



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 9, 2019

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 12, 2019 7:00 PM

III. PUBLIC HEARING

1. 1133 S. Vermont Street

Continued to May 14th ZBA Meeting due to pending site plan revision by the Petitioner.

2. 140 W. Wood Street Unit 109

Variation to allow a multifamily unit to be 368 square feet, instead of the minimum required 500 square feet pursuant to Section 10.07(d)(2) of the Palatine Zoning Ordinance.

Variation to allow approximately 1.4 parking spaces per unit, instead of the minimum required 2 parking spaces per unit pursuant to Section 7.03(b)(1) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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ZONING BOARD OF APPEALS

MINUTES • MARCH 12, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Feb 26, 2019 7:00 PM - **Accepted**

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Jerry Luszczak, Commissioner
SECONDER: Brent Larson, Commissioner
AYES: Larson, Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Dittrich,
 Pirog

Minutes Acceptance: Minutes of Mar 12, 2019 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 762 E. Mill Valley Road - **Recommended to Approve**

Notice was published in the Daily Herald on February 25, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey/Site Plan
4. Fence Elevation
5. Public Notice

Sworn in staff: Ms. Lyn Bremanis

Sworn in petitioner: Mr. Steven Heinz 762 Mill Valley Road

Mr. Heinz stated they are looking to erect a fence on the east and west side. He stated there is already a fence on the north side. He explained the reason for the fence is because they moved in less than 2 years ago and have 2 dogs. Mr. Heinz pointed out it is a busy corner at a busy intersection. They don't want other dogs to come in to their yard and fight with their dogs or their dogs to get out and get hit by traffic. Mr. Heinz explained they are looking for the fence to be approximately 1 ft. away from the property line because the neighbor to the north has their fence there and want them to line up. He referred to the existing conditions slide to show the location of the neighbors' fence and proposed location. He stated they will keep the grass and the bushes. Mr. Heinz pointed out the existing bushes are planted at the 5 ft. line so if the fence goes there they would have to remove the bushes.

Mr. Pirog clarified the existing bushes are at the 5 ft line.

Mr. Heinz explained the trunks are at 5 ft. He stated they will trim them back and plan to plant more on the other side.

Ms. Wood asked if he is referring to the east side.

Mr. Heinz stated that is on the street side.

Ms. Wood asked if they would do the same thing on the other side.

Mr. Heinz stated they would keep the bushes on the other side.

Mr. Pirog asked if the property slopes down.

Mr. Heinz answered no not really.

Ms. Bremanis referred to existing conditions slide to show property being pretty flat.

Ms. Wood asked about the height of the existing fence in the slide.

Mr. Heinz answered 6 ft.

Ms. Bremanis clarified the fence on the slide is across the street showing location on aerial.

Mr. Pirog clarified 761 Mill Valley is 1ft. off the property line.

Ms. Bremanis answered that is correct explaining they received a variation in 1998.

Mr. Cavanaugh expressed his concern is that the shrubs get overgrown and block the sidewalk. He asked Mr. Heinz if they are committed to maintain the landscaping.

Mr. Heinz answered yes explaining trimming bushes is something he likes to do.

Ms. Wood asked if 6ft. high fencing is allowed

Ms. Bremanis answered yes explaining they are only seeking relief on setback.

Sworn in Julia Heinz daughter

Ms. Heinz pointed out the main reason for the fence is there are 2 children that frequently run through their yard that have special needs. She stated they don't want their big dogs to think they are playing with them. Ms. Heinz explained the fence will add safety for the community as well as for their family.

Ms. Wood asked if dogs are in the yard without a fence.

Ms. Heinz answered yes explaining they go out with them or they are chained up. She pointed out if someone runs through the backyard you can't really prevent anything from happening.

Mr. Pirog clarified they are chained up in the backyard.

Ms. Heinz answered yes but pointed out they need enough room to go to the bathroom so if a child runs through the backyard they go right to the dogs.

Ms. Bremanis gave a brief overview explaining the property is zoned R-2, the required setback would be 5 ft., and they are requesting less than 1ft. She pointed out the uniqueness is they are adjacent from Palatine High school parking lot. She referred to the elevation slide to show a sample of what they are proposing to install. Ms. Bremanis stated they have agreed to do all of the required landscaping. She referred to slides to show existing conditions to show consistency of fences along Rohlwing Road.

Ms. Roth-Wurster asked how long the expanse is.

Mr. Heinz answered 38ft.

Ms. Roth-Wurster clarified it closes off at the house.

Mr. Heinz explained it closes off at the back of the house to the existing fence by the neighbor.

Ms. Roth-Wurster asked staff if there was no concern with line of site on the sidewalk

Ms. Bremanis answered no pointing out there are no driveways pulling out there.

STAFF RECOMMENDATION:

The Petitioner is requesting approval to install a fence within one (1) foot of the property line. Landscaping will also be installed between the fence and property line. The fence height and location will generally match the fence directly to the north (761 E. Juniper Drive). Additionally, if the fence was required to meet the required five (5) foot setback requirement, removal of some of the existing vegetation which is fairly large and mature would be necessary. The proposed fence will be consistent with the adjacent properties and their fences and should not negatively impact the neighborhoods or adjacent properties. There is a pending text amendment to the Village Council (to be reviewed in March), which is proposed to reduce the required side yard abutting a street setback for fences from its current 5-foot requirement down to a minimum 3 feet for decorative fences, not more than 48 inches in height. Although the proposed fence would still be required to be set back 5 feet, it would also align with the neighboring fence to the north and is comparable to others in the area.

Nevertheless, Staff recommends action at the discretion of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff would recommend the following conditions:

1. The Variation shall substantially conform to the site plan submitted by the Petitioner, Stephen Heinz, as shown on the Plat of Survey as prepared by MEI and dated 09/07/2017, except as said plan may be changed to conform to the Village Code of Ordinances.
2. The final landscaping/planting plan shall be submitted in a manner acceptable to the Director of Planning & Zoning prior to issuance of a building permit for the fence.
3. The landscaping shall be installed within 60 days of completion of the fence installation.
4. Once the plant material has been installed, the Petitioner shall maintain said plant materials so that they do not overhang or obstruct the adjacent sidewalk.

Mr. Pirog clarified the variation is for one side.

Ms. Bremanis answered that is correct the other side is permitted explaining this is for the east side.

Ms. Wood asked if there are height requirements for the landscaping plan.

Ms. Bremanis answered no stating per code it is approximately 3 ft. in height. She clarified on the site plan slide to show location of relief requested.

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 it is a good improvement for the area and is keeping with other properties on Rohlwing Road and around the High School. He pointed out it

is a safety issue for the dogs as well as for kids running through the yard. Mr. Cavanaugh stated it meets the standards and is in keeping with the neighborhood.

Mr. McGinn pointed out the variance of the property to the north creates unique circumstance requiring them to match up with that fence.

Ms. Roth-Wurster stated she agrees that it meets the standards and won't alter the essential character of locality.

Ms. Wood stated she is not always in favor of the 1ft. setback but looking at the individual circumstances this one seems to warrant it so is in favor.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will go to Village Council on April 1, 2019.

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

2. 1417 N. Rand Road - Recommended to Approve

Notice was published in the Daily Herald on February 25, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in petitioner: Ms. Denise Karanus 1417 N Rand Rd

Ms. Karanus stated they are planning on taking over the old Jason's Deli location which has been vacant for some time and open a new restaurant. She explained their proposed restaurant, Sweet Basil Café, is currently open in Streeter, Illinois and plan on expanding and opening in Palatine, Peoria and Riverwoods. She stated they anticipate 40 employees which will bring vitality to the area. Ms. Karanus pointed out the area is in need of more restaurants that include breakfast ,lunch and dinner. She stated they hope to revitalize the center by taking over a space that has been vacant for a while.

Ms. Wood clarified they currently own 2 restaurants in Bloomington and Peoria Ms. Karanus explained they used to own Wild Berries but both locations since have been sold. She explained the pictures were to represent how their businesses look.

Ms. Wood asked if the restaurant will be individually owned or a franchise. Ms. Karanus explained it is family owned explaining her husband is the chef and she handles the management. She further explained they have adult children that are also involved.

Ms. Wood pointed out the large menu.
Ms. Karanus stated all is home cooked and prepared on site.

