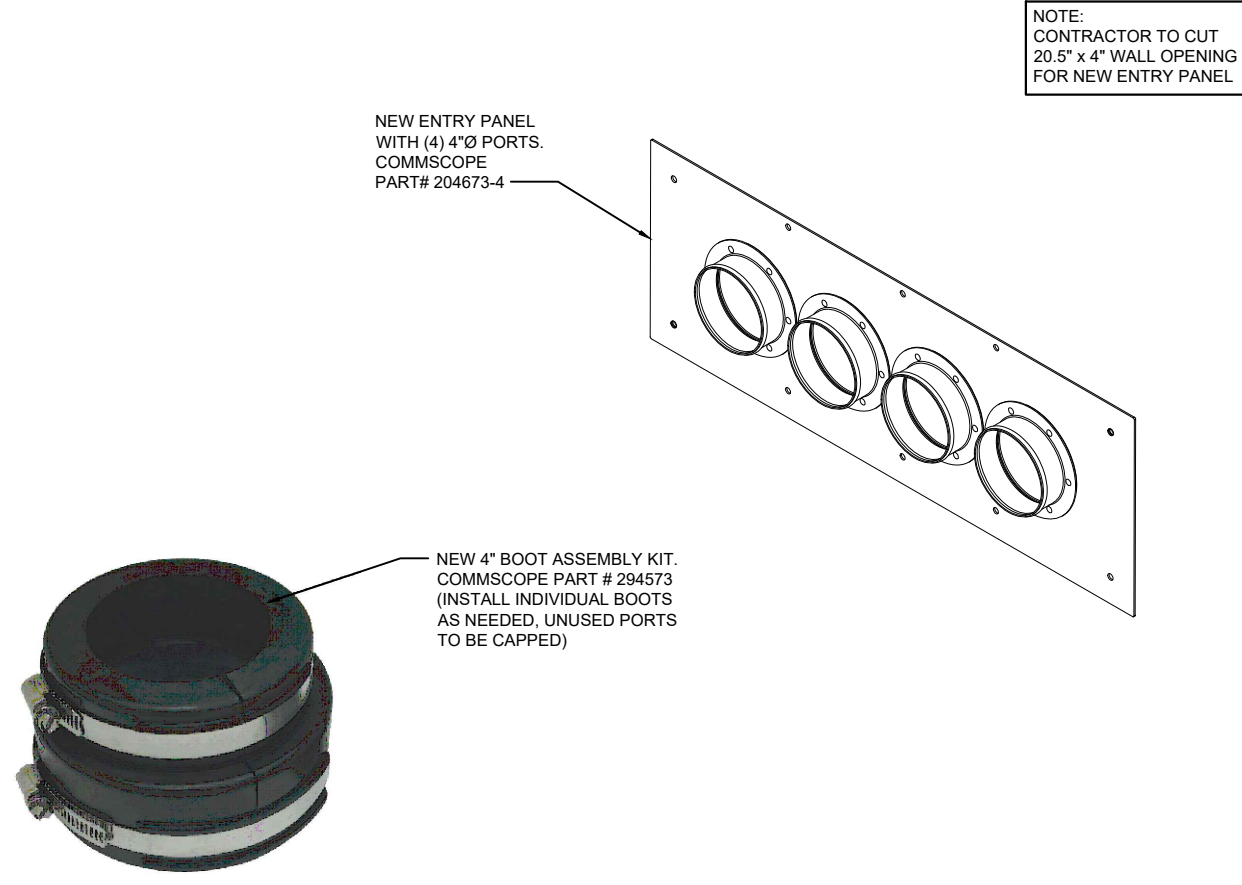
BURIED UTILITY CONDUIT DETAIL	1
SCALE: NONE	



BURIED CABLE CONDUIT DETAIL	2
SCALE: NONE	



LINTEL DETAIL	3
SCALE: NONE	



COAX ENTRY PORT & BOOT DETAIL	4
SCALE: NONE	



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1501 HICKS ROAD
PALATINE, IL 60074



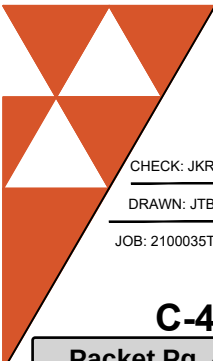
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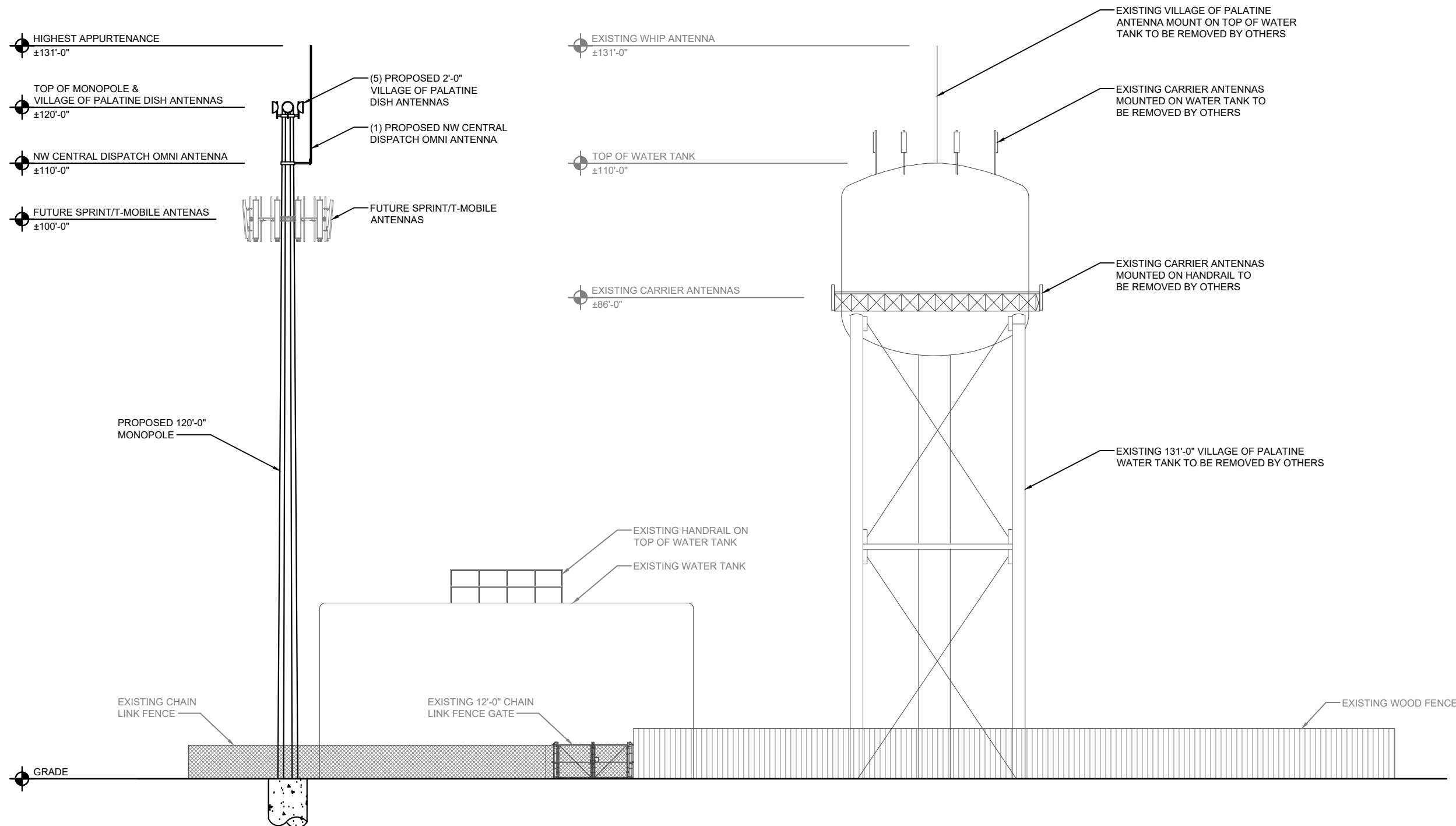
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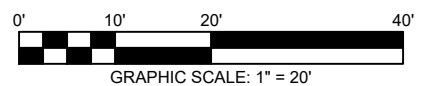
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JOB: 2100035T

C-4
Packet Pg. 45

Attachment: Site Engineering Plans -Palatine - (Site plan - page 4; Elevation - page 9) (1501 N. Hicks Road - VAR communication antenna)



NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A
STRUCTURAL EVALUATION OF THIS TOWER OR
STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN
ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY
THE TOWER OR STRUCTURE HAS THE CAPACITY TO
ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO
ANY ANTENNA OR EQUIPMENT INSTALLATION, A
STRUCTURAL EVALUATION OF THE TOWER OR
STRUCTURE, INCLUDING ALL ANTENNA MOUNTING
SYSTEMS & HARDWARE SHALL BE PERFORMED.



