



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 • FEBRUARY 13, 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 - Jan 23, 2018 7:00 PM

III. PUBLIC HEARING

1. 1109 S. Whippoorwill Lane

Special Use to permit an accessory structure to be 19 feet in height instead of the maximum 15 feet pursuant to Section 6.01 (c)(1) of the Palatine Zoning Ordinance.

Variation to permit an accessory structure to be located 4 feet from the side lot line instead of the minimum required 5 feet pursuant to Section 6.01 (a)(2)(b) of the Palatine Zoning Ordinance.

Variation to permit an accessory structure to be located 9 feet from principal structure instead of the minimum required 10 feet pursuant to Section 6.01 (a)(2)(b) of the Palatine Zoning Ordinance.

2. 158 S. Bothwell Street

Special Use to permit an accessory structure to be 20 feet tall instead of the maximum 15 feet pursuant to Section 6.01 (c)(1) of the Palatine Zoning Ordinance.

Variation to permit an accessory structure to be exceed the height of the principal structure per Section 6.01 (a) (1) of the Palatine Zoning Ordinance.

Variation to permit an accessory structure (580 square feet) to exceed 50% of the ground floor area of the principal structure pursuant to Section 6.01 (a)(4) (a) of the Palatine Zoning Ordinance.

3. 1000 S. Quentin Road

Special Use to permit an electronic message board pursuant to Section 8.01 (i)(1) of the Palatine Zoning Ordinance.

Variation to permit an electronic message board outside of the permitted

corridors pursuant to Section 8.01 (i)(2)(a) of the Palatine Zoning Ordinance.

Variation to permit an electronic message board for a residential use (high school), within 500 feet of another electronic message board pursuant to Section 8.01 (i)(2)(e) of the Palatine Zoning Ordinance.

4. 459 W. Northwest Highway

Special Use for physical and health services to permit massage services pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance.

5. 720 W. Euclid Avenue

Special Use to permit a health club pursuant to Planned Development Ordinance #O-24-86.

Variation of 51 parking spaces to allow a shopping center to have 578 parking spaces instead of the minimum required 629 parking spaces 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 • JANUARY 23, 2018

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff present: Ms. Katie Romack

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jan 9, 2018 7:00 PM - **Accepted**

Mr. Luszcak made a motion to approve the minutes of the January 9, 2018 ZBA meeting; seconded by Mr. Larson.

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

Minutes Acceptance: Minutes of Jan 23, 2018 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 459 W. Northwest Highway - Continued

The Petitioner did not meet the deadline for the Public Notice requirements. Therefore, this item shall be continued to the next Zoning Board of Appeals hearing on Tuesday, February 13, 2018.

Mr. Dittrich made a motion to continue the petition to the February 13, 2018 ZBA meeting; seconded by Ms. Roth-Wurster.

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

Minutes Acceptance: Minutes of Jan 23, 2018 7:00 PM (Approval of Minutes)

2. 715 S. White Willow Bay - **Recommended to Approve****Sworn in staff: Ms. Katie Romack**

Notice was published in the Daily Herald on January 8, 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. Public Notice

Ms. Romack gave the background of the request. The Petitioners, owners of the subject property, would like to remove an existing wood deck and replace it with a new sunroom off the rear of their home. Therefore, the Petitioners are requesting:

- **Special Use to permit a sunroom addition to be set back 32 feet from the rear lot line instead of the required 45 feet**

SITE ANALYSIS:

- The Subject Property is zoned R-1A Single Family, contains a single-family residence, and is located in the Willow Walk Subdivision. The lot size is approximately 16,000 square feet.
- The Petitioners are proposing to remove an existing wood deck and construct a sunroom off the rear of their home.
- The proposed sunroom is 12' x 13' (156 square feet). It would be set back 32 feet from the rear lot line and more than 15 feet from both side lot lines.
- The overall height of the sunroom is approximately 13 feet, which meets Code.
- The building and lot coverage is approximately 19% and 27%, respectively and meet Code.

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, 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 on Staff's presentation.

Mr. Cavanaugh asked if it is common for the properties in this subdivision to be nonconforming due to rear yard setback issues.

Ms. Romack stated it seemed like there was quite a few that did not meet the required setbacks just by an approximate measurement. She pointed out even if they currently met the setback it is likely they would need relief for an addition.

Sworn in petitioner: Mr. Larry Gerlach 715 S. White Willow Bay, Palatine

Mr. Gerlach explained their lot is different from most in the area being an L shaped ranch that is setback 45 feet from the back lot line. He pointed out because of the L shaped it is pushed farther back than the homes surrounding it. Mr. Gerlach stated the neighbors are 10 feet higher than their yard, which requires three terraces across their backyard for the change of elevation. He explained they currently have a 400 square foot deck that they want to remove and replace with a 156 square foot sunroom. He further explained this will give them more green area and will be farther away from the terraces. Mr. Gerlach stated the sunroom will be built with materials that will match the house and the retaining walls to ensure it fits in the neighborhood. He stated they have discussed with HOA and the neighbors and they completely approve. Mr. Gerlach explained over the last 6 years they have cleaned up the overgrown and dead landscaping from the terraces and made what was once an eye sore into a focal point that they would like to sit and enjoy through all weather conditions.

Mr. Pirog asked if the retaining walls are on his property.

Mr. Gerlach answered yes.

Mr. Pirog asked if they would be adding a cement foundation.

Mr. Gerlach answered yes.

Mr. Pirog asked if he had any concerns with drainage being that his property is on the low point and they are adding cement.

Mr. Gerlach explained they have no drainage problems because they put French drains in when they put in the retaining walls.

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

STAFF RECOMMENDATION:

The Petitioners are requesting to replace an existing deck in their rear yard with a new sunroom addition. While the proposed sunroom addition will be half the square footage of the existing deck, building additions are required to be set back 45 feet from the rear lot line. Staff does not believe the proposed sunroom addition will have a negative impact on the value of the surrounding properties or affect the surrounding property owners. Therefore, Staff recommends approval for the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan and elevation plans prepared by the architect, John M. Behrens, Architects, dated 12/11/2017, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Mr. Cavanaugh stated it is a great use of their backyard pointing out they obviously care about their property since they have put extensive amount of time and financial resources to make it livable and usable and this is a good second step to that.

Mr. Dittrich stated it meets the standards for a special use and thanked the petitioner for a thorough and well done presentation.

Ms. Wood summarized that this request had met the standards and was approved by a unanimous vote of 7-0. This item will go to Village Council on February 5, 2018.

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

3. 570 N. Smith Street - **Recommended to Approve**

Notice was published in the Daily Herald on January 8, 2018 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Ms. Romack gave the background of the request. The Petitioners are proposing to operate a Japanese and Korean dine-in restaurant in the former Fortune Kookie Restaurant. Therefore, the Petitioners are requesting:

- **Special Use to permit a restaurant**

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business District and the lot size is approximately 21,000 square feet.
- The Petitioners are proposing to operate a Japanese and Korean restaurant.
- The Petitioners have other locations in Naperville, Clarendon Hills, and Schaumburg.
- The hours of operation would be 11:00 AM to 10:00 PM Monday through Thursday, 11:00 AM to 10:30 PM on Friday, 11:30 AM to 10:30 PM on Saturday and 12:00 PM to 9:00 PM on Sunday.
- There would be approximately 10 employees.
- The floor plan indicates seating for up to 116 people.
- Based on the number of seats, 46 parking spaces are required (1 space per 2.5 seats). There are 47 existing parking spaces.

DEPARTMENTAL REVIEWS:

Community Services	No issues identified.
Engineering	No issues identified.
Environmental Health	No issues identified.
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.

Ms. Wood asked if there are any questions on Staff's presentation.

Mr. Larson asked if the lot in the back is for this property's use.

Ms. Romack answered yes.

Mr. Cavanaugh asked if the 46 spots factor in employee parking too.

Ms. Romack explained the methods of parking calculations being based on either square footage or the number of seats.

Sworn in petitioner Ms. Jane Lee, Petitioner, 570 N. Smith Street, Palatine

Ms. Lee explained they are requesting a special use to operate a Japanese restaurant with a regular Japanese menu and an all you can eat sushi option. She stated the location was formerly a Chinese restaurant called Fortune Kookie. Ms. Lee stated they purchased the property last year and submitted the restaurant plans to the Village. She stated they have over 10 years of experience in the restaurant business having locations in Naperville, Clarendon Hills, Lombard and Rosemont. Ms. Lee stated last year they opened a location in Schaumburg and it is getting busy and popular. She stated they now want to open a location in Palatine and hope to get approval from the board to serve great food and service.

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

STAFF RECOMMENDATION:

The proposed restaurant will occupy the former Fortune Kookie restaurant, which has been vacant for more than 6 months. With the proposed number of seats, the restaurant has adequate parking available. Staff believes the proposed restaurant is a compatible use at this location and should not have a negative impact on the surrounding properties. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the business plan prepared by the Petitioners, Dongyeol Lee and Jane Lee, and the floor plan prepared by Jakl-Brandeis Architects Ltd. dated 01/05/2018, except as such plans may be changed to conform to Village Codes and Ordinances. Ms. Wood asked if there were any questions on Staff's recommendation.

Sworn in Sandra Fontana 529 N. Smith Street, Palatine

Ms. Fontana stated she is the closest residential property to the restaurant and feels it would be nice to welcome another restaurant since it was previously a

restaurant. She pointed out it would help the property value not having a vacant property. Ms. Fontana stated she would like to see some minor changes including professional landscaping. She also spoke to concerns with the garbage including the area being dirty and the hours of pickup.

Mr. Pirog asked if our code limits the hours of refuse pickup.

Ms. Romack stated that garage pick-up is not permitted at all hours of the night but she would have to check on the exact pick-up times. She further suggested Ms. Fontana to contact the Village if garage pick-up becomes an issue once they open. She pointed out there are certain requirements for screening of the garbage area and will be addressed through the building permit process. Ms. Romack explained with new developments there are typically landscaping requirements but since this was an existing site it is not typically required. She stated she can speak to the Petitioners to see if they would be willing to add more landscaping.

Ms. Lee stated she has not opened yet but will take care of the garbage once they open.

Ms. Wood asked if they had any plans for landscaping.

Sworn in Mr. Dongyeol Lee, Petitioner

Mr. Lee explained they will hire a company who will handle the remodeling.

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

Mr. Larson made a motion to approve subject staff's conditions; seconded by Ms. Roth-Wurster.

DELIBERATIONS:

Mr. Larson stated it makes sense since the property was a restaurant previously. He stated it won't have a negative impact on the surrounding properties and pointed out they have a history of running successful businesses in the area. He stated he looks forward to trying it out when they open.

Ms. Roth-Wurster agreed with Mr. Larson. She spoke to neighbors' concerns and pointed out staff indicated they will be addressed.

Ms. Wood stated it is a good complement to the area since the hours are more afternoon and evening similar the previous restaurant and the other businesses in the area are heavier in the morning hours.

Ms. Wood summarized that this request had met the standards and was approved by a unanimous vote of 7-0. This item will go to Village Council on February 5, 2018.

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

IV. COMMUNICATIONS

Ms. Romack stated the following items were approved at the January 15th Village Council meeting:

- 217 N. Benton Street: Special Use for a canopy encroachment
- 108 N. Forest Avenue: Special Use for a second story addition
- 231 N. Northwest Highway: Special Use for the chiropractor office

There is no update on 225 W. Kenilworth Avenue.

755 W. Benton Street is still scheduled for February 5th.

The next ZBA meeting is scheduled for February 13th and there will be 5 items on the agenda.