Ms. Wood asked how many sq.ft. the location is.
Ms. Karanus stated this is their smallest location at approx. 4700 sq. ft.
Ms. Bremanis corrected approx. 4800 sq.ft.
Ms. Karanus explained they will keep the basic floor plan used by Jason's Deli but are reducing the seating to be less congested.

Ms. Wood clarified there will be no liquor service.
Ms. Karanus explained not at this time but stated if they did in the future it would be a service bar not a bar to sit at.

Ms. Bremanis gave a brief summary of request stating the property is zoned Planned Development following the B1 and B2 uses. She spoke to the hours being 7 am-9 pm daily. She stated the menu will be varied and they are not offering liquor service. Ms. Bremanis spoke to the seating being reduced from 166 to 145. She stated currently the parking plaza is significantly over parked. Ms. Bremanis stated Community Services, Engineering and Fire Prevention have all reviewed and have no concerns. She referred to the slides to show existing conditions.

Mr. Dittrich asked if the seating plan on the slide is for the 166 or 145.

Ms. Bremanis stated it was for the 166 explaining they will adjust the seating layout. She explained from a staff's perspective when reviewing the kitchen layout and seating plan She stated Environmental Health wants to review to ensure the kitchen can support their business plan. Ms. Bremanis stated in reducing the seats there would not be any issues but will need to meet all fire codes.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new restaurant in a vacant tenant space previously occupied by a restaurant. The proposed restaurant would reduce the number of seats from the previous restaurant. Park Place Shopping Center is substantially over parked; therefore, Staff does not have any parking concerns. The Petitioner previously owned two restaurants and currently owns one in Illinois and the proposed location will be their third restaurant. As the proposed use would be occupying a vacant tenant space previously occupied by another restaurant, it should not have a negative impact on the surrounding properties. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the petitioner on 02/08/2019, 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. McGinn made a motion to approve subject staff's conditions; seconded by Mr. Dittrich.

DELIBERATIONS:

Mr. McGinn stated it is straight forward since they are replacing a restaurant with a new restaurant. He pointed out it fits with the character of the locality. Mr. McGinn stated the petitioner has experience in the restaurant business so it will be operated in a manner consistent with the health and welfare of the area.

Ms. Wood stated it will be a great addition pointing out the plaza needs new life. She stated a family restaurant is perfect for the location and the hours are great. Ms. Wood stated they are filling a vacancy as well as offering employment to the area. She spoke to the menu and how it is great to offer the area another dining option. She stated it meets the standards and is a welcome addition to the town.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will go to Village Council on March 18, 2019.

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

IV. COMMUNICATIONS**V. ADJOURNMENT**

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 04/09/19 07:00 PM

CASE STAFF STATEMENT (ID # 5199)

1133 S. Vermont Street

Continued to May 14th ZBA Meeting due to pending site plan revision by the Petitioner.

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 04/09/19 07:00 PM

CASE STAFF STATEMENT (ID # 5198)

140 W. Wood Street Unit 109

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: John and Sally Heraty

CASE NUMBER: 19-12

ADDRESS: 140 W. Wood Street Unit 109

PROPOSAL:

Variation to allow a multifamily unit to be 368 square feet, instead of the minimum required 500 square feet pursuant to Section 10.07(d)(2) of the Palatine Zoning Ordinance.

Variation to allow approximately 1.4 parking spaces per unit, instead of the minimum required 2 parking spaces per unit pursuant to Section 7.03(b)(1) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 140 W. Wood St Unit 109 District 6 (Helms)	<u>CURRENT ZONING:</u> R-3 High Density Multi-Family District
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SURROUNDING CONDITIONS:

<u>North:</u>	Planned Development - The Metropolitan
<u>South:</u>	Palatine Train Station
<u>East:</u>	R-3 High Density Multi-Family District
<u>West:</u>	Planned Development - Gateway Center

BACKGROUND:

The Petitioners are proposing to convert a 2-bedroom condominium unit into two units. This would result in a 1-bedroom unit and a studio unit, which would be under the Zoning Ordinance minimum required size of 500 square feet. Therefore, the Petitioners are requesting:

Variation to allow a multifamily unit to be 368 square feet, instead of the minimum required 500 square feet.

Variation to allow approximately 1.4 parking spaces per unit, instead of the minimum required 2 parking spaces per unit.

SITE ANALYSIS:

- The Subject Property is zoned R-3 Multi Family is part of Park Towne Condominiums. The conversion from apartments to condos took place in 1995, which included the consolidation of certain 1-bedroom and studio units into 2 bedroom units. The table below identifies the existing and proposed unit distribution, within Park Towne:

	Existing	Proposed
Studio	40 units	41 units
1 - Bedroom	50 units	51 units
2 - Bedroom	38 units	37 units
Total	128 units	129 units

- The Petitioners purchased the 2-bedroom unit in 2007 and currently reside there. The proposal is to revert the unit back to the previous condition, with a one-bedroom unit (824 square feet) and a studio unit (368 square feet). However, per Code there is minimum of 500 square feet per unit for the R-3 District requirements in multi-family units. The existing studios are considered non-conforming and are similar to the proposed size.
- The Petitioners received approval for the conversion from the HOA in December of 2018.
- As an existing circumstance and per the current Zoning Ordinance parking requirements, Park Towne is currently under parked. The conversion into two units will further increase this deficit. There are currently 203 parking spaces, per code 258 parking spaces would be required.
- Although Park Towne has an existing parking deficit, this residential development is located within Downtown Palatine and at the center of the Palatine's TOD area. Its direct adjacency to the Metra Train station is likely a transit resource for Park Towne and further reduces the direct need for more auto dependent parking needs.
- Additionally, from a practical perspective, Park Towne manages its parking resources through the use of a private permitting process, through the management company for Park Towne. This additional control would seem to remove specific concerns about access to parking for this development.

DEPARTMENTAL REVIEWS:

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 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:

In 1995, Park Towne was converted from apartments to privately owned condominiums. At the time several studio and 1-bedroom units were combined into single 2-bedroom units. The Petitioners are requesting to divide their unit back to its original form. Per Code, multi-family units must be over 500 square feet. The building is unique in that there are currently 40 studios in the building that are under the 500 square feet. Therefore, the addition of a studio unit should not affect the essential character of the building.

In addition Park Towne currently has a parking permit system in place, which controls the number of cars at any time. The complex is unique in the number of studio units and being directly adjacent to the train station. Therefore, Staff recommends approval of the proposed Variations, subject to the following conditions:

1. The Variations shall substantially conform to the site plan prepared by Zarko Sekerez & Associates, Inc. dated 11/29/19, except as such plans may be changed to conform to Village codes and Ordinances.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Site Plan

Case Staff Statement (ID # 5198)
Meeting of April 9, 2019

- Renovation Plans
- Park Towne Parking Regulations
- Petitioner Submitted Comparable Properties
- Public Notice

3.2.a

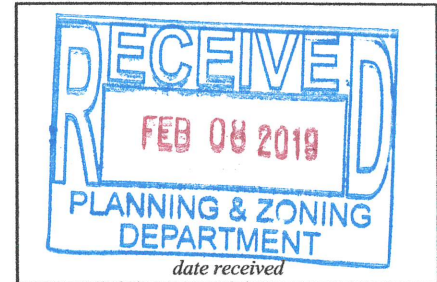




SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner	Zoning Case # <i>19-12</i>
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S) John Heraty		Business Name (if applicable)	
	Subject Property Address 140 W. Wood St. Unit 109 Palatine, IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone 773-505-3100	Fax 855-855-8160	Email heraty@flash.net	
	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:			
	I would like to divide the existing condo back into its original floorplan. The two bedroom two bathroom units are having a hard time selling, and based on the current market conditions, we would lose approximately \$45,000 from the original purchase price. The assessments for a 2 bed/2 bath are high, and dividing the units would help in the sales process. By separating the unit, not only will it make me break even, but I'll be able to provide an extra affordable living space for someone in Palatine, and keep the property value up in the building.			