TOWER ELEVATION

SCALE: 1" = 20'-0"

1

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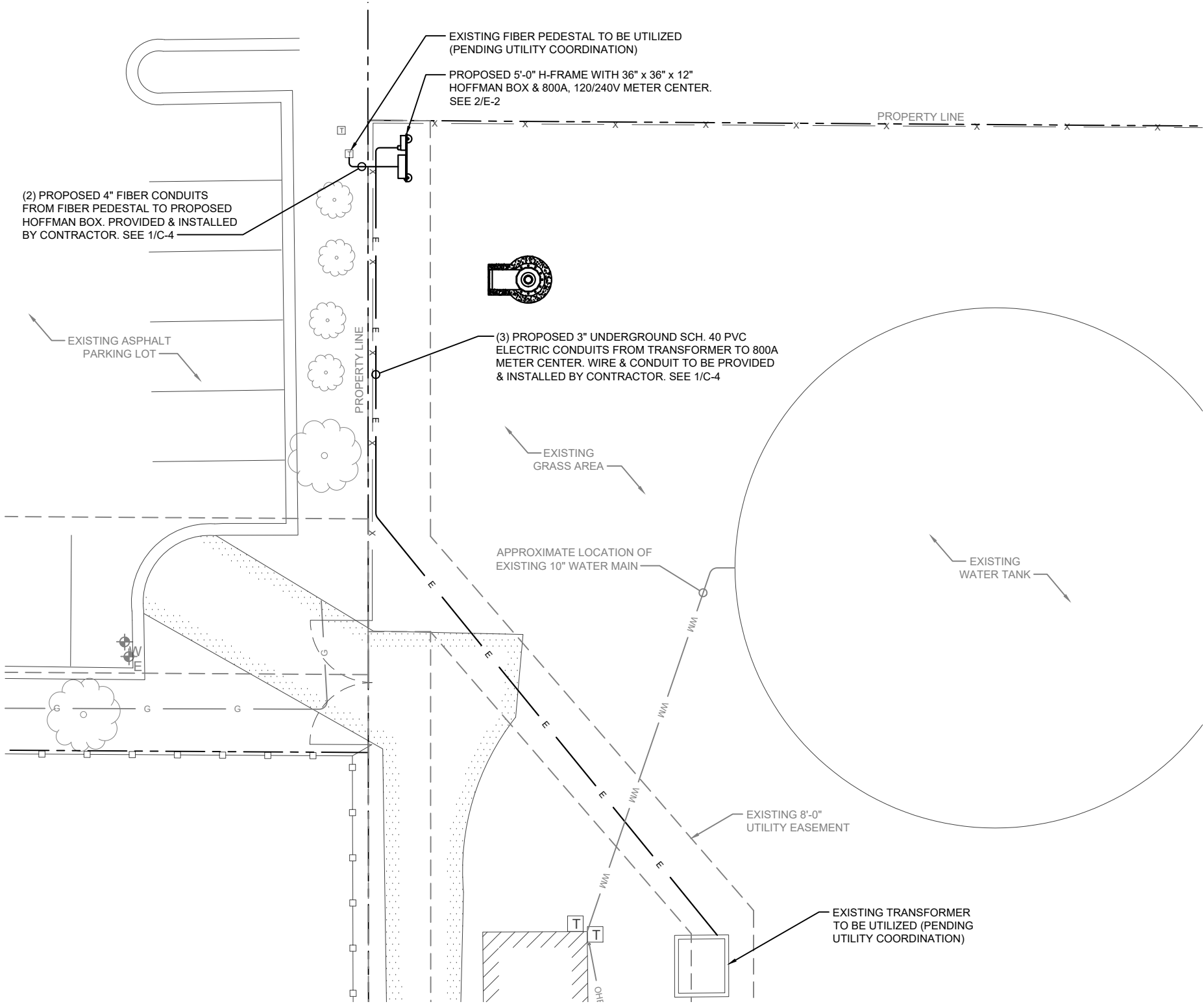
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NOTE:
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BY CONSTRUCTION TO ORIGINAL OR
BETTER CONDITION.



DISTANCE BETWEEN METER AND EXISTING TRANSFORMER				
WIRE SIZE	LENGTH OF RUN	PHASE	VOLTAGE DROP %	VOLTAGE DROP
(3) RUNS OF (3) 300 MCM	±170'-0"	1 PHASE	1.76%	4.23 V



UTILITY PLAN

SCALE: 1/16" = 1'-0"

1



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E-1

Packet Pg. 48

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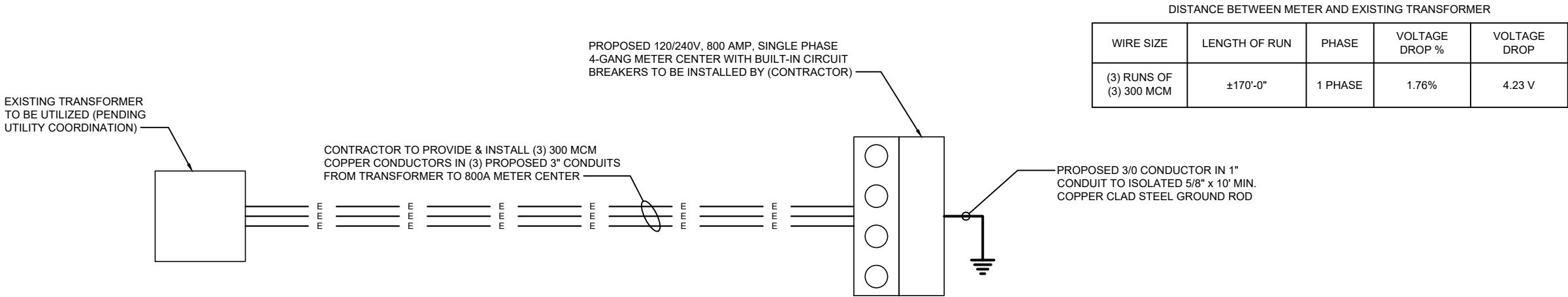
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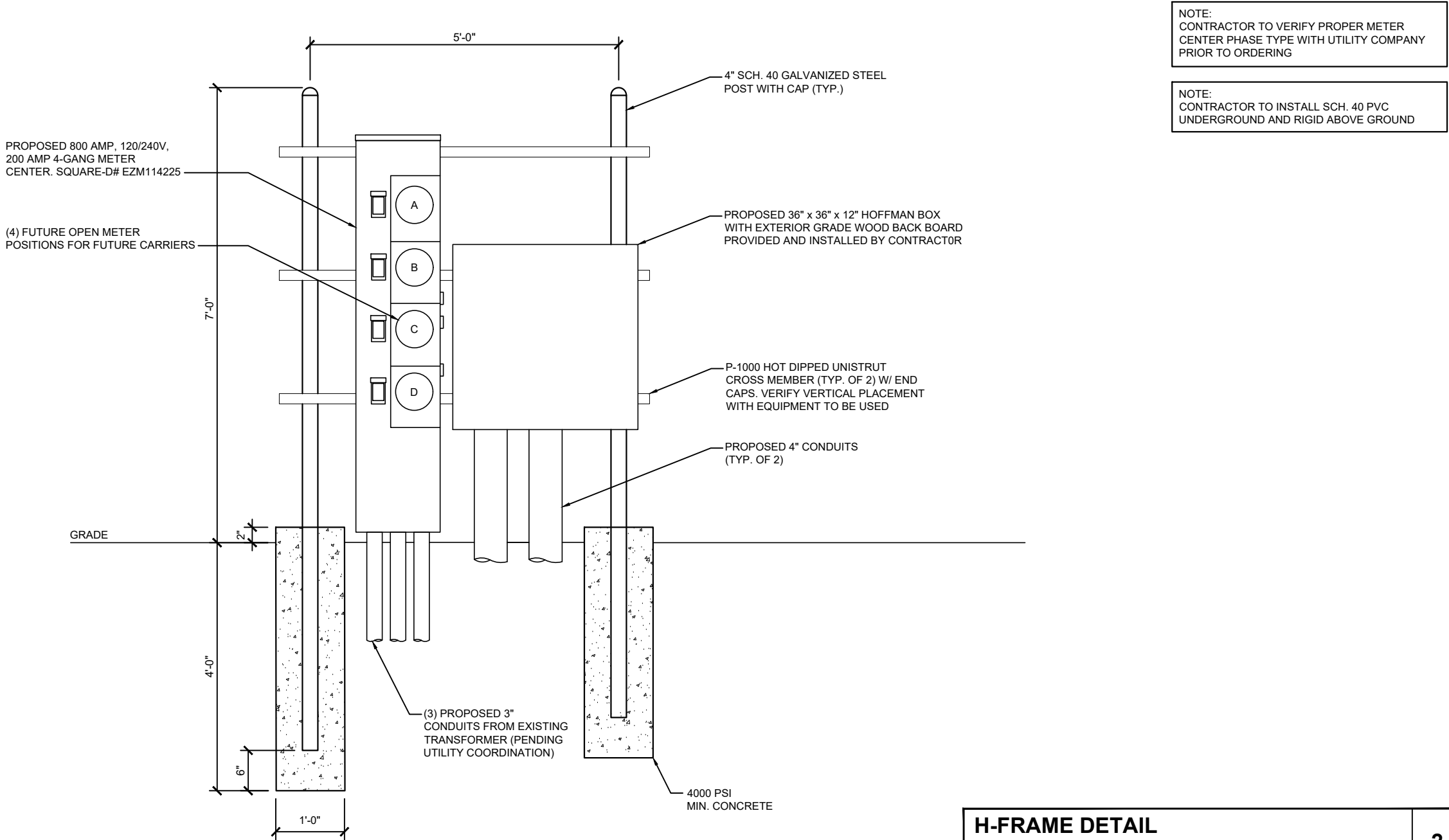
3.2.c