V. ADJOURNMENT

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

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

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

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 02/13/18 07:00 PM

CASE STAFF STATEMENT (ID # 4195)

1109 S. Whippoorwill Lane

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Matthew Ligda

CASE NUMBER: 17-88

ADDRESS: 1109 S. Whippoorwill Lane

PROPOSAL:

Special Use to permit an accessory structure to be 19 feet in height instead of the maximum 15 feet pursuant to Section 6.01 (c)(1) of the Palatine Zoning Ordinance.

Variation to permit an accessory structure to be located 4 feet from the side lot line instead of the minimum required 5 feet pursuant to Section 6.01 (a)(2)(b) of the Palatine Zoning Ordinance.

Variation to permit an accessory structure to be located 9 feet from principal structure instead of the minimum required 10 feet pursuant to Section 6.01 (a)(2)(b) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 1109 S. Whippoorwill Lane District 2 (Lamerand)	<u>CURRENT ZONING:</u> R-1B Single Family Residential
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SURROUNDING CONDITIONS:

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

BACKGROUND:

The Petitioners are proposing to complete the construction of a partially built tree house in the backyard of the subject property, which encroaches in the required setbacks and exceeds the maximum accessory structure height. Therefore, the Petitioner is requesting approval of the following:

- **Special Use to permit an accessory structure to be 19 feet in height, instead of the maximum permitted 15 feet.**

- **Variation to permit an accessory structure to be located 4 feet from the side lot line, instead of the minimum required 5 feet.**
- **Variation to permit an accessory structure to be located 9 feet from principal structure, instead of the minimum required 10 feet.**

SITE ANALYSIS:

- The Subject Property is zoned R-1B Single Family residential and is located in the Hunting Ridge Subdivision.
- The Petitioner started building a tree house on the Subject Property. The Village received a complaint about the work in progress and subsequently inspected to determine the status. The project was evaluated and it was determined that both the location and scope require relief from the Code and a building permit.
- The tree house is approximately 4.5 feet from the side lot line and 9.5 feet from the principal structure. Both of these require a variation, as the minimum required setbacks are 10 feet and 5 feet respectively.
- The tree house is approximately 19 feet in height. This requires a special use.
- The platform is 12 X 12 at 144 square feet and the platform is approximately 9 feet off the ground
- Both the building and lot coverage meet Code.

DEPARTMENTAL REVIEWS:

Community Services	A building permit and associated review will be required.
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 Petitioner intended to build a tree house in the rear yard of the property. Due to its scope, height, and the proposed setbacks, relief from the Code and a building permit are now required in order to complete the tree house. In reviewing the improved lots in Hunting Ridge subdivision, the only accessory structures identified were sheds located in the rear yards. There are no detached garages, nor do any of the sheds appear comparable to the Subject structure's height.

Additionally, there is a curvature in the adjacent section of Whippoorwill Lane directly in front of the Subject Property, which increases the visibility of the tree house. While it is not taller than the surrounding residences, it is clearly visible and there were no other similar structures identified. Staff understands the Petitioner's initial intentions in building a tree house. The location, size, and height now require zoning relief and a building permit review, likely including a structural component. In the absence of HOA declarations or conditions, covenants, and restrictions of the subdivision, the Zoning Ordinance controls the size and location of all buildings. Staff believes that the height of the accessory structure is excessive, does not meet the standards for relief, and has the potential to impact the subdivision.

The requested setback relief could also likely be amended to comply with the Code requirements. Therefore, Staff recommends denial of the Special Use for height of the accessory structure and action at the discretion of the Zoning Board of Appeals for the setback Variations. If the Zoning Board recommends approval, Staff recommends the following conditions:

1. The Special Use and Variations shall substantially conform to the site plan and tree house dimensions submitted by the petitioner dated 11/16/17 except as such plans may be changed to conform to Village Codes and Ordinances.
2. The tree house may only be used for recreational purposes and may not be used as a dwelling unit.
3. As required, a building permit must be obtained, prior to completing the work on the accessory structure.

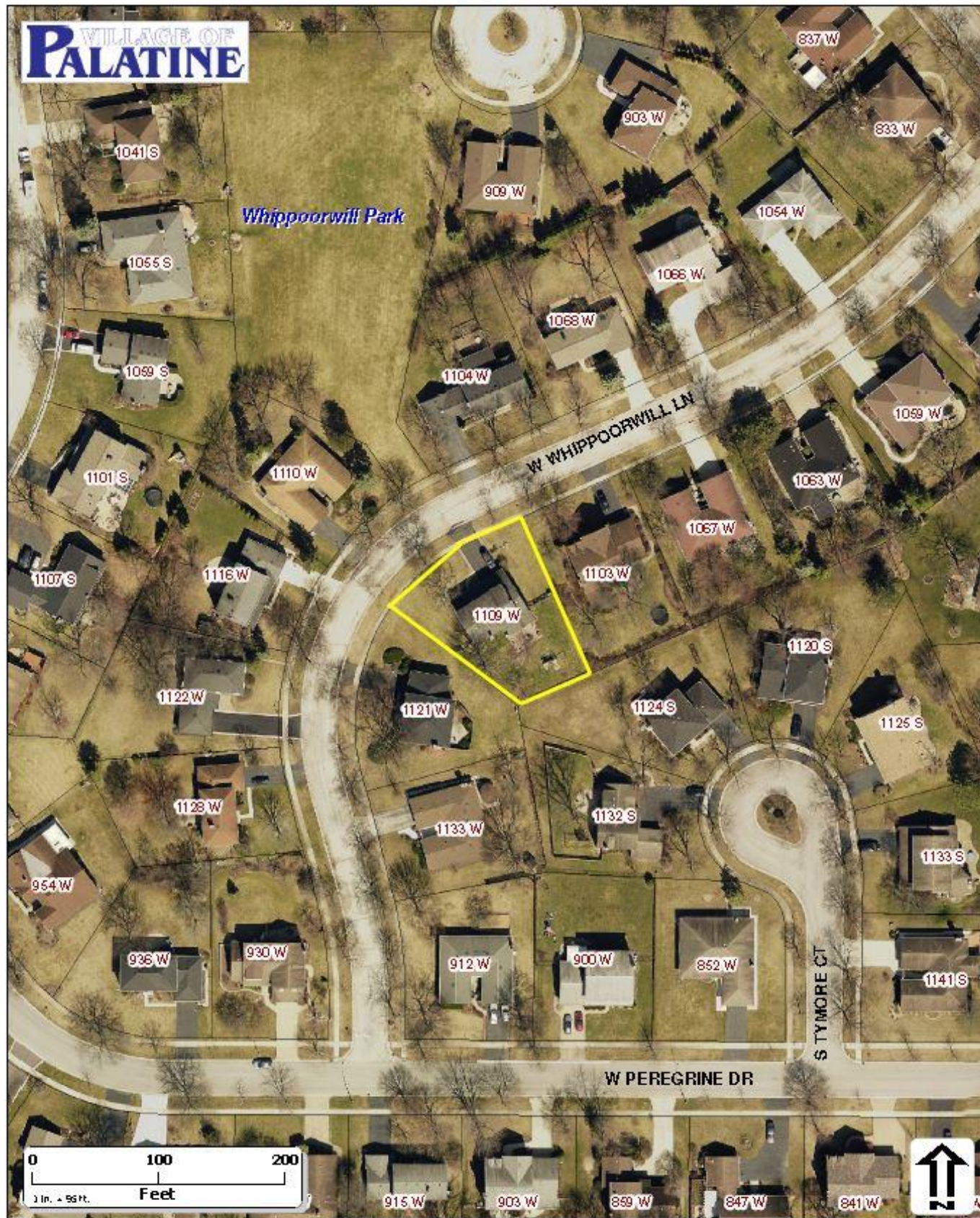
ATTACHMENTS:

- Aerial

Case Staff Statement (ID # 4195)
Meeting of February 13, 2018

- Application
- Site Plan Plat of Survey
- Elevation
- Objectors Letter
- Objectors Letter 2
- Objectors Letter 3
- Objectors Letter 4
- Public Notice

1109 S Whippoorwill Lane



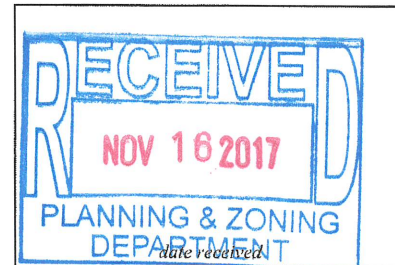
Attachment: Aerial (1109 S. Whippoorwill Lane - VAR Treehouse)



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>17-88</i>
	Filing Fee <i>393</i>	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	Petitioner(s) Matthew Ligda		Business Name (if applicable)	
	Subject Property Address 1109 S. Whippoowill Lane Palatine, IL			
	Authorized Agent (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	Type of Application (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District R-1	Existing Land Use Residential	Proposed Land Use Residential	
	Generally describe your request: Seeking a Speical Use and variance for a tree house in back yard of residential home. Only tree available for tree house is a mature red oak in the back yard near the south west corner of the home. Tree house will sit on a platform which is 12x12. The North East corner of the platform encroaches on the set back from the house by approximately 6 inches; ont the south west corner the platform encroaches the side lot set back by approximately 6 inches. The overall height of the platform and structure exceeds 15 feet.			

Attachment: Application (1109 S. Whippoowill Lane - VAR Treehouse)



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 (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)
- ☐ Business Plan (if applicable, including, but not limited to nature of business, hours of operation, number of employees, floor plan, 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). Attach a separate sheet if necessary.

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

The tree house is intended for full residential use and enjoyment of the property by the homeowners. Height and placement of the tree house is dictated by the size and shape of the one mature white oak in our backyard suitable for a tree house.

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

Tree house is within the confines of the backyard which is fully enclosed with a wooden fence.

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

The use is consistent with the residential neighborhood and is appropriate for family oriented area of Hunting Ridge.

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

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 (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)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation number of employees, floor plan, 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). Attach a separate sheet if necessary.

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

The only mature tree on the property capable of supporting a tree house is near the south west corner of the existing building.

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

The proposed use is consistent with and compatible with the residential nature of the neighborhood.

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

The proposed use is consistent with and compatible with the residential nature of the neighborhood.

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

A tree house does not violate any of the above standards.