Attachment: Application (140 W. Wood Street Unit 109 - VAR unit square footage)

Variation Petitioner Justification

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.**
 - a. The unit was purchased in 2007 for \$168,000.00 and based on current market conditions selling it in its current configuration would generate a large loss, and two bedroom units in the building tend to sit on the market, probably due to the high association costs, which I will get to later on. I have attached the building comps to support these statements.
2. **That the plight of the owner is due to unique circumstances**
 - a. The association has obtained financing to perform large capital improvements over the next year. In order to pay for this the association has increased the assessments 14.9% this year. The association plans on keeping the same increase of the next two years to cover the amount on the loan. My current assessments for the two-bedroom unit is \$635.49 per month, which is rather high for a two bedroom condo unit, and may further depreciate the property. The burden of the high association payments would be mitigated by separating the unit, and therefore separating the association payment, based on square footage.
3. **That the variation, if granted, will not alter the essential character of the locality**
 - a. No exterior work will need to be performed to separate the units back to the original configuration. Out of the 128 units in the building mine is the only one with this layout. Converting them back into original entities will essentially help it conform to the rest of the building, with the studio and one-bedroom units being the same size as the ones existing in the building. The only work that needs to be done to complete this task is to close the wall between the two units, add a hallway door to the existing doorway frame and placing the kitchen back into the studio. The utilities are already independent of each other. There are two separate electrical meters, panels and ac/heater units. The studio side still has the gas, electric and water lines sticking out of the walls. All the previous contractor did was to take out the appliances, cabinets and countertops and put up a wall and doorway to convert that area into a closet.
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
 - i. When we began looking at selling this property, our realtor pulled comps for us, and no building in the vicinity has association dues nearly as high as our building. She was in agreeance that separating the unit into two, and therefore the fees, would be the best bet for selling the property.
 - c. The request is not based on a desire to make more money out of the property
 - i. The request is not based on a desire to make MORE money out of the property, but to just BREAK EVEN on the property.
 - d. The petitioner has not created the alleged hardship for the property
 - i. We have updated and renovated our unit, but unfortunately the building is older, and needs extensive repairs, which has caused the high association dues.

- e. The request will not be detrimental to the public welfare or other properties in the neighborhood
 - i. No other owners in the building will be affected by the conversion. It may benefit them by keeping the property values as high as possible.
- 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
 - i. See above statement.



VARIATION

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

The parking can not be configured to meet the current requirement for spaces in the current zoning

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

The current allocation of the building provides for a high percentage of small studio units, that do not utilize more than one parking space, per, even the one bedroom units average a little more than one space per unit

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

the current configuration of the parking lot would not change, thereby showing no readily discernable difference

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

- a. The particular surroundings, shape, or topographical conditions of the property
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district
- c. The request is not based on a desire to make more money out of the property
- d. The petitioner has not created the alleged hardship for the property
- e. The request will not be detrimental to the public welfare or other properties in the neighborhood
- f. The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values

The condominium Assn controls the allocation of the parking spaces, our rules provide. parking spaces based upon a vehicle being registered to the address of the building as well as providing no more than one permit per licensed driver the Assn has the ability to grant additional permits. but also has the right to limit additional permits if allocation dictates furthermore the Assn could opt to lease less spaces to the village if demand for resident spaces increases

PARCEL 2:
That part lying South of the South line of Colfax Street of the Warm Beds of Lot B, in Block 6, in Assessors's Subdivision of part of the Southwest quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian and other property according to the Plat thereof recorded April 10, 1877 as Document 125679, all in Cook County, Illinois, (excepting from and Parcel is Parcel 2, that part dedicated for public streets by Documents 20394571 and 20394573 in Cook County, Illinois.

140 WEST 43000 ST
PALATKA, ILLINOIS
DECEMBER 14, 1971

Plot of Survey

NORTH SMITH

STREET

STRENGTH

WEST COLFAX

This is to certify that I have surveyed the above described property, according to the official Records and that the said boundary diagram correctly represents said survey.

ZARKO BOKERIZ AND ASSOCIATES
IN WEST WASHINGTON STREET
CHICAGO, ILLINOIS

Grade: 1 inch + 20 feet

140 WEST WOOD STREET
PALATINE, ILLINOIS
ORDER 17, 95247

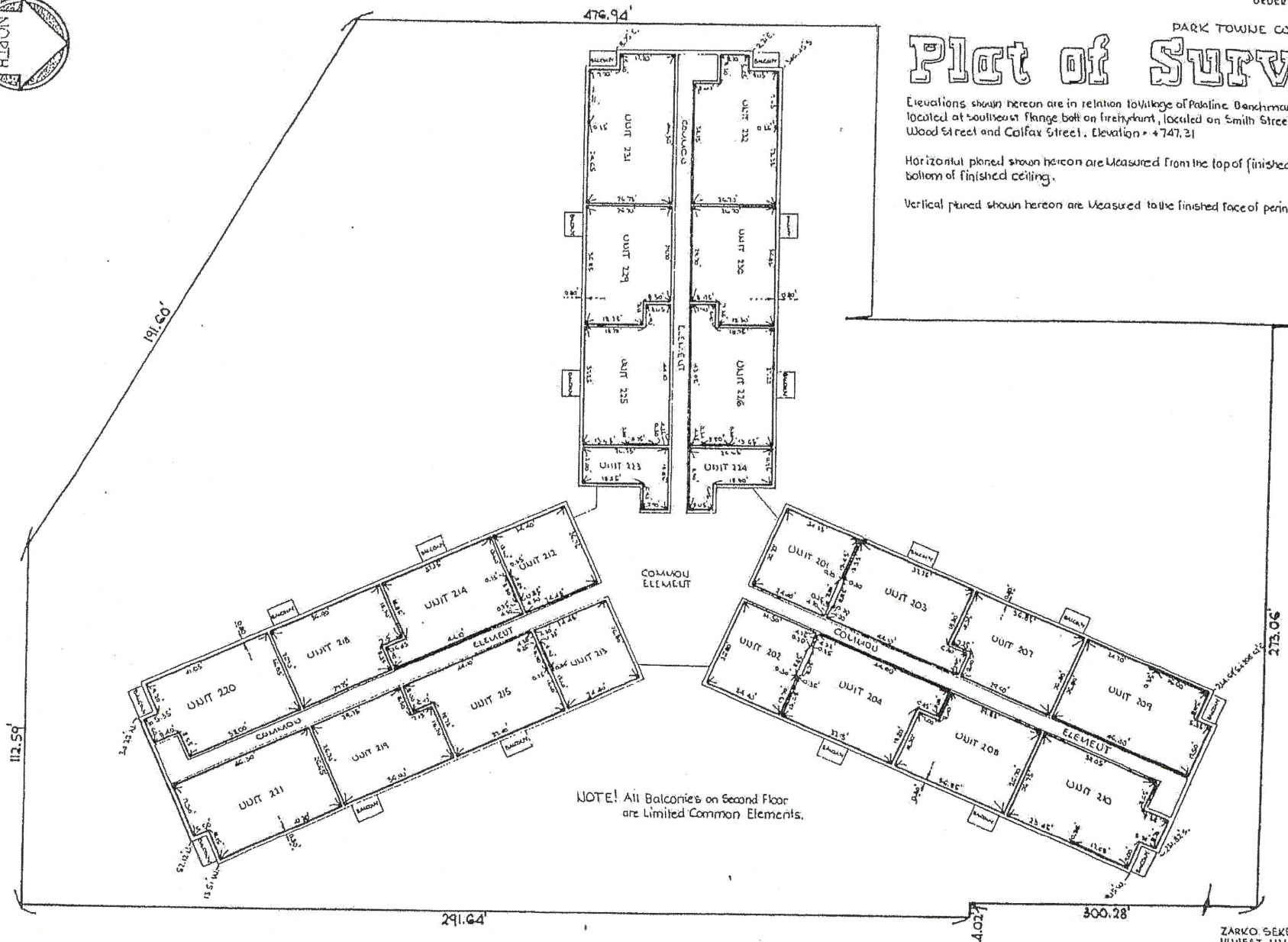
PARK TOWNE CONDOMINIUM

Plat of Survey

Elevations shown hereon are in relation to Village of Palatine Benchmark Datum, located at southeast flange bolt on fire hydrant, located on Smith Street halfway between Wood Street and Colfax Street. Elevation = +747.21

Horizontal planes shown hereon are measured from the top of finished floor to the bottom of finished ceiling.

Vertical planes shown hereon are measured to the finished face of perimeter walls.