ONE-LINE DIAGRAM

SCALE: NONE

1



H-FRAME DETAIL

SCALE: NONE

2



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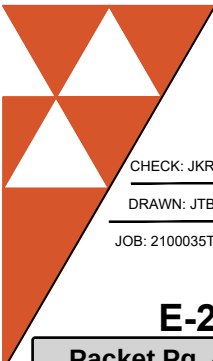
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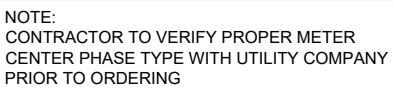
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DRAWN: JTB
JOB: 2100035T

E-2
Packet Pg. 49



NOTE:
CONTRACTOR TO INSTALL SCH. 40 PVC
UNDERGROUND AND RIGID ABOVE GROUND

DISTANCE BETWEEN METER AND EXISTING TRANSFORMER				
WIRE SIZE	LENGTH OF RUN	PHASE	VOLTAGE DROP %	VOLTAGE DROP
(3) RUNS OF (3) 300 MCM	±170'-0"	1 PHASE	1.76%	4.23 V

ELECTRIC RISER DIAGRAM

SCALE: NONE

1



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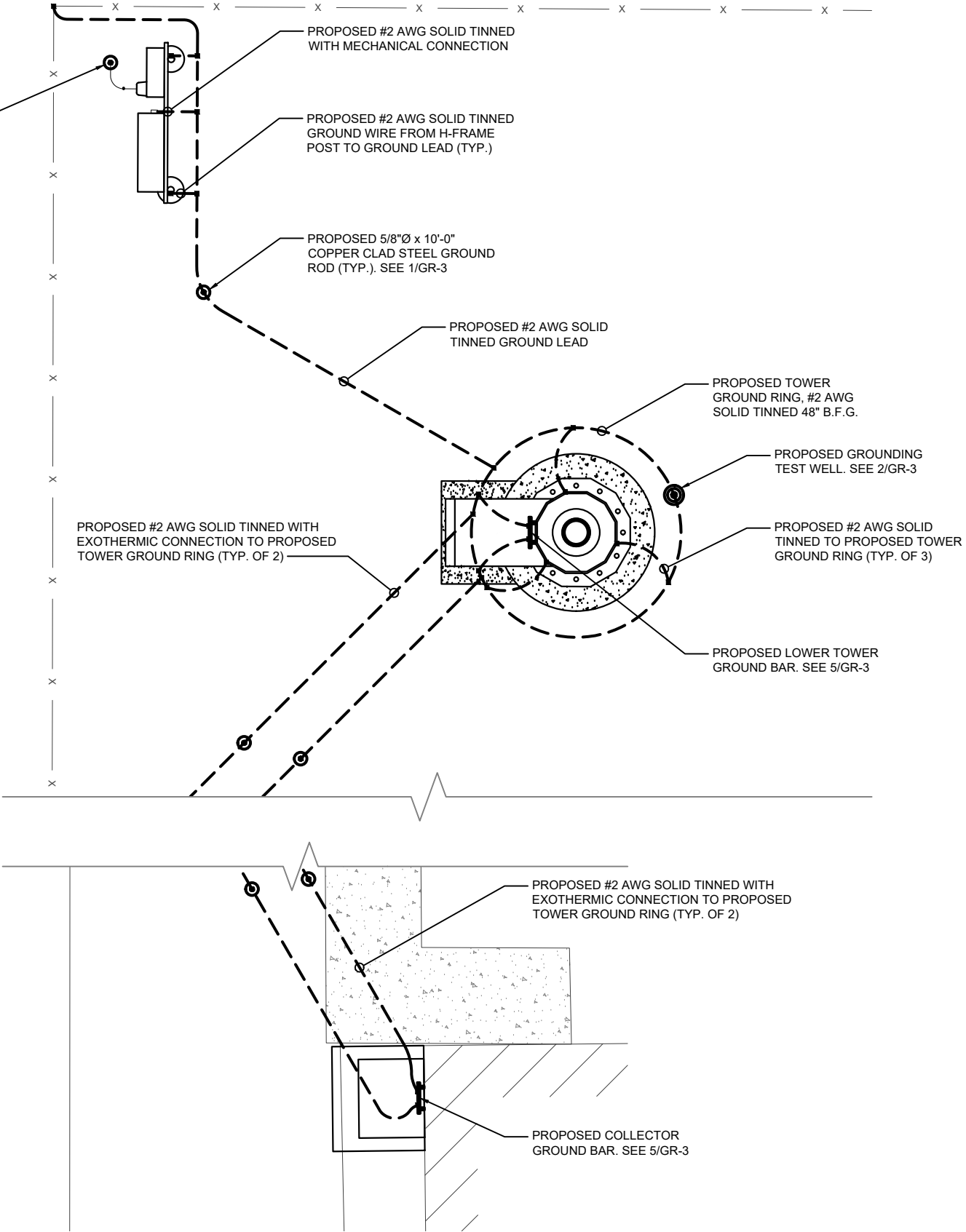
FIBER RISER DIAGRAM

SCALE: NONE

2

NOTE:
GROUNDING IS FOR REFERENCE ONLY. SOIL
CONDITIONS SPECIFIED IN GEOTECHNICAL
REPORT SHALL BE REFERRED TO PRIOR TO
CONSTRUCTION & MATERIAL ORDER. FINAL
GROUNDING SYSTEM RESISTANCE TO BE
UNDER 5 OHM'S.

PROPOSED 5/8"Ø X 10'-0" COPPER CLAD
ISOLATED GROUND ROD. SEE 1/GR-3



LEGEND

- GROUNDING WIRE
- EXOTHERMIC CONNECTION
- MECHANICAL CONNECTION/DOUBLE HOLE LUG TYPE CONNECTION
- ▲ COMPRESSION FITTING



GROUNDING PLAN

SCALE: 3/16" = 1'-0"

1

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GR-1

Packet Pg. 51

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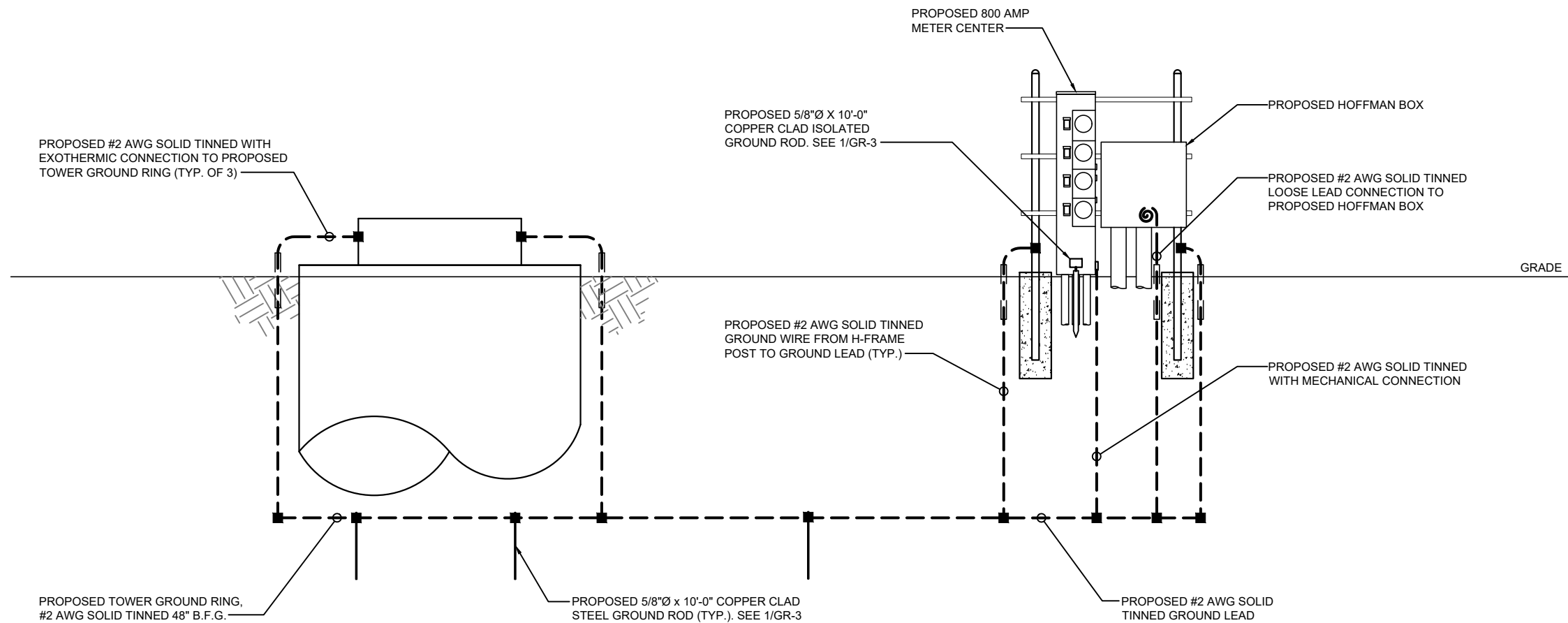
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3.2.c

