



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 13, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Mar 23, 2021 7:00 PM

III. PUBLIC HEARING

1. 434 E. Palatine Road

Special Use to permit a medical office (Podiatrist) pursuant to Section 11.02 (d) (15) of the Palatine Zoning Ordinance.

2. 2017 N. Rand Road

Special Use to permit auto repair pursuant to Section 11.06 (e) (20) of the Palatine Code of Ordinances.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS

MINUTES • MARCH 23, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Feb 23, 2021 7:00 PM - **Accepted**

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

Minutes Acceptance: Minutes of Mar 23, 2021 7:00 PM (Approval of Minutes)

2. Zoning Board of Appeals - Regular Meeting - Mar 9, 2021 7:00 PM - **Accepted**

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

Minutes Acceptance: Minutes of Mar 23, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 220 N. Smith Street Unit #120 - **Recommended to Approve**

Notice was published in the Daily Herald on March 8th, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in Staff: Lyn Bremanis

Sworn in petitioner: Dr. Russell Verbic - 600 N North Court - Suite 220

Special Use to permit a medical (dental) office pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.

Ms. Wood requests Mr. Verbic to explain his request for Special Use.

Mr. Verbic explains he is relocating to a newer building because of current landlord issues and downsizing. He talks about patient count on a normal day and expects to have two to three patients per hour on the average. Employee count is currently at five employees plus himself for a total of six.

Mr. Pirog asks how many patient chairs are there currently in his existing space.

Mr. Verbic states that there are currently seven and the new location will have five. He states that it is rare that all patient chairs would be occupied at one time. The normal is two.

Ms. Wood asks staff for information on the requirements for the 3 hour parking spaces that are assigned to the building.

Ms. Bremanis states that there have not been any complaints in regards to the parking spots from other uses within the building.

Ms. Wood asks what the current occupancy is at the building.

Mr. Verbic responds he doesn't know.

Ms. Bremanis states that petitioner has covered all concerns. Community Services and Fire Prevention has also reviewed and did not note any issues. Business hours will be 7am to 6pm Monday thru Friday. This is a planned development following the B2 Standards therefore the special use is required for medical use.

Mr. Cavanaugh asks what is currently in the space right now.

Mr. Verbic states that it is vacant.

Ms. Wood asks to move to Staff Recommendation.

STAFF RECOMMENDATION:

The proposed use of the tenant space as a dental office would occupy a vacant tenant space and maintain the current mixture of office and service uses within the building and overall development. This is a relocation of the existing practice within Palatine and should not have a negative impact on the surrounding properties. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan submitted by the Petitioner on 2/23/21 and the Floor Plan prepared by Apex Design Build dated 1/15/21, except as such plans may be changed to conform to Village Codes and Ordinances.

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

Motion to approve subject to staff's conditions; seconded

Deliberations:

Mr. Dittrich feels it is a no risk business as the petitioner has been in operation for over nine years in Palatine and does not see that it could cause any substantial injury to other properties in the area. He states that the business could actually be a benefit of the space and votes to approve.

Ms. Roth-Wurster states that standards have been met and feels it would be a good addition to the community. She votes to approve.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on April 12, 2021

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

2. 220 N. Smith Street Unit #117 - **Recommended to Approve**

Notice was published in the Daily Herald on March 8th, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in Staff: Lyn Bremanis

Sworn in petitioner: Debra Muffoletto - 101 N Pine St - Prospect Heights, IL

Special Use to Special Use to permit a maximum of eight (8) suites for massage and medical (chiropractic services) pursuant to Section 11.03 (d) (22) and (42) of the Palatine Zoning Ordinance.

Ms. Wood asks petitioner to explain her request.

Ms. Muffoletto explains that she is the owner of My Salon Suites of Palatine. There are currently 31 suites which is an increase from 25 as they have expanded into the former Subway space. Recently, there has been a request from potential tenants that would require special use permission, which is for massage therapists and chiropractic services. Ms. Muffoletto presents a photo of the current suites that are used for stylists and explains the intention is to expand the diversity of the offerings within the space. She explains that they would like to have the potential to offer approximately 25% of the space to massage therapists and chiropractors.

Ms. Wood asks if the plan is to use space that was previously rented to other businesses.

Ms. Muffoletto states that the space was renovated and there are currently 31 suites versus the original 25 suites. Eight of those suites would be designated for the current business request. A maximum of three would be for the chiropractor service requests and five suites for massage therapists.

Mr. Pirog asks why this is a special use for these types of businesses.

Ms. Bremanis explains that the certain business types including these uses require special use review and ultimately approval from Village Council per the zoning code. The new tenant requests will require these businesses to be licensed within the Village and also provide state license. All businesses within the space are licensed individually and registered with the Village.

Mr. Dittrich expresses confusion regarding the limit to 3 spaces for the chiropractor use and asks if the concern is the parking issue.