NOTE! All Balconies on Second Floor
are Limited Common Elements.

Upper Elevation = +767.92
Lower Elevation = +759.89
for all Units on Second Floor
SECOND FLOOR

ZARCO SEKERETZ AND ASSOCIATES
111 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602

Scale: 1 inch = 20 feet
JUNE 1, 1994

EXHIBIT 'A' PAGE 409G

This is to certify that I have surveyed the above
described property, according to the official records
and that the Plat hereon drawn correctly represents
said survey.

ILLINOIS LAND SURVEYOR #35-3371



Plot of Survey

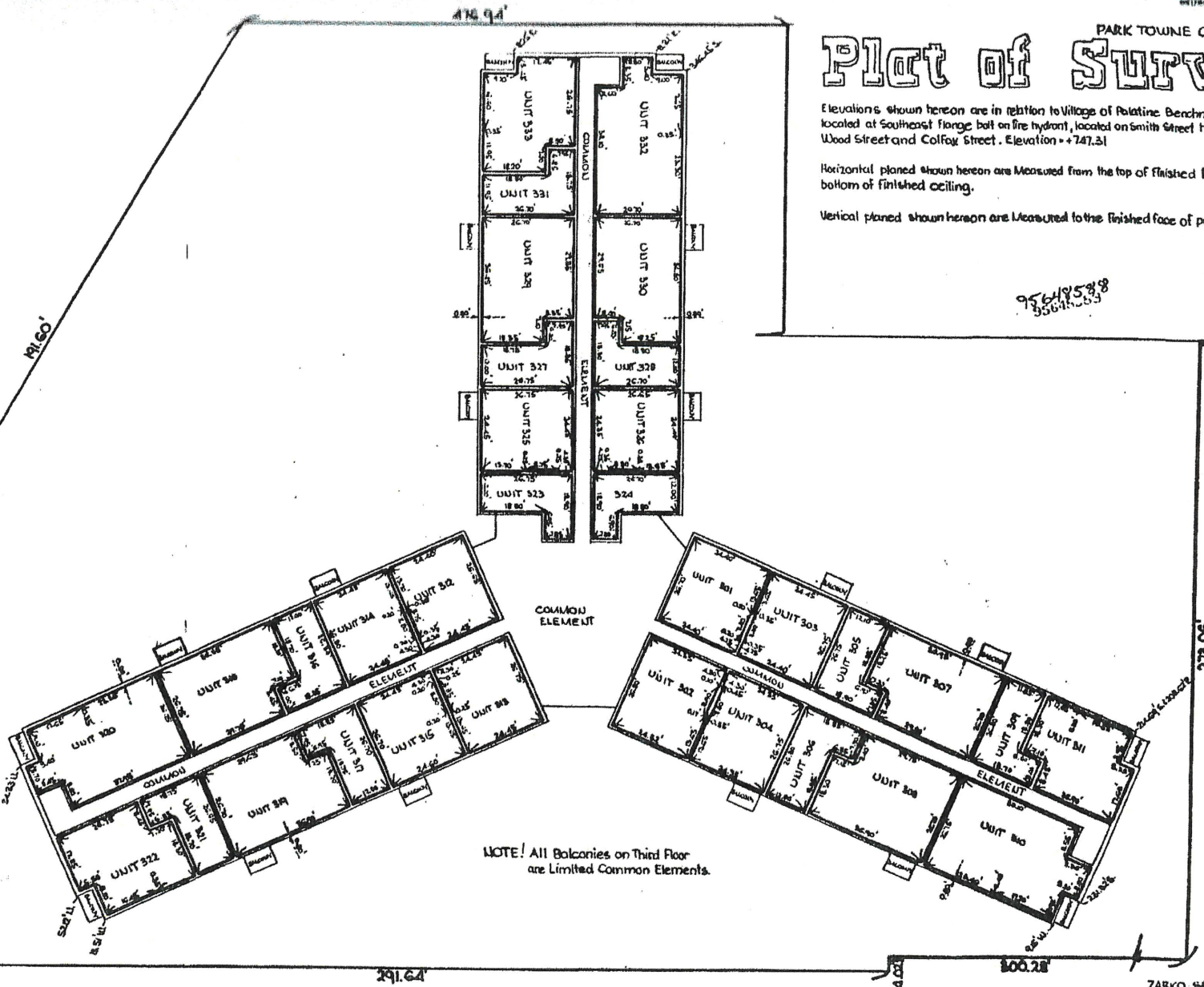
PARK TOWNE CONDOMINIUM

Elevations shown hereon are in relation to Village of Palatine Benchmark Datum, located at Southeast flange bolt on fire hydrant, located on Smith Street half-way between Wood Street and Colfax Street. Elevation = +747.31

Horizontal planes shown hereon are measured from the top of finished floor to the bottom of finished ceiling.

Vertical planes shown hereon are measured to the finished face of perimeter walls.

95649588
95649588



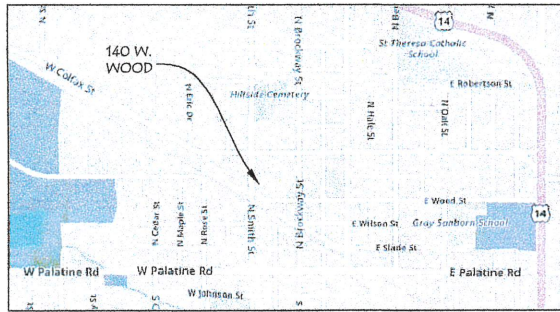
NOTE! All Balconies on Third Floor are Limited Common Elements.

Upper Elevation = +771.02
Lower Elevation = +768.99
for all Units on Third Floor
THIRD FLOOR

ZARKO WEKEREZ AND ASSOCIATES
111 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602

Scale: 1 inch = 20 feet
JUNE 1, 1994

FIRST AMENDED AND RESTATED EXHIBIT "C" TO DECLARATION FOR PARK TOWNE CONDOMINIUM



VICINITY MAP
no scale

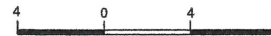
REVISED PLAT OF SURVEY OF UNIT 109

OF EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM
OF THE PARKTOWN CONDOMINIUM

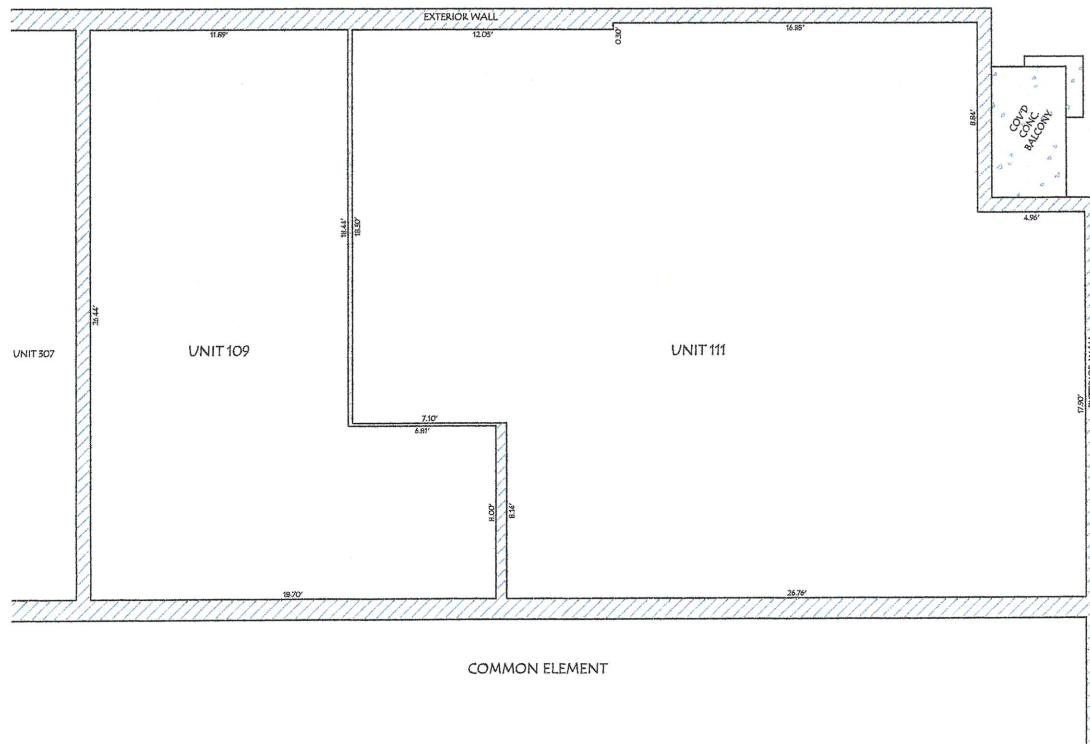
1st FLOOR
PAGE 3 of 6



SCALE : 1 inch = 4 feet



Graphic Scale



COMMON ELEMENT

PROPERTY DESCRIPTION:

UNIT 109 IN THE PARK TOWNE CONDOMINIUM AS DELINEATED ON A SURVEY OF CERTAIN LOTS OR PARTS THEREOF LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95648988, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED, IN COOK COUNTY, ILLINOIS.