9800 S. Roberts Road
Polos Hills, IL 60465
Phone: 708-430-4077
Fax: 708-598-0696

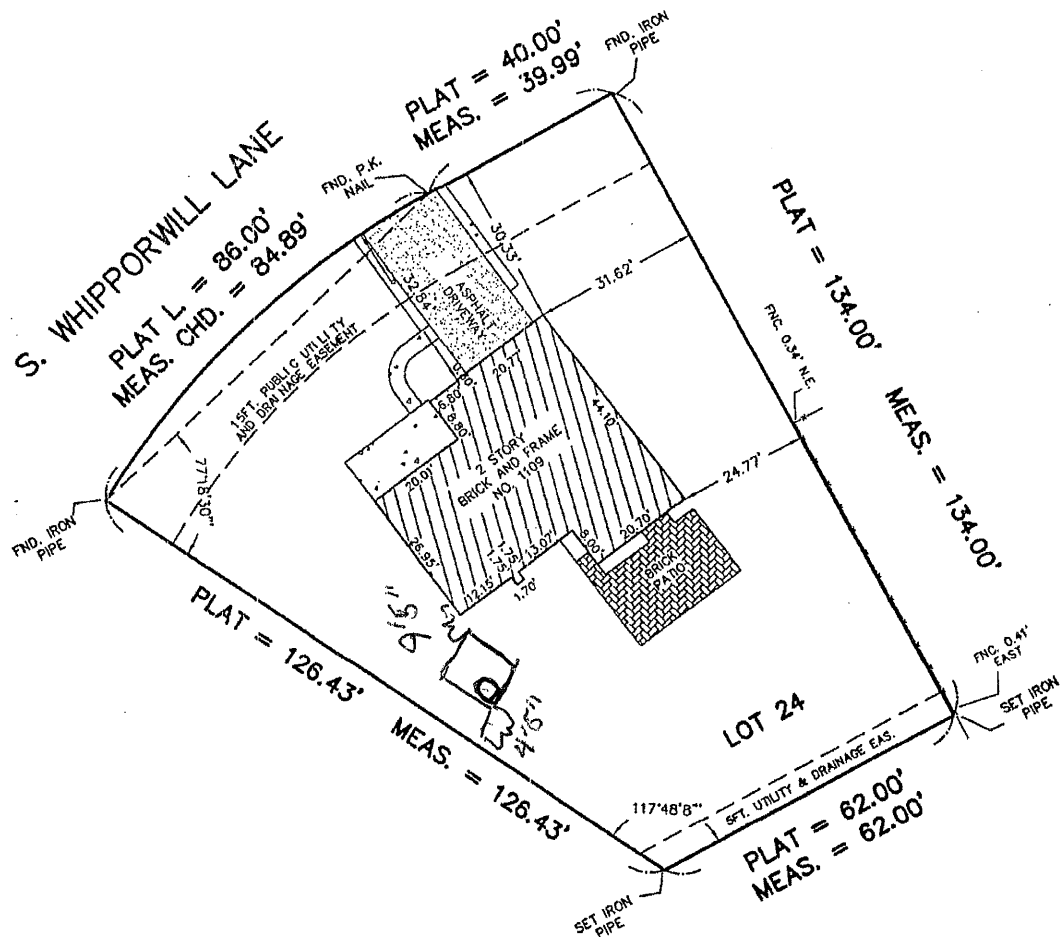
SHAPIRO SURVEYING, P.C.
Professional Land Surveyors
ILLINOIS PROFESSIONAL DESIGN FIRM 184-003887

DuPage and Kane Counties
Phone: 630-690-3733
Fax: 630-690-3735



PLAT OF SURVEY

LOT 24 IN BLOCK 12 IN HUNTING RIDGE UNIT NO. 3, BEING A SUBDIVISION OF ALL THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND EAST OF HUNTING RIDGE UNIT NO. 2, RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON APRIL 14, 1969, AS DOCUMENT NO. 20809410, AND ALSO OUT-BLOCK 10 IN SAID HUNTING RIDGE UNIT NO. 2, EXCEPTING THE NORTH 225 FEET OF THE EAST 270 FEET OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, ALL IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON NOVEMBER 6, 1969 AS DOCUMENT NO. 21006309, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

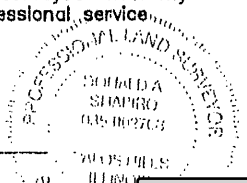
On behalf of Shapiro Surveying PC, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

All distances shown are in feet and decimal parts thereof. No distances are to be determined by scaling.

Dated: 06/16/04

BY

Professional Illinois Land Surveyor. My license expires 11/30/2004





The platform is 12 x 12. The structure is 11 x 8. The platform is 9 ft high. The walls of the structure are 8 foot with the back wall being 18 inches taller to create a slope for the roof.

Platform square footage = 144 sq ft
 Structure = 88 sq ft
 Highest point = 19 ft.

Dimensions from Petitioner

Attachment: Elevation (1109 S. Whippoorwill Lane - VAR Treehouse)

Lyn Bremanis

From: [REDACTED]
Sent: Tuesday, January 30, 2018 8:54 AM
To: Lyn Bremanis
Subject: Treehouse - 1109 Whippoorwill Lane, Palatine

Lyn:

Below is our concern relative to the the treehouse at 1109 Whippoorwill Lane in Palatine that does not meet the Village Code. Please let me know if I need to do anything else. I appreciate your attention to this matter.

Richard and Shari Pass

Variance Request (4195)

1109 S. Whippoorwill Lane, Palatine, IL

Village Zoning Board

The zoning request for the accessory structure to violate three (3) zoning regulations should be rejected for the property at 1109 S. Whippoorwill Lane. While the side yard and distance from the primary structure requests for a one (1) foot variation appears to be minor, each variation increases the overall volume of the structure being constructed. Adding these incremental increases to the 26% height increase results in a structure that is well beyond the zoning limits. The overall scale of the treehouse, with structural supports beginning at the ground level results in a substantial structure that goes well beyond the intent of the zoning for accessory structures such as garden sheds and doghouses.

Aesthetically, the partially constructed treehouse is objectionable as it is situated at the front of the rear yard and is highly visible from the street. With the spider-like angled structural supports for the treehouse floor plate, with windows, the construction has an imposing presence.

The zoning ordinance requirements should be upheld to maintain the character of the neighborhood to the greatest extent possible, and limit the size of this construction to the regulations. Even a treehouse structure meeting the regulations, elevated such as it is, will be highly visible from the street and will be an eyesore.

An eyesore of this magnitude will greatly impact the value of the homes along Whippoorwill Lane, especially those in close proximity in which the treehouse can be viewed.

Thank you for your consideration.

Attachment: Objectors Letter (1109 S. Whippoorwill Lane - VAR Treehouse)

Lyn Bremanis

From: Mike Viecei [REDACTED]
Sent: Monday, February 5, 2018 1:05 PM
To: Lyn Bremanis
Subject: 1109 S Whippoorwill Lane File # 17-88

Dear Lyn,

We object to the proposed tree house being built at 1109 S Whippoorwill Lane. I did not realize it was already partially built until I saw the lumber in the driveway and the frame of the tree house already erected.

Not only does this structure violate 3 different zoning ordinances, but it will be an eyesore in the neighborhood. If the residents at this address would like a treehouse on their property, they should be in an unincorporated area that would allow for such a structure.

Approving this structure is not only objectionable, it will set a precedent for further large structures that do not meet the Palatine Zoning Ordinances. Our fear is that property values will suffer as well as a result of such a structure.

Our vote is for NO APPROVAL.

Thank you. If possible, we would like to remain anonymous as we live directly across the street from this neighbor.

--

Michael G. Viecei
Lori L. Viecei
1104 S Whippoorwill Lane
Palatine, IL 60067
[REDACTED]

Attachment: Objectors Letter 2 (1109 S. Whippoorwill Lane - VAR Treehouse)

February 1, 2018

Lynn Bremanis
Palatine Village Hall
200 E. Wood Street
Palatine, IL 60067

Re: Variance Request 4195

This letter represents my opposition to the variance requests for 1109 S. Whippoorwill Lane. The treehouse as it stands is any eyesore. Please consider NOT approving these variances.

Sincerely yours,

A handwritten signature in black ink, appearing to read "P. Olday".

Pauline Olday
1067 S. Whippoorwill Lane
Palatine, IL 60067

Attachment: Objectors Letter 3 (1109 S. Whippoorwill Lane - VAR Treehouse)

February 5, 2018

Lyn Bremanis
Village of Palatine
200 East Wood Street
Palatine, IL 60067

Re: Variance Request 4195



We are writing to object to the request by petitioner Matthew Ligda to receive three separate variances to Palatine's zoning regulations for the property at 1109 S Whippoorwill Lane. It appears the owner commenced construction with a complete disregard for Palatine's regulations and laws. **This could set a precedence in the neighborhood for other similar structures to be built in the future.**

Zoning regulations exist to ensure that structures such as this are consistent with the character of the neighborhood and most of all safe. Does this structure have a proper foundation? Are the supports strong enough to support such a large structure for decades to come?

The proposed structure is not located discretely in the rear yard. It is placed where there is nothing to block the view from the street and homes across the street. Potential homebuyers will drive through the neighborhood and clearly see this immense structure. It will negatively influence their decision to move to this neighborhood or the price they are willing to pay for a home. Everyone's home value in the area will decline. Over time as the structure weathers and becomes even less attractive, the adjacent home values will decline even further. In addition, construction materials have been in the front driveway since the fall.

The picture shows the size of the structure and its visibility in the neighborhood. The photo was taken from the sidewalk between the petitioner's home and the home next door. The top of the structure reaches the roofline of a two-story house.

Thank you for your consideration.

Submitted by concerned neighbors who want to maintain the integrity of their property:

Name:

Address:

Signature:

TJ GRABBE	1066 W. Whippoorwill	<i>[Signature]</i>
Clyde Grubbe	1066 Whippoorwill	<i>[Signature]</i>
Lindsey STRAZZANTI	1110 Whippoorwill	<i>[Signature]</i>
Nick Shoshoo	1128 S. Whippoorwill	<i>[Signature]</i>

February 5, 2018

Lyn Bremanis
Village of Palatine
200 East Wood Street
Palatine, IL 60067

Re: Variance Request 4195



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Thank you for your consideration.

Submitted by concerned neighbors who want to maintain the integrity of their property:

Name: Address: Signature:

Richard and Marcia Larson	1059 S Whippoorwill Lane	signed other sheet
Richard and Shari Pass	1068 S Whippoorwill Lane	already signed other sheet
Fred and Kathy Uebel	1063 S Whippoorwill Lane	Kathy Uebel Fred Uebel
BING AND SYE CHIN	1054 S. WHIPPOORWILL LANE	Bing C. Chin Sue Y. Chin
MICHAEL + CAROL JEZICKSKI	815 W. PARTRIDGE	Michael E. Jezickski Carol Jezickski
LEE CALLABZAKIS	1122 S. WHIPPOORWILL	Lee Callabzakis

February 5, 2018

Lyn Bremanis
Village of Palatine
200 East Wood Street
Palatine, IL 60067



Re: Variance Request 4195

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Thank you for your consideration.

Submitted by concerned neighbors who want to maintain the integrity of their property:

Name:

Address:

Signature:

Richard and Marcia Larson	1059 S Whippoorwill Lane	Richard S. Larson Marcia Larson
Mike and Carol Jezierski	815 Partridge	signed other sheet
Peter & Karen How	828 W. Partridge	Peter How

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 13, 2018 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 East Wood Street, relative to a request for the following:
 Special Use to permit an accessory structure to be 19 feet in height instead of the maximum 15 feet pursuant to Section 6.01 (c)(1) of the Palatine Zoning Ordinance.
 Variation to permit an accessory structure to be located 4 feet from the side lot line instead of the minimum required 5 feet pursuant to Section 6.01 (a)(2)(b) of the Palatine Zoning Ordinance.
 Variation to permit an accessory structure to be located 9 feet from principal structure instead of the minimum required 10 feet pursuant to Section 6.01 (a)(2)(b) of the Palatine Zoning Ordinance.
 The property is commonly known as 1109 S Whippoorwill Lane (PIN# 02-28-211-024).
 The Petitioner is proposing to build a tree house in the rear yard.
 The above petition has been filed by Matthew Ligda and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 17-88
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 29th day of January, 2018.
 Published in Daily Herald January 29, 2018 (4492078)

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 January 29, 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 *Laurel Baetz*
 Authorized Agent

Control # 4492078

Attachment: Public Notice (1109 S. Whippoorwill Lane - VAR Treehouse)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 02/13/18 07:00 PM

CASE STAFF STATEMENT (ID # 4196)

158 S. Bothwell Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Michael and Ashleigh Giznik

CASE NUMBER: 17-100

ADDRESS: 158 S. Bothwell Street

PROPOSAL:

Special Use to permit an accessory structure to be 20 feet tall instead of the maximum 15 feet pursuant to Section 6.01 (c)(1) of the Palatine Zoning Ordinance.

Variation to permit an accessory structure (20 feet tall) to exceed the height of the principal structure pursuant to Section 6.01 (a)(1) of the Palatine Zoning Ordinance.