Attachment: Site Engineering Plans -Palatine - (Site plan - page 4; Elevation - page 9) (1501 N. Hicks Road - VAR communication antenna)



LEGEND

- GROUNDING WIRE
- EXOTHERMIC CONNECTION
- MECHANICAL CONNECTION/DOUBLE HOLE LUG TYPE CONNECTION
- ▲ COMPRESSION FITTING
- ⚡ BOND TO TOWER

NOTE:
USE THEFT PROOF FASTENERS ON ALL GROUND BARS COMMSCOPE PART# MTC9674KEY

NOTE:
ALL GROUNDING ABOVE GRADE SHALL BE STRANDED GREEN JACKETED UNLESS OTHERWISE NOTED.

NOTE:
ALL GROUNDING BELOW GRADE SHALL BE BARE SOLID TINNED UNLESS OTHERWISE NOTED.



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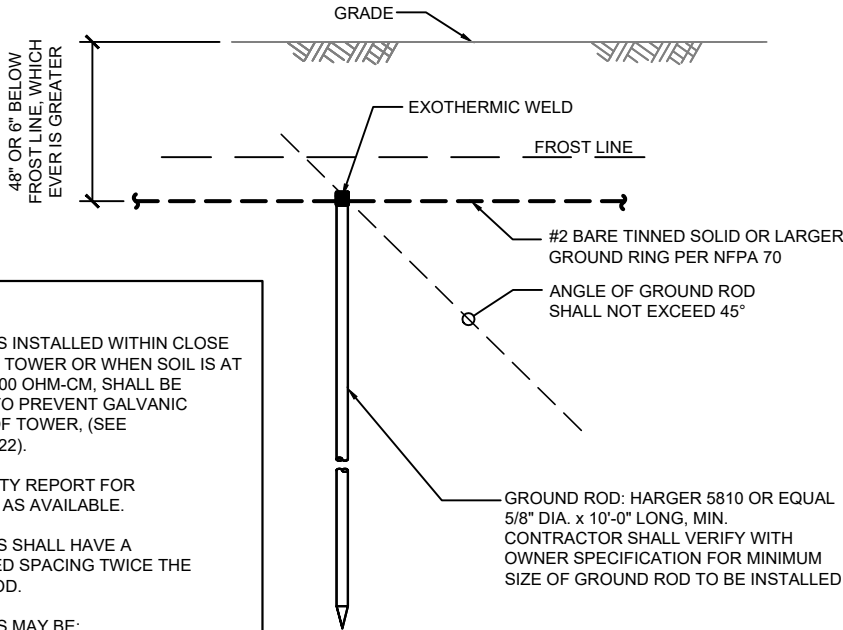
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CHECK: JKR
DRAWN: JTB
JOB: 2100035T

GR-2
Packet Pg. 52

Attachment: Site Engineering Plans -Palatine - (Site plan - page 4; Elevation - page 9) (1501 N. Hicks Road - VAR communication antenna)

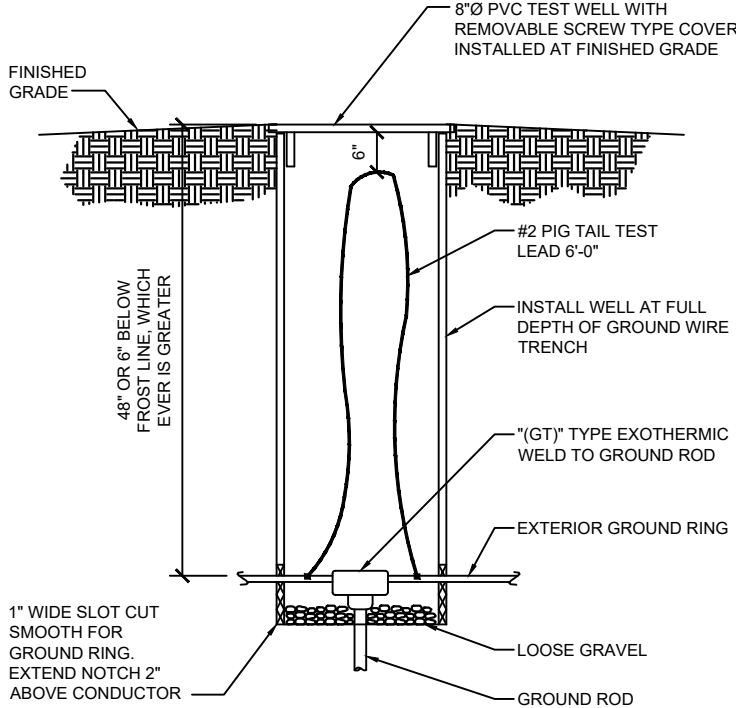


- NOTES:
- GROUND RODS INSTALLED WITHIN CLOSE PROXIMITY TO TOWER OR WHEN SOIL IS AT OR BELOW 2,000 OHM-CM, SHALL BE GALVANIZED TO PREVENT GALVANIC CORROSION OF TOWER, (SEE ANSI/TIA-EIA-222).
 - SEE RESISTIVITY REPORT FOR VERIFICATION AS AVAILABLE.
 - GROUND RODS SHALL HAVE A RECOMMENDED SPACING TWICE THE LENGTH OF ROD.
 - GROUND RODS MAY BE:
 - COPPER CLAD STEEL
 - SOLID COPPER
 - A LARGER CONDUCTOR SHALL BE REQUIRED IN AREAS HIGHLY PRONE TO LIGHTNING AND/OR AREAS WITH HIGHLY ACIDIC SOIL.
 - GROUND RING SHALL BE INSTALLED AT GREATEST DEPTH POSSIBLE AND BELOW PERMANENT MOISTURE LEVEL.