MISCELLANEOUS NOTES:

- 1) UNIT P.I.N.s: 02-15-407-049-1007
- 2) TOTAL UNIT AREA: 1,195.4 sq. ft.
 - o UNIT 109: 368.9 sq. ft.
 - o UNIT 111 (INCL. BALCONY): 824.5 sq. ft.
- 3) UNIT ELEVATIONS (NGVD 88):
 - o UPPER ELEVATION: 758.77
 - o LOWER ELEVATION: 750.74
- 4) VERTICAL PLANES SHOWN HEREON ARE MEASURED TO THE FINISHED FACE OF THE INTERIOR AND EXTERIOR PERIMETER WALLS. HORIZONTAL PLANES SHOWN HEREON ARE MEASURED FROM TOP OF FINISHED FLOOR TO BOTTOM OF FINISHED CEILING.
- 5) ALL PATIOS ON FIRST FLOOR ARE LIMITED COMMON ELEMENTS.

Surveyor's Certification

To:
JOHN HERATY

I, the undersigned, an Illinois Registered Land Surveyor, hereby certify to the above named party that on the date shown a survey of the real estate described herein was made and that to the best of my knowledge and belief this plat represents the facts found at said time.

This plat is in compliance with the Illinois Condominium Property Act.

PRELIMINARY

RUSSELL WAID DILLON
Professional Land Surveyor No. 3153
LICENSE EXPIRATION DATE: November 30, 2020
Date of Survey: November 29, 2018

No dimensions should be assumed by scale measurements upon plat. Contractor should verify and compare all points before beginning any construction and at once report any discrepancies to the surveyor. Surveyor should be contacted for construction layout of any improvements.

The legal description noted on this plat was provided by the client and must be compared with deed and/or title policy. For building restrictions and/or easements refer to your deed, contract, title policy, and/or zoning regulations. This plat is valid only if it contains the original signature and embossed seal of the surveyor. If you have any questions regarding this plat do not hesitate to contact us.

ZARKO SEKEREZ & ASSOCIATES, INC.
Land Surveyors & Land Planners
114 WEST CLARK STREET
CHICAGO, ILLINOIS 60607
PHONE: (312) 467-1383
FAX: (312) 467-1384
WWW.SEKEREZ.COM

PLAT OF DELINEATION
140 W. Wood St.
Palatine, Illinois

Allsource Environmental, LLC
2777 Finley Rd. Suite 15
Downers Grove, Illinois

SHEET
1 OF 1

Attachment: Site Plan (140 W. Wood Street Unit 109 - VAR unit square footage)

- 1) INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION (WITH AMENDMENTS)
- 2) INTERNATIONAL MECHANICAL CODE, 2015 EDITION (WITH AMENDMENTS)
- 3) INTERNATIONAL FUEL GAS CODE, 2015 EDITION
- 4) INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION
- 5) INTERNATIONAL SWIMMING POOL AND SPA CODE, 2015 EDITION
- 6) NATIONAL ELECTRICAL CODE, 2017 EDITION (WITH AMENDMENTS)
- 7) ILLINOIS PLUMBING CODE, 2014 EDITION
- 8) VILLAGE OF PALATINE CODE OF ORDINANCES

SHEET INDEX

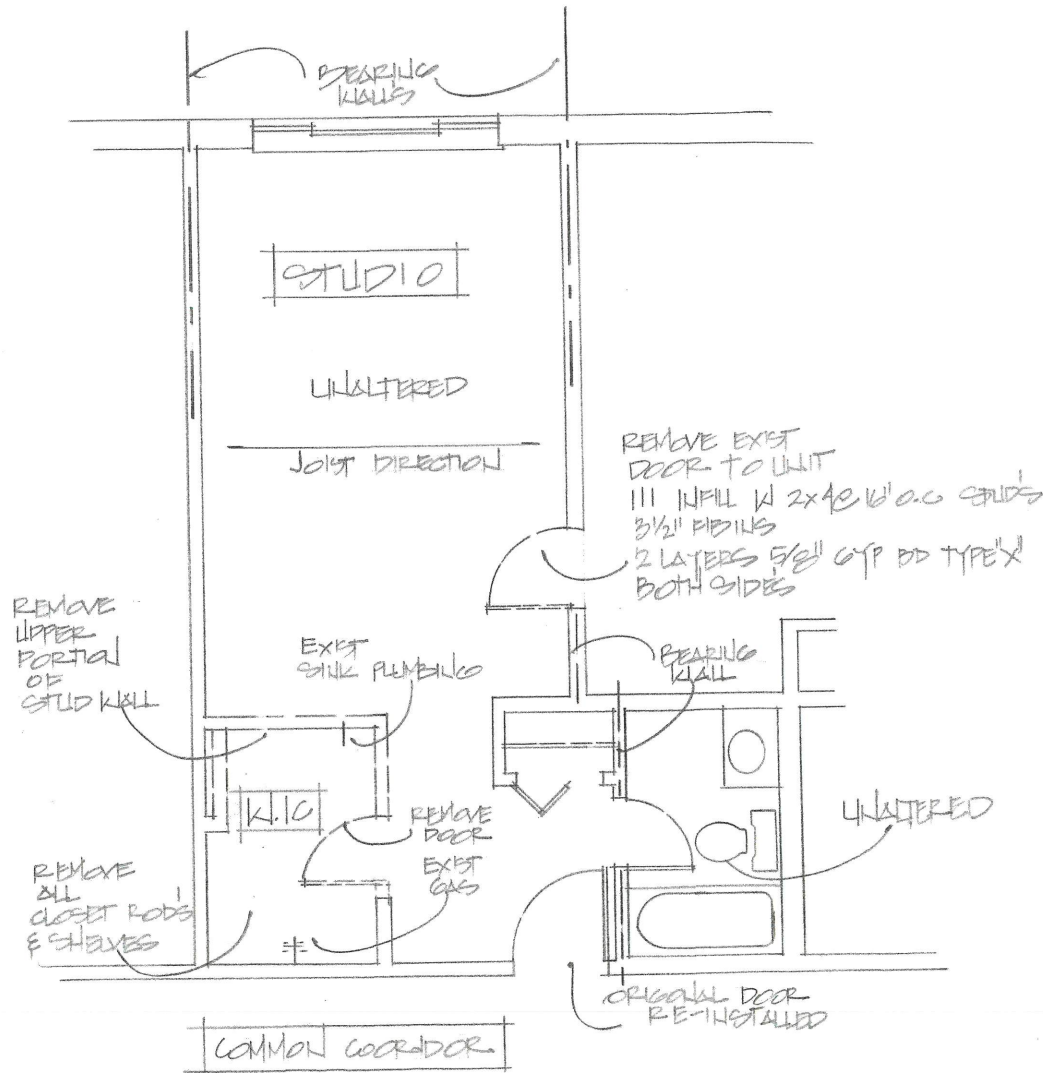
- 1 AS BUILT/DEMOLITION PLAN
- 2 GROUND FLOOR PLAN
- 3 ELECTRICAL PLAN

