



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 24, 2018

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 10, 2018 7:00 PM

III. PUBLIC HEARING

1. 553 E. Dundee Road

Special Use to permit an indoor sports and recreation facility pursuant to Section 11.03 (d) (17) of the Palatine Zoning Ordinance.

2. 773 N. Quentin Road

Variation to allow 4 attached signs instead of the allowed 1 attached sign per frontage pursuant to Section 8.03 (b)(2)(a) of the Palatine Zoning Ordinance.

Variation to allow gross surface area of attached signs to be 44 square feet instead of the allowed 40 square feet per frontage pursuant to Section 8.03 (b)(2)(a) of the Palatine Zoning Ordinance.

Variation to allow a third freestanding sign instead of the allowed one pursuant to Section 8.03 (b)(1)(a) of the Palatine Zoning Ordinance.

3. 2161 N. Rand Road

Special Use to permit used auto sales facility pursuant to Section 11.06 (e) (6) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



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ZONING BOARD OF APPEALS

MINUTES • APRIL 10, 2018

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 Luszczak	Commissioner	Present	
Theodore McGinn	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Absent	

Staff present Ms. Katie Romack and Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Mar 27, 2018 7:00 PM - **Accepted**
Mr. Cavanaugh made a motion to approve the minutes of March 27, 2018 ZBA meeting; seconded by Ms. Roth-Wurster.

Mr. Dittrich made a motion to open the public hearing; seconded by Mr. Cavanaugh.

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

Minutes Acceptance: Minutes of Apr 10, 2018 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 223 E. Northwest Highway -

The Petitioner has requested that their Special Use request be put on hold until further notice. Therefore, Staff is requested that this item is remanded back to Staff. If, at some point in the future, the Petitioner intends to move forward, it will be necessary to complete the notification process again.

2. 33 N. Clyde Avenue - **Recommended to Approve**

Notice was published in the Daily Herald on March 22, 2018 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use Amendment & Variation
2. Proof of Ownership
3. Plat of Survey
4. Building Plans
5. Ordinance O-051-12
6. Public Notice
7. Letter from Attorney

Ms. Romack gave the background of the request explaining the petitioner would like to repair an existing non-conforming accessory structure located entirely in the floodplain in the rear yard. Therefore, the Petitioner is requesting:

1. **Special Use Amendment to allow an accessory structure to be used for more than storage**
2. **Variation to permit the total square footage of all accessory structures to be 900 square feet instead of the maximum permitted 700 square feet**

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family and is improved with a single-family residence and a 900-square foot accessory structure.
- The lot is 120 feet wide by 301 feet deep (approximately 36,000 square feet).
- The rear three quarters of the property are within the floodplain and unbuildable.
- The accessory structure was formally used as a coach house prior to the Subject Property's annexation in 1993. Per Code, the accessory structure cannot be used for habitation. Additionally, accessory structures cannot exceed 700 square feet.
- In 2012, the Subject Property received a Special Use to permit a front yard setback of 12 feet instead of the minimum required 30 feet. The Special Use approval required that a restrictive covenant be recorded against the Subject Property to prevent future structures from being constructed in the floodplain without Special Use review, including fences, sheds, decks, etc. The restrictive covenant may also include a provision to prevent the second structure on the property from being used for occupancy.
- Because the accessory structure is located in the floodplain, it is required to follow the Village's adopted floodplain regulations. The Village of Palatine participates in the National Floodplain Insurance Program (NFIP) to make affordable flood insurance available for structures within its jurisdiction through the Federal Emergency Management Agency (FEMA). The Village adopts and enforces floodplain management ordinances to reduce flooding damage. FEMA has a 50% rule, which limits the cost of improvements (additions, alterations,

etc.) to non-conforming structures to less than 50% of the market value of the structure prior to improvements. The Village, as part of the NFIP's Community Rating System (a voluntary incentive program that recognizes and encourages community flood plain management programs that exceed the NFIP minimum requirements) that provides flood insurance premium discounts to residents, further reduces the 50% to 40%. If the repairs to a non-conforming structure exceed 40%, then the structure is required to conform to the requirements for new construction including elevating to the required minimum elevation. FEMA determines the minimum lowest elevation for structures located in area they have identified at risk for flooding.

- In 2015, the Petitioner initially applied for a Special Use to reconstruct the existing structure into a gazebo using the existing concrete foundation and slab. Upon review of this request, Staff determined the proposed improvements would have been greater than 40% of the market value and the Petitioner would have to elevate the proposed gazebo in order to move forward.
- In November 2016, Staff received a complaint that the Petitioner had started removing the roof on the accessory structure without receiving zoning approval and a building permit. The Petitioner was cited and required to appear in adjudication. All work was stopped and the Petitioner has placed a tarp over the structure to protect it from the weather.
- In January 2018, the Petitioner reapplied for a Special Use and Variation to repair the existing structure. Such repairs include electrical fixtures and accessories, siding, gutter and downspouts, windows, doors, skylights, and roofing.
- Prior to reapplying, the Petitioner was required to submit documentation to the Village Engineer to determine if the proposed improvements would exceed 40% of the market value. The Village Engineer reviewed the necessary documents and determined the improvements did not exceed 40% threshold.
- The Petitioner has indicated to Staff the structure would be used for storage and yoga. A yoga studio is not a permitted home occupation. Per Code, no more than 600 square feet of the area of the dwelling unit shall be devoted to any home occupation; the home occupation shall not be visible from the street or create unreasonable traffic related to the home occupation; and, no other person shall be employed or involved with said activity on premises other than a member of the immediate family residing in the dwelling unit.

DEPARTMENTAL REVIEWS:

Community Services	A licensed Architect or Structural Engineer must evaluate the existing structure.
Engineering	No issues identified.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly

operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

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.

Mr. Dittrich asked what the current square footage of the accessory structure is. Ms. Romack explained it is 900 sq. feet and is not changing in size

Mr. McGinn clarified if it was 700 sq. ft. no variation would be needed. Ms. Romack stated that is correct.

Ms. Wood asked if the complaint for the roof removal pushed this request. Ms. Romack explained the ongoing history of the property.

Ms. Wood asked if the structure was 900 sq. ft. all along. Ms. Romack answered yes.

Sworn in Petitioner - Ms. Egle Vasiliauskiene - 33 N. Clyde Avenue, Palatine and

Mr. Michael Berube - Attorney for Petitioner - 10 Laura Drive Addison, IL

Ms. Vasiliauskiene explained they would like to use the structure for personal hobbies including art and yoga for themselves not for business. She stated she would like it to be nicer than it is now and would like to make use of it.

Mr. McGinn asked if they would consider making it a smaller structure so a Variation is not needed.

Ms. Vasiliauskiene explained it was built in 1930 and is less expensive to repair.

Mr. Cavanaugh asked if yoga would be for personal or business use.

Ms. Vasiliauskiene stated it would be for personal use.

Mr. Cavanaugh asked if they have any intention on running a business out of it.

Ms. Vasiliauskiene answered no.

Ms. Wood asked if they are remodeling the existing structure.

Ms. Vasiliauskiene explained they are repairing not remodeling.

Ms. Roth-Wurster asked if there is electrical currently running to the structure.
Ms. Vasiliauskiene answered no.

Ms. Roth-Wurster asked if they receive FEMA discount for insurance.
Ms. Vasiliauskiene explained the house is not in the flood plain and never applied for insurance for the structure.

Ms. Wood asked if the existing foundation is changing.
Ms. Vasiliauskiene answered no.

Sworn in Mr. Catalin Ciocan - 41 N. Clyde Avenue

Mr. Ciocan stated he is the north side neighbor and knows the property very well because the previous owner was a friend. He expressed his concern is if we allow one building in the flood plain then everyone will want a permit to allow. He spoke to other properties with fences and sheds in the flood plain. He asked if we are obeying federal law about flood plain. He stated the previous owner was issued restrictions from the Village to not use the structure but now the new owners are getting approval for it to be rebuilt. He stated the new house that was built was raised almost 2 feet above elevation.

Ms. Wood stated staff can speak to nearby surrounding properties and can address the issues with this property now.

Ms. Romack explained the flood plain is reviewed by engineering. She stated she is not sure what shed he is speaking to but explained the flood way is different than the flood plain. She further explained to build in a flood plain you can go through the Special Use process.

Ms. Wood stated if Mr. Ciocan has addresses he is concerned about he can give them to Staff them and they will look in to the properties.

Mr. Ciocan stated the water comes from the north side and he will flood. He presented pictures of where the neighbors filled in their yard with dirt. He stated they poured a new slab in 2017. He asked Ms. Romack about the planting of trees in the right of way because he can't see leaving the driveway. Mr. Ciocan stated every time he complains Ms. Romack would find some violations on his own property. He stated this summer he fixed all the violations but his neighbors have not complied with any of theirs.

Ms. Romack explained they are still in adjudication for the accessory structure and for the trees in the right of way.

Mr. Ciocan asked about the slab they poured without a permit.

Ms. Romack repeated they are in adjudication for the accessory structure.

Ms. Wood asked if he is submitting the pictures into record.
Mr. Ciocan stated Staff has them.

Ms. Wood clarified it was for other matter.

Mr. Ciocan stated yes. He stated the main house was built 2 feet higher than the flood plain. He stated they fill in every year with Gabriel Landscaping who threatens him, and the neighbors send the police to his property. He stated they are not neighbors.

Mr. Dittrich objected to the testimony relativeness.

Ms. Wood directed Mr. Ciocan to discuss the issues with filling in the property with Staff. She pointed out that is a separate issue than the current request.

Mr. Ciocan stated he just wants them to do the right thing and obey the law. He stated when he bought the house the Village Engineer stated the properties would remain the same and now they divide the parcels by three. He stated he bought because it was a nice neighborhood and now it is overcrowded.

Ms. Wood stated she understands his frustration.

Mr. Ciocan stated he is not frustrated just wants the board to do the right thing.

Ms. Wood explained they have a limited scope and is currently reviewing the request for the accessory structure.

Mr. Dittrich again objected to the testimony relativeness.

Mr. Cavanaugh asked how long has he lived there.

Mr. Ciocan answered 2002.

Mr. Cavanaugh asked if the structure was there when he moved in.

Mr. Ciocan answered yes.

Mr. Cavanaugh was it the same condition.

Mr. Ciocan stated it was in much better condition.

Mr. Cavanaugh asked if he feels his property value will increase if this structure was fixed to look nice.

Mr. Ciocan asked what does his property have to do with this.

Mr. Cavanaugh asked if they fix the detriment will it increase his home value.

Mr. Ciocan answered no it will increase the taxes.

Ms. Wood asked if any other questions for Petitioner. There were no further questions for the Petitioner.

STAFF RECOMMENDATION:

The Subject Property and many of the surrounding properties are significantly encumbered by the floodplain. While the existing structure is not changing in size or location and the proposed repairs are less than the 40% threshold, it is the goal of the floodplain regulations to remove structures located in the floodplain not improve structures therein. Also, it is the intent of the Zoning Ordinance to

prohibit buildings and structures incompatible with the residential districts. While it is not uncommon for Staff to process requests to exceed the maximum allowable size for an accessory structure, such requests are typically for detached garages where the intent of the structure is to park vehicles with some additional space for storage and hobbies. Furthermore, the 2012 Special Use ordinance was approved subject to the accessory structure being used for storage purposes only. The Petitioner has indicated the structure would be used for more than storage. Therefore, Staff recommends Action at the discretion of the Zoning Board of Appeals of the proposed Special Use and Variation. If the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

1. The Special Use and Variation shall substantially conform to the plans prepared by Thomas Architects, dated 12/11/2017, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The accessory structure shall not be used in pursuant of any commercial business.
3. The accessory structure shall not be used for a dwelling unit. If approved by the Village Council, a revised deed restriction reflecting this condition shall be prepared and recorded in a manner acceptable to the Village Attorney, within 30 days of said approval.
4. The accessory structure shall be evaluated by a Licensed Architect or Structural Engineer, with an analysis report submitted for review, in a manner acceptable to the Village of Palatine, prior to the issuance of a building permit.

Ms. Wood asked if there were any questions on Staff's recommendation.

Ms. Wood asked if staff read in the standards for the special use and variation.
Ms. Romack answered yes.

Ms. Wood asked if the flood plain regulations are from the Village or FEMA.
Ms. Romack explained it is in the subdivision ordinance.