Ms. Bremanis explains that they anticipate additional foot traffic within the

building for the chiropractic services since most appointments are 10-15 minute intervals. This service tends to have more patients per hour versus the massage therapist or the other current businesses. She also explains that there are 2 entrances designated for the suites and refers to the floor plan showing the entrance locations.

Ms. Muffoletto states that the initial thought did not consider chiropractor or massage services and is not opposed to having only three suites available for the chiropractor service.

Mr. Pirog asks who has the burden of making sure the businesses are licensed.

Ms. Bremanis replies that the ultimately the owner is responsible.

Ms. Muffoletto states that the licensing requirements for the Village is communicated to tenants as part of the welcome package.

Ms. Wood asks how many suites are rented currently.

Ms. Muffoletto confirms that there are 26 rented currently.

Mr. Cavanaugh asks if there are any concerns about the increased traffic due to the chiropractors. Ms. Muffoletto states that there are no concerns as protocols are in place for the suite owners.

Mr. Cavanaugh asks if there is waiting areas within the building.

Ms. Muffoletto states that there is a very small lobby with one chair.

Ms. Wood asks where customers wait if the provider is running late.

Ms. Muffoletto explains that every suite is listed at the security keypad at the front entrance. Customers have to be buzzed in. Every suite has a security camera and a code at the keypad. Customers that need to wait for their service are normally waiting in their car.

Ms. Wood asks if the current security system was put in place due to Covid.

Ms. Muffoletto states that this is the security protocol and was designed specifically for this use and is not Covid related.

Ms. Bremanis asks petitioner how long she has been in business prior to Covid.

Ms. Muffoletto states she has been in business about a year.

Ms. Bremanis asks if the suites were full at this time.

Ms. Muffoletto states they are not. The suites provide people with a sense of safety in the current environment. She also states that not all suites are open at the same time. Start times, close times and days vary among the current tenants.

Mr. Dittrich asks if there is any code for lobby size.

Ms. Bremanis states that she is not aware of any code for lobby size.

Ms. Wood asks if there are any concerns regarding parking.

Ms. Bremanis states that they have 25 parking spaces that service the employees and additional parking for the clients.

Ms. Wood asks if they are marked.

Ms. Muffoletto confirms that as tenants of Hamilton partners, members are allowed to park in office parking spaces. The license plate numbers are provided to building management.

Ms. Wood asks where the 25 parking spaces are located.

Ms. Muffoletto explains that they are on the 1st floor in the parking garage and are marked as office.

Ms. Wood asks staff if there are any other comments.

Ms. Bremanis replies no and states that Community Services and Fire Prevention has also reviewed and did not note any issues.

Ms. Wood moves to staff recommendations.

STAFF RECOMMENDATION:

My Salon Suites are mall-style suites consisting of individual beauty, health and wellness type businesses. The spaces are set-up for individual microbusinesses, and the Petitioners are seeking a Special Use to allow up to 8 of the 31 tenant spaces to be used for massage and chiropractic services. However, Chiropractors do have a much higher number of clients per day in comparison to the existing businesses and proposed massage uses.

Therefore, Staff is proposing that there be a maximum of 3 chiropractors permitted at any one time. With this limitation, the proposed Special Use should not have a negative impact on the surrounding businesses or properties. In addition, each massage therapist and chiropractor will be required to obtain a Palatine Business License and provide a copy of their respective State licensure. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioners on 2/19/21 except as such plans may be changed to conform to Village Codes and Ordinances.
2. The massage and chiropractic tenants shall apply for a business license with the Village of Palatine and provide a copy of the State License with the business license application.
3. Not more than three (3) chiropractic tenants shall be permitted at any one time

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

Motion to approve subject to staff's conditions; seconded

Deliberations:

Mr. Pirog states that he believes it would be a good business plan for palatine and notes a similar location in deer park.

Ms. Roth-Wurster agrees and states that the standards have been met. She states that this is a good business for Palatine and a good blend.

Ms. Wood also states that this will be a good business model and agrees with the limitations set forth. The petitioner can still operate successfully and keep the control of the property and the parking demand.

Communications:

Ms. Bremanis states that the next meeting is scheduled for April 15th and there

will be two items on the agenda.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on April 12, 2021

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

IV. COMMUNICATIONS

V. ADJOURNMENT

Minutes Acceptance: Minutes of Mar 23, 2021 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 04/13/21 07:00 PM

CASE STAFF STATEMENT (ID # 6660)

434 E. Palatine Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Dr. Mary Olszewski & Assoc.

CASE NUMBER: 21-23

ADDRESS: 434 E. Palatine Road

PROPOSAL:

Special Use to permit a medical office (Podiatrist) pursuant to Section 11.02 (d) (15) of the Palatine Zoning Ordinance.