GROUND ROD DETAIL

1

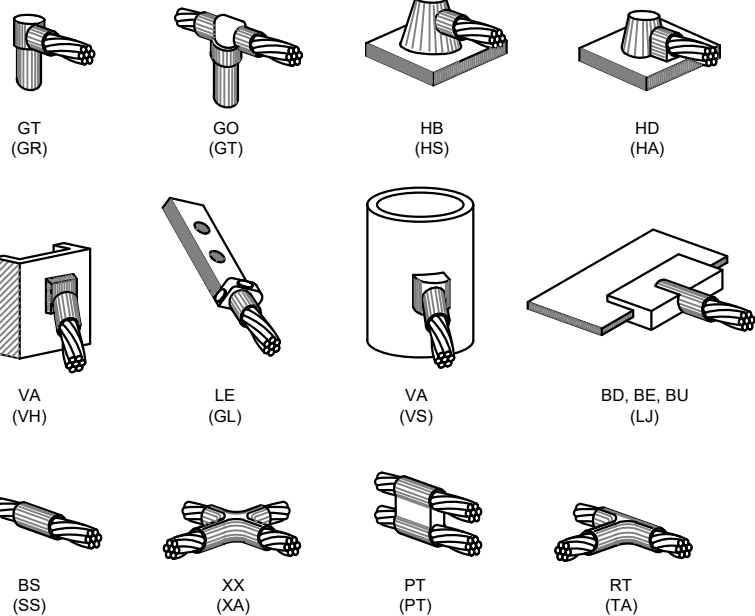
SCALE: NONE



TEST WELL DETAIL

2

SCALE: NONE

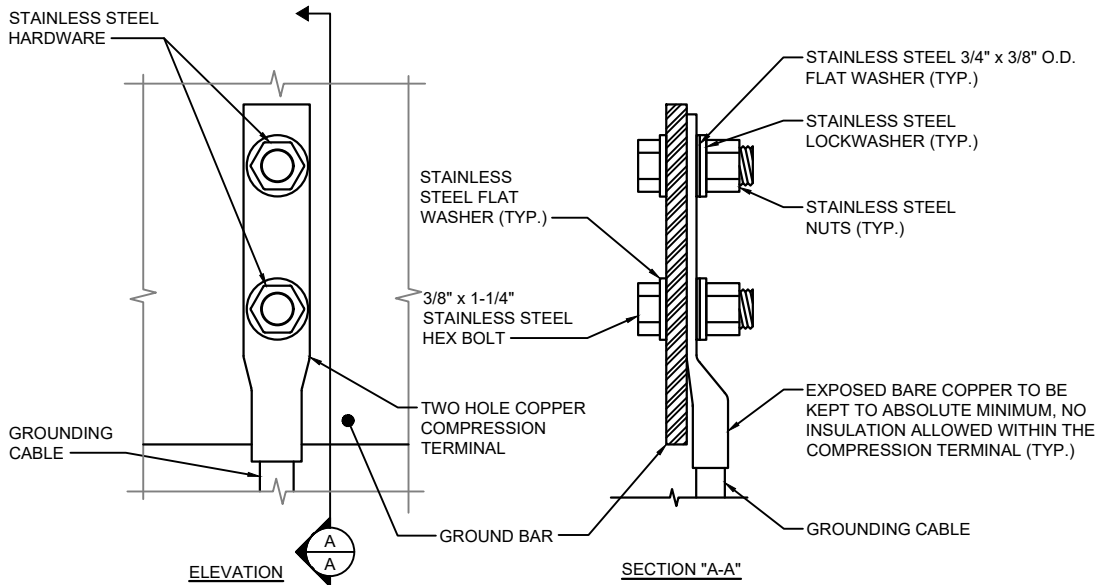


NOTE:
THE FOLLOWING SYMBOLS SHOWN ARE HARGER
ULTRAWELD EXOTHERMIC CONNECTIONS WITH PART
NUMBERS BELOW. THESE CONNECTIONS MAY BE
CROSS-REFERENCED WITH CADWELD CONNECTIONS
WHICH ARE SHOWN IN PARENTHESIS

EXOTHERMIC WELD TYPES

3

SCALE: NONE



- OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS
- NO CRIMPING OF SOLID #2. USE EXOTHERMIC WELD ONLY

GROUND BAR CONNECTION DETAIL

4

SCALE: NONE

KEY NOTES:

- 1/4" THK ELECTRICAL TINNED GROUND BAR HARGER OR APPROVED EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION
- INSULATORS (UNLESS NOTED OTHERWISE)
- 3/8" STAINLESS STEEL LOCKWASHERS
- WALL MOUNTING BRACKET
- 3/8" STAINLESS STEEL BNLF BOLTS
- EXOTHERMICALLY WELD #2 AWG BARE TINNED SOLID COPPER CONDUCTOR TO GROUND BAR. ROUTE CONDUCTOR TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD
- CONTRACTOR SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "I") WITH 1" HIGH LETTERS

EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION

SECTION "P" - SURGE PRODUCERS

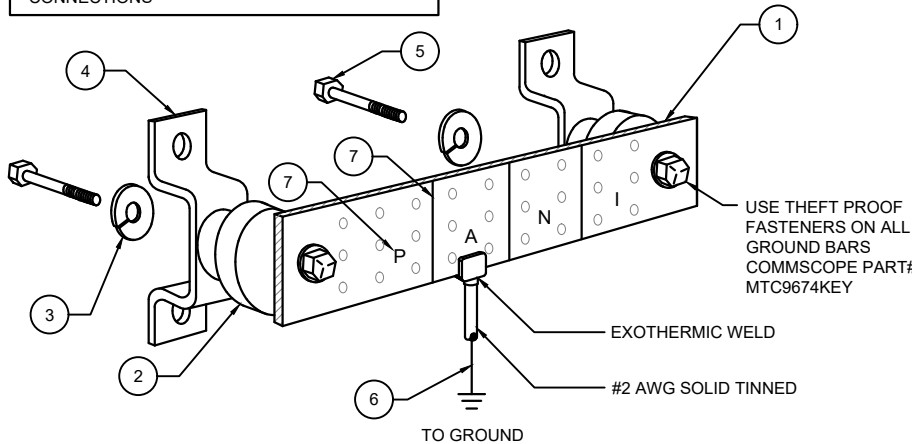
- COLLECTOR GROUND BAR
- GENERATOR FRAMEWORK (IF AVAILABLE)
- TELCO GROUND BAR
- COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND
- FIBER GROUND BAR
- EQUIPMENT ROOM COLLECTOR GROUND BAR
- HVAC
- RECTIFIER FRAMES

SECTION "I" - ISOLATED GROUND ZONE

- ISOLATED EQUIPMENT FRAMES
- ISOLATED GROUND BAR - IGB

- NOTES:
- EXTERIOR GROUND BARS TO BE TIN PLATED
 - HARDWARE SHALL BE STAINLESS STEEL
 - CONTRACTOR SHALL GROUP INCOMING WIRES
 - CONTRACTOR TO APPLY 'KOPR-SHIELD' TO ALL CONNECTIONS

NOTE:
CONTRACTOR TO INSTALL/REPLACE NEW OR MISSING GROUND BARS AS REQUIRED.



SECTION "A" - SURGE ABSORBERS

- INTERIOR GROUND RING
- EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING)
- METALLIC COLD WATER PIPE (IF AVAILABLE)
- BUILDING STEEL (IF AVAILABLE)
- AC POWER

SECTION "N" - NON-ISOLATED GROUND ZONE EQUIPMENT

- MISCELLANEOUS NON-ISOLATED GROUND ZONE EQUIPMENT
- CABLE TRAY SYSTEM
- EQUIPMENT FRAMES
- BATTERY RACKS
- DC POWER

GROUND BAR DETAIL

5

SCALE: NONE

EXPIRES: 11/30/21 SIGNED:

REVISIONS

REV.	ISSUED FOR	DATE	BY
A	FOR CLIENT REVIEW	01/18/21	JTB
B	REVISION	02/15/21	JTB
A	REVISION	03/11/21	JTB

AQUATIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL



CHECK: JKR

DRAWN: JTB

JOB: 2100035T

GR-3

Packet Pg. 53



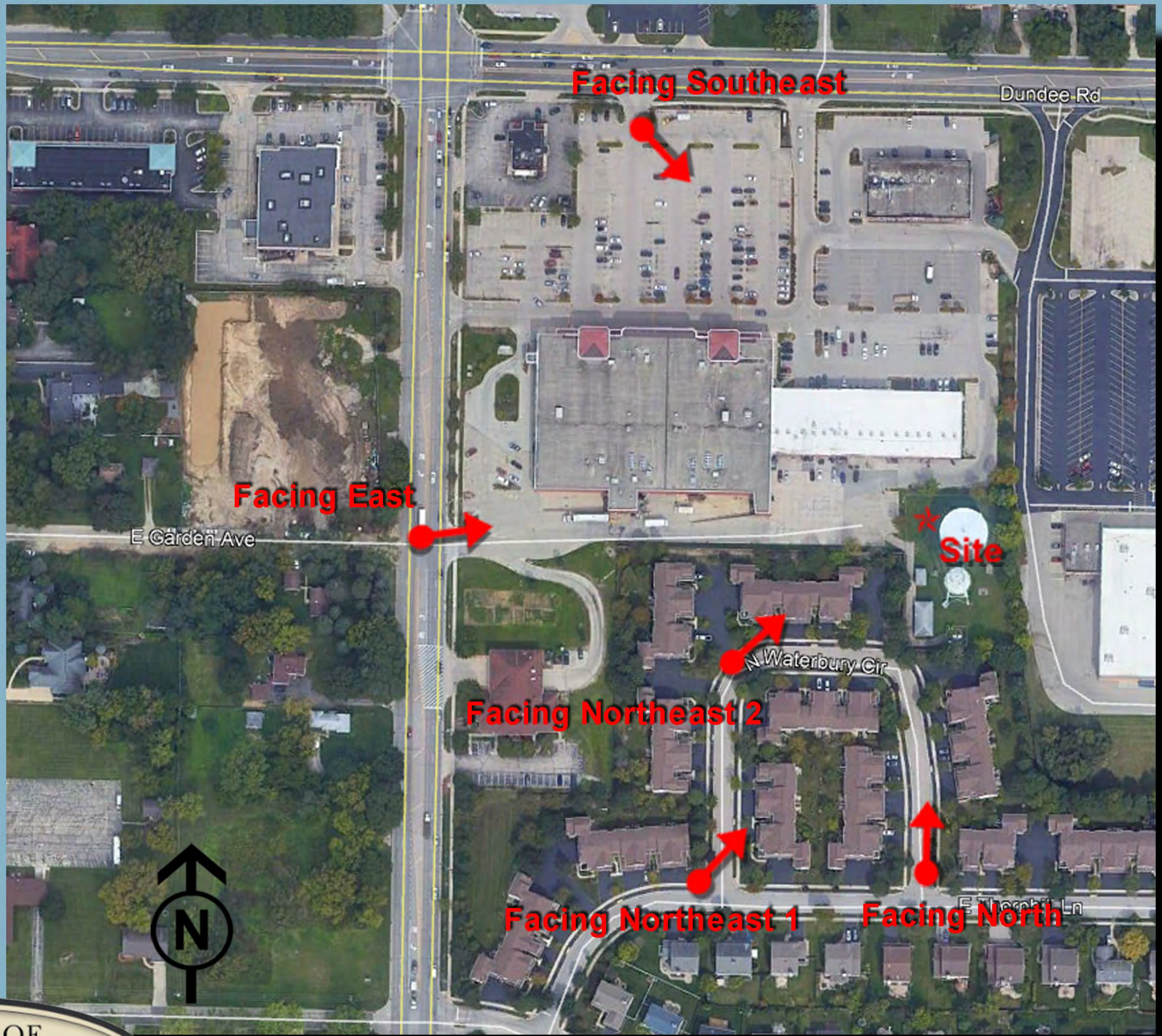
HICKS ROAD WATER TANK
1501 HICKS ROAD
PALATINE, IL 60074