KITCHEN RENOVATION PLAN

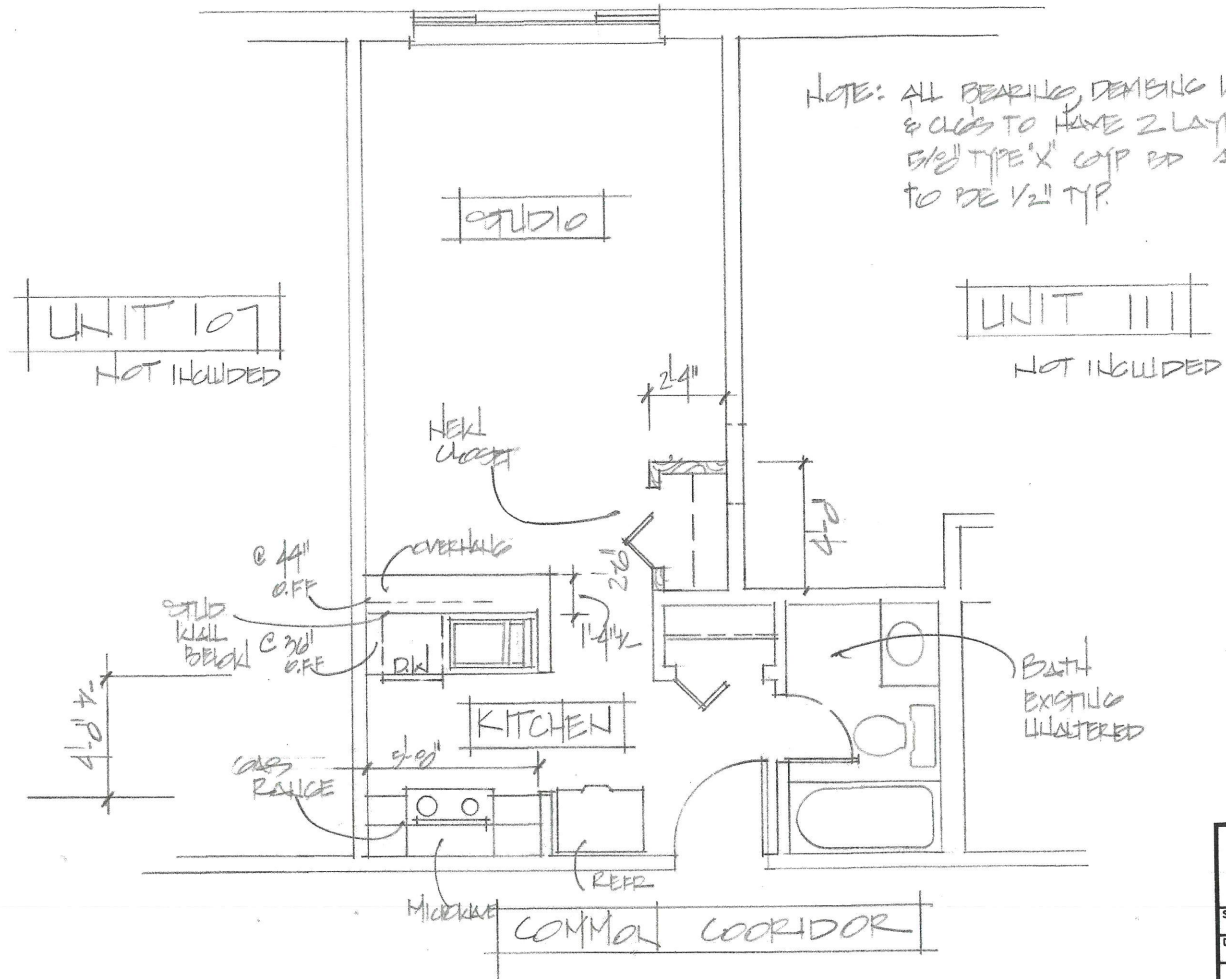
140 W WOOD ST UNIT 109 PALATINE IL

WILLIAM G WEIDNER DESIGNER 847.401.5001 BILL@WEIDNERDESIGN.NET

JOHN HERATY OWNER

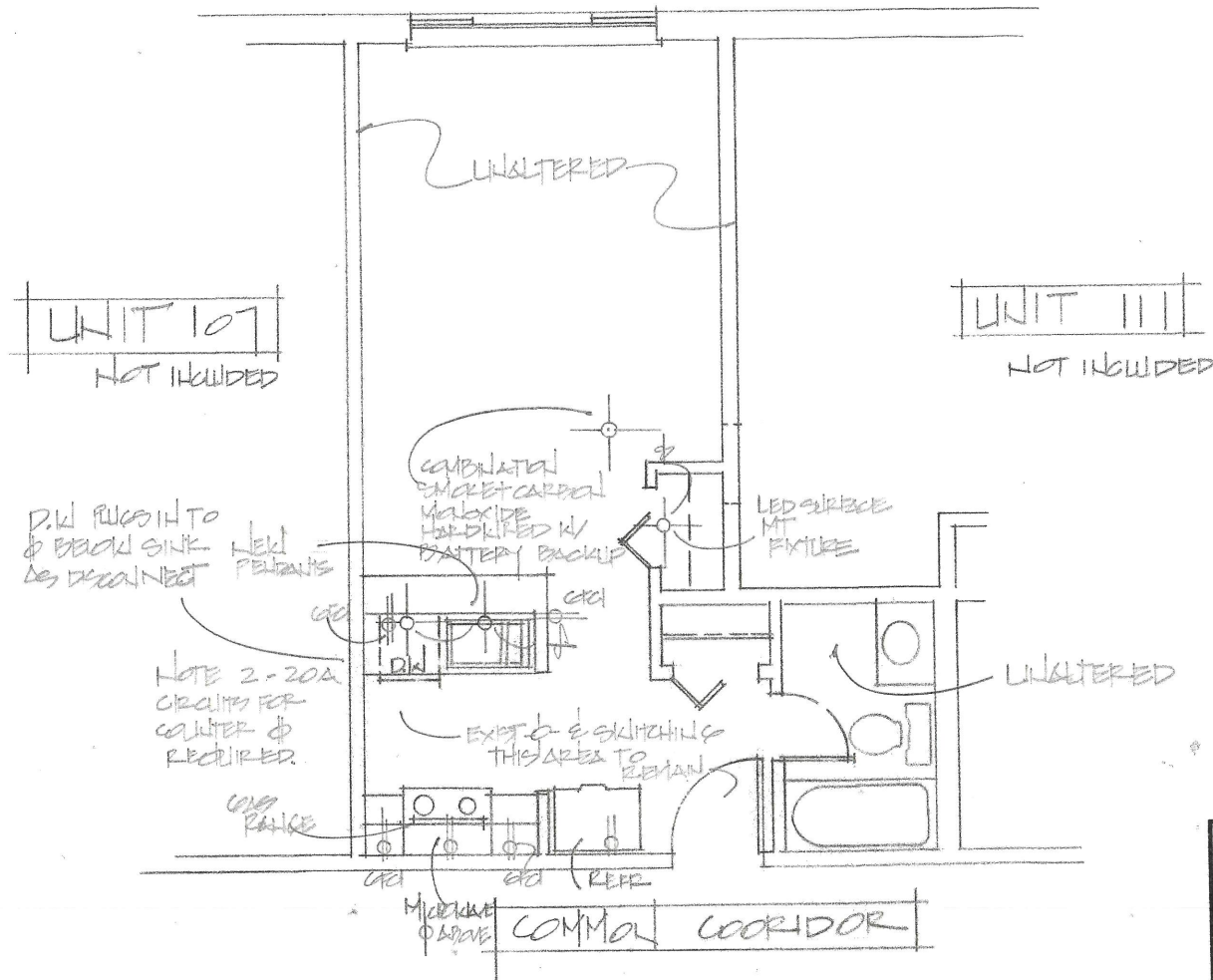


"As BUILT" / DEMOLITION PLAN		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: <i>[Signature]</i>
DATE: 12-28-18		REVISED:
		DRAWING NUMBER: 01



FLOOR PLAN		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: [Signature]
DATE: 2-28-12		REVISED:
		DRAWING NUMBER: 02

Attachment: Renovation Plans (140 W. Wood Street Unit 109 - VAR unit square footage)



ELECTRICAL PLAN		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: KJK
DATE: 2-28-18		REVISED:
		DRAWING NUMBER: 03

ILLEGALLY PARKED CARS AND PARKING RULES

5

1. The following are considered parking violations:
 - a. Parking at any time, for any reason, in the fire lanes.
 - b. Unauthorized parking in designated "handicapped" spaces.
 - c. Parking on the sidewalks.
 - d. Taking more than one space.
 - e. Violation of time restrictions.
2. Parking permits are required by all residents to park in the front and back lots of the building. Anyone without a required parking permit will be towed at his or her expense without notice. There are no assigned parking spaces at Park Towne.
3. Owner stickers are only issued to residents of Park Towne.
4. Owner stickers may not be issued to any individual not residing at Park Towne. Only management may issue these parking permits.
5. Residents or owners may not use or issue any owner sticker or guest hanger to anyone not residing at Park Towne for train commuter use.
6. Please inform management if your vehicle is going to remain parked for more than ten (10) consecutive days in the same parking stall. Any vehicle not moved within ten (10) consecutive days or more will be considered an abandoned vehicle. Management will then notify owner and attach a violation to the window of the car and it will be towed at owner's expense.
7. Any resident of Park Towne that does not own a vehicle is not entitled to receive a permanent parking permit.
8. Management must be informed of any vehicle changes to record vehicle identification such as: make, model, year and license plate information. This information should be submitted to management no later than ten (10) days after the change of vehicle.