<u>LOCATION:</u>	434 E. Palatine Road District 6 (Helms)	<u>CURRENT ZONING:</u>	B-1 Shopping Center District
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SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single Family Residential
<u>South</u>	B-1 Shopping Center District
<u>East:</u>	R-2 Single Family Residential
<u>West:</u>	B-1 Shopping Center District

BACKGROUND:

The Petitioner is proposing to relocate a medical (podiatrist) office to 434 N. Palatine Road. Therefore, the Petitioner is requesting:

Special Use to permit a medical (podiatrist) office.

SITE ANALYSIS:

- The Subject Property is zoned B-1 Shopping Center District, and is a standalone building currently occupied by Affinity Title Services LLC.
- The Petitioner would like to relocate their existing Podiatrist Office to the Subject Property.
- The total building area is approximately 3,792 square feet.
- The hours of operation would be:
 - Monday and Wednesday 10 AM - 7 PM

- Tuesday 9 AM - 7 PM
 - Thursday & Friday: 9 AM - 5 PM
 - Saturday 9 AM - 2 PM
 - Sunday closed
- The Petitioner indicated there will be 30 to 40 patients per day. Patients are seen on a 15-minute schedule.
 - The parking requirement is based on the 1/300 square feet. Therefore, 12 parking spaces are required. The Subject Property has 19 spaces parking spaces.

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 SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

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

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

fence when it reaches its lifespan.

ATTACHMENTS:

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

VILLAGE OF
PALATINE



VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Dr. Mary Olszewski & Associates			
	Subject Property Address 434 E. Palatine 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 B-1	Existing Land Use Vacant	Proposed Land Use Medical Office	
Generally describe your request:				
I am a well established podiatrist currently practicing in Arlington Heights. I have out grown my current location and wish to relocate to the Palatine area. I intend to be an active member of the neighborhood and city				
I am a well established podiatrist currently practicing in Arlington Heights. I have outgrown my current location and wish to relocate in Palatine. I intend to be an active member of the neighborhood and city. M. Olszewski				

Attachment: Application (434 E. Palatine Road - SU Medical)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

1. The use is deemed necessary for the public convenience at that location

I am a well establish podiatric physician looking to relocate to a larger facility. We are able to serve the community with foot and ankle medical care.

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

I am well versed in safty procedures and currently employ them and will continue to do so at this location.

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

No injury will be occurred

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

I am not engaging in live entertainment

BUSINESS PLAN

Our three board certified doctors have 85 years of collective experience, bringing unique and extensive specialties to providing diverse foot and ankle care. Our professional staff has been providing treatment of the foot and ankle including orthotics, surgery (off site), diabetic foot care, as well as a myriad of other services and treatments. We are the only podiatry group in the Midwest that injects dermal fillers to aid in the relief of fat pad loss. Our physicians are on staff at Northwest Community Hospital and the Northshore University Healthcare Systems and provide emergency care as well as hospital surgical procedures.

HOURS OF OPERATION

Monday – 10 a.m. to 7 p.m.
Tuesday – 9 a.m. to 7 p.m.
Wednesday – 10 a.m. to 7 p.m.
Thursday – 9 a.m. to 5 p.m.
Saturday – 9 a.m. to 2 p.m.

Including our physicians, we encompass a total of eight employees. Not all employees are full-time.

Average patients per day: 30 to 40. Patients are on a 15-minute schedule without a prolonged wait time.

