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 10, 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 - Mar 27, 2018 7:00 PM

III. PUBLIC HEARING

1. 223 E. Northwest Highway

   THE PETITIONER HAS REQUESTED THEIR SPECIAL USE BE PUT ON HOLD UNTIL FURTHER NOTICE. AS REQUIRED, THE VILLAGE SENT ITS NOTICE, BUT THE PETITIONER DID NOT FULFILL THEIR NOTICE OBLIGATIONS.

2. 33 N. Clyde Avenue

   Special Use Amendment to allow an accessory structure to be used for more than storage pursuant to Special Use Ordinance #O-51-12.
   Variation to permit the total square footage of all accessory structures to be 900 square feet instead of the maximum permitted 700 square feet pursuant to Section 6.01 (a) (4) of the Palatine Zoning Ordinance.

3. 534 W. Helen Road

   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 pursuant to Section 6.01 (a) (4) (a) of the Palatine Zoning Ordinance.

4. 920 W. Kenilworth Avenue

   Variation to permit a patio to be set back 0 feet from the side lot line instead of the required 2 feet pursuant to Section 10.01 (d) (3) (b) of the Palatine Zoning Ordinance.
   Variation to permit a patio to be set back 0 feet from the rear lot line instead of the required 2 feet pursuant to Section 10.01 (d) (3) (b) of the Palatine Zoning Ordinance.
   Variation to permit a sidewalk to be set back 1 foot from the side lot line instead of the required 2 feet pursuant to Section 10.01 (d) (3) (b) of the Palatine Zoning Ordinance.
   Variation to permit building coverage to be 38 percent instead of the maximum permitted 35 percent pursuant to Section 10.06 (g) (1) (a) of the Palatine Zoning

Ordinance.
Variation to permit lot coverage to be 55 percent instead of the maximum permitted 45 percent pursuant to Section 10.06 (g) (1) (a) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT

VI. CASE STAFF STATEMENTS

VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
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ZONING BOARD OF APPEALS

MINUTES ● MARCH 27, 2018

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	Present	
Kevin Cavanaugh	Commissioner	Present	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Present	

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Mar 13, 2018 7:00 PM **- Accepted as Amended**

   I have two minor corrections to the minutes from our last meeting.

1. Packet Page 23 "Ms. Wood asked if any other questions for Petitioner. " should be changed to Mr. McGinn (I recused myself).
2. Packet page 24 "Ms. Wood summarized that this request . . . " please change to Mr. McGinn also (I recused)

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

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III. PUBLIC HEARING

1. 950 W. Colfax Street **- No Recommendation**

   Notice was published in the Daily Herald on March 12, 2018 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. Site Plan
5. Elevations
6. Floor Plans
7. Public Notice

Ms. Bremanis gave the background of the request explaining the petitioner is proposing to build a 2-story addition that encroaches into the minimum required front and interior side yard setbacks. Therefore, the petitioner is requesting:

- **Special Use to permit an addition to be setback 4 feet from the side lot line instead of the minimum required 5 feet and 10 feet from the front lot line instead of the minimum required 30 feet**

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family. The residence has an existing non-conforming setback from the side lot property line at 4.97 feet instead of the required 5 feet for a side yard.
- The petitioner converted the existing 2- car garage into living space, without a permit. Per the Palatine Zoning Ordinance 7.03(b)(1) single family detached dwellings are required to have 3 parking spaces, including one garage space.
- The Petitioner is proposing to build a two-story addition including a garage that would align with the existing structure and located less than the minimum 5 feet from the side property line. The front yard setback for the addition would be 10 feet, instead of the minimum required 30 feet.
- The peak height meets code. Both building and lot coverage meet code.
- In reviewing the plats of survey of the homes in this area of W. Colfax Street, the typical front yard setback is a minimum of 35 feet and there are several homes with a 70 foot plus front yard setback. There are also 4 new homes being constructed in the 900 block of W. Colfax Street, which meet the minimum required 30-foot setback.
- Unlike other front yard setback reductions, which were approved to solve an infrastructure or storm water management problem, there is not a similar circumstance in this area.
- While the property has a substantial rear yard the existing home has minimal side yard setbacks not leaving room for a driveway for a detached garage. In

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addition, the plat of survey indicates that this is the location of the septic field, which further limits the ability to use this area to resolve this issue.

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.

Mr. Pirog referred to the slide and clarified there are no sidewalks.
Ms. Bremanis stated there are none.

Mr. Pirog asked about the requirement for the driveway to have room for car to pull into.
Ms. Bremanis explained the code requires room for 3 parked cars. She further explained the way it was allowed two cars in the garage and 2 cars in the driveway. Ms. Bremanis pointed out though there are no sidewalks it is the property line not the curb line that are the guidelines.

Ms. Roth-Wurser asked about the septic fields and why engineering has no issues.
Ms. Bremanis explained they are not building in the septic fields and was only mentioned to explain why it would be an impediment to them to build in the rear.

Sworn in petitioner - Peter Foster 950 W Colfax St. Palatine, IL
Mr. Foster explained the proposal is for an addition off the front because the septic tank in the rear causes issues with building in the rear. He explained the reason they need the addition is because their family has grown from 2 children to 4. He explained this is why they converted the garage space to living space. Mr. Foster explained the layout of the proposed addition.

Mr. McGinn asked if he has spoken to the neighbors.
Mr. Foster stated they have seen the elevations and have no issues with it.

Mr. McGinn asked if 946 and 954 W Colfax are okay with it.

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Mr. Foster stated yes his immediate neighbors.

Mr. Pirog asked how the 3 cars will be parked.
Mr. Foster explained it will be a side load garage with 2 spots in garage and potentially 1 in the driveway.

Mr. Pirog pointed out with 4 kids there is a possibility of having 4 cars.
Mr. Foster agreed that may be true but pointed out there is an age difference between them.

Ms. Wood asked if the garage door will be moved.
Mr. Foster explained the intent is to move to align with the living room and build a porch off that.

Ms. Wood asked if they had looked into the possibility of building in the back.
Mr. Foster explained not in detail but it would quite extensive and would require ripping up the whole back yard because they would have to move the septic field and the leech tank.

Ms. Wood asked what they would do if the petition is not approved.
Mr. Foster explained he would apply for a variation to remove requirement of a garage space and live with what they have.

Ms. Wood asked how long they have not had a garage.
Mr. Foster stated since September.

Ms. Wood asked how many vehicles they currently have.
Mr. Foster explained there are 3 but they are selling 1. He further explained they didn't use the garage to store cars when they had it.

Mr. Cavanaugh asked if they actually looked into building the addition in the back.
Mr. Foster explained he looked but didn't put any hard cost to it.

Mr. Cavanaugh asked if he was forced would it be feasible.
Mr. Foster stated it is doable but not ideal.

Ms. Wood asked how long they have been in the house
Mr. Foster answered 5 years.

Ms. Wood asked about the makeup of the neighborhood related to the request.
Mr. Foster stated he doesn't think it will have a significant impact since the houses sit so far back from the road. He further explained the addition would still be 40-45 feet back from the road.

Ms. Wood asked staff about the distance if in the future sidewalks were added.
Ms. Bremanis explained Colfax is an IDOT road so those decisions are made by them. She further explained there is always a possibility they would widen the

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road which is why the parkways are so large.

Ms. Wood asked staff if the addition currently would be 40-45 ft. from the road.
Ms. Bremanis stated she did not have a plat of survey to go by but by an aerial view it looked like 30 ft.

Ms. Wood asked the petitioner if his numbers are an estimate.
Mr. Foster explained his estimate at 15 steps each step being a yard.

Ms. Wood asked about the distance related to the tree.
Mr. Foster explained the tree is approx. on the property line so the addition would be 10 ft. on the house side of the tree. He referred to the existing condition slide pointing out the bricks in the grass is where the addition would be.

Discussion on which bricks and the location of the addition.

Mr. McGinn asked staff why the house to the left in the existing condition slide is set so far back.
Ms. Bremanis explained 10 years ago a developer came in and developed the properties next to it.

Mr. Cavanaugh clarified the newer homes have the 70 ft. setback.
Ms. Bremanis corrected some of the older homes have the 70 ft. setback.

Mr. Cavanaugh asked if the 4 newer homes have the 70 ft. setback.
Ms. Bremanis stated the newer homes that are in construction are setback approx. 35 ft.

Discussion on the setbacks of the houses on the block.

Ms. Roth-Wurser asked if staff was aware of any homes this close to the road on Maple.
Ms. Bremanis stated she did not see anything comparable in the immediate couple block area.

Mr. Cavanaugh asked if the reason the neighbors to the south are closer to the street is because they have septic fields in the back as well.
Mr. Foster stated that is correct explaining the neighbor to the northwest has one in the front but all properties to the southeast have it in the back.

Ms. Wood asked staff if they widen the road how many feet would be added.
Ms. Bremanis stated she does not know but can say it is not on any capital improvement list at this point for either sidewalks or widening of the road but could potentially happen.

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

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STAFF RECOMMENDATION:
The Petitioner is proposing to build an addition that encroaches into the minimum required front and side yard setbacks. While the side yard encroachment should not have a negative impact due to its minimal encroachment, Staff is concerned about the requested 10 foot front yard setback for the 2-story addition and its potential impact. It is both inconsistent with all of the other front yard setbacks in the area and has the potential to negatively impact the surrounding properties. Therefore, Staff recommends denial of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the elevation plan dated 2/3/18 and site plan dated 2/9/18 submitted by the Petitioner except as such plans may be revised to conform to Village Codes and Ordinances.

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

Mr. Cavanaugh clarified staff is recommending denial but the conditions are if the board approves the request.
Ms. Bremanis answered yes.

Mr. Dittrich asked where the closest property is that is hooked up to Village sewers.
Ms. Bremanis referred to the aerial slide to show the closest property and explained the property in question is a substantial distance away from connecting to the village sewer system.

Mr. Pirog asked if the homes along North Lake shore Dr. are conforming being that close to the road.
Ms. Bremanis stated she doesn't know.
Mr. Dittrich stated those are townhomes.

Mr. Cavanaugh asked if connecting to the sewer would be a cheaper option.
Ms. Bremanis stated that is not that close in terms of connecting to a sewer.

Ms. Roth-Wurser asked if this area was developed 10 years ago.
Ms. Bremanis stated she believe so.

Ms. Roth-Wurser asked if it was a condition of the PUD
Ms. Bremanis answered no explaining there was no PUD associated with it.

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

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

DELIBERATIONS:
Mr. Cavanaugh stated this is a unique situation because the petitioner has a septic field in the back which makes it difficult to work into. He stated he is not

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100% certain it won't affect property values but they are limited.

Mr. Dittrich stated generally he would be against but this stretch of Colfax is kind of weird being it is used to get around the Northwest Highway/ Quentin light. He stated he feels there may be a little more leeway to allow it to go through but it is not clear-cut.

Ms. Roth-Wurser stated she went out to look at the property and had to park on Maple because there was nowhere to park on Colfax. She spoke to the possibility of IDOT expansion and to the how all the properties line up and the impact this may have on the area.

Mr. Cavanaugh pointed out if IDOT expands the homeowner will have created the situation for himself.

Mr. McGinn agreed with staff and spoke to the adverse impact on the community.

Mr. Pirog spoke to the only criteria for a special use being not having a negative impact and how staff believes it will.

Ms. Wood stated she is torn on this one. She stated she has driven past this property a lot in the last week and there is nowhere to park. She stated she is leaning toward it since there are train tracks there so it already has a negative impact and is different. She pointed out if it does not go through they will apply to not have a garage and then their cars would be sitting out and it won't look good. Ms. Wood agreed with Mr. Cavanaugh council will have to make a hard decision.

Ms. Wood summarized that this request will go to council with no recommendation by a vote of 3-3. This item will go to Village Council on April 16, 2018.