Variation to permit an accessory structure (580 square feet) to exceed 50% of the ground floor area of the principal structure pursuant to Section 6.01 (a)(4) (a) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 158 S. Bothwell Street District 2 (Lamerand)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
---	---

SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single Family Residential
<u>South:</u>	R-2 Single Family Residential
<u>East:</u>	R-2 Single Family Residential
<u>West:</u>	R-2 Single Family Residential

BACKGROUND:

The Petitioners are proposing to construct a new detached garage addition over an existing structure and extend the footprint that currently encroaches into the side yard setbacks. Therefore, the Petitioner is requesting approval of the following:

- **Special Use to permit an accessory structure to be 20 feet tall instead of the maximum 15 feet.**

- **Variation to permit an accessory structure (20 feet tall) to exceed the height of the principal structure.**
- **Variation to permit an accessory structure (580 square feet) to exceed 50% of the ground floor area of the principal structure.**

SITE ANALYSIS:

- The Subject Property is zoned R-2, Single Family Residential.
- The garage is almost 20 feet in height. Per Code, the maximum accessory structure height is 15 feet, thus requiring a special use.
- The principal structure is a one story home The proposed garage exceed the height of the existing home. This also requires a variation.
- The proposed garage is 572 ft². The existing residence is approximately 800 ft². As this exceeds 50% of the principal structure by 172 square feet, a variation is also required.
- The petitioners have stated they are planning on using the space for hobbies.
- The setbacks and lot coverage 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 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 petitioners are proposing to build a detached garage that requires relief due to its size. Two of the variations are required due to the height and square footage of the existing home. A detached garage of this size is not uncommon in the area thus should not impact the surrounding property owners or alter the essential character of the neighborhood. Therefore, Staff recommends approval of the Special Use and Variations subject to the following conditions:

1. The Special Use and Variations shall substantially conform to the site plan and elevations prepared by Arkteks Unlimited LTD dated 12/17/17 except as such plans may be changed to conform to Village Codes and Ordinances.
2. The detached garage, including the second floor space, shall not be used in pursuant of any commercial business.
3. The detached garage may not be used for a dwelling unit.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Site Plan
- Floor Plans
- Elevations
- Public Notice

158 S Bothwell Street



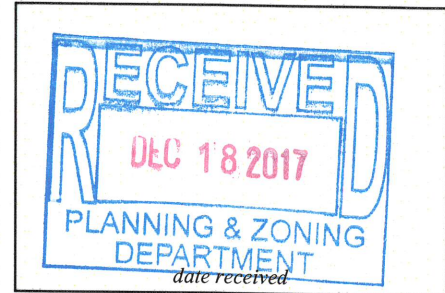
Attachment: Aerial (158 S. Bothwell Street - VAR Garage)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner	Zoning Case # 17-100
	Filing Fee \$225	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S)		Business Name (if applicable)	
	<i>Michael + Ashleigh Gzirik</i>			
	Subject Property Address			
	<i>158 S. Bothwell St Palatine IL 60067</i>			
	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:				
<i>Build a garage that is taller than existing home</i>				
<i>* SEE Attached Letter</i>				

Attachment: Application (158 S. Bothwell Street - VAR Garage)

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)
- ❑ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, floor plan, 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). Attach a separate sheet if necessary.

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

Yes - we feel it is necessary that the garage is built for the following reasons: we live in a 720 sq ft house that has one bathroom, not much space to spread out and little storage. We need the space for additional storage and to do the hobbies we enjoy. We currently have a one-car garage and two cars, which has been a major inconvenience. Each morning one of us has to move a car for the other to get out, not to mention we don't want one of our cars outside, especially in the winter months. We need the bathroom for convenience, as we will be in there often.

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

Yes - it will be used as proposed and public health safety and welfare will be protected.

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

We are looking to build a very tasteful looking garage, and feel it will only benefit the neighborhood. We hope it will even inspire others to make property improvements.

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

Our use will not be an issue to any of the above items.

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 & 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**
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- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

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

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

No storage and two cars will need more room.

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

We would like to park two cars in the garage

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

Most homes have a two car garage

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

PLAT OF SURVEY

of

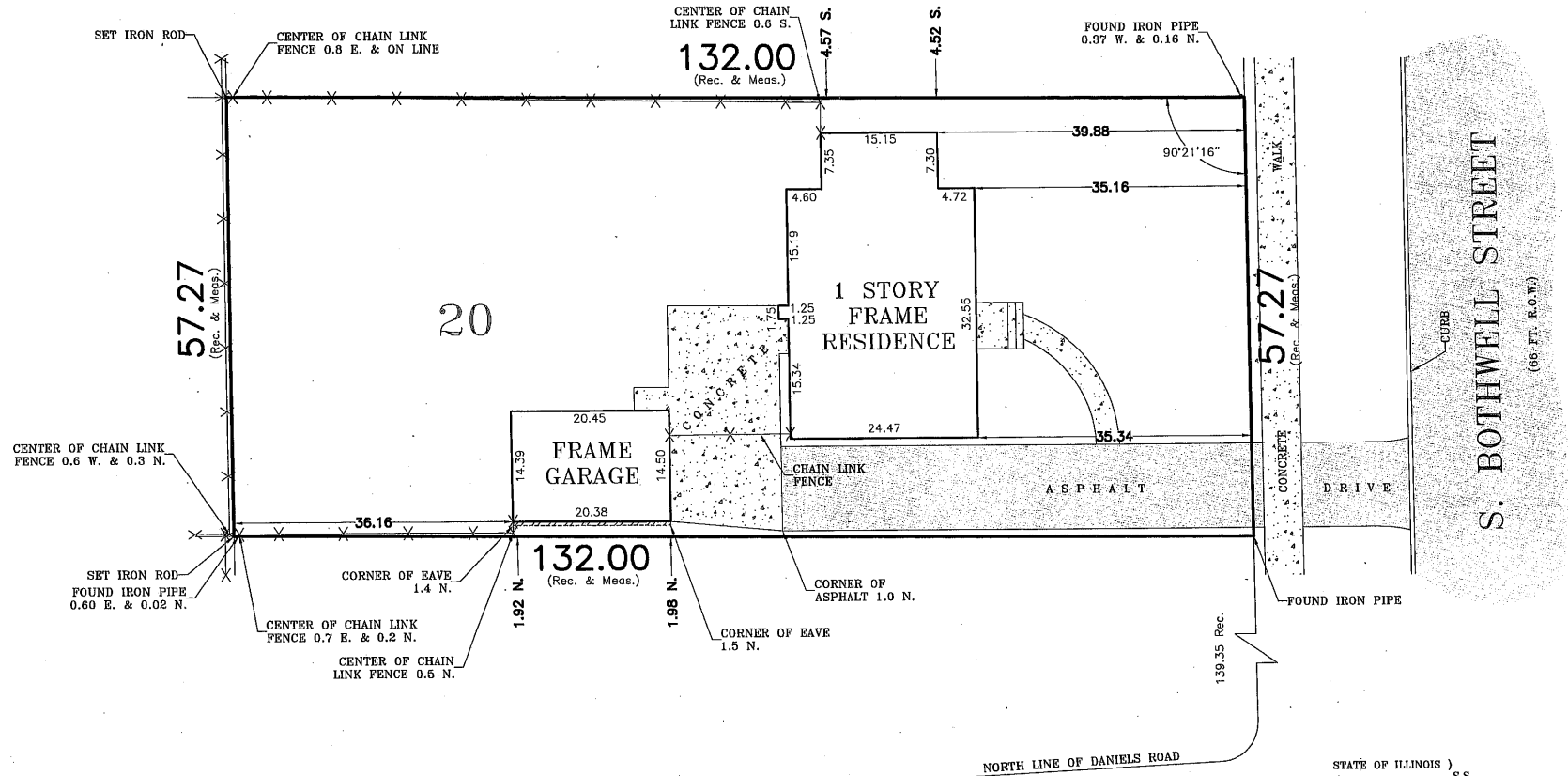
LOT 20 IN WARNEKE'S ADDITION TO PALATINE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 158 S. BOTHWELL STREET, PALATINE, ILLINOIS

3.2.c



SCALE: 1"=15'



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND BASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.



STATE OF ILLINOIS)
COUNTY OF COOK)

SURVEY ORDERED BY: JAMES ENGEL

I, JOSEPH P. MAIKISCH, AS AN EMPLOYEE OF PREFERRED SURVEY INC. HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR RECOVERED AND WITH CL AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 60 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
26TH DAY OF FEBRUARY

MY LICENSE EXPIRES

P.S.I. NO. 16111518

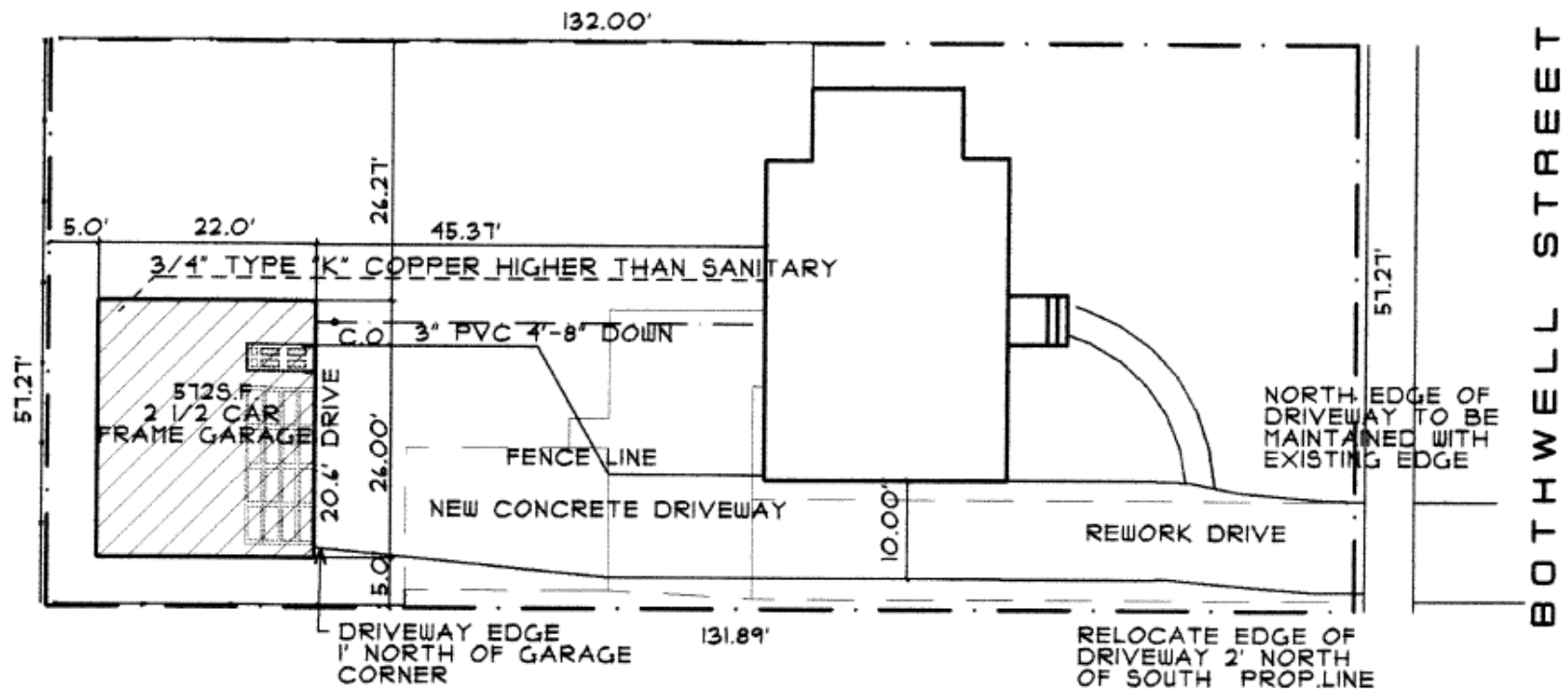
Professional Design Registration #184-002795

PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psissurvey.com



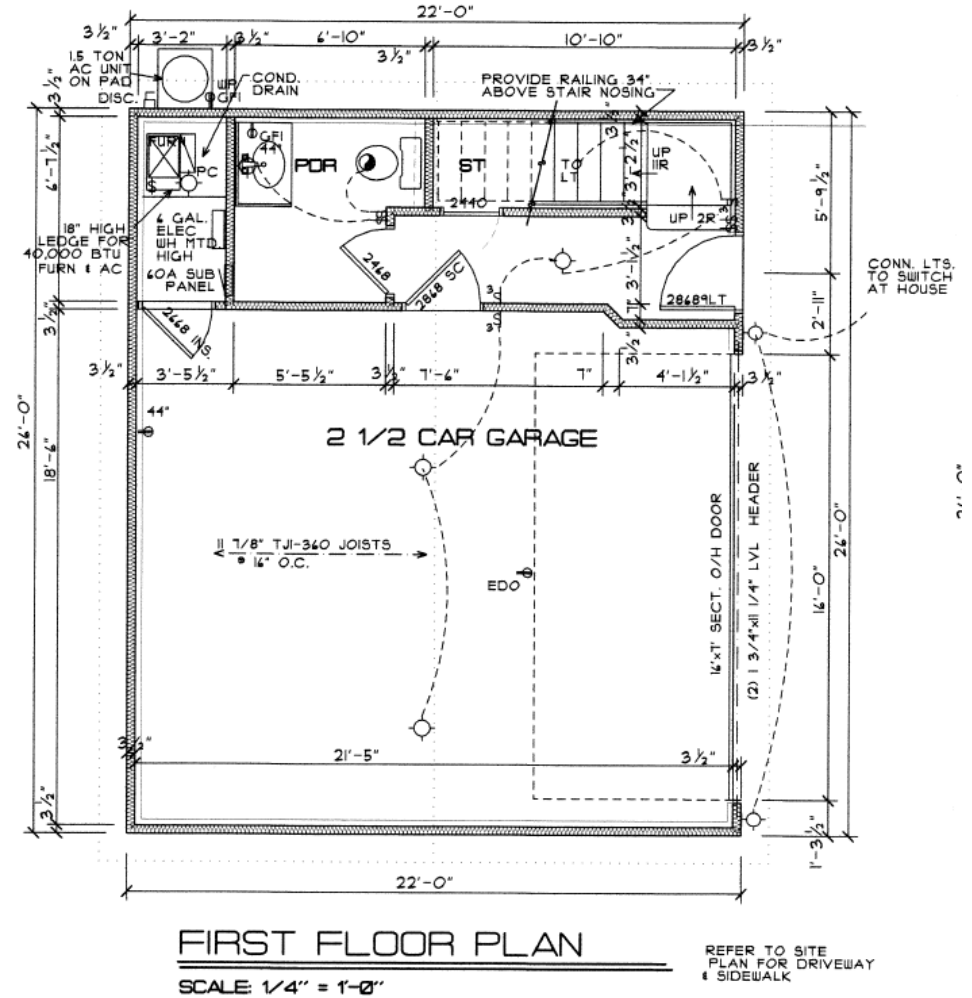
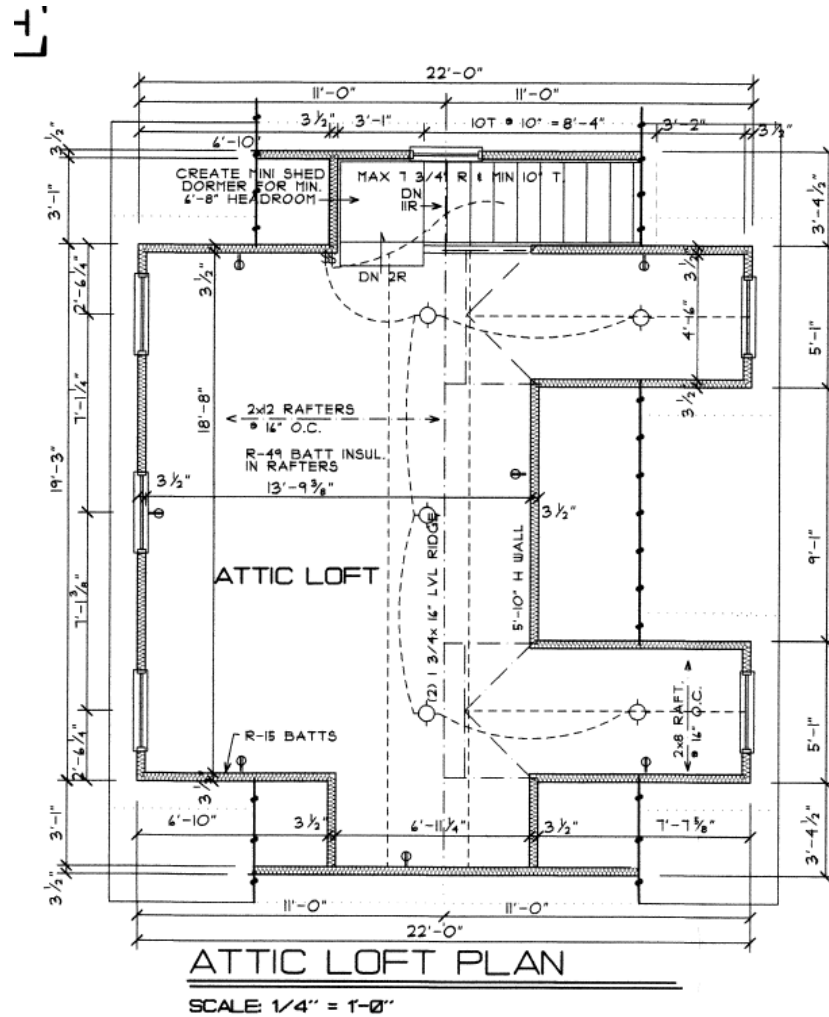
Field Work Completed	02/25/16	FLD CREW:	CD/TT
Land Area Surveyed	7,559.6 Sq. Ft.	CAD:	MD
Drawing Revised			



SITE PLAN

SCALE: 1" = 20'

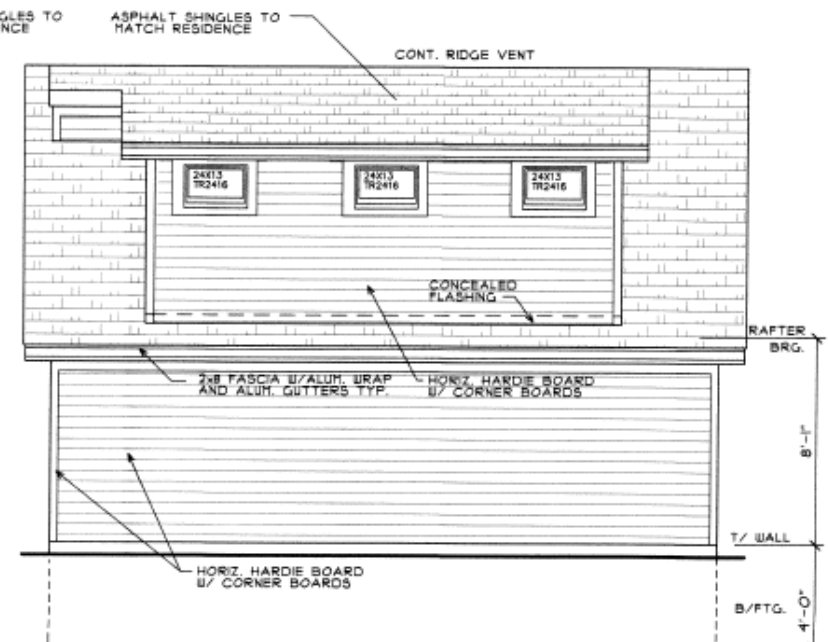






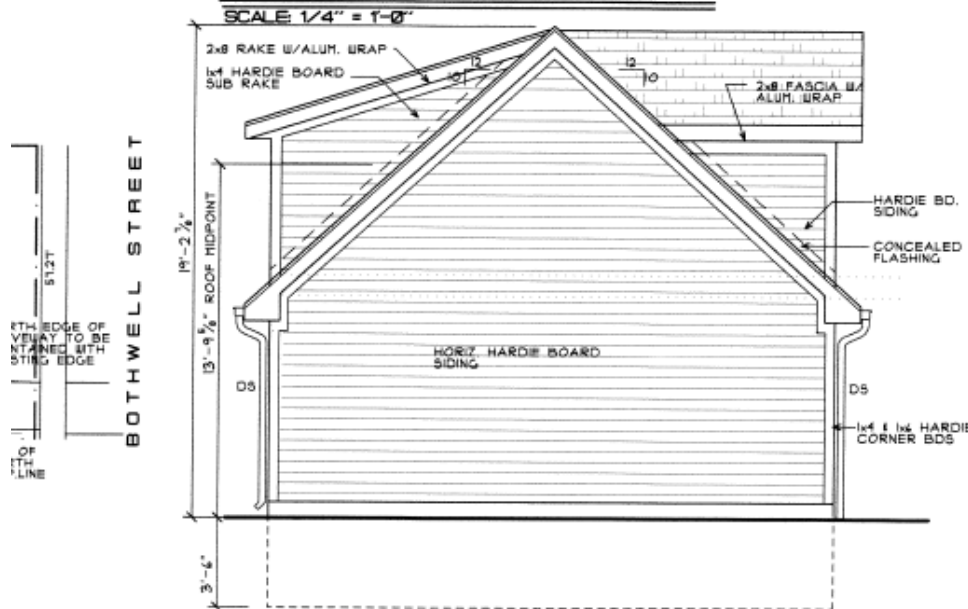
EAST ELEVATION

SCALE 1/4" = 1'-0"



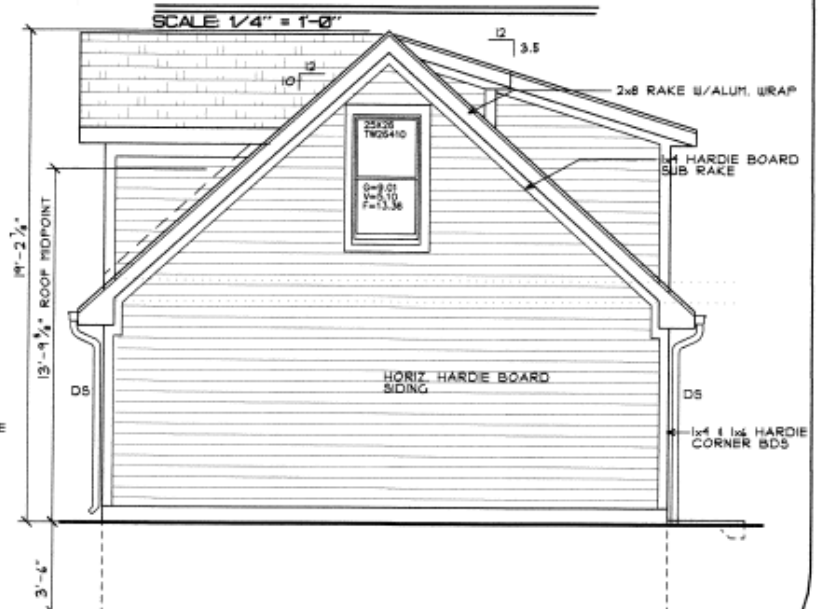
WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"

BOTHWELL STREET

1/4\"/>

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 13, 2018 at 7 P.M. in the Village Council Chambers in the Palatine Village Hall, 200 East Wood Street, relative to a request for the following:

Special Use to permit an accessory structure to be 20 feet tall instead of the maximum 15 feet pursuant to Section 6.01 (c)(1) of the Palatine Zoning Ordinance. Variation to permit an accessory structure (20 feet tall) to exceed the height of the principal structure pursuant to Section 6.01 (a)(1) of the Palatine Zoning Ordinance.