ADDENDUM TO QUESTIONS

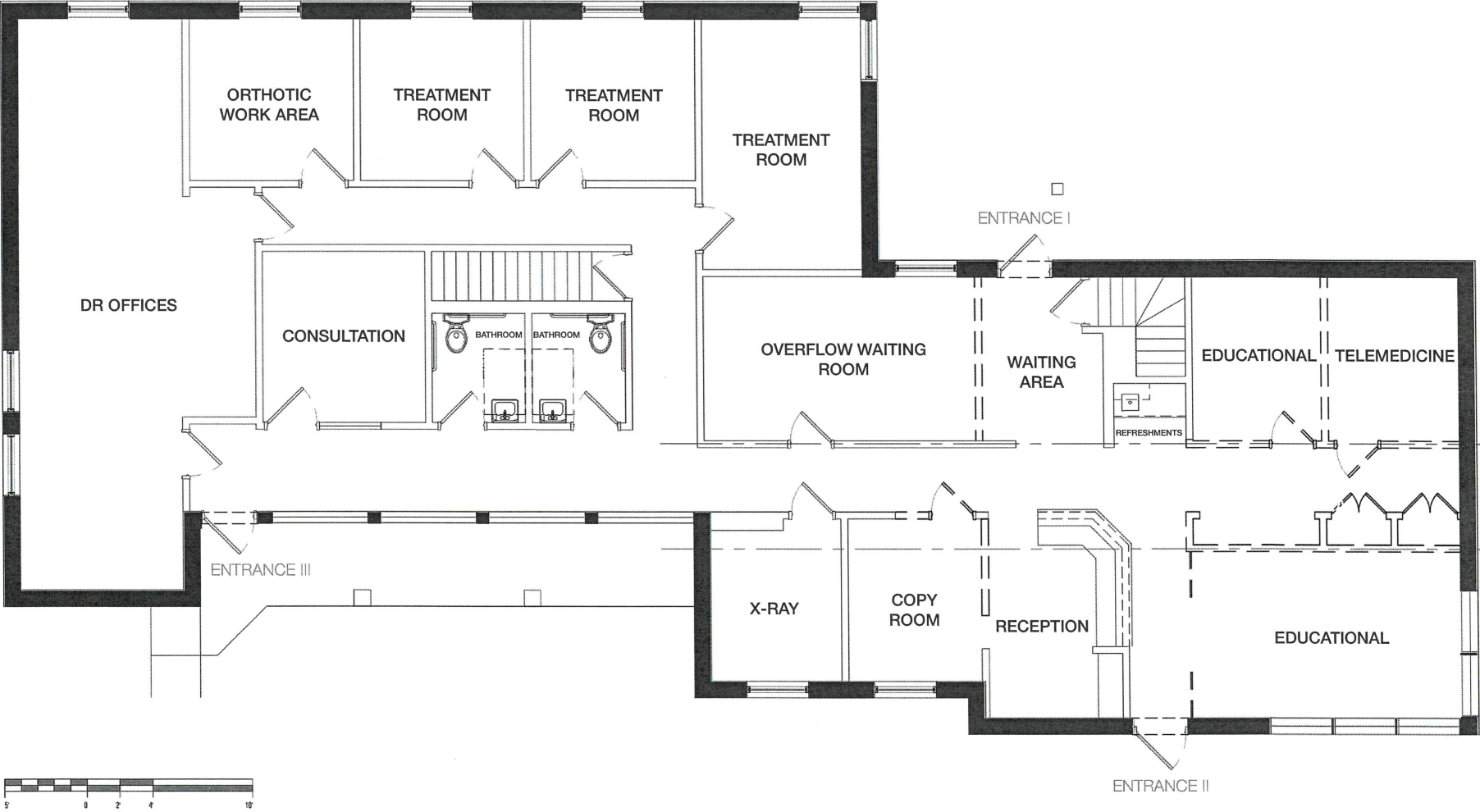
2. Space on floor plan indicates rented out.

I believe this is best described as a carry over from a different rendering. There are no plans to "rent out."

3. Educational rooms

Part of being a good healthcare professional is education of a patient's problem and treatment. This room will also be used for employee education and staff meetings.

I am also a clinical consultant and perform many instructional videos and educational series.



Attachment: Floor Plan (434 E. Palatine Road - SU Medical)

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 13, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following: Special Use to permit a medical office (Podiatrist) pursuant to Section 11.02 (d) (15) of the Palatine Zoning Ordinance.

The property is commonly known as 434 E. Palatine Road (02-14-008-013 & 014).

The Petitioner is proposing to relocate their existing podiatrist office, Dr. Mary Olszewski & Associates. The above petition has been filed by Dr. Mary Olszewski and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 21-23
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 29th day of March, 2021
Published in Daily Herald
March 29, 2021 (4560971)

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

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/29/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY


Authorized Agent
Control # 4560971

Attachment: Public Notice (434 E. Palatine Road - SU Medical)

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 04/13/21 07:00 PM

CASE STAFF STATEMENT (ID # 6658)

2017 N. Rand Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Manuel Gonzalez, El Patron Auto Service and Mufflers

CASE NUMBER: 21-14

ADDRESS: 2017 N. Rand Road

PROPOSAL:

Special Use to permit auto repair pursuant to Section 11.06 (e) (20) of the Palatine Code of Ordinances.

<u>LOCATION:</u>	2017 N. Rand Road District 3 (Myslinski)	<u>CURRENT ZONING:</u>	B-5 Highway Business District
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SURROUNDING CONDITIONS:

<u>North:</u>	P - Planned Development
<u>South</u>	P - Planned Development
<u>East:</u>	P - Planned Development
<u>West:</u>	B-5 Highway Business District

BACKGROUND:

The Petitioner is proposing to operate an auto repair facility at this location. Therefore, the Petitioner is requesting:

- **Special Use to permit auto repair**

SITE ANALYSIS:

- The Subject Property is zoned B-5 Highway Business District. It contains an existing single-story building and was previously a used auto sales business.
- The Petitioner would like to operate an automotive repair facility at this location.
- The proposed hours of operation are Monday through Friday from 7 AM to 6 PM, Saturday from 7 AM to 3:30 PM, and closed on Sunday.

- There will be up to 5 full-time employees.
- The Petitioner is proposing to add 2 lifts to the garage area for a total of 3 lifts.
- The site plan indicates there are 12 parking spaces, including 2 handicap spaces for customers and employees. In addition, there are 36 spaces in the rear of the building for car storage used by the previous used auto sales business.