Ms. Wood asked if it acceptable to Staff for them to use for storage and hobby.
Ms. Romack stated there is a concern that it will be used for more but explained if Staff receives complaints we will follow up and take necessary action. She stated this request is different from other recent requests for garages with additional storage because it won't be used for vehicles.

Mr. Dittrich asked if the NFIP FEMA part was directly tied to the Special Use and Variation request so if the structure was only for storage and under 700 sq. ft. and the cost would not exceed 40% would it be required to be elevated.
Ms. Romack explained that info was for background and explained they would have still had to go through the process for the Special Use Amendment.

Ms. Wood asked if they are changing the square footage that would have additional impact of the flood plain
Ms. Romack answered the size and location is not changing. She stated

engineering has stated it will not increase or decrease the flood plain.

Ms. Wood asked if they had a variation for the 900 sq. ft.

Ms. Romack explained the property was annexed in 1993 with coach house existing so there was no Variation but because of the amount of improvements they are making Staff felt a Variation was necessary for the size. She further explained the need for the Special Use Amendment.

Ms. Wood clarified the Special Use is to allow it to be used for more than storage. She asked if they still need the Special Use seeing it will be for hobbies. Ms. Romack explained it is an amendment to the 2012 Special Use that stated it would only be used for storage. The request is to allow them to do their hobbies and yoga in addition to storage.

Mr. Ciocan showed pictures of the dirt filled in over the summer behind the structure where he is making a new garden. He spoke to his elevation and how the property at 33 N. Clyde Avenue doesn't get water but properties downstream will get water.

Mr. Luszczyk asked if they can change the grading.

Ms. Romack stated grading would require a permit.

Mr. Ciocan stated it is illegal and he is not sure who helps them but they do whatever they want since they moved in.

Ms. Romack stated Mr. Ciocan can email pictures and Staff will look into it. She pointed out they are still in adjudication to work through the other issues.

Sworn in Mr. Robert Vasiliauskiene - 33 N. Clyde Avenue, Palatine, IL

Mr. Vasiliauskiene stated they have had to suffer from the harassment from the neighbor explaining every time we have bonfire the police are called. When they made a garden complaints are made. He stated his car was hit at least 4 times by stones and his windshield is cracked.

Mr. Dittrich again objected to the testimony relativity.

Mr. Vasiliauskiene stated this is nonsense they are trying to live quietly. He spoke to the pictures submitted explaining they are of gardening and not moving of dirt.

Mr. Ciocan asked to show more pictures.

Ms. Wood stated that is for other matters not the current request.

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

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

DELIBERATIONS:

Mr. Dittrich reminded the audience the ZBA is an advisory board and the final

decision will come from Village Council. He pointed out the Special Use Amendment is to allow use for more than storage which would be something similar in a detached garage. He stated the standard on operating under public health safety and welfare is in line. He stated the structure is already 900 sq. ft. and though they could knock it down and reduce the size but in doing so it would exceed the 50% cost and would need new elevation.

Mr. McGinn added because majority of their property is in the flood plain presents unique circumstance which is needed for the variation.

Ms. Wood stated since it is pre-existing it won't alter the character of the locality. She spoke to the standards for the variations on reasonable return and unique circumstances and how they have been met. She spoke to the Special Use standards and how it won't have a negative impact and will not affect health safety and welfare so is in favor.

Ms. Wood summarized that this request had met the standards and was approved by a vote of 6-1. This item will tentatively go to Village Council on May 7, 2018.

RESULT:	RECOMMENDED TO APPROVE [6 TO 1]
MOVER:	James Dittrich, Commissioner
SECONDER:	Theodore McGinn, Commissioner
AYES:	Larson, Roth-Wurster, Wood, McGinn, Cavanaugh, Dittrich
NAYS:	Luszczak
ABSENT:	Pirog

3. 534 W. Helen Road - **Recommended to Approve**

Notice was published in the Daily Herald on March 22, 2018 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Elevation
6. Sample Deck
7. Public Notice

Ms. Bremanis gave the background of the request explaining the petitioners are proposing to build a deck around an existing above ground pool. Therefore, they are requesting:

- **Variation to permit total square footage for all accessory structures (deck, pool, and shed) to be 1260 square feet instead of the maximum 700 square feet**

SITE ANALYSIS:

- The Subject Property is zoned R-1 Single Family.
- The proposed deck is approximately 1,170 square feet, including the above ground pool (33' x 39') and varies in height from 4' 6" to 1' 3".
- There is also an existing shed - 83 square feet, which raises the total accessory structure square footage to 1,253 square feet.
- Per code, the maximum allowable accessory structure square footage exceeds 700 square feet and a Variation is required.
- The setbacks, building and lot coverage all meet Code.

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR 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.

Ms. Wood asked what the approximate building and lot coverage would be after the request.

Ms. Bremanis explained they are well under the maximum coverage and referred to the plat of survey/ site plan slide.

Ms. Wood asked if staff is aware of any flooding issues in the area.

Ms. Bremanis stated the petitioner can speak to it but pointed out the Village engineer reviewed and had no concerns.

Sworn in petitioner Mr. Kurt Schild & Mrs. Kristin Schild 534 W Helen

Mr. Schild referred to the current condition slide. He indicated where the existing deck is and explained the request is to protect his 2 little girls that use the current setup as a climbing apparatus and to keep the pool toys up and blocked off.

Mrs. Schild explained safety is number one priority pointing out the current deck and no protection.

Mr. Luszczyk asked how the deck will be built.

Mr. Schild explained he is a concrete contractor- explained- Previous owner had a patio that drops so would like to extend

Mr. Luszczyk asked if it would still be permeable

Mr. Schild answered yes

Ms. Wood asked how long they have been in the home.

Mr. Schild answered 3 years in October

Ms. Wood asked Mr. Schild if he has seen the letter from the neighbor.

Mr. Schild answered yes and explained there are issues with the water he is speaking of. He spoke to the current issues with the sewer and culvert and how the elevations are all over the place and how this causes the water to crest at their easement.

Ms. Bremanis stated the drainage issues have nothing to do with the proposed structure because it occurs in the front yard-. She pointed out engineering and building have reviewed and are in agreement the letter has nothing to do with the structure being proposed.

Mr. Schild continued to explain the drainage and ponding issue and agreed it had nothing to do with the deck rather than previous elevation of the neighborhood that needs to be addressed.

Ms. Wood asked if any other questions for Petitioner. There were no further questions for the Petitioner.

STAFF RECOMMENDATION:

The Petitioners have an existing shed and above-ground pool in their rear yard but they would like to construct a new deck around the existing pool. As the deck is detached from the principal structure and greater than 16" in height, the Zoning Ordinance considers the deck an accessory structure. If the deck was attached to the principle structure, no additional relief would be required. With the size of the existing pool and shed, any additional accessory structures would require relief. The proposed deck should not alter the essential character of the locality. Therefore, Staff recommends approval of the proposed Variation, subject to the following condition:

1. The Variation shall substantially conform to the plans submitted by the Petitioners, Kurt and Kristin Schild on 3/14/18, except as such plans may be changed to conform to Village Codes and Ordinances.

Ms. Wood asked if there were any questions on Staff's recommendation. 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. Luszczak stated they want to build the deck for safety for their children and doesn't see any issues with flooding.

Ms. Roth-Wurster spoke to the term "permeable" surface pointing out it is just a raised deck that from a safety standpoint makes sense.

Ms. Wood pointed out if the structure was attached to the home they would not need the special use. She spoke to the home being large pointing out they are not even close to exceeding the allowed lot coverage.

Mr. McGinn stated the neighbor's issues won't be aggravated by the requested structure.

Ms. Wood summarized that this request had met the standards and was approved by a vote of 7-0. This item will tentatively go to Village Council on April 16, 2018.

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

4. 920 W. Kenilworth Avenue - **Recommend to Deny**

Notice was published in the Daily Herald on March 22, 2018 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Ms. Romack gave the background of the request explaining the Petitioner constructed a new patio and sidewalk, which both encroach in the required setbacks, without a building permit. Therefore, the Petitioner is requesting the following:

1. **Variation to permit a patio to be set back 0 feet from the side lot line instead of the required 2 feet.**
2. **Variation to permit a patio to be set back 0 feet from the rear lot line instead of the required 2 feet.**
3. **Variation to permit a sidewalk to be set back 1 foot from the side lot line instead of the required 2 feet.**
4. **Variation to permit building coverage to be 38 percent instead of the maximum permitted 35 percent.**
5. **Variation to permit lot coverage to be 55 percent instead of the maximum permitted 45 percent.**

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family and the lot size is approximately 9,572 square feet.
- The patio was constructed on both the side and rear lot lines and the service walk was constructed 1 ½ feet from the side lot line.
- The patio is also located in a 10-foot public utility easement. The Petitioner has received sign-offs from all utility companies.
- The patio is approximately 383 square feet and the service walk is 165 square feet (3' x 55').
- With the addition of the patio and service walk, the building coverage is 38% (35% is the maximum) and the lot coverage is 56% (45% is the maximum).
- A building permit was applied for, but never approved in November 2017. As part of the building permit review, Staff indicated that the proposed improvements must be set back 2 feet from the lot lines or a Variation would be required. These comments were never address and the subject improvements were made.

DEPARTMENTAL REVIEWS:

Community Services	No issues identified.
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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.

Mr. Cavanaugh asked if the patio and sidewalk are existing.
Ms. Romack explained they are existing now.

Ms. Wood asked what is increasing the building coverage.
Ms. Romack explained the building may be an existing coverage condition but when an analysis was done she found it was over the 35%.

Mr. Luszczyk asked if it was nonconforming.
Ms. Romack answered yes and existing nonconforming condition.

Ms. Wood asked how it went over with it being a new construction.
Ms. Romack stated she can't speak to that she explained she determined it by her current lot coverage analysis.

Mr. Cavanaugh asked if the request is work that has already been done.
Ms. Romack answered yes.

Ms. Roth-Wurster asked if the work that was done is the same staff reviewed in the building permit request.
Ms. Romack explained the permit review process and the follow up and that no response was received by the homeowner.

Sworn in the Petitioner - Mr. Michael Bauer - 920 W. Kenilworth, Palatine, IL
Mr. Bauer explained all work is done because he jumped the gun and didn't realize he would need a Variation for this. He stated he has been in the home since 2006 and the east side of the property has always been a big mud puddle where nothing grows. He explained he jumped the gun on the permit and had work done to make more usable space. He stated the Village may have an issue with the fire pit but the fire department indicated if it is turned into gas or a planter they would be fine with it. Mr. Bauer stated he has had the neighbors over and no one is complaining and the neighbor who lives on the other side of the fence is

here to testify.

Mr. Luszczyk asked if they have flooding issues.

Michel answered no explaining he is "sewer rich". He further explained the paver patio slopes into the yard that has a swale that leads to a sewer in back fence area.

Mr. McGinn asked if there are any flooding issues in neighboring properties.

Mr. Bauer stated the neighbor behind thought it would be an issue but he has come by and is fine with it.

Mr. Luszczyk asked when the work was done.

Mr. Bauer stated April 2017.

Ms. Wood asked when the house was built.

Mr. Bauer answered 2006.

Ms. Wood asked if Mr. Bauer was the original owner.

Mr. Bauer answered yes.

Ms. Wood asked if he could have built the request within the setbacks.

Mr. Bauer explained it would not have been usable space. He further explained the walkway is in dirt not concrete.

Ms. Wood asked if any of it could have conformed to the setbacks.

Mr. Bauer explained it would not have worked out because it is not wide where the flagstone meets the paver.

Mr. Cavanaugh asked if the mud where the flagstone is put down was from flooding.

Mr. Bauer stated nothing would grow there.

Mr. Cavanaugh asked where the water went in the last year.

Mr. Bauer stated there was no standing water just nothing would grow and this makes the space more usable.

Ms. Wood asked if there are any other variations in neighborhood.

Ms. Romack stated she is not aware of any similar setback requests but 968 W. Kenilworth Avenue was approved a lot coverage variation for a pool and patio a few years ago.

Ms. Wood asked if all other properties have maintained lot line.

Ms. Romack answered yes not aware of any similar requests.

Mr. McGinn asked if the patio would be moved back or smaller would they need a Variation for building/lot coverage.

Ms. Romack stated she can't say for sure without knowing how small they would make.