Variation to permit an accessory structure (580 square feet) to exceed 50% of the ground floor area of the principal structure pursuant to Section 6.01 (a)(4) of the Palatine Zoning Ordinance.

The property is commonly known as 158 S Bothwell Street (PIN# 02-22-218-019). The Petitioner is proposing to build a detached garage in the rear yard.

The above petition has been filed by Michael and Ashleigh Giznik and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 17-100
VILLAGE OF PALATINE
Jon Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 29th day of January, 2018.
Published in Daily Herald
January 29, 2018 (4492075)

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 January 29, 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 Laurel Baetz
Authorized Agent

Control # 4492075

Attachment: Public Notice (158 S. Bothwell Street - VAR Garage)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 02/13/18 07:00 PM

CASE STAFF STATEMENT (ID # 4206)

1000 S. Quentin Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Ben Vyverberg - Director of Planning and Zoning

PETITIONER: Eric Dolen - William Fremd High School

CASE NUMBER: 18-07

ADDRESS: 1000 S. Quentin Road

PROPOSAL:

Special Use to permit an electronic message board pursuant to Section 8.01 (i)(1) of the Palatine Zoning Ordinance.

Variation to permit an electronic message board outside of the permitted corridors pursuant to Section 8.01 (i)(2)(a) of the Palatine Zoning Ordinance.

Variation to permit an electronic message board for a residential use (high school), within 500 feet of another electronic message board pursuant to Section 8.01 (i)(2)(e) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 1000 S. Quentin Road District 2 (Lamerand)	<u>CURRENT ZONING:</u> R-2 Single-Family Residential
---	--

SURROUNDING CONDITIONS:

<u>North:</u>	R-1 B - Single-family residential
<u>South</u>	R-1 B - Single-family residential
<u>East:</u>	R-2 - Single-family residential
<u>West:</u>	R-1B - Single-family residential

BACKGROUND:

District 211 and Fremd High School are requesting to replace the existing EMB sign, which has been in operation since 1999. The proposed replacement will maintain the existing sign cabinet and elevation, but update the proposed EMB sign and operations' system. As the existing sign was placed through the issuance of a building permit, the Zoning Ordinance requires both a Special Use and the associated location Variations to complete. Therefore, the Petitioners are requesting:

- **Special Use to permit an electronic message board.**
- **Variation to permit an electronic message board outside of the permitted corridors.**
- **Variation to permit an electronic message board for a residential use (high school), within 500 feet of another electronic message board.**

SITE ANALYSIS:

- District 211 and Fremd High School have petitioned to replace the message board of the existing EMB sign, within the existing sign cabinet and frame structure.
- The overall size of both the EMB portion of the sign and the freestanding sign and height will be maintained.
- As the EMB sign was installed through the issuance of a permit, it predated the zoning requirements regulating EMB signs and their location and operation.
- The existing EMB sign sits approximately 105 feet from the northeast corner of the Fremd property boundary, 150 feet from the middle of the intersection, and approximately 242 feet from the Palatine Township EMB sign. It is also located 11 feet from the eastern property line and approximately 21 feet from the back of curb for Quentin Road.
- Per Code, the replacement of the message board requires the required Special Use and location Variations (outside of the corridors, residential use, and within 500 feet of an existing EMB sign (Palatine Township)).
- The existing EMB sign was installed through the issuance of a building permit in 1999. This predated the initial Code requirement that copy change signs receive Special Use review and the more recent EMB sign Code amendments from 2008. As such, the only Village requirement was the review of a building permit.
- During the subsequent almost 20 years of its operation, there are both additional locational and operational controls for such signs and a Special Use and Variations are required to replace the EMB portion of the existing sign.
- Since the installation of the existing EMB sign at Fremd, Palatine Township also received approval to install an EMB sign diagonally across the intersection from the Subject sign. As part of that approval Ordinance, Palatine Township proposed limiting the operation of the sign to between 6 AM and 10 PM and to hold the messages for a 2 minute period. This sign is only 7.5 feet tall and is perpendicular from the intersection.

- As part of the justification for the Subject EMB replacement, Fremd High School indicates that the sign will only operate between 6 AM and 11 PM. The Zoning Ordinance requires that messages are held for a minimum of 15 seconds and the Petitioners are aware of this requirement.
- In addition to noting the age of the EMB operating system for the sign, the Petitioners also noted that the new system will use an LED display, which was also installed through Special Use review at Palatine High School in 2013.
- Although the Petition proposes the upgrade and replacement of the existing EMB, indicated to operate within the requirements, the proposed residentially zoned location is not on an approved corridor (Lake Cook, Dundee, Rand, and Northwest Highway) and is within 500 feet of another EMB sign (albeit installed 17 years after the Fremd sign was initially placed).

DEPARTMENTAL REVIEWS:

Community Services	N/A - A building permit application and review are required.
Engineering	NA
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 existing electronic message board sign was installed through the issuance of a

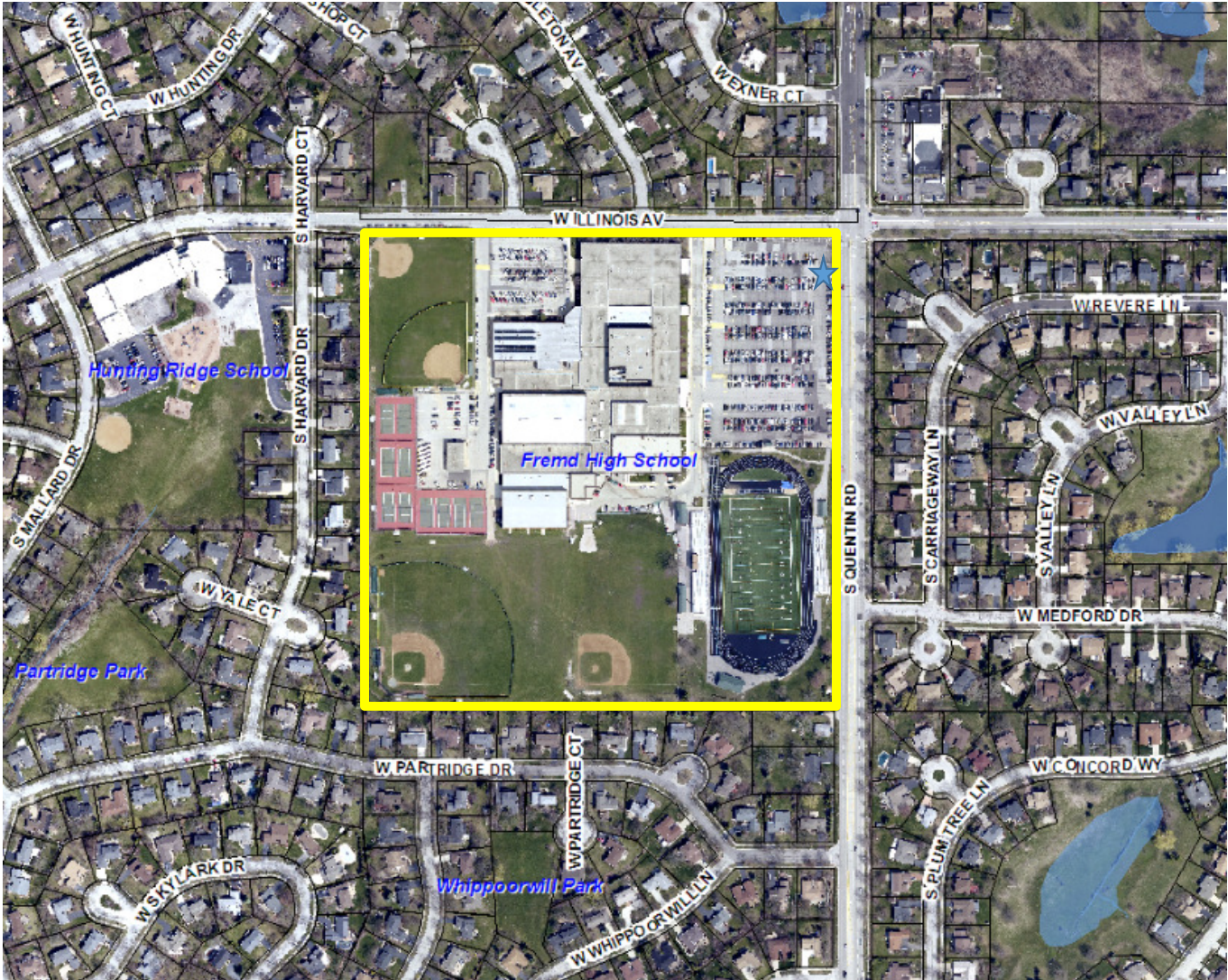
building permit and pre-dated the current Special Use requirements and locational/operating standards. Due to its age, the Petitioner is requesting approval to update the operating systems due to the existing EMB's anticipated obsolescence. Nevertheless, the proposed replacement requires Variations for its location and proximity to another EMB sign. Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the ZBA recommends approval, Staff recommends the following conditions:

1. The EMB shall comply with the operational requirements of Section 8.01 (i) (3) and only operate within the hours of 6 AM to 11 PM or other such hours established by the Village Council.
2. The sign plans shall significantly conform to the sign and elevation plans by Correct Digital Displays, Inc. except as such may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- 1000 S Quentin Road - aerial map with sign location
- Application
- Existing Elevation
- Proposed Elevation
- Palatine Township EMB sign ORD
- Pubic Notice

1000 S. Quentin Road





SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	Petitioner(s) Eric Dolen		Business Name (if applicable) Wm. Fremd HS	
	Subject Property Address 1000 South Quentin Road		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	
	Generally describe your request:			
	Fremd High School would like to replace the current LED panels in our Electronic Message Board (EMB) with new LED panels. The current EMD, which is located off of Quentin Road south of Illinois Avenue, was installed during the 1999-2000 school year. Due to the age of our EMB, parts needed to repair the EMB have become more expensive each year. Advances in LED technology will allow for higher definition and lower energy consumption in our EMD. We would re-use the current "cabinet" and replace each of the 12" x 12" LED panels with new ones- keeping the EMB the same size.			

Attachment: Application (1000 S. Quentin Road - SU and VAR EMB)



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

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

Relevant evidence for the Petitioner Justification is explained in detail on the attached sheet.

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

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

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

Petitioner's Justification

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

Fremd High School has operated its current message board since 1999, after given previous approval for Special Use through the Village Board. It is necessary for the public convenience to allow Fremd High School to make minor alterations to its current message board due to the age and condition of the hardware and software.

Having an electronic message board is a vital communication tool for the students, parents and community we serve. As will be outlined in the Petitioner's "Justification for Variation," Fremd High School needs to constantly communicate with the residents, and an electronic message board is the most cost effective way to achieve that goal.

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

The use is designed and located within the confines of the current sign and will have no negative effect on the public health, safety and welfare. The current placement, setback and line of sight has never caused a hazard to motorists or pedestrians in the past. Because the sign is not changing location or size, the proposed modifications will certainly not result in an increased hazard to pedestrians and motorists in the area.