RESULT:	**NO RECOMMENDATION [3 TO 3]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	James Dittrich, Commissioner
AYES:	Wood, Cavanaugh, Dittrich
NAYS:	Roth-Wurster, McGinn, Pirog
ABSENT:	Larson, Luszczak

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2. 787 E. Dundee Road **- Recommended to Approve**

Notice was published in the Daily Herald on March 12, 2018.

Petitioner's Exhibits:

1. Aerial map - 787 E Dundee Road
2. Application
3. Plat of Survey
4. Business Plan
5. Floor plan
6. Public Notice

Ms. Bremanis gave the background of the request stating the petitioners are proposing to open a Restaurant. Therefore, the Petitioner is requesting:

- **Special Use to permit a restaurant**

SITE ANALYSIS:

- The Subject Property is zoned P, Planned Development and is an out lot in the Deer Grove Shopping Center. The Subject Tenant Space is approximately 2,000 square feet and is within a six unit building that is approximately 11,940 square feet.
- The Planned Development conforms to the uses for the B-2, General Business district.
- The Petitioner is proposing to open a new restaurant, Royal Crab House, at the location previously known as Pie Five Pizza Company which has been closed for approximately one year.
- The proposed hours of operation are Monday through Friday from 10:30 am to 2 pm; 4:30 pm to 9:30 pm, Saturday 11:30 am to 10:00 pm and Sunday 1:00 pm - 9:00 pm.
- There will be 5 full-time and 4 part-time employees.
- The floor plan indicates 70 seats which the same as Pie Five's seating count, see attached. This space received a parking variation in 2014, which would still would apply.

DEPARTMENTAL REVIEWS:

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

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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.

Ms. Wood asked if there are any questions.

Ms. Wood asked if the parking was available in the shopping center. Ms. Bremanis stated that it was.

Mr. Cavanaugh stated that he is familiar with this center and knows the owners are very good about having their employees' park south of the building.

Ms. Wood asked if The Village has received any complaints concerning the parking. Ms. Bremanis stated none that she was aware of.

Sworn in petitioners: Linda Chen - 1442 Somerset Pl, Barrington, IL 60010
James Zhang - 1442 Somerset Pl, Barrington, IL 60010

Ms. Chen stated she will be a co-owner and Mr. Zhang will be managing the restaurant. Ms. Chen opened her first restaurant in 2005 in Downer's Grove and this will their 4th restaurant so has a lot of restaurant experience.

Mr. Zhang stated the space was a previous restaurant and is set up for them with little changes needed. Ms. Chen has many years experience specifically with seafood and they are very familiar with the restaurant regulations.

Mr. McGinn asked this is going to be more of fast food type of restaurant or sit down. Ms. Chen stated it will a sit down environment.

Mr. McGinn asked if there will be take-out. Mr. Zhang replied yes.

STAFF RECOMMENDATION:
The Petitioner is proposing to operate a new restaurant in a space that was previously another restaurant, Pie Five space in the Deer Grove Centre. The use and seating count are to remain the same. Therefore, this proposed use should not have a negative impact on the neighboring businesses. 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 submitted by the Petitioner on 2/21/2018 except as such plans may be revised to

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conform to Village Codes and Ordinances.

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

Mr. Dittrich made a motion to approve subject to staffs conditions; Seconded by Ms. Roth-Wurster.

DELIBERATIONS:

Mr. Dittrich stated this is a petitioner wanting to move into a space that was previously a restaurant, using basically the same seating plan and there is already an existing variation for parking. This meets all the standards and should be approved.

Mr. Cavanaugh stated he has spent a lot of time at Jersey Mike's and the owner understands a new restaurant is competition but clusters of restaurants tend to be more successful. He thinks it is great to see a restaurant going in there.

Ms. Wood stated while the parking is tight in front of the building there is access to additional parking and is replacing a restaurant.

Ms. Roth-Wurster agreed that people may just have to walk a little further.

Ms. Wood summarized that this request had met the standards and was approved by a vote of 6-0. This item will tentatively go to the Village Council on April 16, 2018.

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

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3. 220 N. Smith Street **- Recommended to Approve**

Mr. McGinn recused himself.

Notice was published in the Daily Herald on March 12, 2018.

Petitioner's Exhibits:

1. Aerial map - 220 N. Smith Street
2. Application
3. Business Plan
4. Plat of Survey
5. Floor plan
6. O-054-01 - Gateway Center Final Planned Development Ordinance
7. Public Notice

Ms. Bremanis gave the background of the request stating the petitioners are looking to relocate their existing dental practice. Therefore, the Petitioner is requesting:

- **Special Use to permit a dental office**

SITE ANALYSIS:

- The subject property is zoned Planned Development and contains the Gateway Center. The subject property is governed by Planned Development Ordinance #O-54-01 and the uses are regulated by the B-2 standards.

- The Petitioner has an existing practice located at 553 N. North Court, but would like to relocate this office to the subject property.

- The subject tenant space is approximately 3,471 square feet. The proposed hours of operation are Monday through Thursday from 8 AM to 5 PM, Friday from 8 AM to 4 PM, and once a month on Saturday from 8 AM to 12 PM.

- There will be 6-11 employees working at any given time. The average number of patients per hours is 2-4 and the maximum is 6 patients at any given time.
- Based on the square footage, 12 parking spaces are required for this use. Within the Gateway parking garage, there are 378 parking spaces for the office building. Of the 378 spaces, 15 parking spaces will be allotted to the proposed use. If the proposed use requires more than 15 parking spaces, the property owner will provide additional parking spaces.

- In addition to the office building parking spaces, there is also 68 3-hour parking spaces on the first floor reserved for office/retail visitors.

DEPARTMENTAL REVIEWS:

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Community Services	No issues identified.
Engineering	N/A
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, 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.

Ms. Wood asked if there are any questions. There were none.

Sworn in petitioner: Mike Rolfs, Hamilton Partners Inc., 1130 Lake Cook Road, Buffalo Grove, 60089

Mr. Rolfs is owner of building and outlined the request.

Ms. Roth-Wurster asked where the business would be located in the building. Mr. Rolfs stated it is on the first floor taking part of the previous fitness center.

Mr. Cavanaugh asked if there was any more medical uses in the building besides Novacare. Mr. Rolfs stated no.

STAFF RECOMMENDATION:
The Petitioner is proposing to occupy a vacant tenant space in the Gateway Center. The Gateway Center currently has a mix of restaurant, office, and service uses. Therefore, the proposed business operations should not have a negative impact on the surrounding properties within this center.

The property owner of the Gateway Center has already allotted 15 parking spaces for the proposed use, with the potential for additional parking spaces, if needed. In addition to these allotted spaces, the Gateway Center has 68 dedicated off-street parking spaces for office/retail customers. Additionally, this is an established dental office, with defined patient office visit patterns and capacity that should not exceed the available parking resources. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan prepared by The Jenkin Group dated 02/23/2018 and the business plan submitted by the

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Petitioner, Dr. Sheffield Hyde on 02/26/2018, except as such plans may be changed to conform to Village Codes and Ordinances.

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

Mr. Cavanaugh made a motion to approve subject to staffs conditions; Seconded by Mr. Dittrich.

DELIBERATIONS:

Mr. Cavanaugh stated it is a good use of the space. A medical office should not require any additional parking than what was provided.

Ms. Wood summarized that this request had met the standards and was approved by a vote of 5-0. This item will tentatively go to the Village Council on April 9, 2018.

RESULT:	**RECOMMENDED TO APPROVE [5 TO 0]**
AYES:	Roth-Wurster, Wood, Cavanaugh, Dittrich, Pirog
ABSTAIN:	McGinn
ABSENT:	Larson, Luszczak

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IV. COMMUNICATIONS

Ms. Bremanis stated none of the items have gone to Village Council from the previous meeting. The next ZBA meeting will on April 10th. As always please let Staff know as soon as possible it you are not going to be able to attend. Mr. Pirog stated he will not be able to attend the April 10th meeting.

V. ADJOURNMENT

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VILLAGE OF PALATINE

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Zoning Board of Appeals

SCHEDULED 04/10/18 07:00 PM

CASE STAFF STATEMENT (ID # 4355)

223 E. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Katie Romack

PETITIONER: Brian Ruck (Planet Fitness)

CASE NUMBER: 18-15

ADDRESS: 223 E. Northwest Highway

PROPOSAL:
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.

ATTACHMENTS:

- Email from Petitioner 3-23-18

Katie Romack

From: Jeremy Pappafagos <jeremy.pappafagos@rnrgp.com>
Sent: Friday, March 23, 2018 10:57 AM
To: Katie Romack
Cc: brian.ruck@pfchicago.com
Subject: RE: Public Notice Requirements

Hi Katie,

Thanks for sending over the reminder; I know we have been going fast with this over the last few weeks. However after speaking with the real estate committee here, they have advised me to put this project on hold once again until we sort out some new information in the marketplace. I'll reach back out to you when we would like to proceed but for now let's leave it, we will not participate in the meeting on April 10th.

I apologize if this has caused any inconvenience. You have been extremely helpful throughout this process and I appreciate all of your help.

Have a great weekend,
Jeremy

ty - SU for fitness center (Planet Fitness))

VILLAGE OF PALATINE

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Zoning Board of Appeals

SCHEDULED 04/10/18 07:00 PM

CASE STAFF STATEMENT (ID # 4354)

33 N. Clyde Avenue

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Katie Romack

PETITIONER: Egle Vasiliauskiene

CASE NUMBER: 15-107

ADDRESS: 33 N. Clyde Avenue

PROPOSAL:

Special Use Amendment to allow an accessory structure to be used for more than storage pursuant to Special Use Ordinance #O-51-12.

Variation to permit the total square footage of all accessory structures to be 900 square feet instead of the maximum permitted 700 square feet pursuant to Section 6.01 (a) (4) of the Palatine Zoning Ordinance.

LOCATION:	33 N. Clyde Avenue District 1 (Millar)	**CURRENT ZONING:**	R-2 Single Family

SURROUNDING CONDITIONS:

North:	R-2 Single Family
South	R-2 Single Family
East:	R-2 Single Family
West:	R-2 Single Family

BACKGROUND:
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.

STAFF RECOMMENDATION:

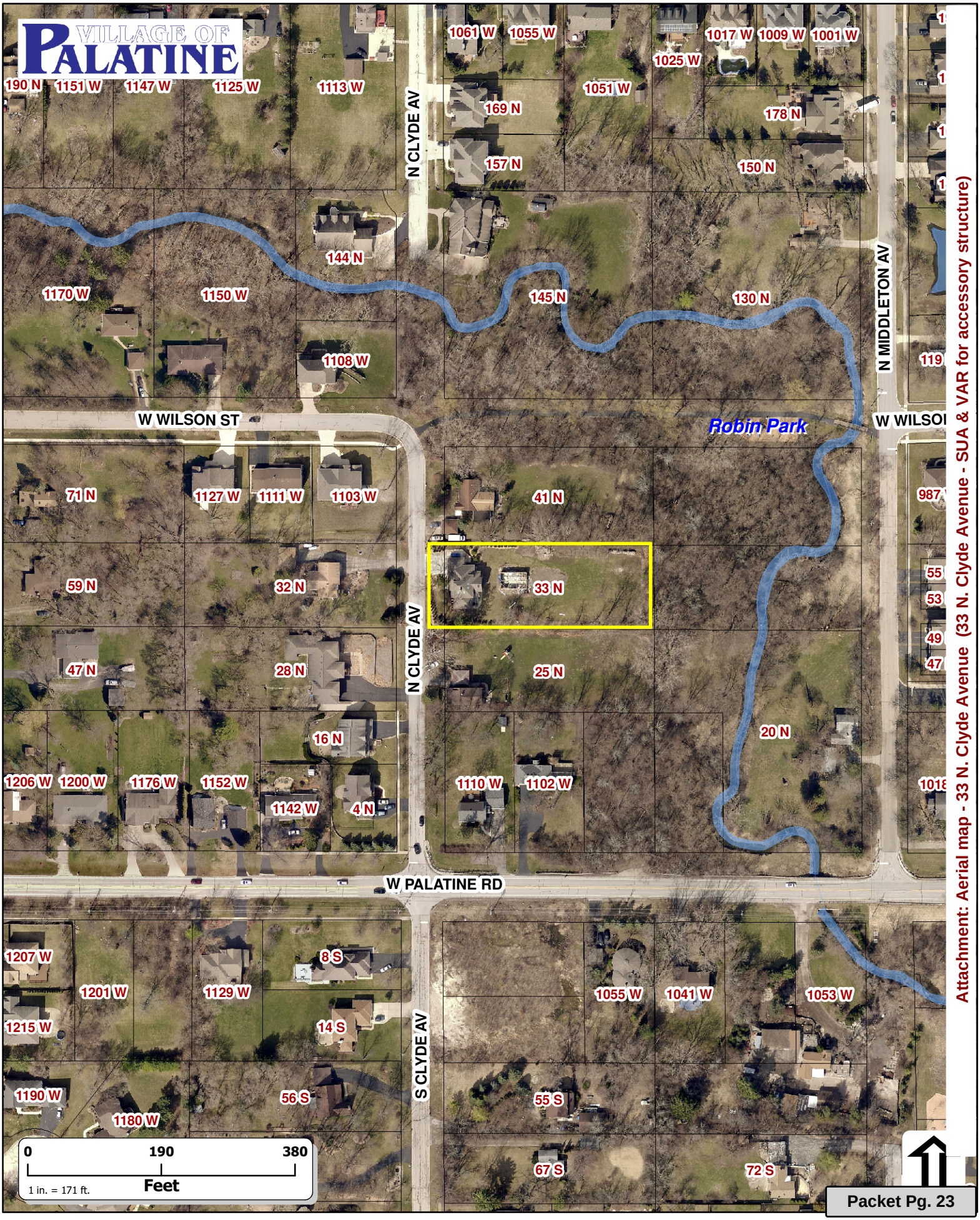
The Subject Property and many of the surrounding properties are significantly encumbered by the floodplain. While the existing structure is not changing in size or location and the proposed repairs are less than the 40% threshold, it is the goal of the floodplain regulations to remove structures located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

ATTACHMENTS:

- Aerial map - 33 N. Clyde Avenue
- Application
- Plat of Survey
- Building Plans
- Ordinance O-051-12
- Public Notice 33 N. Clyde Avenue

33 N. Clyde Avenue



Attachment: Aerial map - 33 N. Clyde Avenue (33 N. Clyde Avenue - SUA & VAR for accessory structure)

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: KR	Zoning Case #: 15-107
	Filing Fee:	Notification Deadline:
	ZBA Public Hearing Date: 3/13/18	Village Council Date:

RECEIVED
JAN 26 2018
PLANNING & ZONING DEPARTMENT
date received

Background Information

PETITIONER(S) — **Business Name (if applicable)**
EGLE G VASILIAUSKIENE

Subject Property Address
33 N CLYDE AVE, PALATINE, IL 60067

AUTHORIZED AGENT (if applicable) — **Business Name (if applicable)**

Address — City/State/Zip Code

Telephone | Fax | Email

Relationship to Petitioner (contractor, architect, etc.)

TYPE OF APPLICATION (check one)

☑ Special Use ☐ Special Use Amendment ☑ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
R-2	S-F	S-F

Generally describe your request:

REQUESTING A PERMIT TO REPAIR A BACKYARD STRUCTURE, WHICH WILL BE USED AS A STORAGE - HOBBY ROOM.

Attachment: Application (33 N. Clyde Avenue - SUA & VAR for accessory structure)

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

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

THERE WILL NOT BE ANY ACTIVITY THERE AT THE STRUCTURE, WHICH WOULD HARM PUBLIC HEALTH, SAFETY OR WELFARE.

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

THE USE WILL NOT HARM THE VALUES OF NEARBY PROPERTIES.

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

Attachment: Application (33 N. Clyde Avenue - SUA & VAR for accessory structure)

VILLAGE OF PALATINE

VARIATION

Required Materials

- ☐ Filing Fee of $ 58
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

THE STRUCTURE IS IN NEED OF IMMEDIATE REPAIRS DUE TO AGE AND DETERIORATION.

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

DUE TO THE CURRENT CONDITION OF THE STRUCTURE THE OWNER CANNOT USE IT AS A STORAGE OR HOBBY ROOM.

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

THE STRUCTURE WAS BUILT IN 1932, THE APPROVED REPAIRS WILL IMPROVE THE LOOK OF NEIGHBORHOOD.

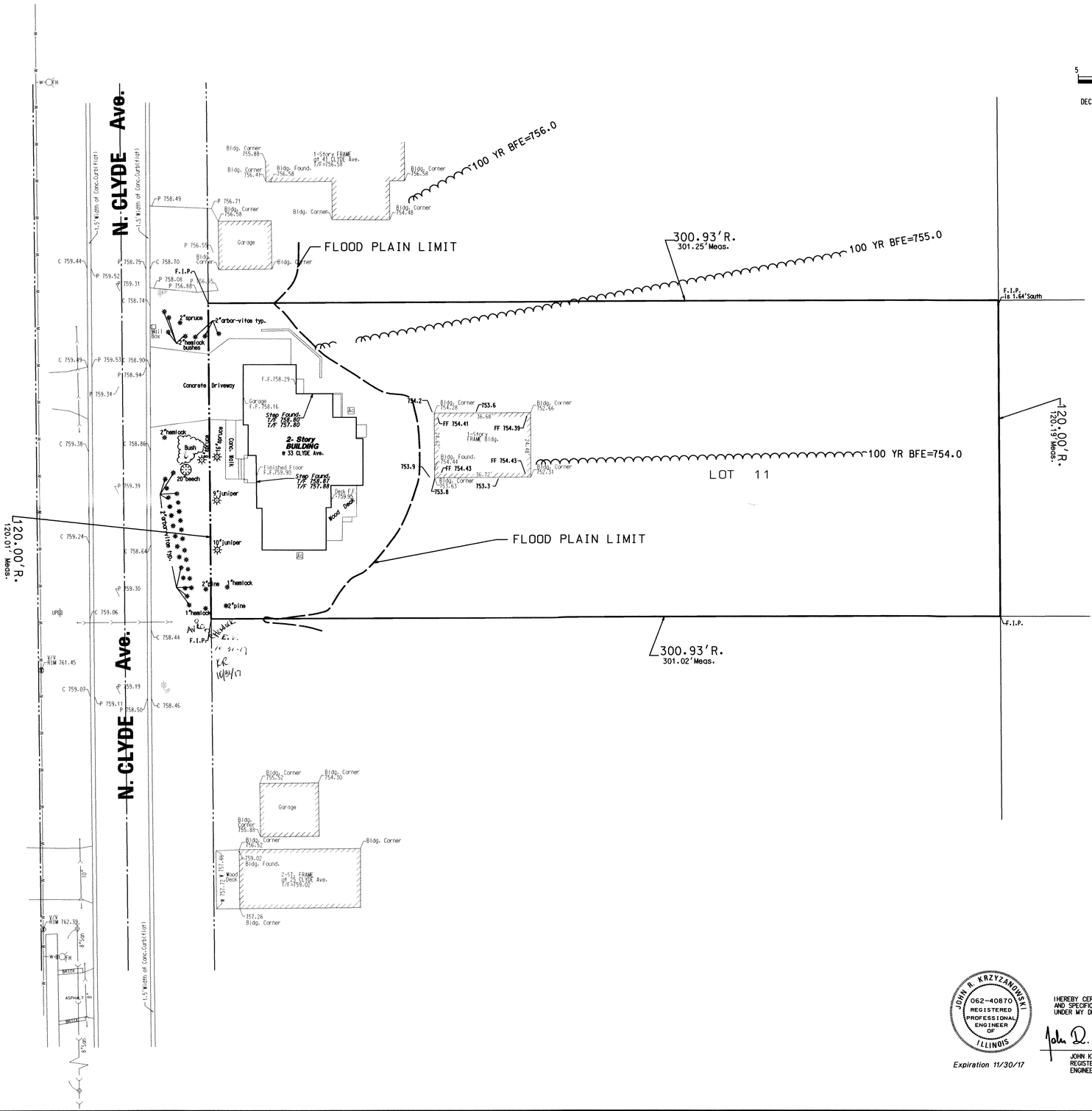
4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:
   a. The particular surroundings, shape, or topographical conditions of the property
   b. A unique hardship for the property not generally applicable to other properties in the same zoning district
   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

Attachment: Application (33 N. Clyde Avenue - SUA & VAR for accessory structure)

"AS BUILT" TOPOGRAPHIC MAP

LOT 11 IN BLOCK 11 IN ARTHUR T. McINTOCH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOW AS: 33 N. CLYDE AVENUE; PALATINE, ILLINOIS



LEGEND

	EXISTING
CONCRETE DRIVEWAY/WALK	
WATER	—W—
SANITARY SEWER	
STORM SEWER	
CONTOUR	XXX
DIRECTION OF FLOW	
TOP OF CURB ELEVATION	C XXX.XX
PAVEMENT ELEVATION	P XXX.XX
SHOULDER ELEVATION	SH XXX.XX
TOP OF FOUNDATION ELEVATION	TF XXX.XX
FINISHED FLOOR ELEVATION	F.F. XXX.XX
SURFACE ELEVATION	XXX.X
GUTTER FLOWLINE ELEVATION	G XXX.XX
TOP OF DEPRESSED CURB ELEVATION	TDC XXX.XX
TOP OF WALK ELEVATION	W XXX.XX
TREE / EVERGREEN TREE	10" / 15"
ELECTRIC	E
TELEPHONE	T
WATER SERVICE B-BOX	
FIRE HYDRANT	
POWER POLE	
MANHOLE	
CATCH BASIN	
DOWNSPOUTS	D.S.

NOTE:

PROPERTY LINES SHOWN HEREON ARE BASED ON "PLAT OF SURVEY" DONE BY:
ALAN J. COULSON, P.C. LAND SURVEYORS
205 W. MAIN STREET ; WEST DUNDEE, ILLINOIS 60118
TEL. (847) 426-2911 1-(800) 559-2910

FLOOD DESIGNATION:

SAID DESCRIBED PROPERTY IS PARTIALY LOCATED WITHIN AREA HAVING A FLOOD ZONE DESIGNATION OF: ZONE AE - AREAS DETERMINED TO BE INSIDE 100-YEAR FLOODPLAIN AS PLOTS BY SCALE ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM). COMMUNITY PANEL NO. 17031C0177F, WITH AN EFFECTIVE DATE OF: AUGUST 19, 2008.

FEMA BENCHMARK: 177-1

RAILROAD SPIKE IN NORTH FACE OF POWER POLE, APPROXIMATELY 2.0 FEET ABOVE GROUND AND APPROXIMATELY 38 FEET EAST OF JULES ROAD AND APPROXIMATELY 50 FEET NORTH OF WILLOW STREET NEAR WEST LINE OF SOUTHEAST QUARTER OF SECTION 17, T42N, R10E.