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 SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

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

1. The Special Use shall substantially conform to the site plan and business plan submitted by the Petitioner, Manuel Gonzalez, submitted on 02/11/2021, except as such plans may be changed to conform to Village Codes and Ordinances.
2. A parking lot lighting and photometric plan shall be submitted in a manner acceptable to the Village Engineer, prior to the issuance of a Business License.
3. Restrictions for storm water must be confirmed by an inspection completed by the Village Engineer.

4. Any noise issues that negatively affect the neighboring residential property shall be addressed in manner acceptable to the Director of Planning and Zoning.
5. Easement access shall remain clear, including the loading with snow.

ATTACHMENTS:

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

2017 N Rand Road

3.2.a



VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Manuel Gonzalez		El Patron Auto Service & Mufflers	
	Subject Property Address			
	2017 N Rand Road Palatine, IL			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one)			
	☐ Special Use ☐ Special Use Amendment ☐ Variation			
Existing Zoning District		Existing Land Use		Proposed Land Use
Generally describe your request:				
Looking Forward to be able				
to open a shop for Auto Motive Repairs				

Attachment: Application (2017 N. Rand Road - SU auto repair)



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

Yes theres not many Shop Around

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

Yes

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

NO

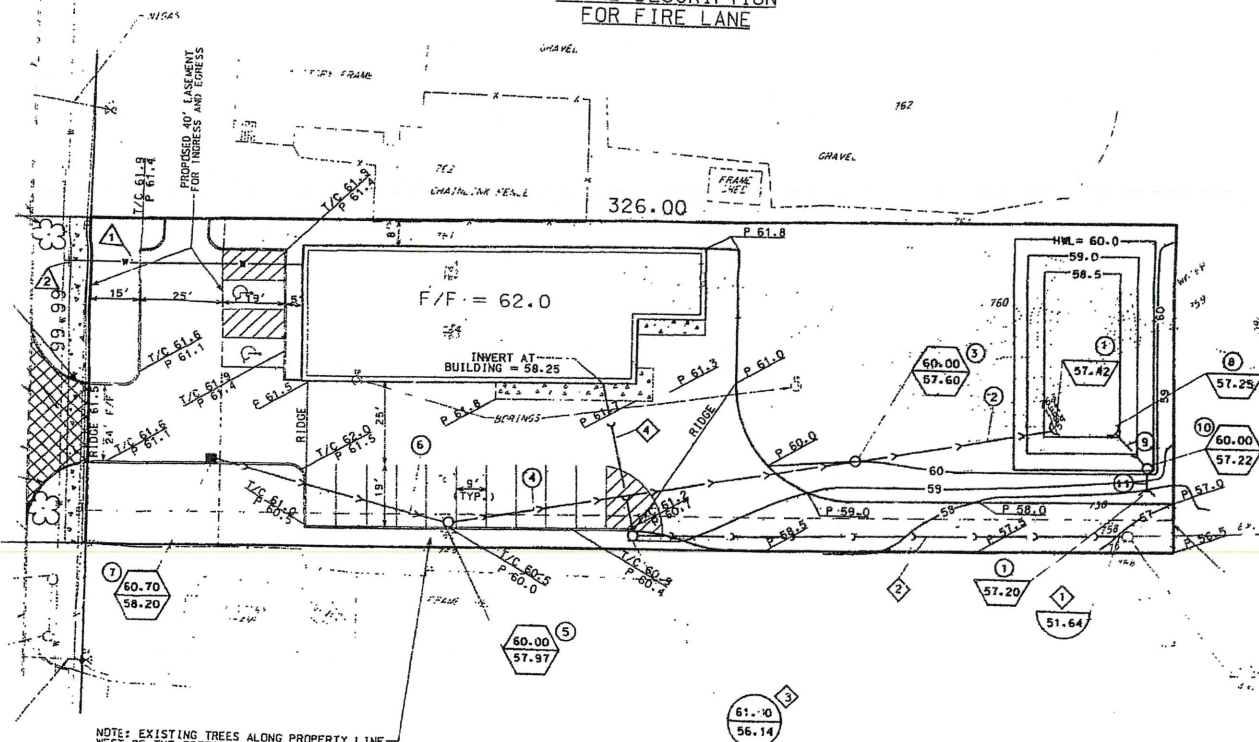
4. With respect to live entertainment uses, the use shall not:
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on 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

NO

EASEMENT FOR EMERGENCY ACCESS OVER THE PREVIOUSLY DESCRIBED PROPERTY:

A 15 FOOT WIDE EASEMENT FOR EMERGENCY ACCESS, OF WHICH THE SOUTHEASTERLY BOUNDARY IS HEREBY DESCRIBED: COMMENCING AT THE POINT OF BEGINNING FOR THE PREVIOUSLY DESCRIBED PARCEL, THENCE NORTHWESTERLY ALONG THE NORTH-EASTERLY LINE OF RAND ROAD AS WIDENED A DISTANCE OF 24 FEET; THENCE NORTHEASTERLY AND PARALLEL TO THE SOUTHEASTERLY PROPERTY LINE A DISTANCE OF 150 FEET; THENCE NORTHEASTERLY TO A POINT ON THE SOUTHEASTERLY PROPERTY LINE 145 FEET SOUTHWESTERLY OF THE NORTHEAST PROPERTY CORNER; THENCE NORTHEASTERLY 145 FEET ALONG THE SOUTHEASTERLY PROPERTY LINE TO THE NORTHEAST PROPERTY CORNER.