WT Group
Engineering • Design • Consulting

WT GROUP
Engineering with Precision, Pace and Passion
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wengrping.com
IL License No: 184.007970-0015 Expires 04/30
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Hicks Road Water Tank

1501 Hicks Road
Palatine, IL 60074



Hicks Road Water Tank

1501 Hicks Road
Palatine, IL 60074

Facing North



EXISTING



Attachment: Village of Palatine Simulations of Proposed Changes (1501 N. Hicks Road - VAR communication antenna)

Hicks Road Water Tank

1501 Hicks Road
Palatine, IL 60074

Facing North



PROPOSED



Hicks Road Water Tank

1501 Hicks Road
Palatine, IL 60074

Facing North



VILLAGE OF
PALATINE
Est. 1866

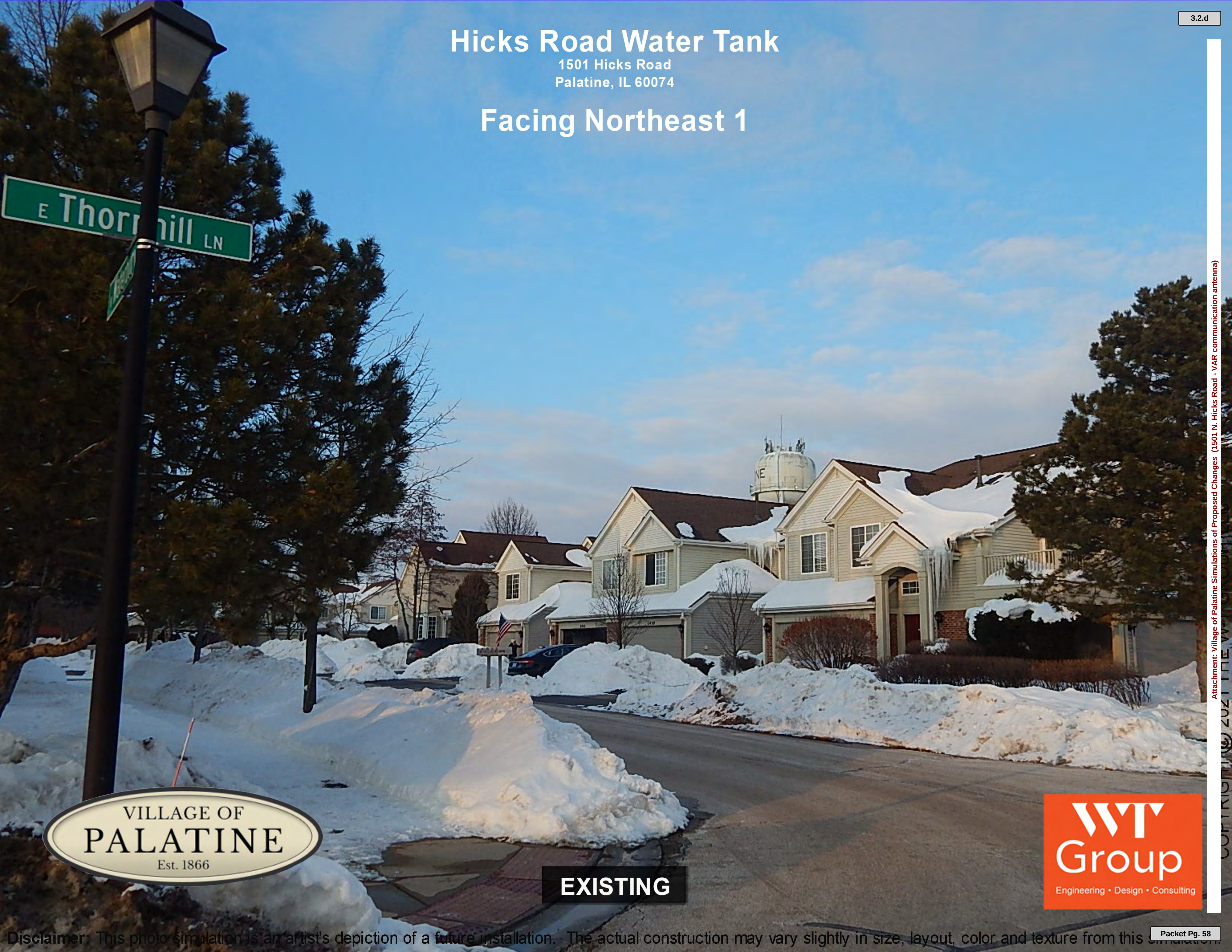
PROPOSED



Hicks Road Water Tank

1501 Hicks Road
Palatine, IL 60074

Facing Northeast 1



EXISTING



Attachment: Village of Palatine Simulations of Proposed Changes (1501 N. Hicks Road - VAR communication antenna)

Hicks Road Water Tank
1501 Hicks Road
Palatine, IL 60074

Facing Northeast 1



PROPOSED



Attachment: Village of Palatine Simulations of Proposed Changes (1501 N. Hicks Road - VAR communication antenna)