ELEVATION = 810.98 (NGVD)

FEMA BENCHMARK: 177-6

CHISLED SQUARE, APPROXIMATLY 50.0 FEET SOUTH OF INTERSECTION OF PALATINE ROAD AND MIDDLETON AVE. APPROXIMATELY 22.0 FEET EAST OF WEST END OF SOUTH CONCRETE HEADWALL ALONG SALT CREEK (UPPER REACH)

ELEVATION = 753.456 (NGVD)

RECEIVED
SEP 28 2017
PLANNING & ZONING DEPARTMENT

JOHN R. KRZYZANOWSKI
062-40870
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

Expiration 11/30/17

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE DRAWN UNDER MY DIRECT SUPERVISION

JOHN KRZYZANOWSKI
REGISTERED PROFESSIONAL ENGINEER NO. 062-40870

DATE	BY	REVISION
11-04-14	MK	AS BUILT DATA
09-26-14	MK	AS BUILT DATA
10-15-13	MK	PER MWRD COMMENTS
09-25-13	MK	PER OWNER REQUEST DIRECTIONAL BORE SANITARY SEWER EXTENSION
02-05-13	MK	PER MWRD COMMENTS
01-17-13	MK	PER MWRD COMMENTS
06-11-12	MK	PER FEMA REQUEST ADDITIONAL TOPO

"AS BUILT" TOPOGRAPHIC MAP

PREPARED FOR:
EGLE & ROBERT WASILIAUSKAS
PHONE 847-220-1414 (Owner)

DOUBLE M CIVIL ENGINEERING
PHONE 847-573-9758 FAX 847-573-9388
14044 W. PETRONELLA DRIVE ; Suite#2 LIBERTYVILLE, ILLINOIS 60048
ENGINEERS PLANNERS SURVEYORS

DATE	SCALE	PROJECT NO.	DRAWING NUMBER
12-30-2011	1" = 20'	34611	1 OF 1
DESIGNED MK / DRAWN	APPROVED JRK	FILE NO. 1-1-1	

Attachment: Plat of Survey (33 N. Clyde Avenue - SUA & VAR for accessory structure)

GENERAL NOTES

1 INCLUDED AS PART OF THESE DOCUMENTS IS THE "GENERAL CONDITIONS FOR CONSTRUCTION", AIA DOCUMENT A-201, ARTICLE 1 THROUGH 14 INCLUSIVE.

2 THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS, MAJOR ELEMENTS AND MATERIALS. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL COMPLETION OF THE PROJECT.

3 THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS SHALL FURNISH ALL OF THOSE ITEMS AND LABOR REQUIRED FOR THE FULL COMPLETION OF THIS PROJECT IN A FIRST CLASS WORKMANSHIP LIKE MANNER.

4 THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTION OF ANY WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.

5 THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE ADHERENCE TO COMPLY WITH ALL APPLICABLE CITY, STATE, AND NATIONAL CODES AND ORDINANCES.

6 THE CONTRACTOR SHALL VERIFY ALL PARTITION LAYOUTS WITH THE ARCHITECT BEFORE PROCEEDING WITH ANY FRAMING.

7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL INCOMING UTILITIES.

8 WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.

9 THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL:

A. COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES AND ORDINANCES.

B. PERFORM ALL WORK IN A FIRST CLASS WORKMANSHIP LIKE MANNER AND IN NO WAY DAMAGE OR WEAKEN THE STRUCTURAL ELEMENTS OF THE BUILDING.

C. REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF
THE OCCUPATIONAL SAFETY AND HEALTH ACT, (OSHA) LATEST ADDITION.

D. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER SUBMITTAL
OF COMPLETION OF WORK.

E. MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD, A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES, WITH A HOLD HARMLESS CLAUSE, PROTECTING THE OWNER AND ARCHITECT.

10 THE GENERAL CONTRACTOR'S SUB-CONTRACTORS SHALL COMPLETELY HOOK-UP AND CONNECT ALL EQUIPMENT AND FURNISH ALL NECESSARY APPENDAGES.

11 ALL WINDOW GLASS, MIRRORS, FLOORS AND WALL TILE SHALL BE CLEANED AND WASHED UPON COMPLETION OF THE PROJECT BY THE GENERAL CONTRACTOR.

GENERAL NOTES

12 THE PREMISES SHALL BE KEPT IN A BROOM SWEPT FINISH CONDITION DURING ALL PHASES OF CONSTRUCTION. (ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR CLEANING UP AND DISPOSING OF THEIR LITTER AND LEFT OVER MATERIALS ON A REGULAR BASIS, AND LEAVE THE PROJECT IN A BROOM SWEPT FINISH CONDITION UPON COMPLETION OF THEIR PORTION OF THE PROJECT).

13 THE ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST CLASS WORKMANSHIP LIKE MANNER. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL. ACCEPTANCE BY THE OWNER SHALL BE A CONDTION OF THE CONTRACT.

14 ALL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES IN ORDER TO AVOID INTERFERENCE, PRESERVE MAXIMUM HEAD ROOM, AND AVOID OMISSIONS.

15 ALL WORK PERFORMED MUST COMPLY WITH THE VILLAGE OF PALATINE MUNICIPAL CODE.

16 THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND BARRICADES AROUND THE ENTIRE SITE TO BE PROTECTED AND AT ANY INTERIOR FLOOR OPENINGS THAT MIGHT CAUSE A HAZARD TO ALL.

17 ALL CONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES PRIOR AND DURING THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES, AS WELL AS OTHERS AND IN THE CARE OF THE PROPERTY. EACH AS REPRESENTATIVES OF THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO ACCOMPLISH THEIR WORK ARE SAFE WITHIN GOOD SAFETY PRACTICES AND MEET ALL CONCERNED REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OR OTHER GOVERNING REGULATIONS. THE BEGINNING OF WORK BY A CONTRACTOR SHALL INDICATE SATISFACTION CONCERNING SAFETY AND FULL RESPONSIBILITY FOR ACCIDENTS OR DAMAGE. IF UNSATISFIED, THE CONTRACTOR SHALL INDICATE WHAT SO EVER ACTIONS OR DEVICES NECESSARY TO RENDER SAFETY CONDITIONS FOR LIFE AND PROPERTY AS ARE RELATED TO THEIR ACTIVITY. IF THE WORK OF OTHER PARTIES OUTSIDE OF THEIR ORGANIZATION IS UPON INSPECTION FOUND AT ANY TIME TO BE UNSAFE, THEY SHALL STOP WORK IMMEDIATELY AND NOTIFY THE GENERAL CONTRACTOR, ARCHITECT AND OWNER. THE BEGINNING OF WORK SHALL INDICATE SATISFACTION. ACCEPTANCE OF A CONTRACT SHALL INDICATE ACCEPTANCE OF THESE REQUIREMENTS.

18 THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION OTHER THAN SHOWN ON THESE DRAWINGS.

19 INTERIOR FINISHES SHALL NOT EXCEED CLASS 1, 0-25 FLAME SPREAD, 200 SMOKE.

20 THIS SET OF PLANS IS PROTECTED UNDER UNITED STATES GOVERNMENT COPYRIGHT LAWS AND MAY NOT BE REPRODUCED, REPRINTED OR COPIED IN ANY MANNER, EXCEPT BY APPROVAL OF ARCHITECT IN WRITING. ANY PERSON OR FIRM KNOWINGLY REPRODUCING, REPRINTING OR PHOTOCOPYING ANY OF THIS WORK SHALL BE SUBJECT TO LAWSUITS AND SUCH PENALTIES AS THE LAW ALLOWS.

100 APPROVED BUILDING PLANS SHALL BE AVAILABLE ON-SITE FOR ALL INSPECTIONS.

ENERGY CODE NOTES

1 ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS.
CLIMATE ZONE: 5
MAX. GLAZING U-FACTOR:0.32
ACTUAL U-FACTOR:0.32
MIN. SKYLIGHT U-FACTOR:0.60
ACTUAL SKYLIGHT U-FACTOR:0.60
SHGC: NR
MIN. CEILING R-VALUE:49
ACTUAL CEILING R-VALUE:49 (BLOWN)
MIN. FRAME WALL R-VALUE:15 + 5
ACTUAL WALL R-VALUE:15 + 5 (BATT & RIGID)
MIN. FLOOR R-VALUE:30
ACTUAL FLOOR R-VALUE:N/A
MIN. BASEMENT R-VALUE:13
ACTUAL BASEMENT R-VALUE:13

GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS.

SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.

2 ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2012 IECC REQUIREMENTS.

ALL WINDOWS AND EXTERIOR DOOR JAMBS ARE TO BE SEALED WITH LOW-EXPANSION FOAM.

ALL BOTTOM PLATES ON EXTERIOR WALLS SHALL BE GLUED TO SUB-FLOOR.

3 ALL FIREPLACES SHALL HAVE GASKETED DOORS & OUTSIDE COMBUSTION AIR.

4 ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE. ALL RECESSED DOWNLIGHTING TO BE IC-RATED.

ENERGY CODE NOTES

5 PROVIDE PROGRAMMABLE THERMOSTATS FOR EACH ZONE WITH SETBACK AND MANUAL OVERRIDE.

6 ALL DUCTWORK SHALL BE ADEQUATELY SEALED. ALL SUPPLY DUCTWORK IN UNCONDITIONED ATTIC TO HAVE R-8 INSULATION. ALLOTHER DUCTWORK TO HAVE R-6 INSULATION. HVAC CONTRACTOR SHALL PROVIDE EITHER POST-CONSTRUCTION OR ROUGH-IN TEST OF TOTAL AIR LEAKAGE FOR DUCT SYSTEMS.

7 ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-3. ALL HOT WATER LINES TO HAVE R-3 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.

8 ALL ACCESS HATCHES/DOORS TO UNCONDITIONED SPACE SHALL BE INSULATED & WEATHERSTRIPPED.

9 AT LEAST 75% OF ALL LIGHTING TO HAVE HIGH-EFFICACY BULBS.

10 FURNACE: +90% AFUE
WATER HEATER: +95% AFUE
A/C: 13+ SEER
SHGC: 0.27 OR BTR

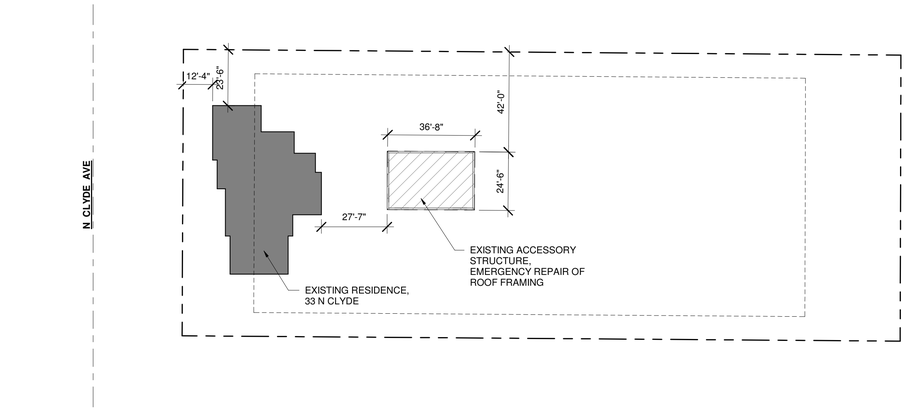
11 WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE NO MORE THAN 0.3 CFM PER SF, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SF.