Sworn in Mr. Mark Klieman - 908 W Kenilworth, Palatine, IL (property to the east)

Mr. Klieman stated they share a lot line. He stated he doesn't believe there will be any additional flooding issues. He stated if it were him he would have built it the same way. He pointed out the utilities have signed off. Mr. Klieman stated if he would have built 2 feet off lot lines it would have been much smaller and not as usable. He stated he stood in the yard with the north neighbor who initially wasn't excited to put a level on the patio to show water flows into his own yard where there is a swale to direct water to the drain in the middle of his own yard. Mr. Klieman stated he has been there since 1996 and spoke to the drainage improvements the Village has done. He stated some properties have made improvements to their properties to limit water issues but he doesn't feel this request will have any impact.

Mr. Cavanaugh asked Mr. Klieman if he has had any water issues around the garden in the northwest corner of his property within the last year.

Mr. Klieman stated he has had no additional water even with the heavy rains. He stated it is an interesting neighborhood because the properties on Hillside cannot be divided because there is no lift station to allow sewage to be moved where it needs to be moved. He spoke to the changes in the neighborhood.

Ms. Wood asked if any other questions for Petitioner. There were no further questions for the Petitioner.

STAFF RECOMMENDATION:

While the Petitioner constructed the patio and sidewalk without building permit approval, the Petitioner has indicated in the application that the corner of the lot has always been a mess and that the patio will improve the yard with usable outdoor space. Although many of the surrounding lot sizes meet the minimum R-2 lot size, many of the homes in this area are proportionally larger than in older neighborhoods. This impacts lot coverage and may necessitate relief for rear yard improvements. Staff is not aware of any storm water issues within this area; and, the Village Engineer has reviewed the request and does not have any concerns. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals for the proposed Variations. If the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

1. The Variations shall substantially conform to the site plan submitted by the Petitioner, Michael Bauer, except as such plans may be changed to conform to Village Codes and Ordinances.
2. If any grading changes are necessary on any of the surrounding neighboring properties (with a 0 foot setback), written consent from said property owners shall be required.
3. If, at the determination of the Village Engineer, any storm water or drainage issues are created by the patio or service walk, the improvements will either be revised or removed in a manner acceptable to the Village Engineer.

Ms. Romack added lot coverage was added in 2006.

Ms. Wood asked if there were any questions on Staff's recommendation. There were no further questions. The public hearing was closed.

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

DELIBERATIONS:

Mr. Cavanaugh stated it is a small backyard and this is a good usable plan that they instituted before coming before the ZBA. He stated he wouldn't feel different if they came to the ZBA before they did the work. He pointed out they got approval from the utilities and it slopes to their own drains so it is an easy yes.

Ms. Wood stated the neighbor is in favor and Staff has conditions in place. She stated it looks like it is done in a good responsible way. She pointed out the issue when you build a larger home on a property is you have some restrictions on what you can do in the back yard. She spoke to the standards for Variation on reasonable return and altering the character of the locality.

Mr. Cavanaugh stated in terms of altering the character of locality one of the longest tenure neighbors spoke in favor so doesn't think it is a concern.

Ms. Wood stated we have to look at the entire neighborhood.

Ms. Roth-Wurster spoke to the standards and how the improvements are not needed because of all the other improvements in yard.

The motion to approve was denied by a vote of 4-3.

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

Ms. Wood summarized that this request has not met the standards and was denied by a vote of 4-3. This item will tentatively go to Village Council on May 7, 2018.

RESULT:	RECOMMEND TO DENY [4 TO 3]
MOVER:	James Dittrich, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Roth-Wurster, Wood, Luszczak, Dittrich
NAYS:	Larson, McGinn, Cavanaugh
ABSENT:	Pirog

IV. COMMUNICATIONS

The next ZBA meeting will be on April 24, 2018 with 3 items on the agenda.

Ms. Bremanis gave updates on previous projects:

- 223 E. Northwest Highway for a Pet Resort known as Pete & Mac's was approved.
- 861 & 865 W. Kenilworth Avenue was continued at the Village Council meeting to Monday April 16, 2018.
- 950 W. Colfax Street has withdrawn their application.
- 787 E. Dundee Road for a restaurant will be heard by Village Council on Monday, April 16, 2018.
- 220 N. Smith Street for the dental office was approved by Village Council.

V. ADJOURNMENT

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

Mr. Larson made a motion to adjourn; seconded by Mr. Dittrich.

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

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 04/24/18 07:00 PM

CASE STAFF STATEMENT (ID # 4410)

553 E. Dundee Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Hugh and Mary Alice Gilgunn

CASE NUMBER: 18-18

ADDRESS: 553 E. Dundee Road

PROPOSAL:
Special Use to permit an indoor sports and recreation facility pursuant to Section 11.03 (d) (17) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 553 E. Dundee Road District 3 (Myslinski)	<u>CURRENT ZONING:</u> P - Planned Development
--	---

SURROUNDING CONDITIONS:

North:	R-2 Single Family Residential
South	P - Planned Development
East:	P - Planned Development
West:	R-1 Single Family Residential

BACKGROUND:

The petitioners are proposing to open recreational activity use under the franchise "We Rock the Spectrum". Therefore, they are requesting:

- **Special Use to permit an indoor sports and recreation facility**

SITE ANALYSIS:

- The Subject Property is zoned P Planned Development. Per Ordinance O-33-98 uses must follow the B-2 use list.
- The business proposal is a part of the franchise
<https://www.werockthespectrumkids gym.com/>
- The proposed location is approximately 3,400 square feet of tenant space.

Case Staff Statement (ID # 4410)
Meeting of April 24, 2018

- There will be minimum of 2 employees up to a maximum 5 employees/volunteers on site at any time.
- There is an anticipated 22 children per day, with an anticipation of 3 children per hour. Per the business plan, 15 children is maximum allowed for parties.
- The proposed hours of operation are 10 AM - 7 PM, Monday through Friday, 9 AM - 6 PM Saturday and Sundays.
- The proposed use follows the assembly use parking requirements, which requires 30% of the maximum occupancy load or 15 parking spaces. The shopping center has 518 spaces. The center is 124 spaces over parked.

Establishment	Parking Requirement	Square Footage	Total Required Spaces
Jewel		71,000	237
Proposed Gym	30% of Occupancy	3,400	15
Subway	1 per 2.5 Seats	1,400	15
Remaining Retail 509 - 569	1/300	18,200	61
Thai House	1 per 2.5 Seats	1,600	17
Remaining Retail 575 - 581	1/300	9,400	31
		Total required parking	376
Total Parking Required			500 parking spaces total (124 parking spaces over)

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of

surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION

The proposed business is occupying a vacant space in the Northwest Shopping Center. This use is compatible with the other retail, service, and restaurant uses that presently occupy the shopping center. The proposed use should not alter the essential character of the locality. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan and business plan prepared by the petitioner dated 02/27/2018, except such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

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

553 E Dundee Road

3.1.a

VILLAGE OF
PALATINE



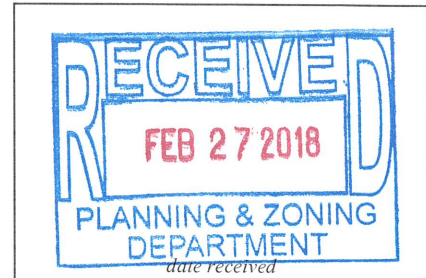
Attachment: Aerial (553 E: Dundee Road - SU)

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 <i>Lyn Bremanis</i>	Zoning Case # <i>18-18</i>
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S) Hugh & Mary Alice Gilgunn		Business Name (if applicable) EMC 1210, LLC	
	Subject Property Address 553 E. Dundee Road, Palatine, IL 60074			
	AUTHORIZED AGENT (if applicable) John Carbone		Business Name (if applicable) McLennan Commercial Properties	
	Address 25 N Northwest Highway		City/State/Zip Code Park Ridge, IL 60068	
	Telephone 8476553360	Fax 8478252126	Email jcarbone@mclennancos.com	
	Relationship to Petitioner (contractor, architect, etc.) Broker			
	TYPE OF APPLICATION (check one) ☐ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District	Existing Land Use Vacant	Proposed Land Use Kids Sensory Gym	
	Generally describe your request: We are looking to lease a currently vacant space at 553 E. Dundee Road in Palatine, Illinois. The gym we plan to open will be a franchise location for We Rock the Spectrum, LLC. This will be a sensory gym that includes unique equipment to assist children with neurological growth, sensory based swings and toys, an indoor play structure, motor play toys and equipment, an arts and crafts area, physical fitness programs and birthday parties.			

Attachment: Application (553 E. Dundee Road - SU)



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

There is a strong need for recreation, socialization and creating a sense of normalcy for the special needs child and their family. While there are several children's gyms/play centers in the Chicagoland area, they cater to the "neuro=typical" child and are severely lacking in meeting the needs of "children on the spectrum".

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

We will not be making any changes to the property that will affect public health, safety and welfare.

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

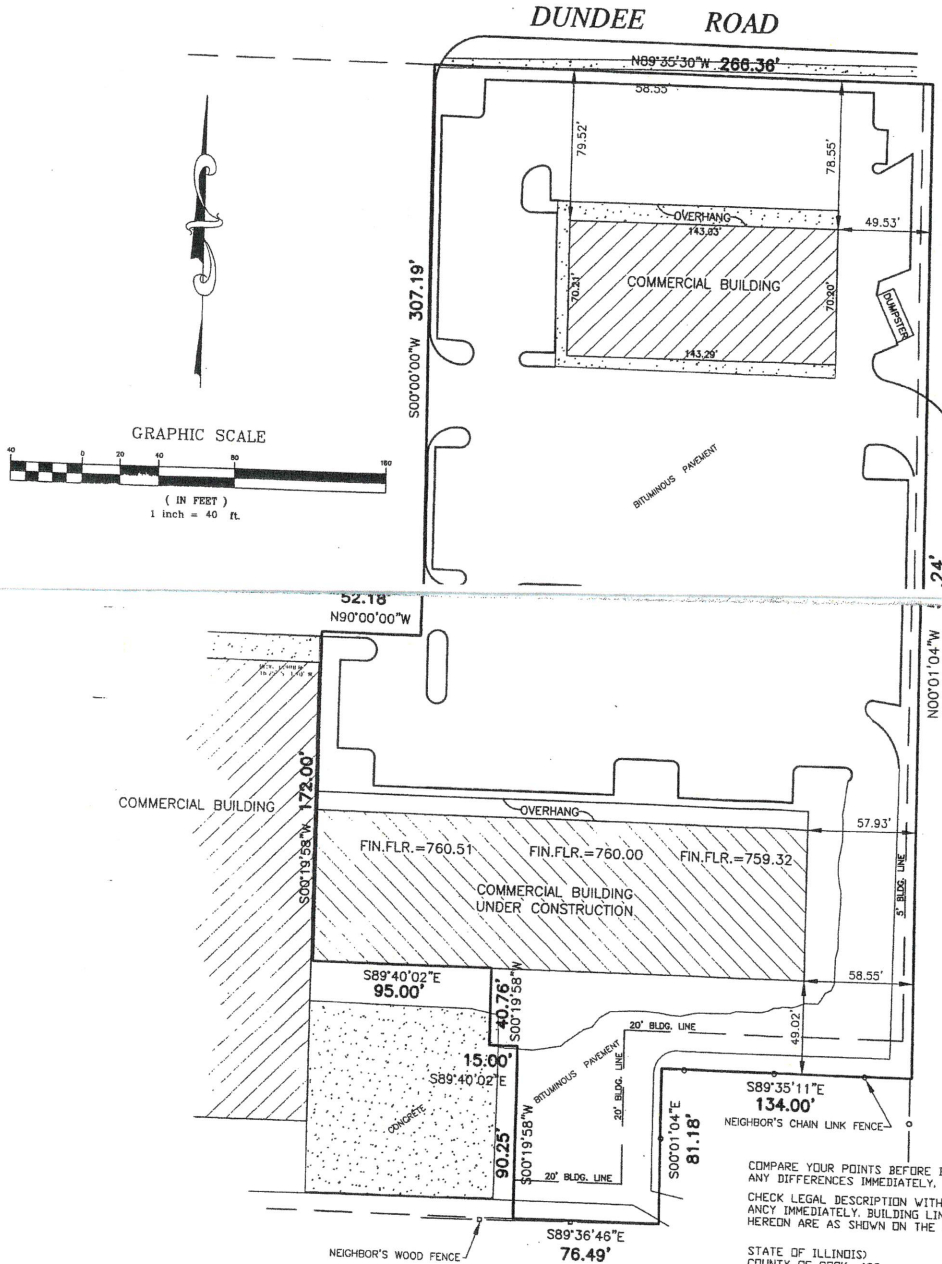
There is a significant Autism Spectrum Disorder Community in the Chicagoland area and would be willing to travel to this location and possibly utilize the adjacent businesses before, during or after coming to our gym.