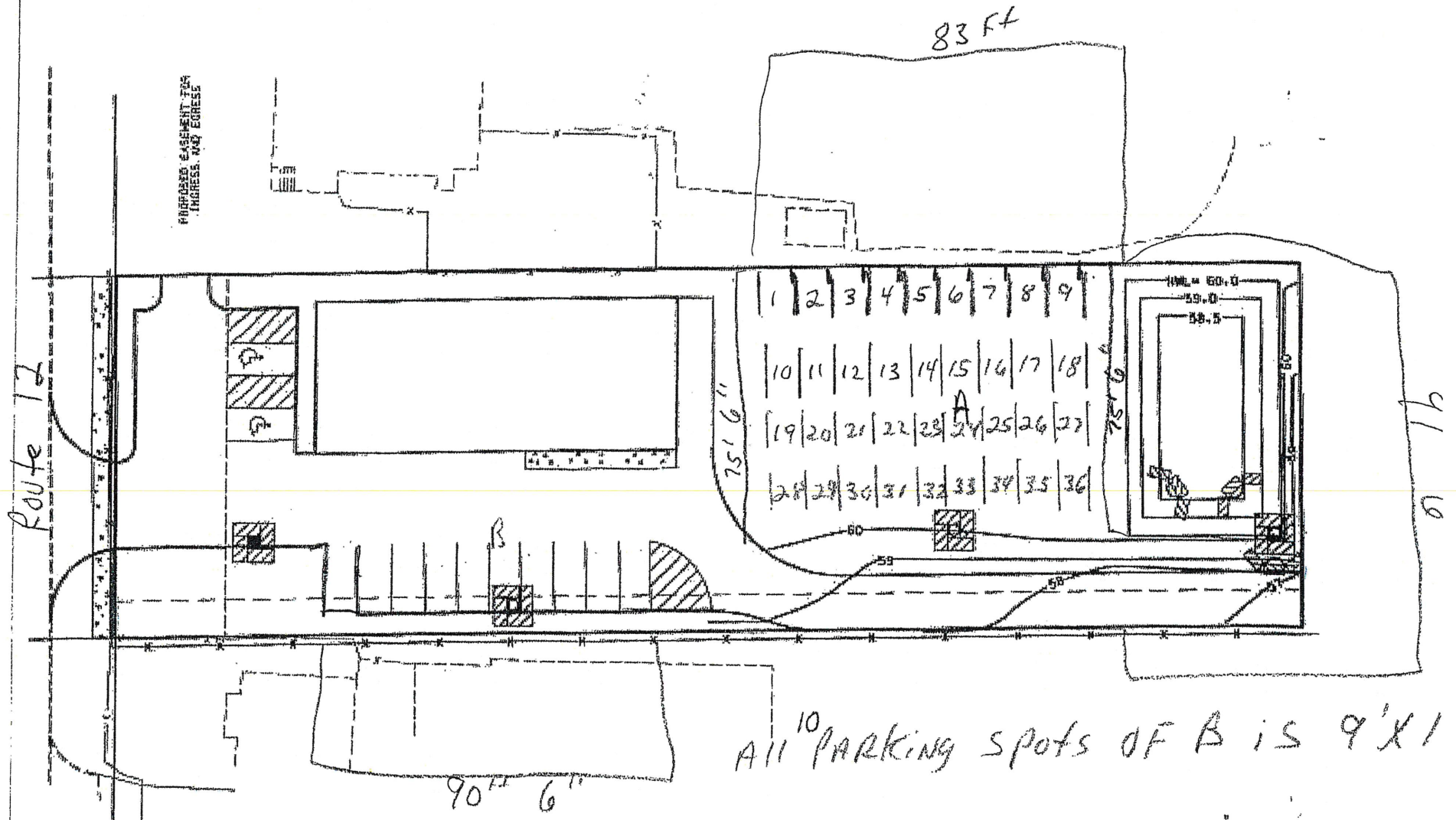
LEGAL DESCRIPTION
FOR FIRE LANE



NOTE: EXISTING TREES ALONG PROPERTY LINE
WEST OF THE PROPOSED FIRE LANE ON THE
SOUTH PROPERTY LINE SHALL BE PRESERVED.