Hicks Road Water Tank

1501 Hicks Road
Palatine, IL 60074

Facing Northeast 1



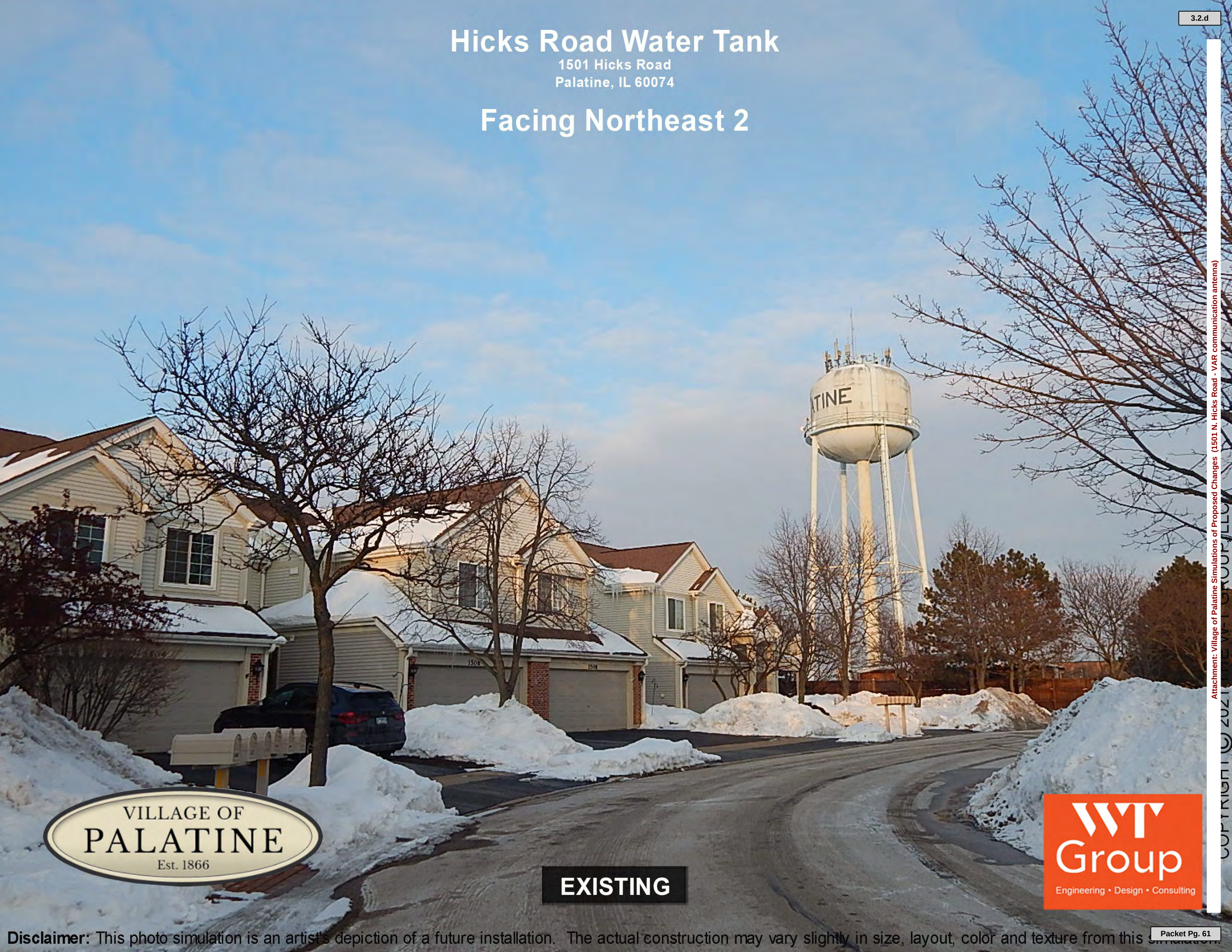
PROPOSED



Hicks Road Water Tank

1501 Hicks Road
Palatine, IL 60074

Facing Northeast 2



EXISTING



Hicks Road Water Tank

1501 Hicks Road
Palatine, IL 60074

Facing Northeast 2



PROPOSED



ATTACHMENT: Village of Palatine Simulations of Proposed Changes (1501 N. Hicks Road - VAR communication antenna)

Hicks Road Water Tank

1501 Hicks Road
Palatine, IL 60074

Facing Northeast 2



PROPOSED



Disclaimer: This photo simulation is an artist's depiction of a future installation. The actual construction may vary slightly in size, layout, color and texture from this simulation.

Attachment: Village of Palatine Simulations of Proposed Changes (1501 N. Hicks Road - VAR communication antenna)

Hicks Road Water Tank

1501 Hicks Road
Palatine, IL 60074

Facing East



EXISTING



Hicks Road Water Tank

1501 Hicks Road
Palatine, IL 60074

Facing East



EXISTING



Hicks Road Water Tank

1501 Hicks Road
Palatine, IL 60074

Facing East



PROPOSED



Disclaimer: This photo simulation is an artist's depiction of a future installation. The actual construction may vary slightly in size, layout, color and texture from this simulation.

Hicks Road Water Tank

1501 Hicks Road
Palatine, IL 60074

Facing Southeast



EXISTING



Hicks Road Water Tank

1501 Hicks Road
Palatine, IL 60074

Facing Southeast



PROPOSED



Hicks Road Water Tank

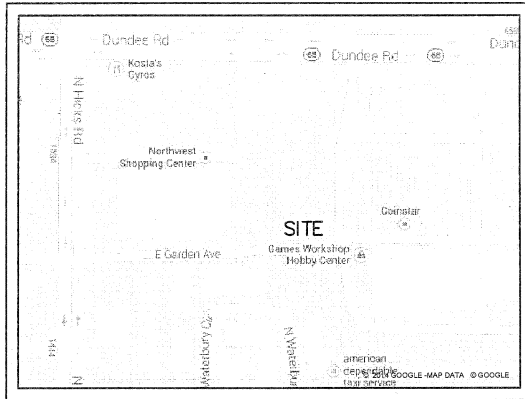
1501 Hicks Road
Palatine, IL 60074

Facing Southeast



PROPOSED





LOCATION MAP

PARENT PARCEL DESCRIPTION:

PARCEL 1:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, THENCE NORTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 81.18 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 134 FEET; THENCE SOUTHERLY ON A CURVED LINE, TANGENT TO A LINE 134 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, CONVEX TO THE WEST AND HAVING A RADIUS OF 800 FEET, A DISTANCE OF 211.20 FEET AS MEASURED ALONG THE ARC OF SAID CURVE, TO AN INTERSECTION WITH A CURVED LINE, CONVEX TO THE SOUTH AND HAVING A RADIUS OF 745 FEET AND TANGENT TO A LINE 134 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AT A POINT 730 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER, THENCE WESTERLY ALONG SAID LAST DESCRIBED CURVED LINE, A DISTANCE OF 99.06 FEET AS MEASURED ALONG THE ARC OF SAID CURVE TO SAID POINT OF TANGENCY; THENCE WEST ALONG SAID LINE, 134 FEET SOUTH AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 62.91 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 134 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY GRANT MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 20, 1960 AND KNOWN AS TRUST NUMBER 27018 TO FERDALE HEIGHTS UTILITY COMPANY RECORDED APRIL 24, 1974 AS DOCUMENT 22695538 OVER AND UPON THE NORTH 20 FEET OF THE SOUTH 30 FEET OF LOT 2 IN DELGADO AND REINS FERDALE MARKET BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES:

1. BENCHMARK — SQUARE CUT ON NORTHWEST CORNER OF CONCRETE TRANSFORMER PAD NORTH OF PROPOSED CONSTRUCTION AREA AS SHOWN. ELEVATION = 762.13'
2. PERMANENT INDEX NUMBER — 02-11-200-010
3. LATITUDE: N 42°08'15.19" (NAD83) LONGITUDE: W 088°01'52.74" (NAD83)
4. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
5. FIELD COMPLETED ON 2/4/14
6. THIS SURVEY WAS PREPARED FOR THE INSTALLATION OF WIRELESS COMMUNICATION EQUIPMENT ONLY.
7. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE COMMITMENT. PLEASE REFER TO A CURRENT TITLE FOR ANY EASEMENTS, SETBACKS OR RESTRICTIONS NOT SHOWN HEREON.
8. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
9. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE W-T LAND SURVEYING, INC. DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 11TH DAY OF FEBRUARY 2014, AT HOFFMAN ESTATES, ILLINOIS.

W-T LAND SURVEYING, INC. ILLINOIS

FRANJO I. MATIĆ
035-003556
HOFFMAN ESTATES, ILLINOIS
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184404387

FRANJO I. MATIĆ — PLS #035-003556 EXPIRES 12/31/16
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184404387

VILLAGE of PALATINI

220 East Ninth Street
Palatine, Illinois 60067
PH: (847) 398-5500
www.palatini.il.us

APPROVALS

LANDLORD _____
LEASING _____
R.F. DESIGN _____
ZONING _____
CONSTRUCTION _____
USC CONST. _____
CELL SITE ENG. _____
OPERATION _____

PROJECT NO. S140
DRAWN BY. RE
BOUNDARY BY. KC
CHECKED BY. FI
FIELD WORK BY. BS

12/11/14 REVISED PER COMMENTS

WT

W-T LAND SURVEYING, INC.
LAND AND CONSTRUCTION SURVEYORS
3475 Palatine Avenue
Hoffman Estates, Illinois 60132
PH: (224) 230-4533 FAX: (224) 235-4444
www.wtlandsurveying.com
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HICKS ROAD
WATER TANK