PROJECT DATA

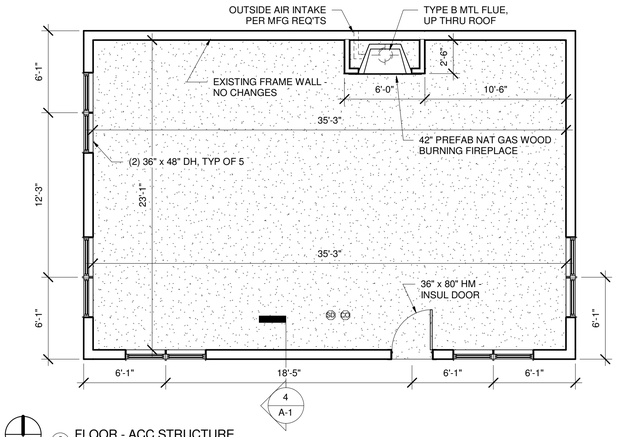
PROJECT LOCATION: 33 N CLYDE AVE.
PALATINE, IL

ZONING DISTRICT: R-2
LOT AREA: 36,112 SF

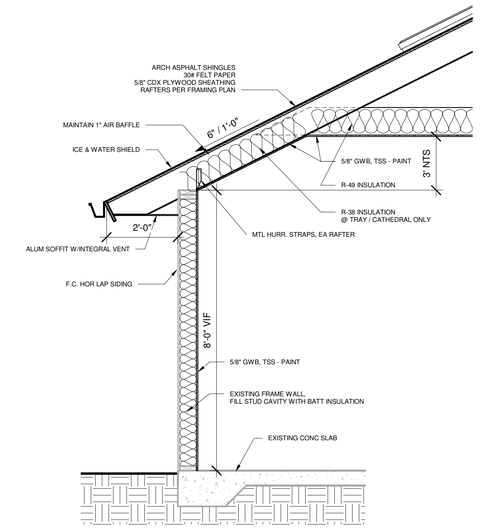
APPLICABLE BUILDING CODES:
2009 INTERNATIONAL RESIDENTIAL CODE
2011 NATIONAL ELECTRICAL CODE
2014 ILLINOIS STATE PLUMBING CODE
2015 INTERNATIONAL ENERGY CONS. CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL FUEL GAS CODE
ALL AS AMENDED
PALATINE MUNICIPAL CODE
PALATINE ZONING ORDINANCE



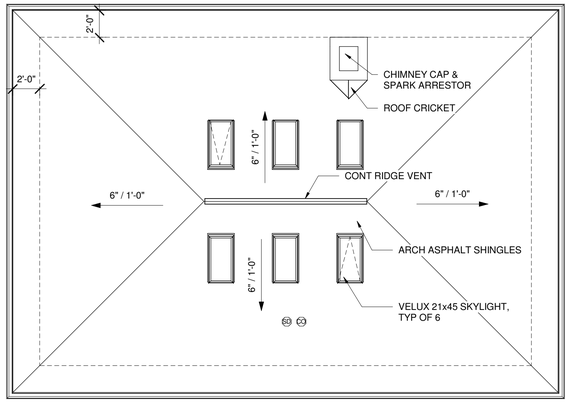
1 SITE PLAN
1" = 30'-0"



2 FLOOR - ACC STRUCTURE
3/16" = 1'-0"



4 WALL SECTION
1/2" = 1'-0"



3 ROOF - ACC STRUCTURE
3/16" = 1'-0"

THOMAS ARCHITECTS
211 S.MAPLE LN
PROSPECT HTS, IL
O: 877.205.3799
F: 877.260.7209
THOMAS @ THOMASARCH.COM

SHEET INDEX

A-1 SITE / FLOOR PLANS / SECTION
A-2 ELEVATIONS / FRAMING PLANS

CERTIFICATION

THIS IS TO CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE IN ACCORDANCE WITH THE BUILDING CODES AND ORDINANCES OF **PALATINE, IL**

_____ DATE _____

IL LIC. NO. 001-019213
EXP. DATE: 11/30/2018

No.	Description	Date
1	ISSUE FOR PERMIT	12/11/17

Project Name and Address

VASILAUSKAS
ACC STRUCTURE

33 N CLYDE AVE
PALATINE, IL

Project No. 15148

Description SITE / FLOOR PLANS / SECTION

Sheet A-1

Attachment: Building Plans (33 N. Clyde Avenue - SUA & VAR for accessory structure)

ELECTRICAL NOTES

1 ALL WORK SHALL BE DONE TO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE LOCAL MUNICIPAL CODE. NO WORK SHALL BE DONE WITHOUT PERMIT. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING OF HAVING REASONS TO KNOW THAT THE WORK IS CONTRARY TO PREVAILING BUILDING CODE AND FAILS TO NOTIFY ARCHITECT/ENGINEER, CONTRACTOR SHALL PAY ALL COSTS ARISING THEREFROM.

4 MINIMUM WIRE SIZE TO BE #12 THHN COPPER; OVER 75 FEET, RUNS TO BE MINIMUM #10 UNLESS NOTED OTHERWISE ON THE PLANS. MINIMUM CONDUIT SIZE TO BE 1/2" E.M.T. COUPLINGS AND CONNECTORS TO BE COMPRESSION OR SET-SCREW TYPE.

5 ELECTRICAL ITEM MOUNTING HEIGHTS, FROM FINISHED FLOOR TO CENTER OF DEVICE, UNLESS NOTED OTHERWISE.

RECEPTACLES 12 INCHES
TELEPHONE 12 INCHES
SWITCHES 42 INCHES
THERMOSTAT 42 INCHES
TV 12 INCHES
RECEPTACLES
ABOVE COUNTER6 INCHES

6 ALL ELECTRICAL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND IN FULL ACCORD WITH LOCAL ELECTRICAL CODES AND REQUIREMENTS.

7 PROVIDE PROPER AND SUFFICIENT GROUND CONNECTION FOR ALL ELECTRICAL DEVICES AND EQUIPMENT. ALL CONDUIT CONNECTIONS SHALL BE DRAWN UP TIGHT AND SECURE.

8 ALL CONDUITS MUST BE INDEPENDANTLY SUPPORTED. NO CONDUIT SHALL BE SUPPORTED FROM DUCTS, PIPING, HANGERS, OR CEILING SUSPENSION WIRES.

10 ALL WORK SHALL BE INSTALLED IN A METAL CONDUIT SYSTEM.

12 ALL ELECTRICAL DEVICES & ITEMS SUCH AS, BUT NOT LIMITED TO, RECEPTACLES, LIGHT SWITCHES, TELEPHONE OUTLETS, TV OUTLETS, DISCONNECT SWITCHES, SMOKE DETECTORS, JUNCTION BOXES, DOOR BELL, CONDUITS, WIRE, TV CABLING, TELEPHONE CABLING, DATA CABLING, TO BE SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR.

15 SMOKE DETECTORS SHALL BE WIRED ON A SEPARATE CIRCUIT, AND IN SERIES, ONE SOUNDS, ALL SOUND. SMOKE DETECTORS SHALL HAVE BATTERY BACK-UP. SMOKE DETECTORS SHALL BE LOCATED IN EACH BEDROOM AND ON EACH FLOOR GENERALLY.

16 CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED. CARBON MONOXIDE DETECTORS SHALL BE LOCATED NO MORE THAN 10 FEET FROM EACH BEDROOM DOOR.

17 ALL ELECTRICAL DEVICES AND CONTROLS SHALL BE LOCATED NO LESS THAN 5'-0" FROM ANY TUB OR SHOWER.

19 ALL OUTLETS OTHER THAN THOSE OTHERWISE PROTECTED BY GFCI TO BE ON BRANCH CIRCUITS PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER.

22 OUTLETS - COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR.

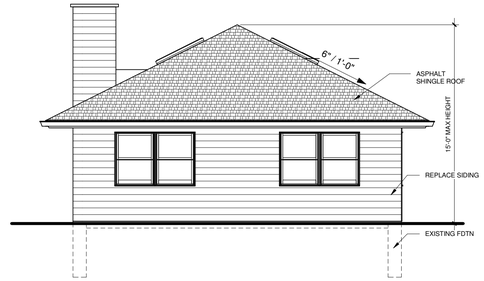
23 ALL EXTERIOR OUTLETS TO BE GFCI PROTECTED IN WEATHERPROOF ENCLOSURE. ENCLOSURE SHALL BE WEATHERPROOF WITH THE PLUG INSERTED OR REMOVED.

24 ALL RECEPTACLES SHALL BE TAMPER RESISTANT

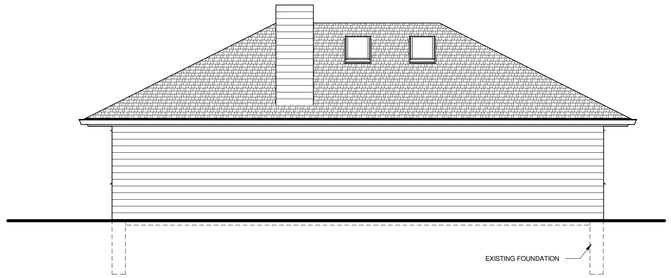
ELECTRICAL SYMBOL

MARK	DESCRIPTION
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE
GFI	GROUND FAULT RECEPTACLE
WP	WEATHERPROOF EXTERIOR RECEPTACLE
XX	RECEPTACLE (DED. CIRCUIT) REF - REFRIGERATOR FURN - FURNACE WH - WATER HEATER EJEC - EJECTOR PUMP SUMP - SUMP PUMP OV - OVEN (220V) HD - KITCHEN HOOD CK - COOKTOP
XX	RECEPTACLE xx INCHES A.F.F.
	DUPLEX RECEPTACLE - FLOOR
	RECEPTACLE - CEILING
T	THERMOSTAT
S	SWITCH 3 - THREE-WAY D - DIMMER
	RECESSED DOWNLIGHT R - 5" DIA RW - CLOSED LENS, WET LOC.
	FLOURESCENT CEILING FIXTURE
	DECOR. PENDANT FIXTURE
	DECOR. LIGHT FIXTURE CL - CEILING CH - CHANDELIER / FAN
	DECOR. WALL SCONCE
TV	LOW VOLTAGE TV - CO-AXIAL TD - CAT6

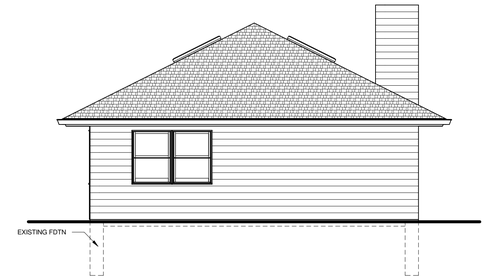
2 (SOUTH) ACC STRUCTURE ELEVATION
3/16" = 1'-0"



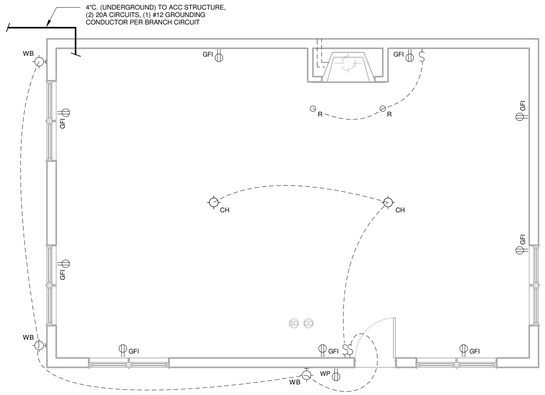
1 (WEST) ACC STRUCTURE ELEVATION
3/16" = 1'-0"



3 (NORTH) ELEVATION
3/16" = 1'-0"



4 (EAST) ELEVATION
3/16" = 1'-0"



6 POWER PLAN - ACC STRUCTURE
3/16" = 1'-0"

FRAMING NOTES

1 ALL BEAMS, LINTELS OR STRUCTURAL MEMBERS TO BE NO. 2 SOUTHERN PINE (KILN DRIED) W/ "E" = 1,600,000 AND Fb = 1,300 (OR EQUAL).

3 ALL WOOD LINTELS OVER DOORS AND WINDOWS SHALL BE 2 - 2 x 12's (UNLESS NOTED OTHERWISE).

4 ALL WOOD PLATES AND SILLS BEARING DIRECTLY ON CONCRETE SHALL BE PRESSURE TREATED FOR ROT AND TERMITES.

5 ALL EXTERIOR WALL SHEATHING SHALL BE 1/2" PLYWOOD SHEATHING.

6 ROOF: (LIVE LOAD = 20 P.S.F., DEAD LOAD = 10 P.S.F.)
FLOOR: (LIVE LOAD = 40 P.S.F., DEAD LOAD = 15 P.S.F.)
PARTITIONS: ASSUMED WALL LOAD = 20 lb/LF.
SNOW LOAD: 30 P.S.F.
BALCONY LIVE LOAD: 60 P.S.F.
DECK LIVE LOAD: 40 P.S.F.

7 ROOF SHEATHING SHALL BE MIN 5/8" OSB OR EQUIVALENT, WITH HURRICANE CLIPS AT EACH RAFTER / TOP PLATE. ALL TYPICAL FLOORS SHALL BE 3/4" T & G OSB OR EQUIVALENT. ALL TO BE GLUED AND SCREWED.