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

PLAT OF SURVEY

-OF-

LOT 2 IN NORTHWEST SHOPPING CENTER SUBDIVISION, BEING A SUBDIVISION IN THE NORTH HALF OF 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.



W.C. DOLAND ENGINEERING, INC.
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
285 WEST DUNDEE ROAD
PALATINE, ILLINOIS 60074
(847) 991-5088
(847) 934-3427 FAX

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.

STATE OF ILLINOIS
COUNTY OF COOK

I, WILLIAM C. DOLAND, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, IN THE MANNER REPRESENTED ON THE PLAT HEREDON DRAWN. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED AT PALATINE, ILLINOIS September 1, 2001

William C. Doland

EXECUTIVE SUMMARY

We have all heard the term “children with special needs” but unless you are personally affected by Autism Spectrum Disorder (ASD) or work in the field, the term can be very vague. Special needs refers to the fact that what “neuro-typical” children do, say, feel, believe, see, touch, hear, and smell is altered. Senses are out of sync. Everyday experiences are considerably different from what most encounter. Brain processes work differently. Things that most people take for granted such as going to a friend’s house, celebrating birthdays, getting a haircut or eating in a restaurant are very different experiences for those “on the spectrum”. These experiences can be overwhelming, frightening, and stressful for the individual, as well as family members.

The number of children diagnosed in the United States with Autism Spectrum Disorder is staggering. ASD is an epidemic with 1 in 50 children (mostly boys) afflicted. There is no known cure. What the professional community does know, is that Applied Behavioral Analysis techniques, coupled with Occupational, Speech, Physical, and Play Therapies dramatically improve functioning in children with ASD. We also know the earlier the intervention, the better the outcome.

There is a strong need for recreation, socialization and creating a sense of normalcy for the special needs child and their family. While there are several children’s gyms/play centers in the Chicagoland area, they cater to the “neuro-typical” child and are severely lacking in meeting the needs of “children on the spectrum.” The equipment is generally not appropriate, the environment too stimulating, and the staff ignorant and intolerant of the needs and behaviors typically exhibited by those with special needs. These facilities are completely ignoring a large percentage of the population. Also, by alienating the child with special needs, they are limiting the consumer group to those only with neuro-typical children. A large number of Chicago area families have both special needs and neuro-typical children. It would be a parent’s dream to have an accessible facility to address the needs and wants of all family members.

We Rock the Spectrum Kid’s Gym (WRTS) is a gym for all children but caters to those with special needs. The environment is such that it addresses the need for children “on the spectrum” to socialize with others in a nonjudgmental atmosphere while providing support and respite for special needs families. The gym will provide a safe, sensory friendly, nurturing environment. The gym will provide unique sensory equipment to fulfill the need for strong sensory input required by those with ASD. While the equipment is specialized, all children can benefit from the use of this equipment to grow, improve skills, learn and master their own body weight and movements while having fun. Various classes (fitness, yoga, social skills etc.), birthday party packages, camps, break time, parents groups, will be an integral part of the gym’s appeal. The only existing sensory gyms in the area are those that operate solely out of an occupational/physical therapy office specifically for those clients of the practice. There is no open play sensory gym available to the general public – until now.

OUR STORY

Our names are Hugh and Mary Alice Gilgunn. We have had our own individual experiences that led us to our life’s work of opening We Rock the Spectrum Kid’s Gym - a sensory gym where all children can play together. Hugh’s parents decided to adopt a daughter from Korea in 1980. Their dreams of having a little girl were finally going to come to fruition after having 3 Irish sons. When Mary arrived at O’Hare Airport that evening, their hearts were overjoyed, yet confusion set in when they immediately recognized the facial characteristics of Down Syndrome. They had no idea that a special needs child was chosen for their adopted daughter. What to do? The only choice.... They brought their daughter home and began loving her as one of their own. The next 30 years would be an adventure in special education, speech therapy, Special Olympics, and vocational training. They were intent on providing

Mary the skills she would need to be an independent member of her community. Hugh, grew up with a special needs sister, but to him, she is just Mary, or Aunt Kitty, as our kids' call her. He has supported Mary every step of the way, from volunteering at her various organizations, helping with job placements, Special Olympic events, and the numerous doctor/therapy visits. To this day, Mary is one of our biggest supporters...we can't wait to see her become part of the We Rock the Spectrum family, as well. For me, the introduction to special needs children began in my career path. I found myself drawn to the world of speech-language pathology, after working at a local hospital. I graduated with my B.A. in Communication Sciences and Disorders and went on to complete my M.S. degree in Communication Disorders. I began my career as an Early Interventionist, providing in home therapy for the birth to three year old population. During this eye-opening time, I met numerous families that were just receiving the Autism Spectrum diagnosis. I was able to be their speech therapist, counselor, advocate, and friend. I was then placed in a therapeutic day school for students with severe to profound diagnoses. This was my wake up call. I came face to face with numerous medically fragile children. My journey into the world of autism continued as I was responsible for providing speech therapy to nonverbal and minimally verbal children. I worked so closely with developmental therapists, occupational therapists, physical therapists, vision therapists, hearing therapists, social workers, transition specialists, teachers, assistants, and on and on. I learned more during my time at Kirk School than all my college education. When my life's journey took me to another placement, I will forever take those lessons learned with me. Recently, I have been employed as a public school SLP in a Kindergarten to 5th grade building in Park Ridge, Illinois. I have been able to hone my therapeutic skills on regular developing children, as well as continuing my growth in the area of special education. I have worked for 13 years on a special education team, working cohesively to provide the best possible education plan for our students. I am a strong believer in advocating for the children and I feel that this is where my We Rock the Spectrum journey truly begins. How amazing it will be to provide a MUCH NEEDED service to our community, but still be able to use my specialized skill set to work with therapists during co-taught classes and camps. I can't even imagine the amount of support we are going to be able to provide to so many families. Hence, the journey to We Rock the Spectrum Kid's Gym begins.

BUSINESS DESCRIPTION

We Rock the Spectrum Kid's Gym (WRTS) is a franchise with forty seven active locations, primarily on the West Coast, and eleven scheduled to open in the next several months. Founded in 2010, WRTS opened its first gym in Tarzana, California and became a national franchise in less than four years. In the past few months, the WRTS franchise has seen rapid growth and was recently featured in the Huffington Post, sparking national, as well as international, inquiries. In addition, WRTS was an integral part of the introduction of a new Sesame Street character, Julia, who has Autism Spectrum Disorder and the new Sesame Street song "The Amazing Song". The interior footage of the "The Amazing Song" video was recorded in the original We Rock the Spectrum Gym in Tarzana, California and features a cameo of founder and CEO, Dina Kimmel and her son, Gabriel.

MISSION STATEMENT

WRTS Kid's Gym franchise is an independently owned and operated children's gym committed to providing a safe, nurturing and fun environment to foster learning, exploration and safe sensory experiences. A WRTS Kid's gym includes unique equipment to assist children with neurological growth, sensory based swings and toys, an indoor play structure, motor play toys and equipment, an arts and crafts area, and physical fitness programs.

The unique sensory equipment found at WRTS Kid's Gyms includes ten pieces of specialized equipment that is specifically designed for children with sensory processing disorders. This equipment aids them in the improvement of their sensory functions while they learn and play. The equipment is specialized, but all children can and will benefit from the use of this equipment at our gym in order to grow, improve skills, learn, and master their own body weight and movements while using this unique, dynamic and exciting equipment while having fun at the same time.

My Brother Rocks the Spectrum (MBRTS) is the company's non-profit 501 (c) 3 organization. MBRTS provides scholarships to low income special needs families which allows participation in the classes, activities and camps that WRTS Kid's Gyms offer.

COMPANY GOALS

Our goal is to provide a much needed resource for children and their families; a place where children with disabilities and neuro-typical children can play and learn together in a truly integrated environment with an added bonus of teaching patience, tolerance and acceptance.

BUSINESS PHILOSOPHY

Most importantly, as a business, we will strive to meet the needs of our target market. We understand first-hand, the challenges faced by families of children with special needs. We will strive to provide services that will improve their quality of life and provide much needed respite and support. We wish to do this in the community in which we reside, connect socially, politically, and economically.

TARGET MARKET

The target market for the services offered by WRTS Kid's Gyms include neuro-typical children ages 1 to 13 years old, and any age for children with special needs, as well as, parents seeking play centers with activities and assistance in strength building, sensory processing, behavior modification, self-care skills and/or social interactions for their children. The market for children's gyms in Chicago is well established, however, facilities currently in operation are not suited for children with special needs.

COMPANY STRENGTHS AND CORE COMPETENCIES

The WRTS Kid's Gym welcomes all children but is geared towards children who require strong sensory input, such as children with Autism Spectrum Disorder (ASD), Sensory-Processing Disorder (SPD) or Attention Deficit Disorder (ADD) and Attention Deficit-Hyperactivity Disorder (ADHD). The needs of these children, outside of the school and clinic setting, are highly unmet in the Chicagoland community. Indoor/outdoor party and recreational facilities that exist cater to the neuro-typical child and do not address the needs of the special needs community as the equipment is generally not appropriate, the environment too stimulating, and the staff not educated on the unique traits, abilities and needs of those individuals with special needs. Overall these environments do not appear to embrace the special needs community as they do not appear to exhibit a sense of tolerance and acceptance. They also largely appear to be run by absentee owners entrusting the operations to teenagers without the life experiences and nuances to delicately handle those with special needs. We will provide these sorely missing necessities. Our past and present business experience and knowledge, along with our belief that a strong owner-operator presence is crucial to the success of any business endeavor will set us apart from other children's facilities in current operation.

There is a very large special needs population around Chicago which continues to rise. The main strength of this WRTS Kid's Gym is that we will be an accessible resource to meet the needs of so many individuals and their families.

LEGAL FORM OF OWNERSHIP

As of November 2, 2017, WRTS-Chicago gym has been established as a 5.5 LLC, an Illinois limited liability company. Our Tax ID# is 82-3428537. Percentage share of Membership Interests: Mary Alice 51% and Hugh 49%.

PRODUCTS & SERVICES

Open Play: This includes full use of the gym with all equipment, and an arts & crafts section that has: beading, painting and other fine motor play activities. Parents/caregivers are in attendance.

\$15 per child; \$12 per sibling(s) \$22 All Day Pass per child

Open Play Memberships: Rock Basic 5 visits= \$60 Rock Gold 12 visits=\$144

Rock Platinum Monthly= \$195/month for up to 3 children

Open Play All Day Pass Membership: \$85 for 5 All Day Passes (\$25 savings)

Break time: Parents can drop off child (ages three and up) for 1-3 hours.*

\$15 per child per hour; no sibling discount

* We Rock the Spectrum is not, nor is it intended to be, a licensed daycare facility.

Break time membership: 20 hours= \$240.00

Birthday Parties: Six different party packages to choose from which vary dependent upon the level of staff assistance and chosen activities, food, cake, favors etc. Additional services will be offered for a fee such as popcorn machine rentals, balloons, favors, etc. Parties are a minimum of 2 hours.

Rock Basic Package=\$200/hour. This party package includes one staff member to assist. This includes full use of the gym and arts and crafts area with the exception of the zip line. The birthday child will receive a free WRTS t-shirt.

Rockstar Package= \$250/hour This party package includes two staff members to assist and monitor zip line and trampoline, and a wood or paper item for each child to decorate. The birthday child will receive a free WRTS t-shirt.

Rockstar Deluxe Package= \$290/hour This party package includes the Rockstar Package amenities with the addition of ½ sheet birthday cake or 2 large cheese pizzas and a WRTS Party favor to distribute to each child at the end of the party. The birthday child will receive a free WRTS t-shirt.