1501 N. HICKS ROAD
PALATINI, ILLINOIS
60074

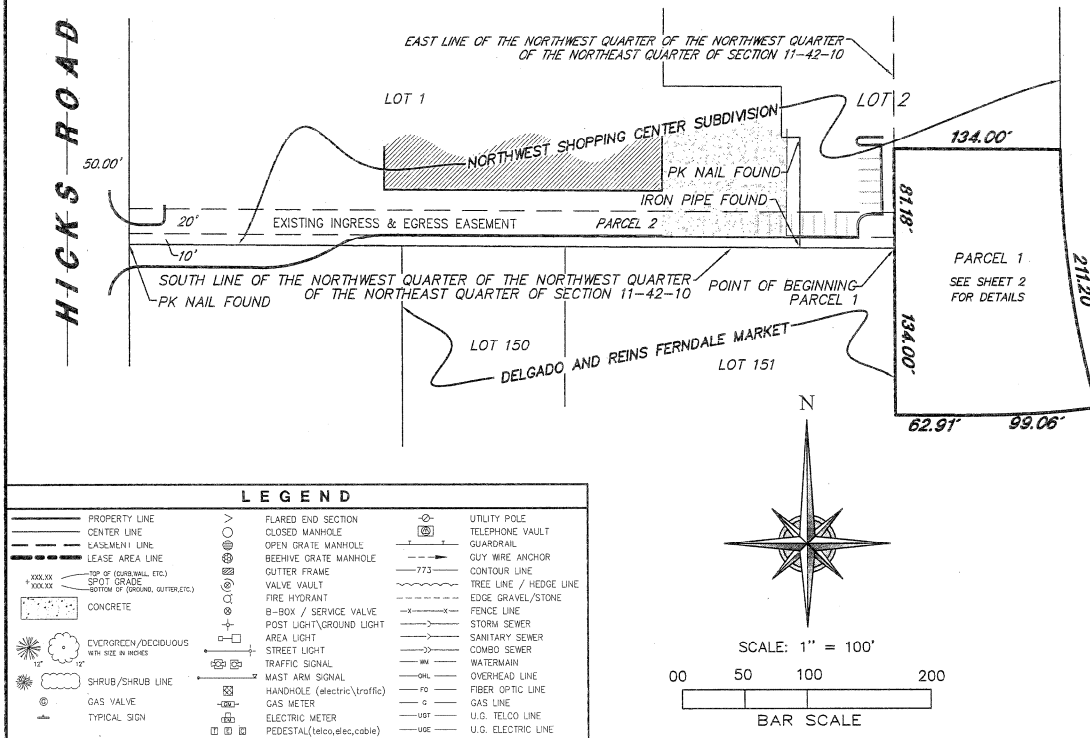
SHEET TITLE

LAND SURVEY

SHEET NUMBER

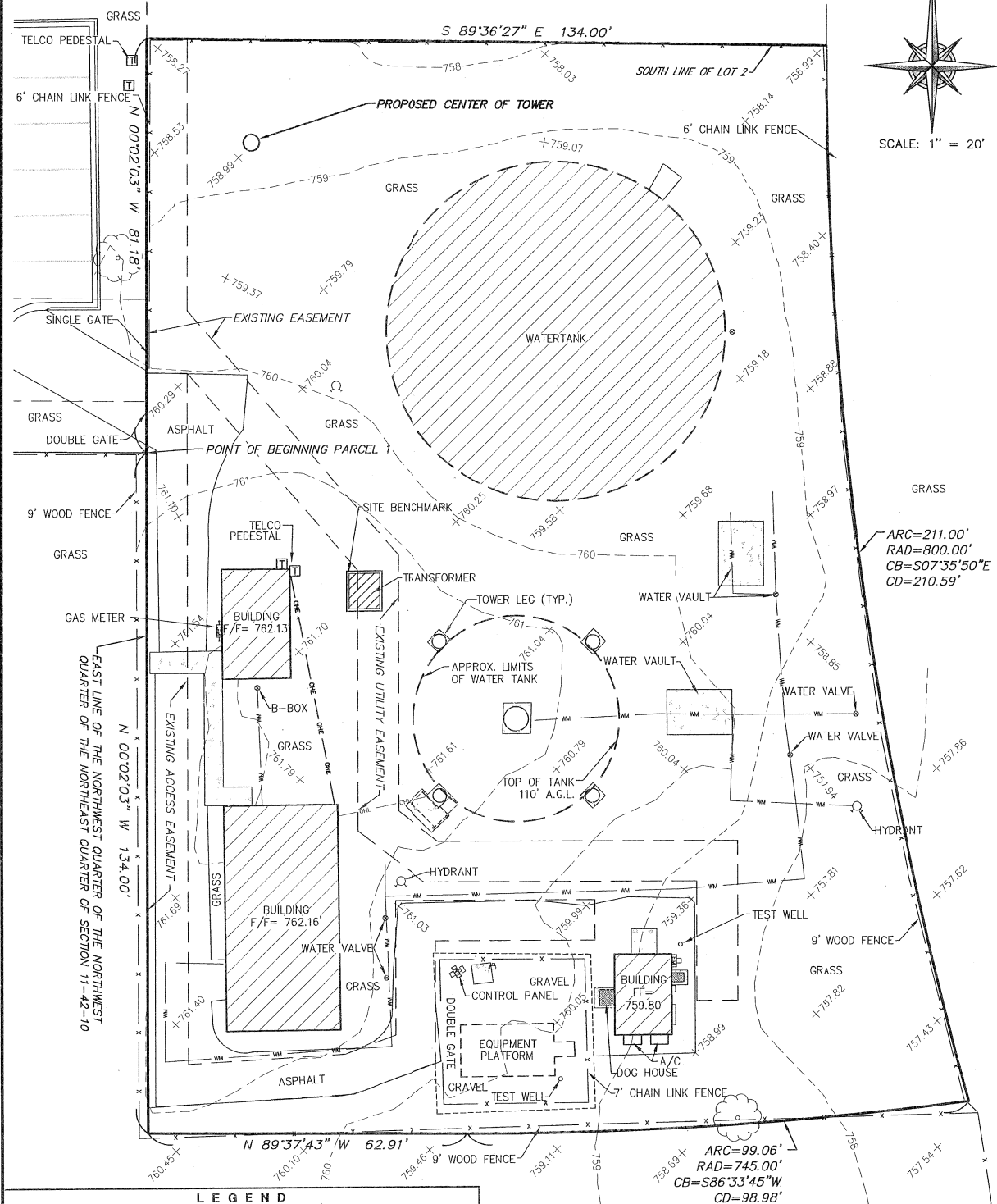
LS-1

OF 2 SHEETS



Attachment: Plat of Survey (1501 N. Hicks Road - VAR communication antenna)

SITE SURVEY



LS-2 SHEET NUMBER OF 2 SHEETS	LAND SURVEY SHEET TITLE	HICKS ROAD WATER TANK 1801 N. HICKS ROAD PALATKA, ILLINOIS 60074	W-T LAND SURVEYING, INC. LAND AND CONSTRUCTION SURVEYORS 1000 S. W. 10TH AVE., SUITE 100 MIAMI, FL 33135 (305) 555-1234 LICENSE NO. 123456789	PROJECT NO. DRAWN BY: BOUNDARY BY: CHECKED BY: FIELD WORK BY:	OPERATION CELL SITE ENG. U.S. CONST. ZONING R.F. DESIGN LEASING LANDLORD	APPROVALS VILLAGE OF PALATKA 1801 N. HICKS ROAD PALATKA, ILLINOIS 60074

PUBLIC NOTICE

A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 27, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Variation for a new 120-foot communications monopole tower, with a 21-foot Northwest Central Dispatch 911 antenna, extending to a height of 131 feet, to be set back 64 feet from a residential property, instead of the minimum required 120 feet, pursuant to Section 6.02 (b) (1) (b) of the Village of Palatine Zoning Ordinance;

Variation for a new 120-foot communications monopole tower, with a 21-foot Northwest Central Dispatch 911 antenna, extending to a height of 131 feet, to be set back 20 feet from the side (west) property line, instead of the minimum required 120 feet pursuant to Section 6.02 (b) (1) (c) of the Village of Palatine Zoning Ordinance;

Variation for a new 120-foot cellular monopole tower, with a 21-foot Northwest Central Dispatch 911 antenna, extending to a height of 131 feet, to be set back 20 feet from the rear property line, instead of the minimum required 120 feet pursuant to Section 6.02 (b) (1) (c) of the Village of Palatine Zoning Ordinance;

Variation for a new 120-foot communications monopole tower, with a 21-foot Northwest Central Dispatch 911 antenna, extending to a height of 131 feet to be set back 113 feet from the side (east) property line, instead of the minimum required 120 feet; pursuant to Section 6.02 (b) (1)(c) of the Village of Palatine Zoning Ordinance.

The property is commonly known as 1501 N. Hicks Road (02-11-200-010).

The Village of Palatine intends to decommission and remove a 131-foot tall elevated water tank, which also contains a required Northwest Central Dispatch antenna, Village of Palatine public water supply communications, Village antennas, and T-Mobile/Sprint communications antennas. In order to provide locations for the existing Northwest Central Dispatch emergency communications antennas, Village of Palatine Public Water antennas, and relocated T-Mobile/Sprint antennas, the Village would construct a new 120-foot communications' monopole tower, with an attached 21-foot Northwest Central Dispatch antenna to be located in the rear yard. The total height of the monopole and antenna is 131 feet.

The above petition has been filed by Matt Barry, Director of Public Works and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 21-37 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 12th day of April, 2021
 Published in Daily Herald April 12, 2021 (4561741)

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 is 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 notice 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 04/12/2021 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Designee of the Publisher and Officer of the Daily Herald

Control # 4561741

Attachment: Public Notice (1501 N. Hicks Road - VAR communication antenna)