The major change to the new message board will be the enhancement from monochromatic messages to a full color display. Fremd High School agrees to limit the frequency at which messages are displayed to avoid any possible distractions to motorists on the roadways, and to limit the operation hours of the message board from 6:00 a.m. to 11:00 p.m.

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

The proposed sign is a minor modification of the current sign and will have absolutely no effect on the nearby property values. Nearby residents have not expressed any concern with the proposed sign.

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.

The "return" of any public entity, including Fremd High School, is providing public services to the residents. In order to realize the "return" of providing public service, it is critical that Fremd High School disseminate as much information to the public as

that function. The current sign board does not allow for effective distribution of publicly important information.

- c. Fremd High School is not making this request to "make more money." Rather, the request is being made to maintain the level of service provided to our community made accessible through a previously approved special use permit.
- d. Fremd High School did not create the hardship of the property.
- e. The request, if granted, would be beneficial to the public welfare and will have no effect on other properties in the neighborhood.
- f. The request, if granted, will in no way effect or impair the supply of air and light to the surrounding properties, or in any way increase the risk of fire or endanger the public safety. Similarly, there will be no diminution in the value of the surrounding properties.



800 S Quentin Rd

Fremd High School - Roadway Sign

DEC - 7 2017



Attachment: Existing Elevation (1000 S. Quentin Road - SU and VAR EMB)

3677 N. IL Route 71
Sheridan, IL 60551

Correct **DIGITAL**
D-I-S-P-L-A-Y-S
815-695-1000

(815) 695-1000
www.correctdd.com



Prepared For:	City:	Colors:	Display Pitch:	Notes:
Address:	State:	Revision 1:		
Location Name:	Drawing #:	Revision 2:	Customer Signature:	

Attachment: Proposed Elevation (1000 S. Quentin Road - SU and VAR EMB)

ORDINANCE NO. 0-29-16

**AN ORDINANCE GRANTING A SPECIAL USE AND VARIATIONS
721 S. QUENTIN ROAD**

WHEREAS, pursuant to a petition and public hearing on February 9, 2016, of which public notice was given as required by law, the 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 an electronic message board pursuant to Section 8.01 (i)(1) of the Palatine Zoning Ordinance; a Variation to permit an electronic message board outside of the permitted corridors pursuant to Section 8.01 (i)(2)(a) of the Palatine Zoning Ordinance and a Variation to permit an electronic message board within 500 feet of another electronic message board pursuant to Section 8.01 (i)(2)(e) of the Palatine Zoning Ordinance, on the following legally described property:

Lots 1 and 2 in R. Cooper's Subdivision of Lot 20 in Arthur T. McIntosh and Company's Quintins Road Farms, being a subdivision of the West 90 acres of Southwest quarter of Section 22, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, and also the South half of Lot 19 and the North 60 feet of the West 130 feet of Lot 20 in Arthur T. McIntosh & Company's Quintins Road Farms, being a subdivision of the West 90 acres of the Southwest quarter of Section 22, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

**commonly known as 721 S. Quentin Road
 (PINS # 02-22-301-004, 02-22-301-014, 02-22-301-016 and 02-22-301-017)**

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:

SECTION 1: A Special Use to permit an electronic message board pursuant to Section 8.01 (i)(1) of the Palatine Zoning Ordinance; a Variation to permit an electronic message board outside of the permitted corridors pursuant to Section

8.01 (i)(2)(a) of the Palatine Zoning Ordinance and a Variation to permit an electronic message board within 500 feet of another electronic message board pursuant to Section 8.01 (i)(2)(e) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use and Variations shall substantially conform to the sign elevation plan prepared by North Shore Sign on 8/19/16, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The EMB sign shall remain static for 30 minutes before the Fremd High School start time, until 30 minutes after the Fremd High School start time. The EMB sign shall also remain static for 30 minutes before the Fremd High School dismissal time, until 30 minutes after the Fremd High School dismissal time.
3. The EMB sign shall not include any animation.
4. The EMB sign shall turn on no earlier than 6 AM and shall be turned off no later than 10 PM.
5. The EMB sign shall be operated so that all messages displayed shall have a minimum two (2) minute hold time.

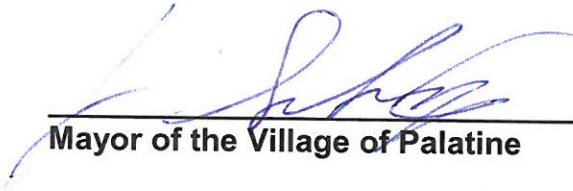
SECTION 2: That a copy of the public notice be attached hereto and form a part of this ordinance.

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 14th day of March, 2016

AYES: 5 NAYS: 1 ABSENT: 0 PASS: 0

APPROVED by me this 14th day of March, 2016



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

14th day of March, 2016



Village Clerk

Attachment: Palatine Township EMB sign ORD (1000 S. Quentin Road - SU and VAR EMB)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 13, 2018 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 Special Use to permit an electronic message board pursuant to Section 8.01 (i)(1) of the Palatine Zoning Ordinance.
 Variation to permit an electronic message board outside of the permitted corridors pursuant to Section 8.01 (i)(2)(a) of the Palatine Zoning Ordinance.
 Variation to permit an electronic message board for a residential use (high school), within 500 feet of another electronic message board pursuant to Section 8.01 (i)(2)(e) of the Palatine Zoning Ordinance.
 The property is commonly known as 1000 S. Quentin Road (PIN# 02-27-200-006).
 The Petitioner is requesting to replace the existing EMB sign, within the existing sign.
 The Petition was filed by Eric Dolen (William Fremd High School) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 18-7
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 29th day of January, 2018.
 Published in Daily Herald January 29, 2018 (4492175)

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 January 29, 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 Laula Baltz
 Authorized Agent

Control # 4492175

Attachment: Pubic Notice (1000 S. Quentin Road - SU and VAR EMB)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 02/13/18 07:00 PM

CASE STAFF STATEMENT (ID # 4204)

459 W. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Katie Romack

PETITIONER: Irina Zaslavskaya (Irina Zaslavskaya Beauty and Spa)

CASE NUMBER: 17-94

ADDRESS: 459 W. Northwest Highway

PROPOSAL:

Special Use for physical and health services to permit massage services pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 459 W. Northwest Highway District 6 (Helms)	<u>CURRENT ZONING:</u> B-2 General Business District
--	---

SURROUNDING CONDITIONS:

<u>North:</u>	P - Planned Development
<u>South:</u>	P - Planned Development (Hidden Prairie)
<u>East:</u>	B-2 General Business District
<u>West:</u>	B-2 General Business District

BACKGROUND:

The Petitioner has an existing beauty salon and would like to add massage services to the business. Therefore, the Petitioner is requesting:

- **Special Use for physical and health services to permit massage services**

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business District and contains an existing shopping center. The subject tenant space is approximately 2,000 square feet.
- A licensed massage therapist would have hours of operations on Monday through Friday from 10:00 AM to 8:00 PM.
- The salon currently offers hair, nail, and skin services.
- The existing hours of operation are by appointment only.

- There are 34 existing parking spaces. The parking requirement is not changing.

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

STAFF RECOMMENDATION:

The Petitioner has requested to add massage services to an existing beauty salon located at the subject property. There would be one licensed massage therapist who would occupy a vacant room in the existing salon and the additional services will not affect the parking requirements. Furthermore, Staff believes the Special use will not have a negative impact on the value of 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, Irina Zaslavskaya, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

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

459 W. Northwest Highway

3.4.a

VILLAGE OF
PALATINE



Attachment: Aerial (459 W. Northwest Highway - SU for message use)

VILLAGE OF PALATINE

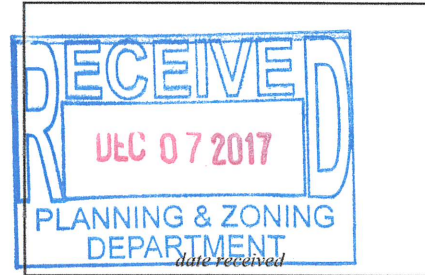
SPECIAL USE & VARIATION APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

Office Use Only	Project Planner <i>Katie Koneck</i>	Zoning Case # <i>17-94</i>
	Filing Fee <i>\$842</i>	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S)		Business Name (if applicable)	
	<i>Irina Zaslarskaya Beauty and Spa, Inc</i>			
	Subject Property Address <i>459 W Northwest Hwy, Palatine, IL, 60067</i>			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone <i>847-358-9133</i>	Fax	Email <i>izbeautyspa@gmail.com</i>	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one)			
	☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District <i>B-2</i>	Existing Land Use <i>Commercial</i>	Proposed Land Use <i>Commercial</i>	
Generally describe your request: <i>Add a massage room to current salon.</i>				

PETITIONER'S EXHIBIT

#

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ☒ Filing Fee of \$ 842
- ☒ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☒ Real Estate Interest Disclosure Form (see attached)
- ☒ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☒ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

Yes it will be

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

Yes it will be

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

Will not cause injury, we have a safe property and room.

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

I have all requirements for it.

UTM ZONE	UTM X	UTM Y
17T UTM ZONE	15 366 m ET	609014.5174 N
17T UTM ZONE	15 367 m ET	609014.5174 N
17T UTM ZONE	15 368 m ET	609014.5174 N
17T UTM ZONE	15 369 m ET	609014.5174 N
17T UTM ZONE	15 370 m ET	609014.5174 N

UTM ZONE	UTM X	UTM Y
17T UTM ZONE	15 366 m ET	609014.5174 N
17T UTM ZONE	15 367 m ET	609014.5174 N
17T UTM ZONE	15 368 m ET	609014.5174 N
17T UTM ZONE	15 369 m ET	609014.5174 N
17T UTM ZONE	15 370 m ET	609014.5174 N

COORDINATES AND BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE SURVEY MAINDRAIN SYSTEM, ZONE 17T, NORTHWEST HIGHWAY AND BALDWIN ROAD. (ALL COORDINATES SHOWN HEREIN ARE GROUND POSITIONS)