Rock Unique Package=\$195/hour (15 kids). This party package is for children with special needs. It is limited to 15 children to avoid overstimulating the attendees. This party package includes two staff members to assist and monitor the zip line and trampoline. This party package includes a ¼ sheet cake (gluten free available at an additional cost). Children will receive an age-appropriate WRTS party favor at the end of the party. The birthday child will receive a free WRTS t-shirt.

Rockstar Open Play 1Package=\$300 for the 2 hours. This is an economical party package for 10 children or less and includes staff assistance. Full use of the facility during Open Play and Private Party Room for food and cake. The birthday child will receive a free WRTS t-shirt.

Rockstar Open Play 2 Package=\$335 for the 2 hours This is an economical party package for 15 children or less, includes staff assistance and a wood or paper item for each child to decorate. Full use of the facility during Open Play and Private Party Room for food and cake. The birthday child will receive a free WRTS t-shirt.

Families may bring in any type of food they like for their guests. No alcohol permitted. We can supply balloons for \$14.99 per dozen. Paper goods and utensils are offered for a flat fee of \$20. A ¼ sheet cake is available for \$26. A ½ sheet cake is available for \$40 Gluten free is available upon request for an additional charge. Large cheese pizzas are available for \$12 each. Melissa & Doug Party Favors available for \$4.99 per child. A 10% discount will be offered for birthday parties scheduled on a weekday.

Private Playdates: All the amenities of Open Play but the gym will close down for the hour of the Private Playdate. 1 hour for 15 children @ \$15 each child

Classes: Classes vary among the different locations. Classes at our specific gym will be determined at a later date but may include: Children's Fitness classes; Children's Yoga classes; Autism Movement Therapy, Music, Dance, Story time; Social Skills; Parent Support Group etc.

Rent before/after gym operational hours = \$50/hour. During business hours = 50% of class revenue.

Monthly Parents' Night Out: Monthly event from 6-9pm; Meal; Open Play; Games, Arts& Crafts; Movie @ \$27/per child

Camps: Ages 2-9; up to 20 children per session; 9am-12pm or 12:30pm-3:30pm @ \$39 per child for half day (3 hours snack included) or \$65 for full day (6 ½ hours snack & lunch included) After-care available @ \$15/hour

Class Trips: To be scheduled Mon-Fri 10am-12pm. \$12 per child for the 2 hrs. No charge for adults.

Please note: Our prices are suggested by our Corporate Office in Tarzana, California. They are comparable to the competition.

Retail Shop: The Rock Shop, located in We Rock the Spectrum Kid's Gym, offers Melissa and Doug toys and other sensory/therapeutic materials for purchase. WRTS Apparel and other promotional items are sold there as well.

Vending Machines: We plan to purchase a combination Healthy Snack and Bottled Water/Healthy Drink vending machine as it will be an additional source of revenue and convenience.

Location: We are currently looking to lease a property in the Northwest Suburbs of Chicago with a minimum of 3200 square feet but no more than 4000 square feet of space on one level with ADA compliant bathrooms, minimum of 9 ½ foot ceiling height, and a small kitchenette area. We are looking for a property with accessibility via public transportation as well as sufficient parking.

MARKETING PLAN

MARKET RESEARCH

According to Autism Speaks, “Autism spectrum disorder (ASD) and Autism are both general terms for a group of complex disorders of brain development. These disorders are characterized, in varying degrees, by difficulties in social interaction, verbal and nonverbal communication and repetitive behaviors. With the May 2013 publication of the DSM-5 diagnostic manual, all autism disorders were merged into one umbrella diagnosis of ASD. Previously, they were recognized as distinct subtypes, including Autistic Disorder, Childhood Disintegrative Disorder, Pervasive Developmental Disorder-Not Otherwise Specified (PDD-NOS) and Asperger Syndrome.

ASD can be intellectual associated with disability, difficulties in motor coordination and attention and physical health issues such as sleep and gastrointestinal disturbances. Some persons with ASD excel in visual skills, music, math and art.

On March 27, 2014, the Centers for Disease Control and Prevention (CDC) released new data on the prevalence of Autism in the United States. This surveillance study identified 1 in 68 children (1 in 42 boys and 1 in 189 girls) as having Autism Spectrum Disorder (ASD). Autism prevalence figures are growing and Autism is the fastest growing developmental disorder in the United States. Autism costs a family \$60,000.year on average. There is no known cure for Autism. Total 2012 National Institute of Health (NIH) budget: \$30.86 billion dollars of which only 0.55% (\$169 million) goes directly for autism research. (www.autismspeaks.org)

Recent literature indicates parent reported Autism Spectrum Disorder is now 1 in every 50 children.

Additionally, statistics report that a minimum of 1 in 20 children in the United States have Sensory Processing Disorder (SPD). SPD is a neurological disorder in which individuals have difficulty receiving and perceiving sensory input through sights, sounds, touch, tastes, smells, movement and balance, body position and muscle control. Individuals can be affected by SPD alone, or in conjunction with other developmental disabilities. (www.spdfoundation.net)

ADHD affects about 4.1% American adults age 18 years and older in a given year. The disorder affects 9.0% of American children age 13 to 18 years. Boys are four times at risk than girls. Studies show that the number of children being diagnosed with ADHD is increasing, but it is unclear why. (www.nimh.nih.gov)

As a professional working in the area of special needs education for the past 13 years, I have firsthand knowledge and the ability to conduct informal research amongst the special needs parent community. We also have firsthand relationships with the North West Suburban Special Recreation Association, Northwest Suburban Special Education Organization, Special Olympics. The general consensus is that children with special needs are in dire need of a facility that will enhance cognitive, social and physical development while they learn, play and develop strategies that will help them self-regulate, organize and calm their systems. There is a vital need for a safe, structured environment outside of the school and clinical setting that allows children with special needs to socialize and explore.

PRODUCT

"Finally, a place where you never have to say 'I'm sorry' "is the WRTS Kid's Gym slogan.

This gym is a welcoming, safe, nurturing and fun environment for all children. Parents/Caregivers will feel comfortable bringing their children to the gym knowing the children will not be judged or criticized. The child can be free to be themselves. No one has to apologize for a child who is having a meltdown, nor will anyone be asked to leave because of such behavior. A child learning to use their words to communicate wants and needs or is developing skills for appropriate interaction with peers and adults will feel accepted not alienated. Behaviors not tolerated in other settings may very well be the norm at WRTS Kid's gym.

Families will enter the gym through the front entryway, which will have space for shoes and cold weather apparel. Then, they will proceed to The Rock Shop, where Melissa and Doug developmental toys and sensory/therapeutic materials will be available for purchase. They will purchase gym passes or memberships at the front desk. Families will enter the main gym area through a main gate. This is a safety feature, as many children with Autism Spectrum Disorder exhibit fleeing behavior.

The main gym area is considered a gross motor sensory area. It will be equipped with a large metal apparatus in the center, which will be used for hanging a variety of interchanging swings, including bolster, platform, and hammock swings for vestibular and proprioceptive input. The main gym area will also have a large, springfree trampoline with safety enclosure net (for building leg and core strength), a zip line (for stress release and joint and body relaxation) into a crash pit (for fun, motor planning, and strength), a climbing apparatus and a rope wall (for climbing and increasing playground skills).

There will be a fine motor sensory area. There will be approximately three child sized tables with six chairs per table. This area will provide sensory input and will assist with improving fine motor skills, fostering creativity and for improving hand-eye coordination and attention span through play with paint, play dough, puzzles, crafts, coloring, beads, blocks etc.

Additional space will be provided to hold various classes (children's fitness, yoga, dance, storytime, social skills etc.) Either as a separate room or a zone in the main gym area, we will incorporate a quiet area with bean bag chairs, various compression items, calming music, white noise machine, aromatherapy and books if there is a need to de-stimulate.

CUSTOMERS

The principal market for the service offered by WRTS Kid's Gyms include neuro-typical children ages 1 to 13 years old, and any age for children with special needs as well as, parents seeking play centers with activities and assistance in strength building, sensory processing, behavior modification, self-care skills and/or social interactions for their children. The market for children's gyms around Chicago is well developed but does not serve the special needs community well.

We are expecting that our primary customers will come from throughout Cook, DuPage and Lake County and possibly, parts of Indiana and Wisconsin.

The customer group will have children, either neuro-typical, special needs or a combination of both. The customer group will be middle to upper class. Lower class customers will be eligible to apply for scholarships for their special needs children to attend the gym and its classes through our non-profit, MBRTS.

COMPETITION (See Addendum Re: In-Depth Cost & Service Comparison)

WRTS Kid's Gym will compete with other businesses that provide play and party centers, strength building and/or social interactions, both as stand-alone businesses and/or part of schools, adult fitness centers and nonprofit centers. The following are local children's gyms and/or play/party centers:

The Zone, 550 E. Business Center Drive, Mt. Prospect, IL 60056

Party Time Palace, 723 W Golf Road, Des Plaines, IL 60016

Adventure Playland, 990 Mount Prospect Plaza, Mt. Prospect, IL 60056

Pump It Up Glenview, 1857 Elmdale, Glenview, IL 60026

Funtopia Glenview, 2050 Tower Drive, Glenview, IL 60026

JumpZone Buffalo Grove, 1465 Busch Parkway, Buffalo Grove, IL 60089

RockinJump Buffalo Grove, 950 Busch Parkway, Buffalo Grove, IL 60089

*We have personally attended parties at all 7 facilities listed above and can attest to the shortcomings first-hand with respect to the inability to address the needs of the special needs population. The only accommodation made for special needs children was the change to a private party versus party during open play.

NICHE

What sets us apart from the competition? We embrace all children but CATER to the special needs population. We provide unique, occupational therapy gym equipment not the standard playground equipment, inflatables, video and arcade games that are commonplace. We provide specialized equipment that would typically only be utilized in a clinic setting and/or for those with the means to afford \$150.00 per hour for specialized therapies. We provide an atmosphere that will not alienate but embrace the unique wants and needs of those with ASD, ADHD, SPD, Down Syndrome and other disabilities. Behaviors not tolerated in other settings may very well be the norm at WRTS Kid's gym.

We intend to be full-time owner operators. We have the education and professional and personal experience which we believe affords us the ability to set ourselves apart from the competition. With Mary Alice's clinical training and supervisory background, coupled with Hugh's strong background in fiscal and personnel management, a WRTS Kid's Gym is a perfect fit for us.

We will have a strong presence in the business community, as well as strong political affiliations with legislators who have consistently supported programs for the special needs community. We will have trained staff who will be educated on issues related to the special needs population. We plan to develop business relationships with the local colleges as well as local special needs schools and programs to coordinate staffing. We have a built-in support system of the franchisor and other franchisees. We will be the first to open in the Chicagoland area and the second to open in Illinois, as WRTS Kid's Gym Edwardsville opened in late June 2017.

MARKETING STRATEGY

We will be a sponsor of and have a physical presence at the Walk Now for Autism Speaks in Chicago on May 12, 2018. During the event, we will distribute brochures, give away WRTS promotional items, and compile names and email addresses of potential customers to help with direct marketing.

We will network through established professional relationships (the local Autism Speaks Field Development Director, occupational, speech, pediatric physical and ABA therapists, Special Education teachers, Early Intervention professionals, Illinois Dept. of Education Committee on Special Education Preschool (CPSE) Coordinators and established informal networks of parents with special needs children.

We will utilize ATA Interactive to establish the WRTS-Chicago website as well as all Social Media (Facebook, Instagram, Twitter and Pinterest) accounts specific to our WRTS location.

We will distribute brochures to all the local Early Intervention Agencies, Special Education Preschools, Special Education Programs/Schools (public and private), Pediatricians (Developmental and General), Pediatric Neurologists, local Speech, Occupational and Physical therapy providers and attend/sponsor local Special Needs Fundraisers.

We will host a Grand Opening event in which WRTS Corporate staff will physically attend and assist in coordinating the festivities. WRTS Corporate also publicizes "Coming Soon" information on all their social media outlets and flyers.

We will join the local Chamber of Commerce. We will advertise in local publications such as Chicago Parent Magazine and the local newspapers: Daily Herald, Chicago Tribune and Chicago Sun-Times. We will seek out local businesses that are known to us to establish a cross marketing campaign in which both businesses simultaneously advertise on websites, flyers and provide offers between the businesses. (No exchange of money is required.)