10 REFLECTED FRAMING SHOWN ON PLAN.

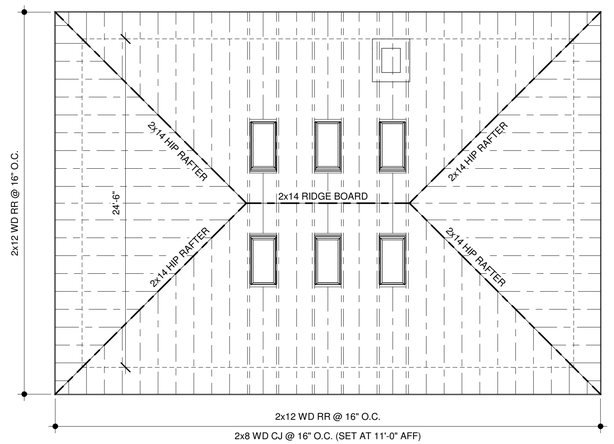
11 SHEATHING DIAGONAL BRACING AT CORNERS SHALL RUN FOR MINIMUM 4 FEET WIDE AND FOR THE FULL HEIGHT OF THE WALL, FROM THE TOP OF FOUNDATION TO THE UNDERSIDE OF THE ROOF RAFTERS.

12 PROVIDE 'SIMPSON' HURRICANE CLIPS AT ALL CEILING JOISTS AT CATHEDRAL AND TRAY CEILING LOCATIONS.

16 EXTERIOR OF LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 16 GAGE AND 1 1/2 INCHES WIDE FASTENED TO EACH PLATE.

17 EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE.

18 ALL ROOF RAFTERS TO BE DOUGLAS FIR, #1 OR BETTER.



5 ROOF - ACC STRUCTURE FRAMING
3/16" = 1'-0"

THOMAS ARCHITECTS
211 S.MAPLE LN
PROSPECT HTS, IL
O: 877.205.3799
F: 877.260.7209
THOMAS @ THOMASARCH.COM

No.	Description	Date
1	ISSUE FOR PERMIT	12/11/17

Project Name and Address

VASILAUSKAS
ACC STRUCTURE

33 N CLYDE AVE
PALATINE, IL

Project No. 15148

Description ELEVATIONS / FRAMING PLANS

Sheet A-2

Attachment: Building Plans (33 N. Clyde Avenue - SUA & VAR for accessory structure)

ORDINANCE NO. 0-51-12

AN ORDINANCE GRANTING A SPECIAL USE
33 N. CLYDE AVENUE (CASE NO. 12-18)

Attachment: Ordinance O-051-12 (33 N. Clyde Avenue - SUA & VAR for accessory structure)

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on April 9, 2012**

ORDINANCE NO. O-51-12

AN ORDINANCE GRANTING A SPECIAL USE
33 N. CLYDE AVENUE (CASE NO. 12-18)

WHEREAS, pursuant to a petition and public hearing on March 27, 2012, of which public notice was given as required by law, Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a front yard setback of 12 feet instead of the minimum required 30 feet pursuant to Section 10.06 (c) (13) of the Palatine Zoning Ordinance, on the following legally described property:

> Lot 11 in Block 11 in Arthur T. McIntosh and Company's Chicago Avenue Farms, being a subdivision in the Southeast quarter of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois
>
> commonly known as 33 N. Clyde Avenue (PIN #02-16-410-002)

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power that:

Attachment: Ordinance O-051-12 (33 N. Clyde Avenue - SUA & VAR for accessory structure)

SECTION 1: A for a **Special Use to permit a front yard setback of 12 feet instead of the minimum required 30 feet pursuant to Section 10.06 (c) (13) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition:**

1. **The Special Use shall substantially conform to the site plan attached hereto as Exhibit 'A,' the floorplan attached hereto as Exhibit 'B', and the elevations attached hereto as Exhibit 'C,' except as such plans may be changed to conform to Village Codes and Ordinances.**
2. **A restrictive covenant shall be recorded against the Subject Property to prevent future structure 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.**

SECTION 2: That a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 9th day of April, 2012

AYES: 5 **NAYS:** 0 **ABSENT:** 0 **PASS:** 0 Councilman Helms Recused Himself

APPROVED by me this 9th day of April, 2012

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

9th day of April, 2012

Village Clerk

Attachment: Ordinance O-051-12 (33 N. Clyde Avenue - SUA & VAR for accessory structure)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 13, 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 Amendment to allow an accessory structure to be used for more than storage pursuant to Special Use Ordinance #0-51-12.
Variation to permit the total square footage of all accessory structures to be 900 square feet instead of the maximum permitted 700 square feet pursuant to Section 6.01 (a) (4) of the Palatine Zoning Ordinance.
The property is commonly known as 33 N. Clyde Avenue (PIN# 02-16-410-002).
The Petitioner has an existing accessory structure located in the rear yard, which they would like to repair and use as a space for hobbies.
The above petition has been filed by Egle Vasiliauskiene and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 15-107
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 26th day of February, 2018.
Published in Daily Herald February 26, 2018 (4494294)

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 February 26, 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 Paula Baetzman
Authorized Agent

Control # 4494294

Attachment: Public Notice 33 N. Clyde Avenue (33 N. Clyde Avenue - SUA & VAR for accessory structure)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 04/10/18 07:00 PM

CASE STAFF STATEMENT (ID # 4350)

534 W. Helen Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Kurt and Kristian Schild

CASE NUMBER: 18-23

ADDRESS: 534 W. Helen Road

PROPOSAL:
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 pursuant to Section 6.01 (a) (4) (a) of the Palatine Zoning Ordinance.

LOCATION:	534 W. Helen Road District 2 (Lamerand)	**CURRENT ZONING:**	R-1 Single Family Residential

SURROUNDING CONDITIONS:

North:	R-1 Single Family Residential
South	R-1 Single Family Residential
East:	R-1 Single Family Residential
West:	R-1 Single Family Residential

BACKGROUND:
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.

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 Kristian Schild on 3/14/18, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial map - 534 W. Helen Road
- Application
- Plat of Survey-Site Plan
- Elevation

- Sample Deck
- Public Notice

534 W Helen Road

Attachment: Aerial map - 534 W. Helen Road (534 W. Helen Road - VAR accessory structure)

VILLAGE OF PALATINE

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 # 18-23
	Filing Fee 232	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

RECEIVED
MAR 14 2018
PLANNING & ZONING DEPARTMENT
date received

Background Information

Petitioner(s) — **Business Name (if applicable)**
Kurt + Kristin Schild

Subject Property Address
534 W Helen Rd

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:
Would like to build a wood deck around the perimeter of the above ground swimming pool.

Attachment: Application (534 W. Helen Road - VAR accessory structure)

VILLAGE OF PALATINE

VARIATION

Required Materials

- ☐ Filing Fee of $ _____
- ☒ Application Form
- ☒ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☒ Site Plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, 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

Frank

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). Attach a separate sheet if necessary.

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

2. That the plight of the owner is due to unique circumstances
I exceed accessory sq footage allowed on my property

3. That the variation, if granted, will not alter the essential character of the locality
- We have high ed hedges to hide pool deck.
- Will not change landscape of neighborhood.

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

Attachment: Application (534 W. Helen Road - VAR accessory structure)

LEGEND

A = ASSUMED	NW = NORTHWEST
BL = BUILDING SETBACK LINE	P.O.B. = POINT OF BEGINNING
C = CALCULATED	P.O.C. = POINT OF COMMENCEMENT
C.E. = CITY EASEMENT	P.U.E. = PUBLIC UTILITY EASEMENT
CH = CHORD	P.U. & D.E.= PUBLIC UTILITY & DRAINAGE EASEMENT
CL = CENTERLINE	
D = DEED	R = RECORD
D.E. = DRAINAGE EASEMENT	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	V.E. = VILLAGE EASEMENT
NE = NORTHEAST	W = WEST

x-x-x-x-x-x-x-x-x-x = FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE

MORRIS ENGINEERING, INC.
515 WARRENVILLE ROAD, LISLE, ILLINOIS 60532
MAIN PHONE: (630)271-0770 SURVEY DEPT. PHONE (630)271-0599
EMAIL: SURVEY@ECIVIL.COM WEBSITE: ECIVIL.COM

★ SITE PLAN ★

OF

LOT 9 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S NORTHWEST ACRES UNIT NO. 2, A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

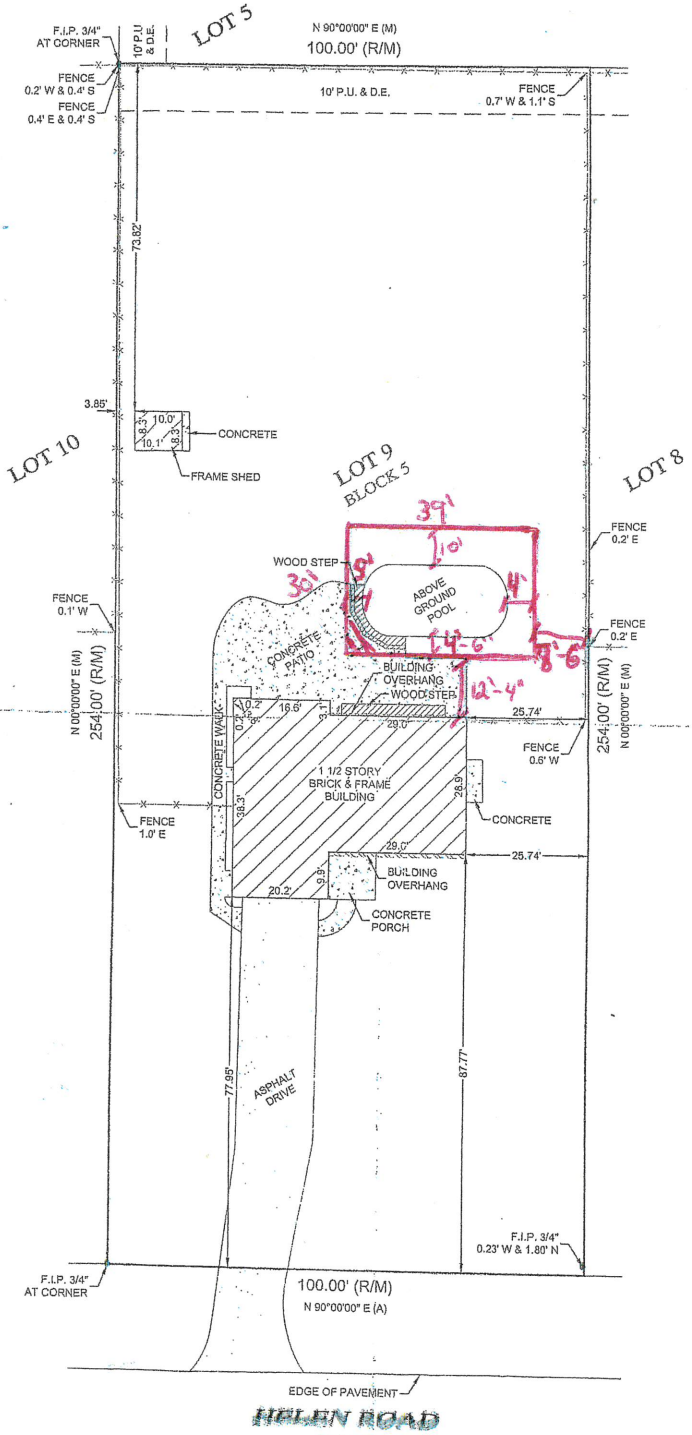
AREA OF SURVEY:

CONTAINING 25,400 SQ. FT. OR 0.58 ACRES MORE OR LESS

NORTH

20' 10' 0

BASIS OF BEARING:
NORTHERLY RIGHT OF WAY LINE FOR ROAD AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION PLAT.
N 90°00'00" E (A)