Attachment: Park Towne Parking Regulations (140 W. Wood Street Unit 109 - VAR unit square footage)



9. Because of the limited parking space available to residents and guests, a limit of one vehicle per licensed resident per household (unit) is now in force. Anyone having additional vehicles must petition the Board through management for permission for additional parking space.
10. Proof of vehicle ownership for cars in question may be requested by management to enforce the rules. i.e. State vehicle registration.
11. Between the hours of 6:00 AM and 6:00 PM Monday through Friday all guests are required to park in the north parking lot with a Park Towne hang tag. Guests may park in the "Permit Parking Only" spaces in the north lot or across the street in the parking garage at other times. NO GUEST PARKING will be permitted in the Park Towne spaces from 6:00 PM to 6:00 AM on weekdays and all weekend from 6:00 PM on Friday until 6:00 AM Monday morning. Contact Management for special circumstances.
12. Recreational and seasonal vehicles such as boats, motor homes, snowmobiles, etc. are not allowed in any parking stall and will be subject to towing at any time.
13. Motorcycles may only be parked in the area designated by signs marked "Motorcycle Parking".
14. Commercial vehicles are prohibited from overnight parking and will be subject to towing. Commercial vehicles are defined as trucks or vans with commercial plates and/or advertising adhered to the vehicle. Commercial vehicles shall also include, but not be limited to taxis, limousines, hearses, and any vans or trucks with ladders or other construction materials attached thereto. Any exceptions must have written permission from the Board.
15. Guest parking tags are available through the Management office for a refundable fee of \$25.00. Replacement resident stickers are available for \$50.00.

Parking Spots:

We currently have 208 parking spots available at our condo complex. I've been board member for the Parktowne Condominium Association for over 10 years and parking has never been an issue.

Comparables

Subject Property	Comp #1	Comp #2	Comp #3
No Photo Available			
Address: 140 W. Wood Palatine	140 W Wood ST 117 Palatine, IL 60067	140 W Wood ST 216 Palatine, IL 60067	140 W Wood ST 426 Palatine, IL 60067
MLS #:	10252362	10257743	10048323
Status:	ACTV	ACTV	ACTV
Unit Number:	117	216	426
List Price:	\$68, 000	\$89, 000	\$100, 000
Sold Price: 168000			
Closed Date: 05/05/2005			
Market Time: 84	18	11	179
# Rooms: 5	2	2	3
# Bedrooms: 2	0	0	1
# Full Baths: 2	1	1	1
# Half Baths: 0	0	0	0
Unit Floor Level: 1	1	2	4
Approx Sq Ft:	592	389	640
Assessment/ Association Dues \$: 618	\$163	\$163	\$329
Short Sale/ Foreclosed/Court Approved: Not Applicable			

Prepared By: Tami Stough @properties

Comparables (continued)

	Subject Property	Comp #4	Comp #5	Comp #6
	No Photo Available			
Address:	140 W. Wood Palatine	140 W Wood ST 119 Palatine, IL 60067	140 W Wood ST 130 Palatine, IL 60067	140 W WOOD ST 430 Palatine, IL 60067
MLS #:		09964164	10157929	10152036
Status:		ACTV	ACTV	ACTV
Unit Number:		119	130	430
List Price:		\$109, 000	\$115, 000	\$118, 000
Sold Price:	168000			
Closed Date:	05/05/2005			
Market Time:	84	254	19	59
# Rooms:	5	5	5	5
# Bedrooms:	2	2	2	2
# Full Baths:	2	1	1	1
# Half Baths:	0	0	0	0
Unit Floor Level:	1	1	1	4
Approx Sq Ft:		1100	800	0
Assessment/ Association Dues \$:	618	\$438	\$438	\$503
Short Sale/ Foreclosed/Court Approved:	Not Applicable			

Prepared By: Tami Stough @properties

Attachment: Petitioner Submitted Comparable Properties (140 W. Wood Street Unit 109 - VAR unit square

Comparables (continued)

Subject Property	Comp #7	Comp #8	Comp #9
No Photo Available			
Address: 140 W. Wood Palatine	140 W Wood ST 432 Palatine, IL 60067	140 W Wood ST 415 Palatine, IL 60067	140 W Wood ST 409 Palatine, IL 60067
MLS #:	10064771	10253299	10060596
Status:	ACTV	ACTV	CLSD
Unit Number:	432	415	409
List Price:	\$124, 900	\$129, 900	\$82, 000
Sold Price: 168000			\$76, 500
Closed Date: 05/05/2005			10/04/2018
Market Time: 84	533	16	29
# Rooms: 5	5	5	2
# Bedrooms: 2	2	2	0
# Full Baths: 2	2	2	1
# Half Baths: 0	0	0	0
Unit Floor Level: 1	4	4	4
Approx Sq Ft:	1300	1100	0
Assessment/ Association Dues \$: 618	\$606	\$582	\$162
Short Sale/ Foreclosed/Court Approved: Not Applicable			N/A

Prepared By: Tami Stough @properties

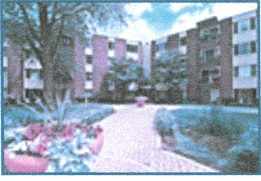
Comparables (continued)

Subject Property	Comp #10	Comp #11	Comp #12
No Photo Available			
Address: 140 W. Wood Palatine	140 W Wood ST 230 Palatine, IL 60067	140 W Wood ST 412 Palatine, IL 60067	140 W Wood ST 102 Palatine, IL 60067
MLS #:	09912096	09920027	09985559
Status:	CLSD	CLSD	CLSD
Unit Number:	230	412	102
List Price:	\$114, 390	\$92, 000	\$105, 000
Sold Price: 168000	\$80, 039 (F)	\$88, 000	\$100, 000
Closed Date: 05/05/2005	08/10/2018	08/17/2018	08/06/2018
Market Time: 84	80	86	8
# Rooms: 5	5	3	4
# Bedrooms: 2	2	1	1
# Full Baths: 2	1	1	1
# Half Baths: 0	0	0	0
Unit Floor Level: 1	2	4	1
Approx Sq Ft:	1064	700	850
Assessment/ Association Dues \$: 618	\$439	\$310	\$312
Short Sale/ Foreclosed/Court Approved: Not Applicable	F	N/A	N/A

Prepared By: Tami Stough @properties

Attachment: Petitioner Submitted Comparable Properties (140 W. Wood Street Unit 109 - VAR unit square

Comparables (continued)

	Subject Property	Comp #13	Comp #14	Comp #15
	No Photo Available			
Address:	140 W. Wood Palatine	140 W Wood ST 114 Palatine, IL 60067	140 W Wood ST 220 Palatine, IL 60067	140 W Wood ST 309 Palatine, IL 60067
MLS #:		10035067	10103275	09775724
Status:		CLSD	CLSD	CLSD
Unit Number:		114	220	309
List Price:		\$109, 990	\$132, 900	\$74, 900
Sold Price:	168000	\$107, 000	\$123, 000	\$71, 400
Closed Date:	05/05/2005	08/23/2018	11/27/2018	12/14/2017
Market Time:	84	3	122	23
# Rooms:	5	3	5	2
# Bedrooms:	2	1	2	0
# Full Baths:	2	1	2	1
# Half Baths:	0	0	0	0
Unit Floor Level:	1	1	2	3
Approx Sq Ft:		640	1300	400
Assessment/ Association Dues \$:	618	\$329	\$527	\$143
Short Sale/ Foreclosed/Court Approved:	Not Applicable	N/A	N/A	N/A