SETON ENGINEERING CIVIL ENGINEERS PHONE: (847) 716-7200 100 W. BROOKWAY ST. PALATKAH, ILLINOIS 60067	PROFESSIONAL DESIGN FIRM LICENSE #184-002016 DATE OF EXPIRATION: 4-30-99	DESIGN: TJM SCALE: 1" = 20' DRAFTING: AM DATE: 3-2-97	REVISIONS
	SITE ENGINEERING PLAN		

ALL OF A IS PAVED 83 FT
 ALL 36 PARKING SPOTS OF A:



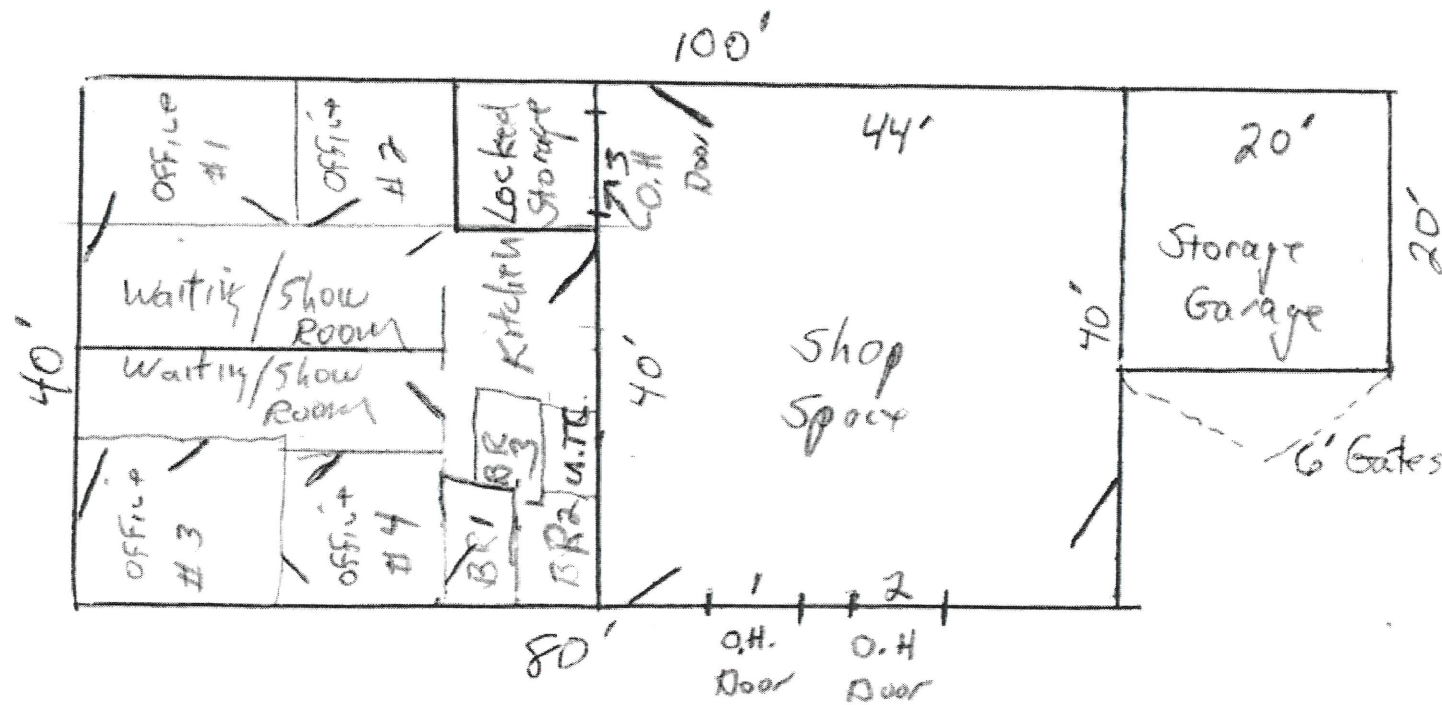
ALL 10 PARKING SPOTS OF B IS 9' X 1

Business Plan

The shop we are trying to open in the city of palatine will be called El Patron Auto Service & Mufflers. A shop were we be going to be performing Auto Repairs such as Brake, Oil Changes, Engines, Transmissions, Mufflers / Exhaust System. Helping out the community maintain their cars quiet or Make repairs in order to pass their emission test.

The Business will start with two employees at first and once starts picking up will consider hiring at least 2 to 3 more employees. Our business of operation will be Monday to Friday 8Am to 6Pm, Saturdays 7Am to 3:30Pm Sundays Close. We expect to see 20 cars daily once the business has been recognized by the community.