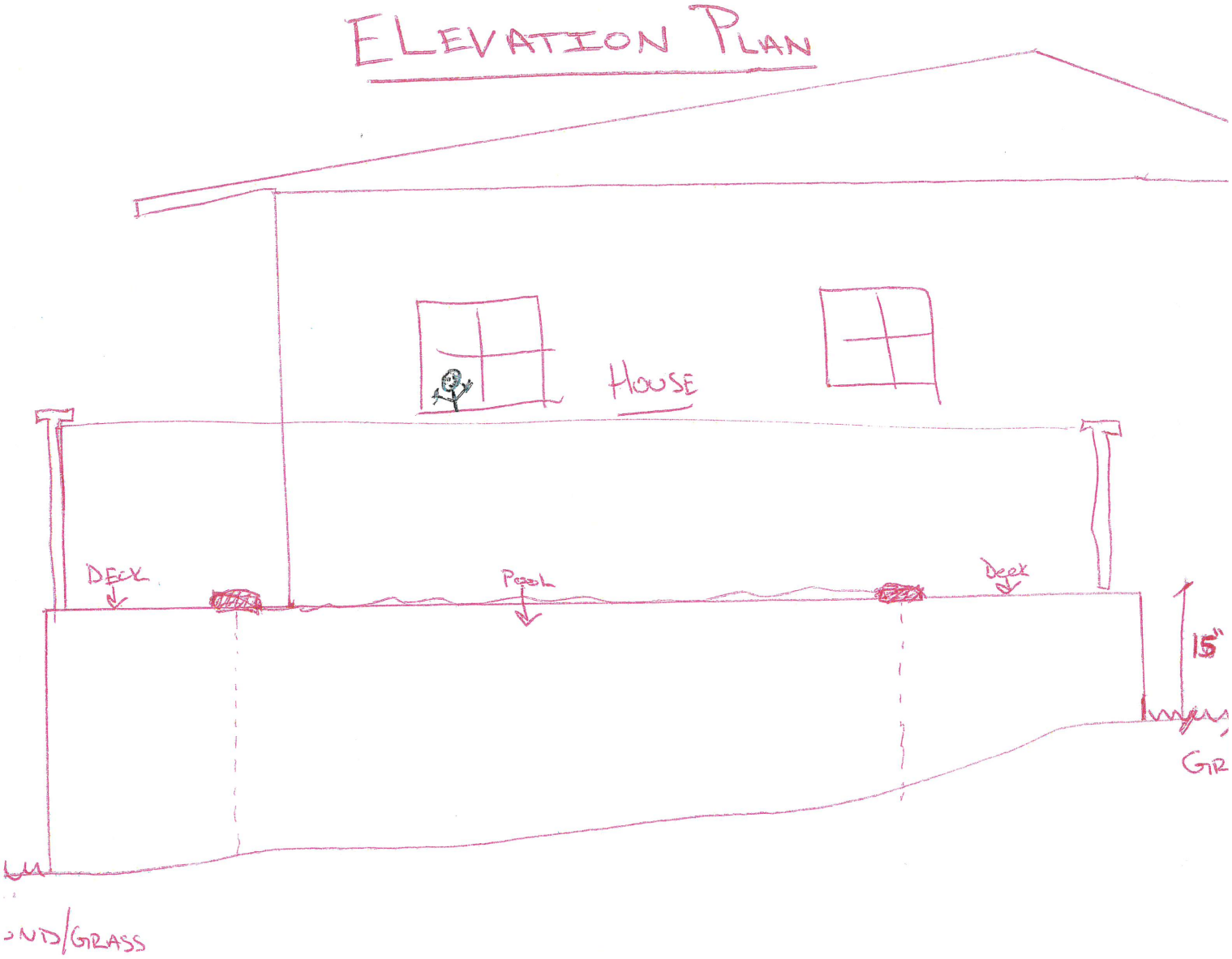


STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 5TH DAY OF OCTOBER A.D. 2015 AT

Attachment: Plat of Survey-Site Plan (534 W. Helen Road - VAR accessory structure)



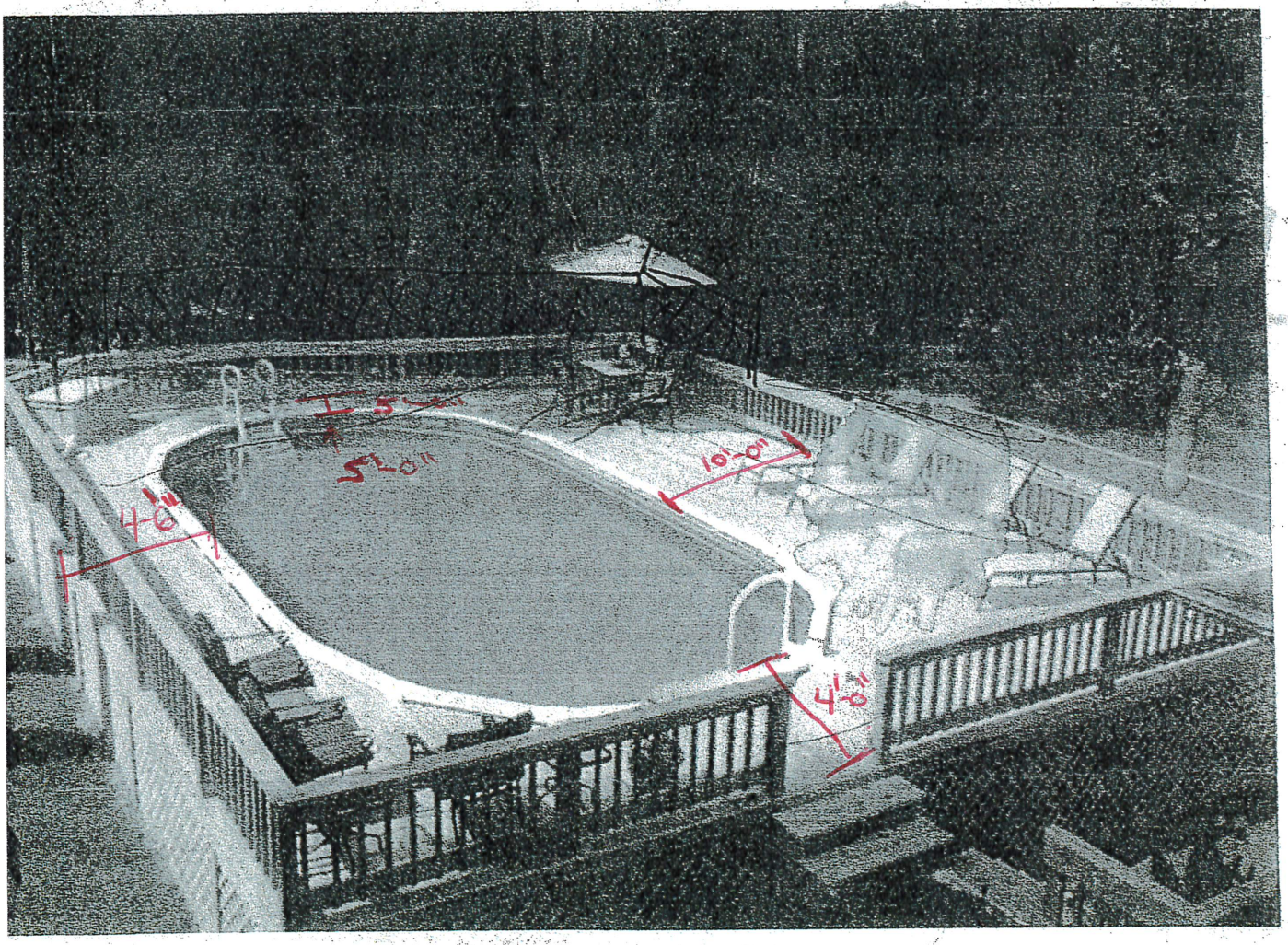
Attachment: Elevation (534 W. Helen Road - VAR accessory structure)

modern-backyarg-above-ground-pool.jpg (794×531)

North

overall Design

* Install 2' privacy lattice on top of 42" railing



B17.00226
534 W. Helen
Dec 10/18/17

Attachment: Sample Deck (534 W. Helen Road - VAR accessory structure)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 10, 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 permit total square footage for all accessory structures (deck, pool and shed) to be 1260 square feet instead of the maximum 700 square feet pursuant to Section 6.01 (a) (4) (a) of the Palatine Zoning Ordinance.
The property is commonly known as 534 W. Helen Road (PIN# 02-22-114-017).
The Petitioners are proposing to install a deck around an existing above ground pool.
The above petition has been filed by Kurt and Kristin Schild and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 18-23
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 26th day of March, 2018.
Published in Daily Herald March 26, 2018 (4496441)

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 March 26, 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 Paula Baetzman
Authorized Agent

Control # 4496441

Attachment: Public Notice (534 W. Helen Road - VAR accessory structure)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 04/10/18 07:00 PM

CASE STAFF STATEMENT (ID # 4353)

920 W. Kenilworth Avenue

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Katie Romack

PETITIONER: Michael Bauer

CASE NUMBER: 18-01

ADDRESS: 920 W. Kenilworth Avenue

PROPOSAL:

Variation to permit a patio to be set back 0 feet from the side lot line instead of the required 2 feet pursuant to Section 10.01 (d) (3) (b) of the Palatine Zoning Ordinance.

Variation to permit a patio to be set back 0 feet from the rear lot line instead of the required 2 feet pursuant to Section 10.01 (d) (3) (b) of the Palatine Zoning Ordinance.

Variation to permit a sidewalk to be set back 1 foot from the side lot line instead of the required 2 feet pursuant to Section 10.01 (d) (3) (b) of the Palatine Zoning Ordinance.

Variation to permit building coverage to be 38 percent instead of the maximum permitted 35 percent pursuant to Section 10.06 (g) (1) (a) of the Palatine Zoning Ordinance.

Variation to permit lot coverage to be 55 percent instead of the maximum permitted 45 percent pursuant to Section 10.06 (g) (1) (a) of the Palatine Zoning Ordinance.

LOCATION:	920 W. Kenilworth Avenue District 1 (Millar)	**CURRENT ZONING:**	R-2 Single Family

SURROUNDING CONDITIONS:

North:	R-1 Single Family
South	R-2 Single Family
East:	R-1 Single Family
West:	R-2 Single Family

BACKGROUND:

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.
Engineering	No issues identified.
Environmental Health	N/A
Fire Prevention	N/A

Public Works	N/A
Police	N/A

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:
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 stormwater 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 stormwater 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.

ATTACHMENTS:

- Aerial map - 920 W. Kenilworth Avenue
- Application
- Plat of Survey
- Site Plan
- Public Notice

920 W. Kenilworth Avenue

Attachment: Aerial map - 920 W. Kenilworth Avenue (920 W. Kenilworth Avenue - SU & VAR for patio/sidewalk)

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: KR	Zoning Case #: 18-01
	Filing Fee: $225	Notification Deadline:
	ZBA Public Hearing Date: 4/10/18	Village Council Date:

RECEIVED
JAN 03 2018
PLANNING & ZONING DEPARTMENT
date received

PETITIONER(S) Michael Bauer — **Business Name (if applicable)**

Subject Property Address: 920 W. Kenilworth Ave. Palatine, IL 60067

AUTHORIZED AGENT (if applicable) — **Business Name (if applicable)**

Address — City/State/Zip Code

Telephone | Fax | Email

Relationship to Petitioner (contractor, architect, etc.)