Prepared By: Tami Stough @properties

Attachment: Petitioner Submitted Comparable Properties (140 W. Wood Street Unit 109 - VAR unit square

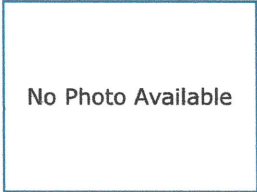
Comparables (continued)

	Subject Property	Comp #16	Comp #17	Comp #18
	No Photo Available			
Address:	140 W. Wood Palatine	140 W Wood ST 216 Palatine, IL 60067	140 W Wood ST 223 Palatine, IL 60067	140 W Wood ST 401 Palatine, IL 60067
MLS #:		09927472	09808039	09718267
Status:		CLSD	CLSD	CLSD
Unit Number:		216	223	401
List Price:		\$89, 900	\$89, 900	\$105, 000
Sold Price:	168000	\$81, 000	\$84, 000	\$88, 000
Closed Date:	05/05/2005	07/16/2018	02/28/2018	06/23/2018
Market Time:	84	344	172	265
# Rooms:	5	2	2	4
# Bedrooms:	2	0	0	1
# Full Baths:	2	1	1	1
# Half Baths:	0	0	0	0
Unit Floor Level:	1	2	2	4
Approx Sq Ft:		389	389	0
Assessment/ Association Dues \$:	618	\$144	\$144	\$311
Short Sale/ Foreclosed/Court Approved:	Not Applicable	N/A	N/A	N/A

Prepared By: Tami Stough @properties

Attachment: Petitioner Submitted Comparable Properties (140 W. Wood Street Unit 109 - VAR unit square

Comparables (continued)

	Subject Property	Comp #19	Comp #20	Comp #21
				
Address:	140 W. Wood Palatine	140 W Wood ST 105 Palatine, IL 60067	140 W Wood ST 201 Palatine, IL 60067	140 W Wood ST 122 Palatine, IL 60067
MLS #:		09931716	09409731	09351506
Status:		CLSD	CLSD	CLSD
Unit Number:		105	201	122
List Price:		\$92, 000	\$97, 500	\$99, 900
Sold Price:	168000	\$90, 000	\$93, 000	\$95, 000
Closed Date:	05/05/2005	06/22/2018	03/10/2017	02/24/2017
Market Time:	84	26	15	99
# Rooms:	5	2	4	4
# Bedrooms:	2	0	1	1
# Full Baths:	2	1	1	1
# Half Baths:	0	0	0	0
Unit Floor Level:	1	1	2	1
Approx Sq Ft:		0	0	0
Assessment/ Association Dues \$:	618	\$162	\$265	\$331
Short Sale/ Foreclosed/Court Approved:	Not Applicable	N/A	N/A	N/A

Prepared By: Tami Stough @properties

Attachment: Petitioner Submitted Comparable Properties (140 W. Wood Street Unit 109 - VAR unit square

Comparables (continued)

	Subject Property	Comp #22	Comp #23	Comp #24
	No Photo Available			
Address:	140 W. Wood Palatine	140 W Wood ST 315W Palatine, IL 60067	140 W WOOD ST 413 Palatine, IL 60067	140 W Wood ST 115 Palatine, IL 60067
MLS #:		09644429	09731718	09845910
Status:		CLSD	CLSD	CLSD
Unit Number:		315W	413	115
List Price:		\$98, 500	\$115, 000	\$100, 000
Sold Price:	168000	\$96, 000	\$98, 000	\$98, 000
Closed Date:	05/05/2005	07/26/2017	10/11/2017	05/09/2018
Market Time:	84	4	19	49
# Rooms:	5	4	3	4
# Bedrooms:	2	1	1	1
# Full Baths:	2	1	1	1
# Half Baths:	0	0	0	0
Unit Floor Level:	1	3	4	1
Approx Sq Ft:		0	0	500
Assessment/ Association Dues \$:	618	\$291	\$275	\$330
Short Sale/ Foreclosed/Court Approved:	Not Applicable	N/A	N/A	N/A

Prepared By: Tami Stough @properties

Attachment: Petitioner Submitted Comparable Properties (140 W. Wood Street Unit 109 - VAR unit square

Comparables (continued)

Subject Property		Comp #25	Comp #26	Comp #27
No Photo Available				
Address:	140 W. Wood Palatine	140 W Wood ST 307 Palatine, IL 60067	140 W Wood ST 329 Palatine, IL 60067	140 W Wood ST 320 Palatine, IL 60067
MLS #:		09769884	09962327	09791684
Status:		CLSD	CLSD	CLSD
Unit Number:		307	329	320
List Price:		\$125, 000	\$120, 000	\$148, 000
Sold Price:	168000	\$120, 000	\$120, 000	\$144, 000
Closed Date:	05/05/2005	11/22/2017	06/25/2018	12/07/2017
Market Time:	84	59	13	64
# Rooms:	5	5	5	5
# Bedrooms:	2	2	2	2
# Full Baths:	2	1	1	2
# Half Baths:	0	0	0	0
Unit Floor Level:	1	3	3	3
Approx Sq Ft:		1100	1200	1300
Assessment/ Association Dues \$:	618	\$386	\$438	\$463
Short Sale/ Foreclosed/Court Approved:	Not Applicable	N/A	N/A	N/A

Prepared By: Tami Stough @properties

Attachment: Petitioner Submitted Comparable Properties (140 W. Wood Street Unit 109 - VAR unit square

Comparables (continued)

Subject Property		Comp #28	Comp #29	Comp #30
No Photo Available				
Address:	140 W. Wood Palatine	140 W Wood ST 410 Palatine, IL 60067	140 W Wood ST 232 Palatine, IL 60067	140 W Wood ST 210 Palatine, IL 60067
MLS #:		09798468	09896966	09736153
Status:		CLSD	CLSD	CLSD
Unit Number:		410	232	210
List Price:		\$148, 900	\$146, 500	\$149, 000
Sold Price:	168000	\$144, 000	\$144, 000	\$146, 000
Closed Date:	05/05/2005	01/12/2018	05/29/2018	10/16/2017
Market Time:	84	19	91	55
# Rooms:	5	5	5	5
# Bedrooms:	2	2	2	2
# Full Baths:	2	2	2	2
# Half Baths:	0	0	0	0
Unit Floor Level:	1	4	2	2
Approx Sq Ft:		1300	1300	1200
Assessment/ Association Dues \$:	618	\$463	\$527	\$463
Short Sale/ Foreclosed/Court Approved:	Not Applicable	N/A	N/A	N/A

Prepared By: Tami Stough @properties



Tami Stough
REALTOR - @properties

Edgewater Home Team

Office: 224-730-9661

Cell: 847-634-6500

Fax: 847-634-6510

tami@weichertmckee.com

www.edgewaterhometeam.com



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Median Sales Price



Share image of this chart:

* User-defined area. All data from MRED. Data deemed reliable but not guaranteed. InfoSparks © 2019 ShowingTime.

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 9, 2019 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to allow a multi-family unit to be 368 square feet, instead of the minimum required 500 square feet pursuant to Section 10.07(d)(2) of the Palatine Zoning Ordinance.
Variation to allow approximately 1.4 parking spaces per unit, instead of the minimum required 2 parking spaces per unit pursuant to Section 7.03(b)(1) of the Palatine Zoning Ordinance.
 The property is commonly known as 140 W. Wood Street Unit 109 (02-15-407-049-0007). The Petitioners are proposing to divide an existing 2 bedroom condo into 2 units - a 1 bedroom unit and a studio unit. The parking variation would utilize the existing parking lot provided for the now proposed 129 units. The above petition has been filed by John and Sally Heraty and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 19-12
VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
DATED: This 25th day of March, 2019
 Published in Daily Herald
 March 25, 2019 (4521224)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 25-MAR-19 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY 
 Authorized Agent

Control # 4521224

Attachment: Public Notice (140 W. Wood Street Unit 109 - VAR unit square footage)