The Building does not need repairs internal or external. Will have 3 car lifts total, will be installing 2 lifts since there is one existing lift inside already. Insurance will be provided to the business once the permits have been approved by the city and being ready to start and run the business



1760 sq. ft. shop

(3) O.H. Door. = Overhead Door 10'

U.T.C = Utility Closet (Hot water heater/furnace)

(5) Doors - outside access

(4) Offices

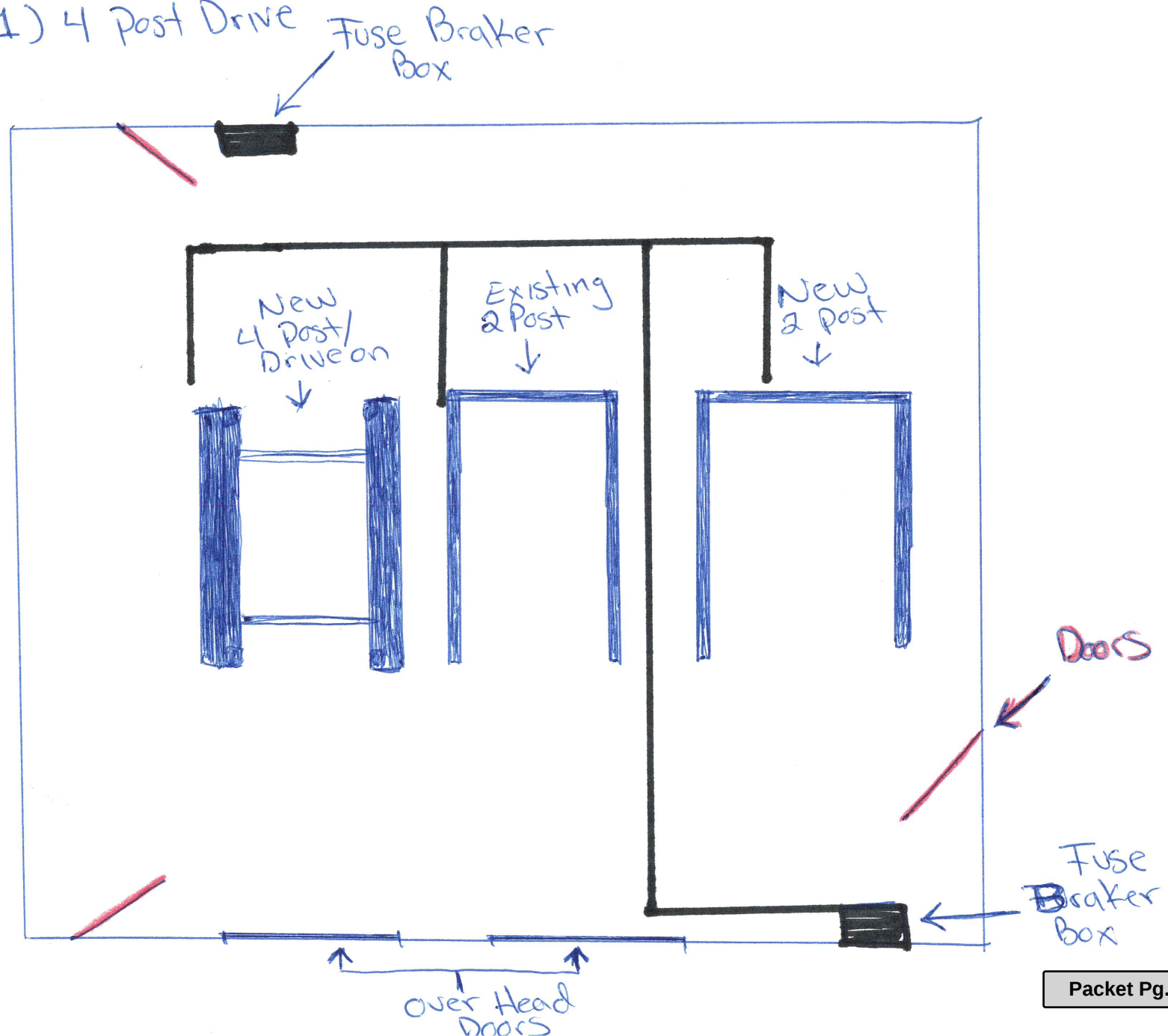
(3) Bathrooms

(2) Waiting/show rooms

Shop Space Area

3.2.e

- * Installing (1) 2 post lift
- * Installing (1) 4 post Drive on lift



Attachment: Floor Plan (2017 N. Rand Road - SU auto repair)

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 13, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following: Special Use to permit auto repair pursuant to Section 11.06 (e) (20) of the Palatine Code of Ordinances. The property is commonly known as 2017 N. Rand Road (02-02-203-062). The Petitioner is proposing to open an additional location for an existing auto repair business, El Patron Auto Service and Mufflers. The above petition has been filed by Manuel Gonzalez and is available for examination in the office of the Village Clerk, 200 E. Wood Street. FILE #: 21-14 VILLAGE OF PALATINE Jan Wood, Chair Palatine Zoning Board of Appeals DATED: This 29th day of March, 2021 Published in Daily Herald March 29, 2021 (4560972)

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

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/29/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY


Authorized Agent
Control # 4560972

Attachment: Public Notice (2017 N. Rand Road - SU auto repair)