Background Information

TYPE OF APPLICATION (check one)

☐ Special Use ☐ Special Use Amendment ☒ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
R-2	S-F	S-F

Generally describe your request:

INSTALLED FLAGSTONE WALKWAY & PAVE PATIO BUILT IN YARD
LOOKING FOR VARIENCE

Attachment: Application (920 W. Kenilworth Avenue - SU & VAR for patio/sidewalk)

VILLAGE OF PALATINE

VARIATION

Required Materials

- ☐ Filing Fee of $ 225.00
- ☐ 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.***

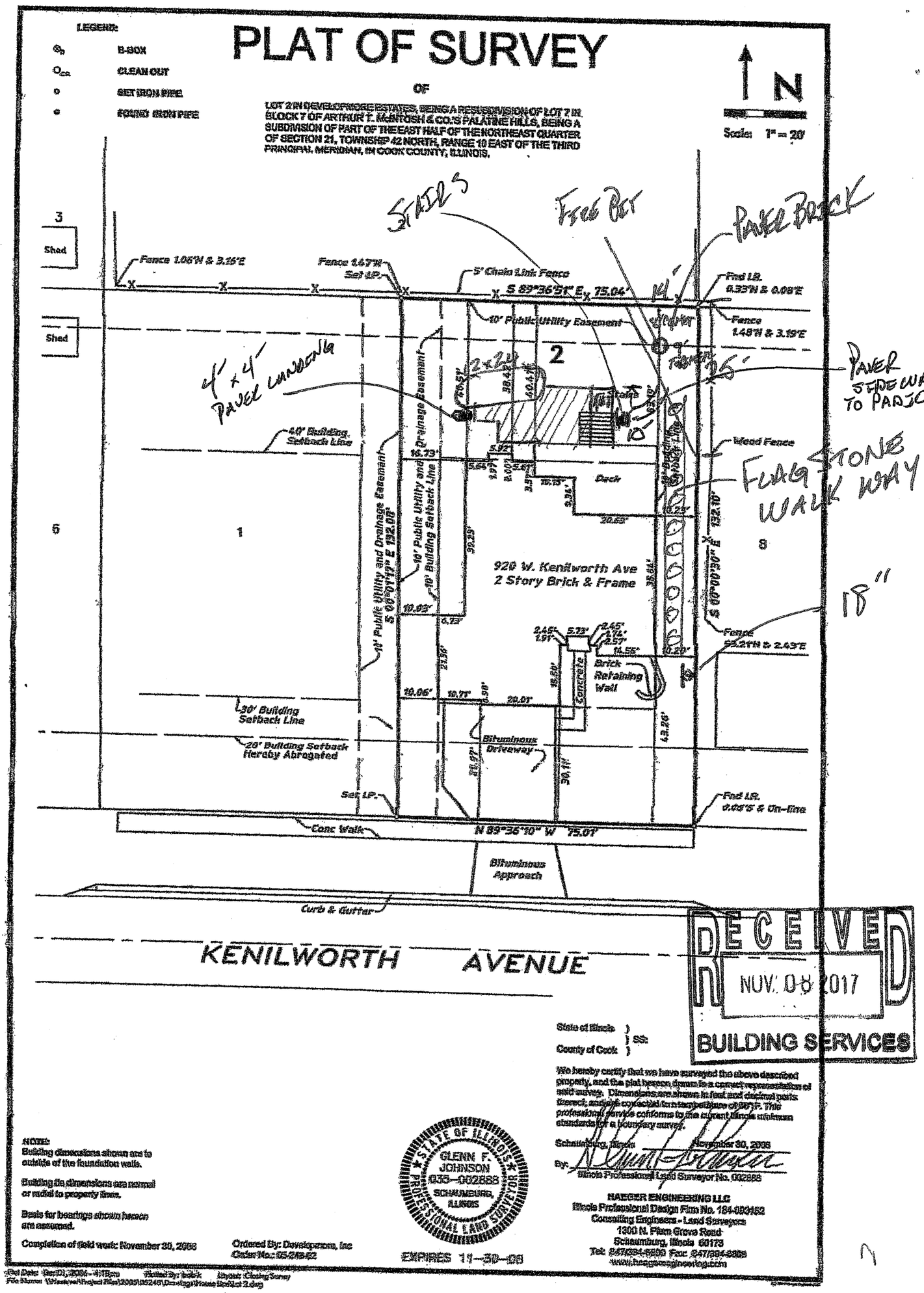
1. That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located

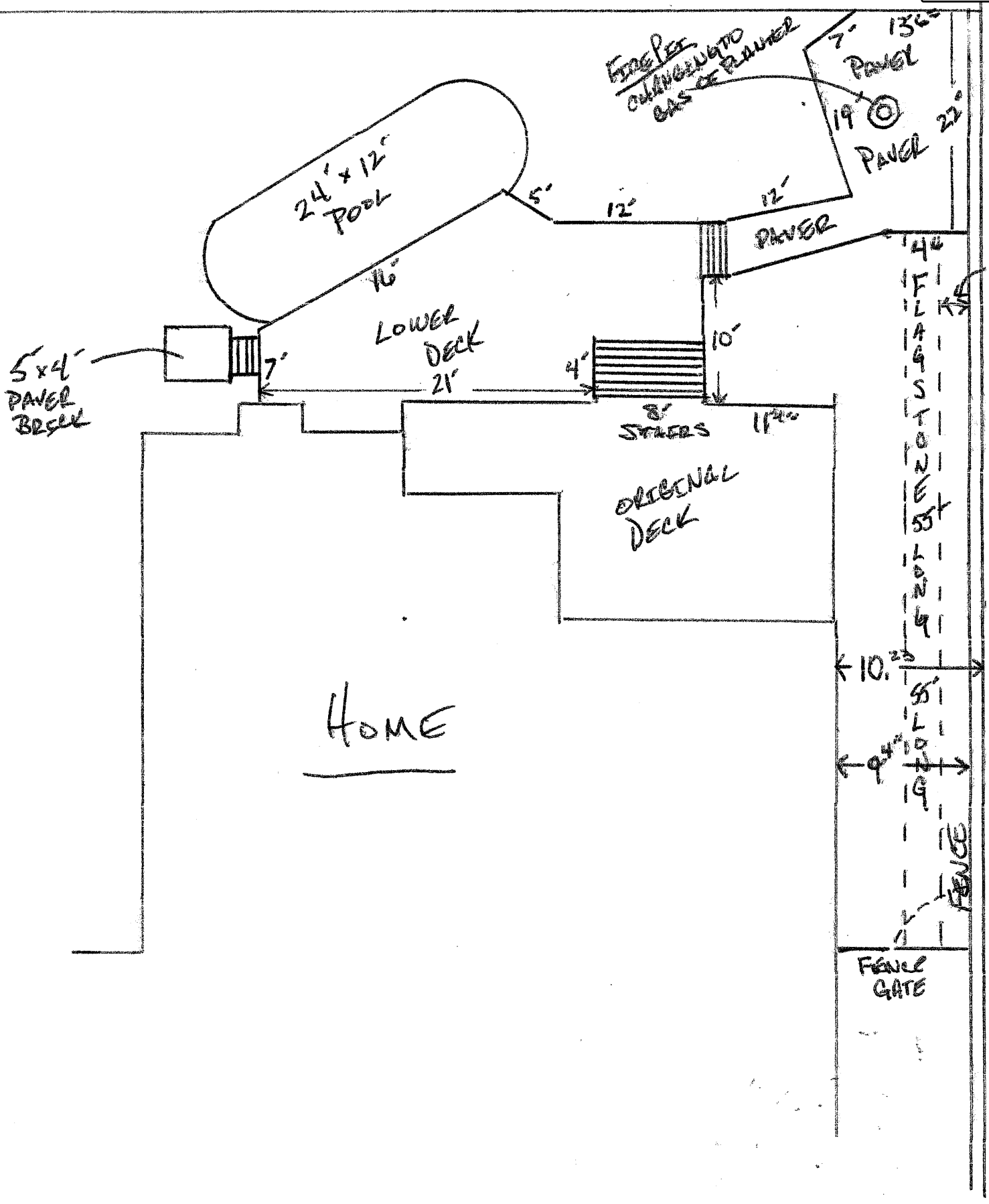
2. That the plight of the owner is due to unique circumstances
WORK WAS COMPLETED WITHOUT PERMIT - WHICH WAS WRONG - LOOK TO KEEP WORK AS COMPLETE EXCEPT FOR FIRE PIT - WILL CONVERT TO GAS OR REMOVE

3. That the variation, if granted, will not alter the essential character of the locality
THE CORNER OF THE LOT HAS ALWAYS BEEN A MESS. THIS IMPROVES MY YARD WITH USEABLE SPACE.

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

Attachment: Application (920 W. Kenilworth Avenue - SU & VAR for patio/sidewalk)


PLAT OF SURVEY
OF
LOT 2 IN DEVELOPRIDGE ESTATES, BEING A RESUBDIVISION OF LOT 7 IN BLOCK 7 OF ARTHUR T. McINTOSH & CO.'S PALATINE HILLS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
LEGEND:
B-BOX
CLEAN OUT
SET IRON PIPE
FOUND IRON PIPE
N
Scale: 1" = 20'
Fence 1.05'N & 3.15'E
Fence 1.47'N Set I.P.
5' Chain Link Fence
S 89°36'51" E 75.04'
Found I.P. 0.33'N & 0.08'E
Fence 1.48'N & 3.19'E
10' Public Utility Easement
Shed
Shed
4' x 4' PAVER LANDING
40' Building Setback Line
10' Public Utility and Drainage Easement
10' Public Utility and Drainage Easement S 00°01'19" E 132.08'
10' Building Setback Line
Deck
Wood Fence
920 W. Kenilworth Ave
2 Story Brick & Frame
Fence 95.21'N & 2.43'E
Brick Retaining Wall
Concrete
30' Building Setback Line
29' Building Setback Hereby Abrogated
Bituminous Driveway
Set I.P.
Found I.P. 0.05'S & On-line
Conc Walk
N 89°36'10" W 75.01'
Bituminous Approach
Curb & Gutter
KENILWORTH AVENUE
STAIRS
FENCE POST
PAVER BRICK
PAVER SIDEWALK TO PARJO
FLAGSTONE WALK WAY
18"
RECEIVED
NOV. 08 2017
BUILDING SERVICES
State of Illinois } SS:
County of Cook }
We hereby certify that we have surveyed the above described property, and the plat hereon drawn is a correct representation of said survey. Dimensions are shown in feet and decimal parts thereof, and are corrected for a temperature of 68° F. This professional service conforms to the current Illinois minimum standards for a boundary survey.
Schaumburg, Illinois November 30, 2006
By:
Illinois Professional Land Surveyor No. 002888
HAEGER ENGINEERING LLC
Illinois Professional Design Firm No. 184-003152
Consulting Engineers - Land Surveyors
1300 N. Plum Grove Road
Schaumburg, Illinois 60173
Tel: 847/394-6600 Fax: 847/394-6608
www.haegerengineering.com
STATE OF ILLINOIS
GLENN F. JOHNSON
035-002888
SCHAUMBURG, ILLINOIS
PROFESSIONAL LAND SURVEYOR
EXPIRES 11-30-08
NOTE:
Building dimensions shown are to outside of the foundation walls.
Building tie dimensions are normal or radial to property lines.
Basis for bearings shown hereon are assumed.
Completion of field work: November 30, 2006
Ordered By: Developmore, Inc
Order No.: 05-283-02



Attachment: Site Plan (920 W. Kenilworth Avenue - SU & VAR for patio/sidewalk)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 10, 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 permit a patio to be set back 0 feet from the side lot line instead of the required 2 feet pursuant to Section 10.01 (d) (3) (b) of the Palatine Zoning Ordinance.
Variation to permit a patio to be set back 0 feet from the rear lot line instead of the required 2 feet pursuant to Section 10.01 (d) (3) (b) of the Palatine Zoning Ordinance.
Variation to permit a sidewalk to be set back 1 foot from the side lot line instead of the required 2 feet pursuant to Section 10.01 (d) (3) (b) of the Palatine Zoning Ordinance.
Variation to permit building coverage to be 38 percent instead of the maximum permitted 35 percent pursuant to Section 10.06 (g) (1) (a) of the Palatine Zoning Ordinance.
Variation to permit lot coverage to be 55 percent instead of the maximum permitted 45 percent pursuant to Section 10.06 (g) (1) (a) of the Palatine Zoning Ordinance.
The property is commonly known as 920 W. Kenilworth Avenue (PIN# 02-21-210-015).
The Petitioner installed a patio and sidewalk closer than 2 feet to the side and rear lot lines.
The above petition has been filed by Michael Bauer and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 18-01
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 26th day of March, 2018.
Published in Daily Herald March 26, 2018 (4496442)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

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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 Paula Raetz
Authorized Agent

Control # 4496442

Attachment: Public Notice (920 W. Kenilworth Avenue - SU & VAR for patio/sidewalk)