Once the WRTS-Chicago Gym is opened, customers will register their email addresses with us through our Mind-Body Software (bookkeeping). Email bursts will be sent out periodically, as well as prior to special events such as seasonal camps/activities. Also, the WRTS-Chicago will have a monitor with an instant Twitter feed generated in which children will enjoy seeing their pictures on the monitor and the public will see how much fun the children are having at the gym.

Advertising and promotional costs are initially covered until the Grand Opening through our franchise fee. Following the Grand Opening, we estimate approximately \$500.00 monthly on advertising/promotions.

OPERATIONS and MANAGEMENT

We will be co-owner operators. The hours of operation will be Monday -Friday 10am-7pm and Saturdays and Sundays 9am-6pm. Mary Alice will open and close the facility and we will both overlap for 6-8 hours of each weekday business day. We plan on hiring a minimum of three part-time staff members and utilizing college student volunteers to assist and oversee the children on the equipment. We plan establish a symbiotic relationship with the Northwestern University to collaborate student internships with staffing to needs on the undergraduate and graduate level. We will also look to work with Avenues to Independence - Park Ridge to provide job opportunities to those individuals with developmental disabilities that require a low level of support.

As of now, based upon demographic data, the gym will be open most holidays with the exception of Easter, Thanksgiving, and Christmas.

EXPERIENCE AND EDUCATION

Mary Alice has a Master's Degree in Communication Sciences and Disorders from Nova Southeastern University. She has worked primarily in the public school setting with both regular education students and special education students with a variety of diagnoses. She has supervised many graduate student clinicians from various universities and has served on many district-wide committees. (Please see resume addendum.)

Hugh has a Bachelor's Degree in Civil Engineering from Penn State University. He has coordinated road and bridge construction projects ranging from \$500k-\$2 million, often two per year. His efficiency has kept both his road projects and his engineering costs under budget. (Please see resume addendum.)

Mary Alice Gilgunn, SLP-CCC

EXPERIENCE

Consolidated School District 64: Park Ridge, Illinois: June 2005 - present
Speech-Language Pathologist

- Perform all roles and responsibilities of a public school speech-language pathologist. Includes all screenings, evaluations, and therapy. Services were delivered to a variety of students with multiple disabilities.
- Coordinated speech-language caseload and all Individual Education Plan meetings with parents
- Supervising graduate student clinicians from local universities
- Medicaid billing
- Attend the Illinois Speech and Language Convention annually

Horizons Rehabilitation Center : January 2004- June 2005

- Perform all roles and responsibilities of a speech-language pathologist in the clinical setting, early intervention setting, nursing home setting, and rehabilitation setting.
- Including all mandated meetings and report filing.

CERTIFICATIONS:

STATE OF ILLINOIS LICENSE : DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATIONS

CERTIFICATE OF CLINICAL COMPETENCE : AMERICAN SPEECH-LANGUAGE-HEARING ASSOCIATION

EDUCATION

Nova Southeastern University

COLLEGE OF HEALTHCARE SCIENCES – FT. LAUDERDALE, FL
M.S. Communication Sciences and Disorders - Dec. 2004

St. Xavier University

College of Communication Sciences and Disorders
B.S., Communication Disorders

Hugh Gilgunn, P.E.

EXPERIENCE

Civiltech Engineering, Inc.: April 2004 - present
Resident Engineer

- Perform and coordinate engineering related duties associated with designing, computing and writing reports for projects.
- Independently evaluate, select and apply standard engineering techniques, procedures and criteria on moderately complex projects.
- Supervise less experienced engineers or technical support personnel.
- Meet with clients, residents, business owners and others to discuss project scope, schedule and constructability concerns as required.
- Maintain licensure through continuing education opportunities.

CERTIFICATIONS:

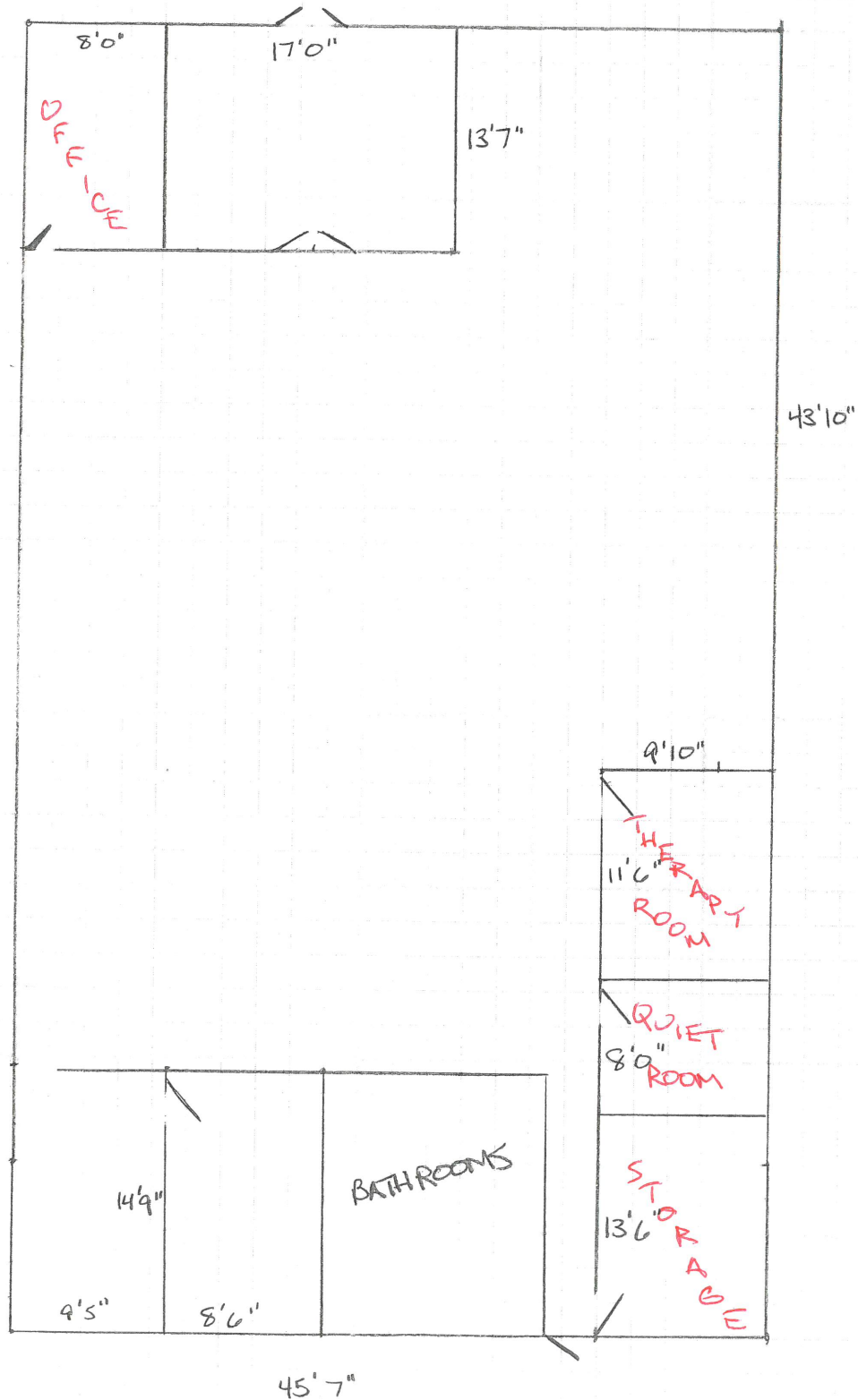
STATE OF ILLINOIS LICENSE : DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATIONS

EDUCATION

Penn State University

COLLEGE OF ENGINEERING – UNIVERSITY PARK, PA
B.S. Civil Engineering - May 1997

CIVILTECH ENGINEERING, INC.



Attachment: Floor Plan (553 E. Dundee Road - SU)

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 24, 2018 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit an indoor sports and recreation facility pursuant to Section 11.03 (d) (17) of the Palatine Zoning Ordinance.

The property is commonly known as 553 E. Dundee Road (PIN# 02-11-200-018).

The Petitioner is requesting to open a children's recreational facility. The above petition has been filed by Hugh and Mary Alice Gilgunn, EMC 1210, LLC intending to operate as We Rock the Spectrum franchise and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 18-18
VILLAGE OF PALATINE
Jan Wood, Chair

Palatine Zoning Board
of Appeals

DATED: This 9th day of April, 2018.
Published in Daily Herald
April 9, 2018 (4497546)

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, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

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 April 9, 2018 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 *Danula Baltz*
Authorized Agent

Control # 4497546

Attachment: Public Notice (553 E. Dundee Road - SU)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 04/24/18 07:00 PM

CASE STAFF STATEMENT (ID # 4409)

773 N. Quentin Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Kristina Gaardbo, Chicago Culinary Kitchen

CASE NUMBER: 17-70

ADDRESS: 773 N. Quentin Road

PROPOSAL:

Variation to allow 4 attached signs, instead of the allowed 1 attached sign per frontage pursuant to Section 8.03 (b)(2)(a) of the Palatine Zoning Ordinance.

Variation to allow gross surface area of attached signs to be 44 square feet, instead of the allowed 40 square feet per frontage pursuant to Section 8.03 (b)(2)(a) of the Palatine Zoning Ordinance.

Variation to allow a third freestanding sign, instead of the allowed one pursuant to Section 8.03 (b)(1)(a) of the Palatine Zoning Ordinance.

<u>LOCATION:</u>	773 N. Quentin Road District 1 (Millar)	<u>CURRENT ZONING:</u>	B-1 Shopping Center District
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SURROUNDING CONDITIONS:

<u>North:</u>	P - Planned Development
<u>South</u>	R-2 Single Family Residential
<u>East:</u>	P - Planned Development
<u>West:</u>	B-2 General Business

BACKGROUND:

The Petitioner is seeking relief to maintain 3 additional attached signs and a freestanding sign. Therefore, the Petitioner is requesting:

1. Variation to allow 4 attached signs, instead of the allowed 1 attached sign per frontage
2. Variation to allow gross surface area of attached signs to be 44 square feet, instead of the allowed 40 square feet per frontage

3. Variation to allow a third freestanding sign, instead of the allowed one attached sign per frontage

SITE ANALYSIS:

- The Subject Property is zoned B-1, Shopping Center and the tenant space is 1,500 square feet in Quentin Plaza shopping center (southeast corner of Quentin Road and Northwest Highway).
- The Subject restaurant currently occupies the tenant space and is operating with a catering/food demonstration class and restaurant use, with limited business hours.
- The Code allows one permitted attached sign, per frontage, for this location. The main attached sign is approximately 25 square feet, only one attached sign (maximum 40 square feet) is permitted by code. As part of the renovation and build out of the tenant space, the Petitioner included 3 additional attached signs, with a total square footage over 40 square feet and is seeking relief to maintain the signs.

Attached Signage	Size (sq. ft.)
Existing Sign	25
Exhibit A1 (1) BBQ Sign	1.36
Exhibit A1 (2) Hanging Sign	7
Exhibit A2 (3) Menu Board	8
Total	41.36

- In the B-1 District, a corner lot under two acres may only have 1 freestanding sign. This location currently has 2 signs and is existing non-conforming. The Petitioner added an additional freestanding sign at the Quentin Road entrance at approximately 32 square feet (48" X 120"), which also requires a variation.

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the

property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION

The Petitioner is requesting relief for 3 additional attached signs. While the additional signs do not exceed the maximum square footage allowed, variations are required for the number of attached signs. If the Petition was requesting 3 additional attached signs at the maximum square footage of 120 square feet (3 x 40 square feet), Staff would not likely support such relief. As proposed, the total square footage is less than 2 feet over the maximum 40 square feet. In addition, the signs will not alter the essential character of the locality.

The property has 2 freestanding signs the Petitioner has indicated that there is not any additional space left for this business. The business is in a unique position, as the storefront is not visible from either Quentin Road or Northwest Highway and there is not tenant space capacity on the existing freestanding signage.

Therefore, Staff recommends approval of the Variations subject to the following conditions:

1. The Variations shall substantially conform to the elevations submitted by Petitioner, Kristina Gaardbo on 09/14/2017 and site plan submitted by the Petitioner Kristina Gaardbo on 4/13/18 except as such plans may be changed to conform to Village Codes and Ordinances.
2. The freestanding standing sign shall be installed in accordance to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial
- Application
- Owner Sign Off
- Plat of Survey
- Site Plan
- Attached Sign Elevations
- Freestanding Sign Elevation
- Public Notice

773 N Quentin Road



Attachment: Aerial (773 N. Quentin Road - VAR signs)

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)	
	Kristina Gaardbo Chicago Culinary Kitchen			
	Subject Property Address			
	773 N. Quentin Rd. Palatine IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Kristina Gaardbo Chicago Culinary Kitchen			
	Address		City/State/Zip Code	
	665 Woodland Rd. Palatine IL 60074			
	Telephone	Fax	Email	
	847-305-0055		kristina@shockwavesapparel.com	
Relationship to Petitioner (contractor, architect, etc.)				
self				
TYPE OF APPLICATION (check one)				
☐ Special Use ☐ Special Use Amendment ☒ Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
B1				
Generally describe your request:				
Additional signage				
BBQ sign right wall 36" x 14"				
Hanging sign on ceiling outside 63" x 16"				
Menu Board 48" x 24"				
Standing craft beer + BBQ sign by street 4' x 8'				

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

Chicago Culinary Kitchen needs a sign visible from at least one street and there is no room on the margin

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

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

Additional signs on building for CLK add good character as a destination spot to a once desolate shopping center.

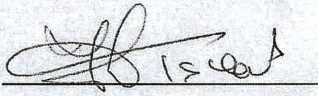
4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:

- 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

March 1, 2018

SW2 LLC dba Rockin Rodizio & Chicago Culinary Kitchen**"Letter from Property Owner"****Permission for Outdoor Alcohol Service at Events**

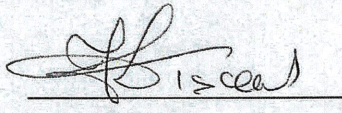
Outdoor events to be held between the months of May and November not to exceed 12 events, averaging 2 events per month. Duration of the events would be 4 hours and take place on Friday evening, Saturday afternoon or evening, or Sunday afternoon. These events will be ticketed events and not open to the public. Alcohol will be served during these events either under our current Class G license or under our Class P license depending on the event. There will be a small 10'x10' tent designated for food service but otherwise there will be no other tents covering the event. Ticketed customers will be served at tables with chairs. The events will take place in parking lot next to the existing food service establishment.

 3/3/18

Gus Tselos

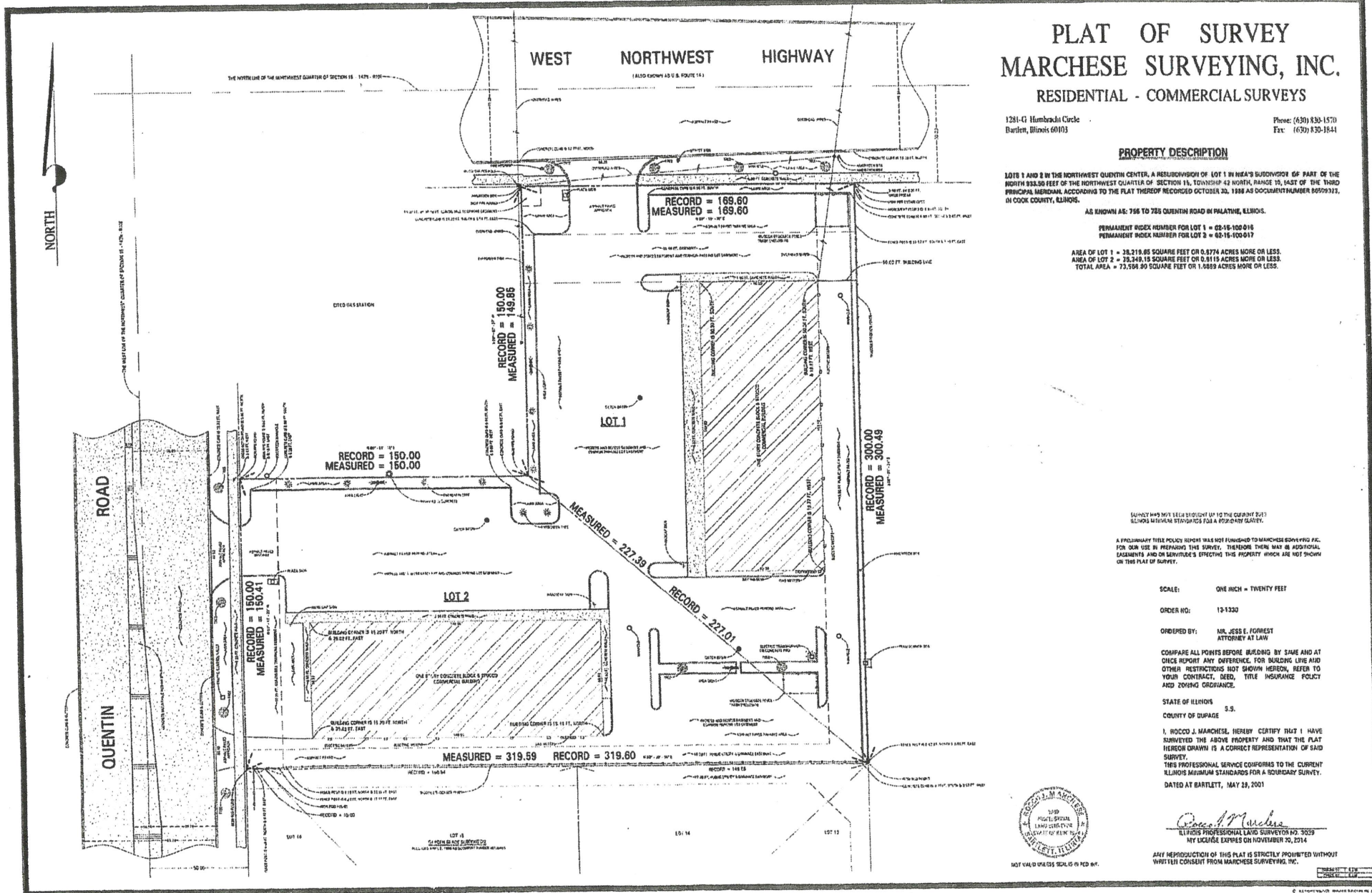
Permission to be "Agent" for Freestanding Sign Variation

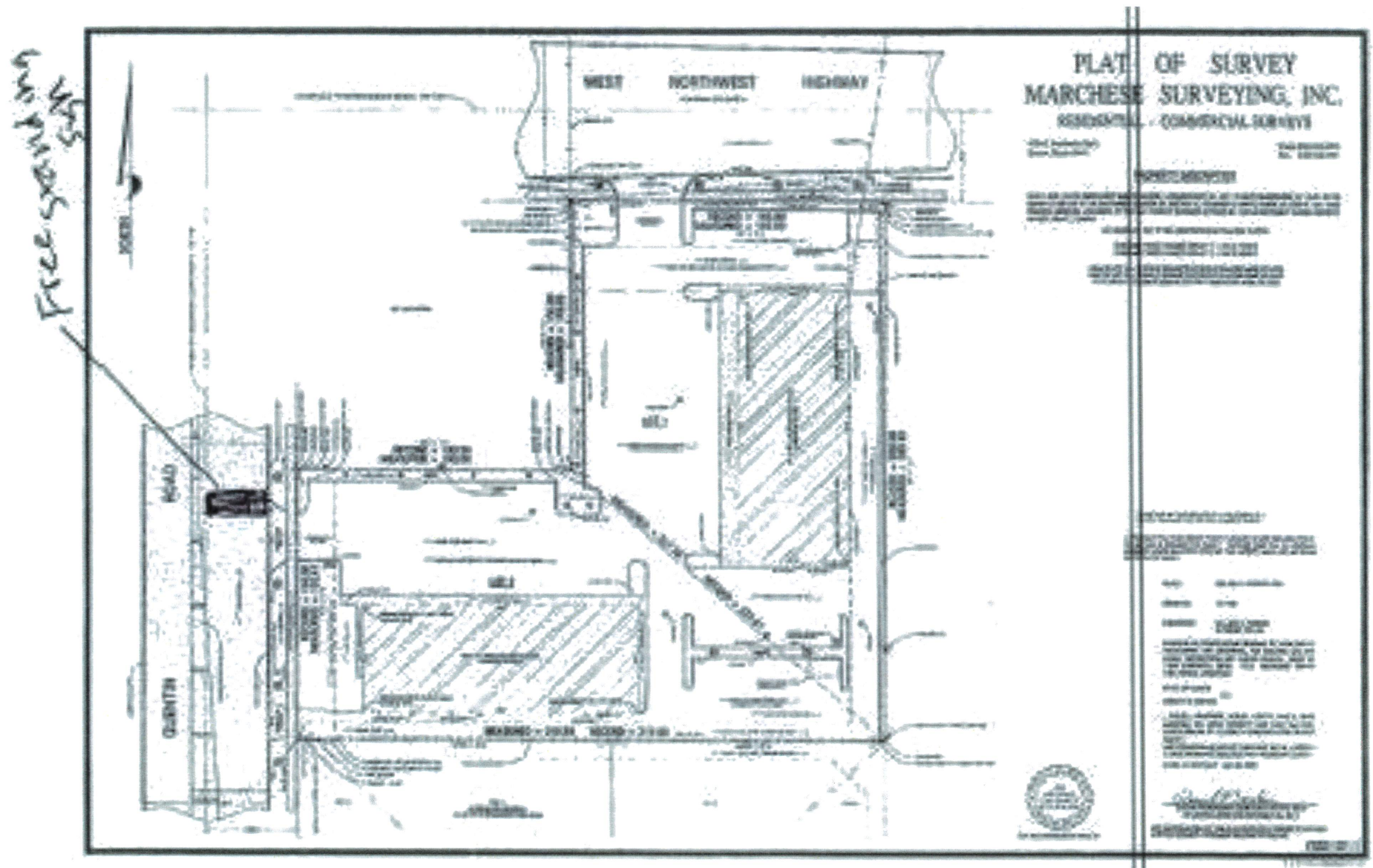
Chicago Culinary Kitchen may keep the current freestanding sign Quentin Road and have it mounted permanently so that it is secure.

 3/3/18

Gus Tselos

Attachment: Owner Sign Off (773 N. Quentin Road - VAR signs)





Attachment: Site Plan (773 N. Quentin Road - VAR signs)

Exhibit A1



Attachment: Attached Sign Elevations (773 N. Quentin Road - VAR signs)

*OPEN Saturday + Sunday
11AM to Sell Out

Menu

- BRISKET \$11.95
- Pulled PORK \$9.95
- Spare Ribs HALF \$13.25 FULL \$23.50
- Sausage Link \$5 each
- Amish chicken Half \$9.00

Sides

- F'n Mac + Cheese
- Pit beans
- Esquites
- Bread Pudding

Specials

SPECIAL TODAY!!

BEEF CLOD

\$10.95 1/2 POUND

*SERVED WITH OSKAR BLUES TEN FIDY
ALL RUS REDUCTION

SPECIAL TODAY!!

BONE-IN

PORK LOIN

\$14.95

3



OPEN ON
SATURDAY
SUNDAY

11AM TO SELL OUT

CHECK OUT ALL OUR
EVENTS AND CLASSES AT
CHICAGOCULINARYKITCHEN.CO

BARBECUE
CRAFT BEER

CATERING

Exhibit B

3.2.g



Attachment: Freestanding Sign Elevation (773 N. Quentin Road - VAR signs)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 24, 2018 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to allow 4 attached signs instead of the allowed 1 attached sign per frontage pursuant to Section 8.03 (b)(2)(a) of the Palatine Zoning Ordinance.
Variation to allow gross surface area of attached signs to be 44 square feet instead of the allowed 40 square feet per frontage pursuant to Section 8.03 (b)(2)(a) of the Palatine Zoning Ordinance.
Variation to allow a third freestanding sign instead of the allowed one pursuant to Section 8.03 (b)(1)(a) of the Palatine Zoning Ordinance.
The property is commonly known as 773 N Quentin Road (PIN# 02-15-100-016).
The Petitioner is requesting an additional freestanding sign and additional attached signage. The Petitioner modified their business plan to allow up to 12 ticketed outdoor eating events (per year) for up to 40 persons. These events are to conclude no later than 9 PM.
The above petition has been filed by Kristina Gaardbo, Chicago Culinary Kitchen/Rockin Rodizio and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 17-70
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board
of Appeals
DATED: This 9th day of April, 2018.
Published in Daily Herald
April 9, 2018 (4497546)

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, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

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 April 9, 2018 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 Danula Baltz
Authorized Agent

Control # 4497547

Attachment: Public Notice (773 N. Quentin Road - VAR signs)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 04/24/18 07:00 PM

CASE STAFF STATEMENT (ID # 4411)

2161 N. Rand Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Katie Romack

PETITIONER: Volodymyr Popadyuk (Auto Leader)

CASE NUMBER: 18-22

ADDRESS: 2161 N. Rand Road

PROPOSAL:

Special Use to permit used auto sales facility pursuant to Section 11.06 (e) (6) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 2161 N. Rand Road District 1 (Millar)	<u>CURRENT ZONING:</u> B-5 Highway Business District
--	---

SURROUNDING CONDITIONS:

North:	R-1 Single Family
South:	R-1 Single Family
East:	B-5 Highway Business
West:	B-5 Highway Business

BACKGROUND:

The Petitioner would like to operate a used auto sales facility at this location. Therefore, the Petitioner is requesting:

- **Special Use to permit used auto sales facility**

SITE ANALYSIS:

- The subject property is zoned B-5 Highway Business District and contains an existing single-story building and detached garage. The lot size is approximately 13,000 square feet.
- The subject property was approved a Special Use for used auto sales facility in March 2017, but never opened. Per the previously approved Special Use (#O-15-17), there were several conditions of approval (cash-in-lieu of sidewalk installation, additional landscaping, and the paving and striping of

non-conforming gravel areas and parking spaces) shall also apply to this Special Use request.

- The proposed hours of operation are Monday through Friday from 9:00 AM to 7:00 PM, Saturday from 9:00 AM to 5:00 PM, and closed on Sunday.
- There will be 2 full-time employees.
- The building will serve as mostly office space and the detached garage will be used for storage. There will no repairs on-site. The vehicles will be repaired and refurbished at nearby repair facilities.
- The site plan and business plan indicate there will be approximately 30 parking spaces for cars for sale, 5 parking spaces for customers, and 22 additional parking spaces. Per code, 4 parking spaces are required (1 space per 300 square feet).

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The subject property was approved for a used auto sales facility in March 2017, but the business never opened. In addition, the subject property was previously occupied by a used auto sales facility, but had been closed for more than 6 months, which required the previous Petitioner to receive Special Use approval. With that being said, the proposed use should not impact the surrounding property owner or alter the essential character 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 prepared by the Petitioner, Volodymyr Popadyuk, submitted on 03/21/2018, except as such plans may be changed to conform to Village Codes and Ordinances.
2. Cash-in-lieu of sidewalk payment (\$6,750) shall be submitted in a manner acceptable to the Village Engineer within 1 year of occupancy.
3. A landscaping plan, which includes parkway trees and additional landscaping shall be installed in a manner acceptable to the Department of Planning and Zoning, within 1 year of occupancy.
4. The existing non-conforming gravel areas are required to be paved and come into full compliance with all applicable Village Code requirements within 1 year of occupancy.
5. A parking lot striping plan for employee and customer parking spaces shall be submitted in a manner acceptable to the Village of Palatine and completed within 1 year of occupancy.

ATTACHMENTS:

- Aerial 2161 N. Rand Road
- Application
- Plat of Survey
- Site Plan
- Business Plan
- Public Notice 2161 N. Rand Road

2161 N. Rand Road

3.3.a

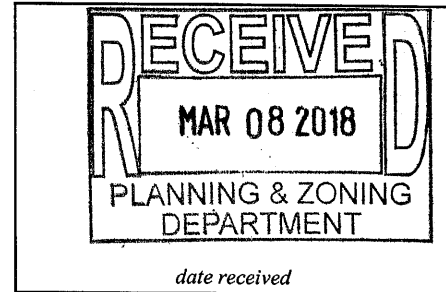


VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner <i>KR</i>	Zoning Case # <i>18-22</i>
	Filing Fee <i>\$870</i>	Notification Deadline
	ZBA Public Hearing Date <i>4/24/18</i>	Village Council Date



Background Information	PETITIONER(S) Volodymyr Popadyuk		Business Name (if applicable) Auto Leader Corp	
	Subject Property Address 2161 N. Rand rd 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 <i>Commercial</i>	Proposed Land Use <i>Commercial</i>	
	Generally describe your request: Used Car Lot / Car Dealership			

Attachment: Application (2161 N. Rand Road - SU used auto sales facility)

Required Materials

- ☒ Filing Fee of \$ 870
- ☒ 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 aeriels)
- ☐ 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

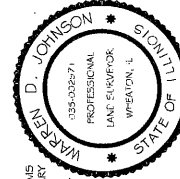
- ☒ 2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected

THIS FACILITY WILL BE USED FOR RETAIL SALES ONLY,
THERE WILL BE NO REPAIRS OR ANY OTHER HAZARDOUS
ACTIONS TAKEN TO EFFECT THE PUBLIC SAFETY

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

THERE WILL BE NO BUILDING ON PROPERTY OR NO
MODIFICATIONS MADE TO EFFECT VALUES TO OTHER
PROPERTIES, ONLY RETAIL SALES.

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

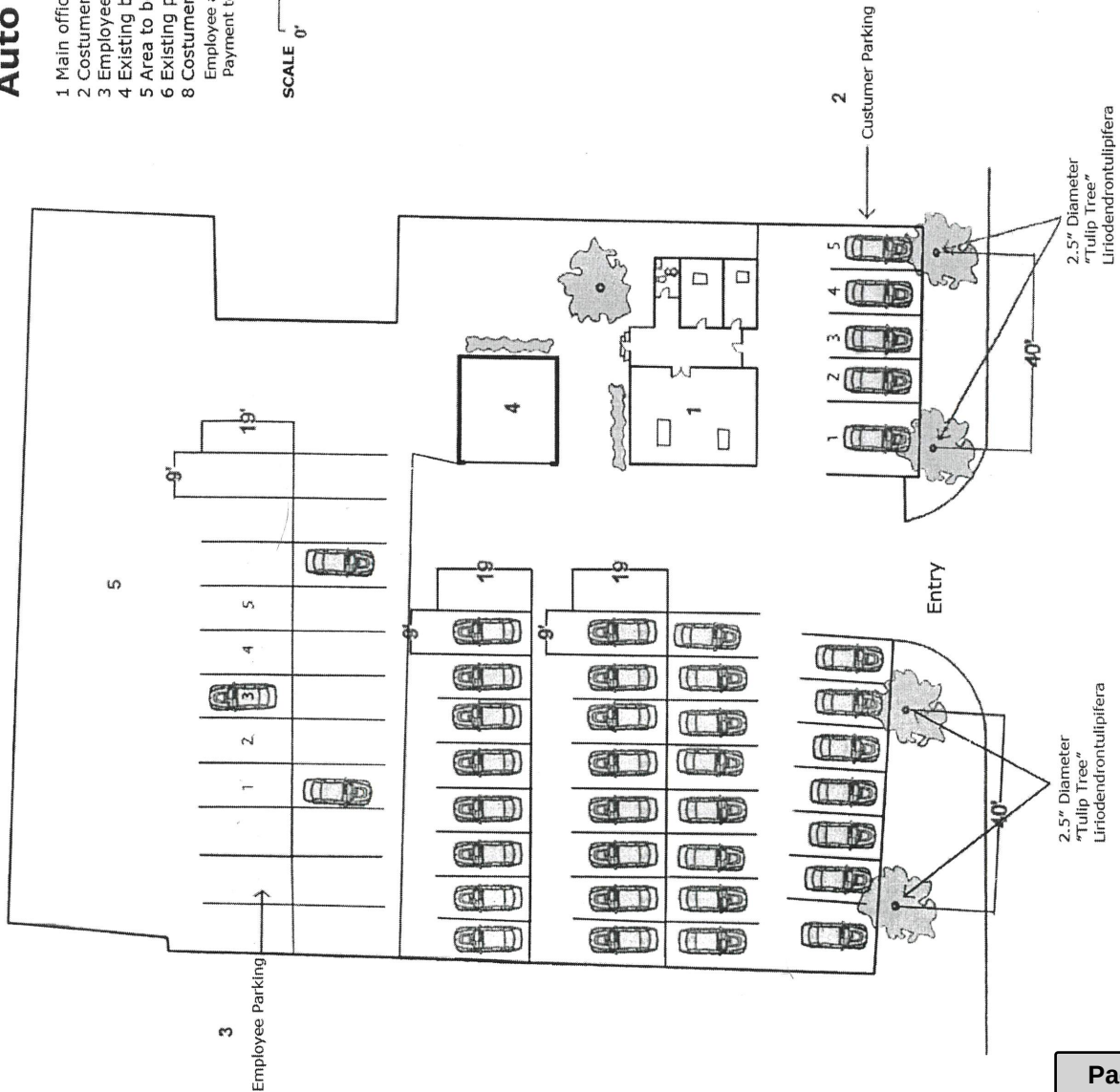


Auto Leader Corp.

- 1 Main office space
- 2 Customer parking
- 3 Employee parking
- 4 Existing building/ storage
- 5 Area to be paved
- 6 Existing paved area
- 8 Customer and employee bathroom

Employee and customer space striping will be done per village requirements
Payment to be provided in lieu of sidewalk

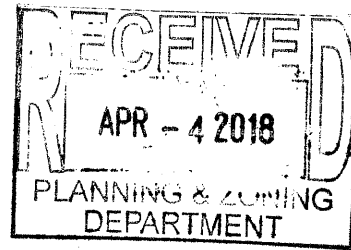
SCALE 0' 10' 50' 100'



04/03/2018

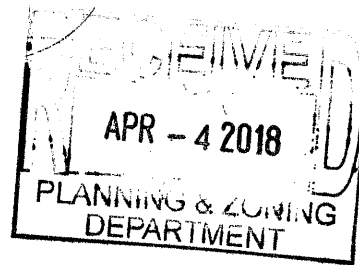
BUSINESS PLAN

I, VOLODAMYR POPADYUK AM THE OWNER OF AUTO LEADER CORP., LOCATED AT 2161 N RAND ROAD PALATINE IL 60074. AUTO LEADER CORP., WILL OPERATE AS A USED AUTO DEALER THAT WILL PURCHASE USED VEHICLES AT AUCTIONS AND TRADE-INS, THEN AUTO LEADER CORP., WILL RETAIL THE VEHICLES TO PUBLIC. THERE WILL BE NO REPAIRS NOR THERE WILL BE REFURBISHING PERFORMED ON THE PREMISES. ALL REPAIRS AND REFURBISHING WILL BE DONE AT OTHER REPAIR FACILITY'S. AUTO LEADER CORP., WILL ONLY SELL RETAIL CARS ON THE LOT. AUTO LEADER CORP., WILL BE OPEN MONDAY THROUGH FRIDAY 9AM-7PM AND SATURDAYS 9AM TO 5PM AND SUNDAYS WILL BE CLOSED. THERE WILL BE A MAXIMUM OF 30 CARS AVAILABLE FOR SALE AT THIS LOCATION AT ANY GIVEN TIME AND ALL CARS WILL BE PARKED ON PAVED LOT. AUTO LEADER CORP., WILL HAVE 2 EMPLOYEES WORKING AT THIS LOCATION MONDAY THROUGH SATURDAY. THE OFFICE BUILDING WILL ONLY BE USED AS AN OFFICE SPACE, GARAGE WILL ONLY BE USED AS STORAGE AND NOT REPAIRS AND THE BASEMENT HAS NO USE AT ALL. BASEMENT IS ONLY USED FOR WATER HEATER AND BOILER.



USE OF BASEMENT

Auto Leader Corp., located at 2161 N Rand Road, Palatine, IL 60074 will not use the basement located on the premises. The Basement is only there for the water heater and boiler, there won't be no storage nor work going on in the basement.



PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 24, 2018 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit used auto sales facility pursuant to Section 11.06 (e) (6) of the Palatine Zoning Ordinance. The property is commonly known as 2161 N. Rand Road (PIN# 02-02-102-028).
 The Petitioner is requesting to operate a used auto sales facility.
 The above petition has been filed by Volodymyr Popaduk and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 18-22
VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
DATED: This 9th day of April, 2018.
 Published in Daily Herald
 April 9, 2018 (4497549)

CERTIFICATE OF PUBLICATION

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BY *Danula Baltz*
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