PETITIONER'S EXHIBIT

#

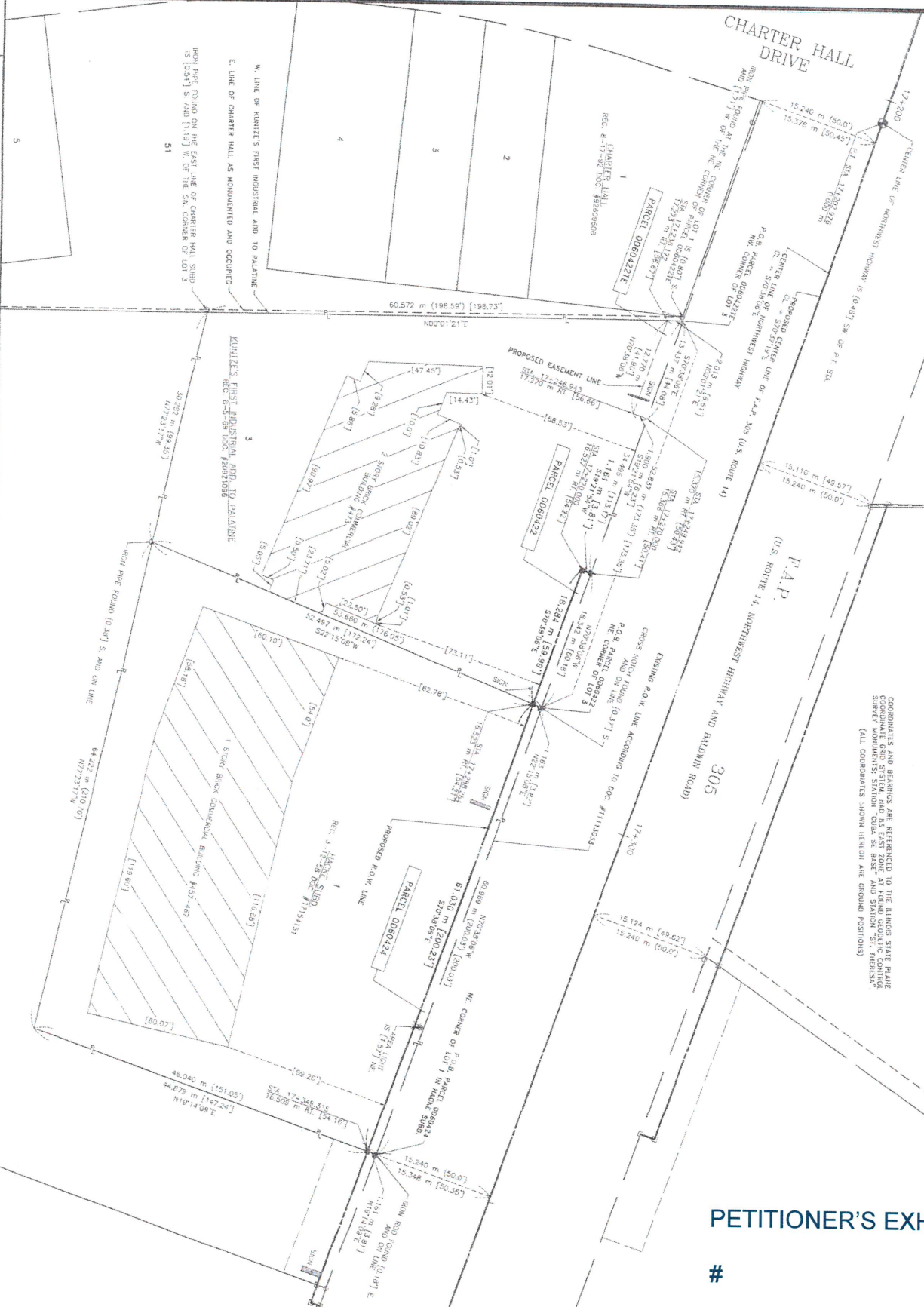
SECTION 1
CORNER

SECTION LINE
QUARTER SECTION 1
QUARTER, QUARTER
PLATED LOT LINE
PROPERTY (DEED) TO
APPROPRIATE PROPERTY
CENTER LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
METRIC MEASURED DIMENSION
RECORDED DATA

EXISTING BUILDING
FROM PER OR FROM FOUND
CUT CROSS FOUND OR SET
HURRY STAKE REFERENCE FOUND OR SET
COLONIAL PLASTIC CAP BEARING SURVEYOR
THESE STAKES IN QUARTER ARMS
B12 FOUND FROM STAKE BENTHED BY COLORED
MEASUREMENT NUMBER
STAKING OF PROPOSED RIGHT-OF-WAY, S
RIGHT-OF-WAY STAKING NUMBER, LOT 1, S10, 2
RIGHT-OF-WAY STAKING PROPOSED TO BE 1
STATE OF ILLINOIS
S.S.
COUNTY OF DU PAGE
THIS IS TO CERTIFY THAT I, JONAS J. MARCUSE, SURVEYOR, HAVE SURVEYED THE PLAT OF THE 459 W. NORTHWEST HIGHWAY, RANGE 10 EAST, TOWNSHIP 35 NORTH, RANGE 10 EAST, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN AND BEING THAT THE PLAT CORRECTLY REFERS TO THE RECORDS OF THE PUBLIC RECORDS OF THE STATE OF ILLINOIS, THIS 14TH DAY OF JUNE 2011 AT ROSELIE, ILLINOIS, THIS 14TH DAY OF JUNE 2011.

ILLINOIS REGISTERED PROFESSIONAL SURVEYOR

STATE OF ILLINOIS
COUNTY OF DU PAGE
JONAS J. MARCUSE
SURVEYOR



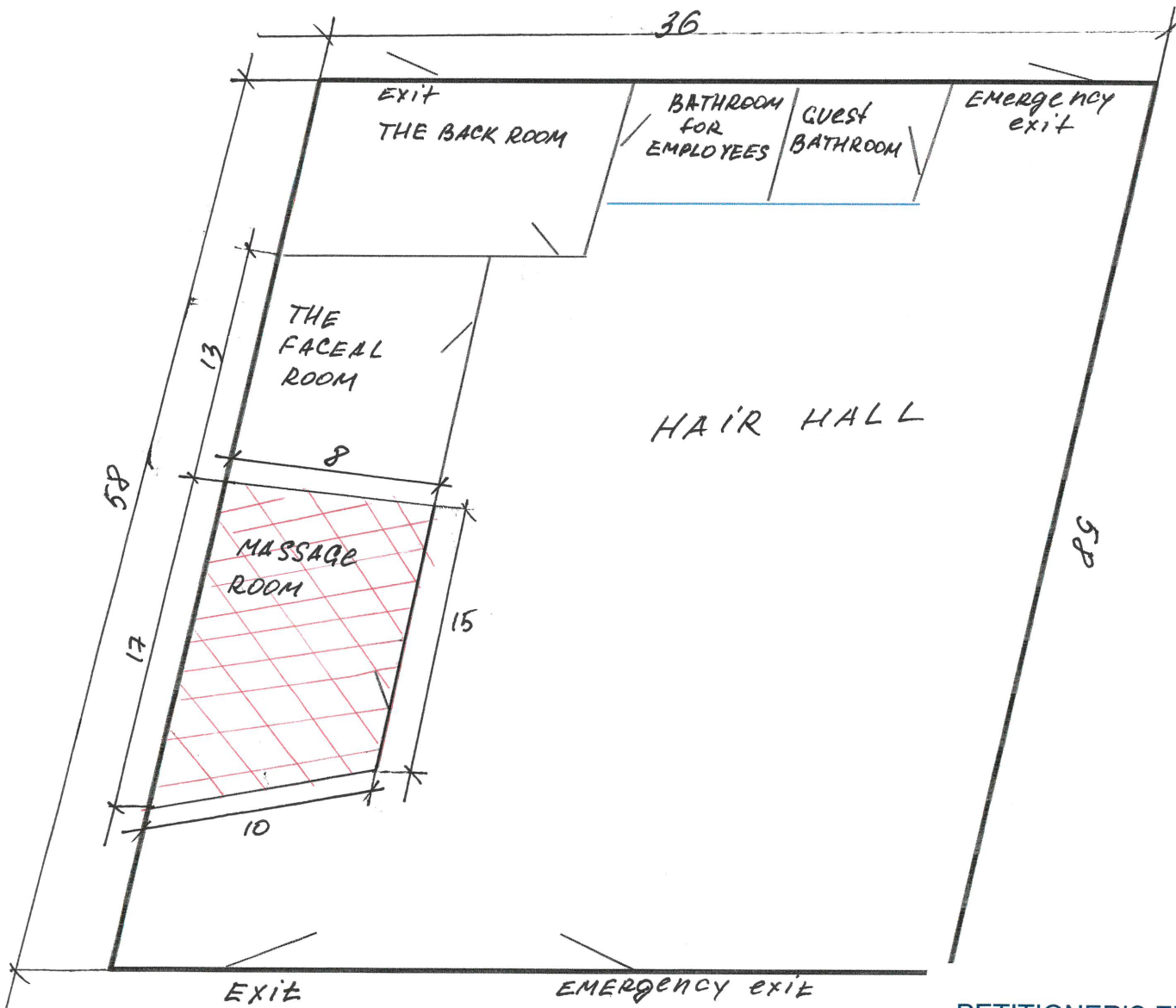
PARCELS	OWNER	PERMANENT TAX NUMBER	AREA	PERCENTAGE	ACQUIRED BY
0060422	JAMES A. HADY	02-15-102-095	0.571	N/A	0.566
0060424	First National Bank of Marion Grove	02-15-102-032	0.397	N/A	0.348

KINZIE'S FIRST INDUSTRIAL AND TO PALATINE
REC'D 8-2-08 LOC #2001066

PLAT OF H
STATE OF I
DEPARTMENT OF L
F.A.P. 305 (U.S
SECTION : 70X-2-R & 70-48-BR
STATION : 17+258.172
SCALE : 1" = 250 METERS

BUREAU OF LAND
201 WEST CENT
SPRINGFIELD, ILLINOIS

PLAN OF PREMISES AT THE ADDRESS
 459-455 W NORTHWEST HWY PALATINE IL 60067
 IRINA ZASLAVSKAYA BEAUTY & SPA SALON



PETITIONER'S EXHIBIT

#

BUSINESS PLAN MASSAGE ROOM IRINA ZASLAVSKAYA BEAUTY AND SPA SALON

IN THE SALON THERE IS A FREE ROOM THAT CAN BE USED AS A MASSAGE ROOM. FOR THE YEAR, THE SALON WAS WELL-ESTABLISHED CLIENT BASE OF OVER 1000 NEW CUSTOMERS. MANY CUSTOMERS ARE INTERESTED IN EXTRA SERVICES IN THE SALON AS A MASSAGE. FOR TWO MONTHS, A SURVEY WAS CONDUCTED OF REGULAR CUSTOMERS AND MORE THAN 80 % OF THEM WERE INTERESTED IN SUCH SERVICE AS MASSAGE. TAKING THE FREE ROOM UNDER THE MASSAGE, I CAN GIVE THE WORKPLACE OF ONE A LICENSED MASSAGE THERAPIST WITH A FULL WORKING DAY. AT THE MOMENT THE HOURS FROM 10 AM TO 8 PM. OPENING A MASSAGE PARLOR IN THE ROOM GIVE ADDITIONAL WORKING SPACE TO MEET THE NEEDS OF CUSTOMERS AND ATTRACT NEW CUSTOMERS.

THE SCHEDULE OF A MASSAGE THERAPIST - MONDAY TO FRIDAY FROM 10 AM TO 8 PM.

PRICE OF MASSAGE

SWEDISH MASSAGE - 50 MIN - 60.00 / 80 MIN - 90.00

DEEP TISSUE MASSAGE - 50 MIN - 60.00 / 80 MIN - 90.00

HOT STONE THERAPY - 50 MIN - 70.00 / 80 MIN - 100.00

AROMATHERAPY MASSAGE - 50 MIN - 70.00 / 80 MIN - 100.00

BACK, SHOULDERS & NECK MASSAGE - 30 MIN - 40.00

LYMPHATIC DRAINAGE MASSAGE - 50 MIN - 70.00 / 80 MIN - 100.00

COUPLES MASSAGE - 50 MIN - 120.00 / 80 MIN - 180.00

ADD-ONS TO ANY MASSAGE

FACE MASSAGE 10 MIN - 10.00

REFLEXOLOGY 15 MIN - 25.00

AROMATHERAPY- 10.00

PETITIONER'S EXHIBIT

#

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, January 23, 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 for physical and health services to permit massage services pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance.

The property is commonly known as 459 W. Northwest Highway (PIN# 02-15-102-032).

The Petitioner operates an existing beauty salon at this location but is proposing to add massage services.

The above petition has been filed by Irina Zaslavskaya (Irina Zaslavskaya Beauty and Spa) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 17-94
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 8th day of January, 2018.
Published in Daily Herald
January 8, 2018 (4490580)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs **DAILY HERALD**. That said Northwest Suburbs **DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Hanover Park, Hoffman Estates, Inverness, Mt Prospect, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, South Barrington, Streamwood, Wheeling

County(ies) of Cook

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

I further certify that the Northwest Suburbs **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published January 8, 2018 in said Northwest Suburbs **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



Designee of the Publisher and Officer of the Daily Herald

Control # 4490580

Attachment: Public Notice (459 W. Northwest Highway - SU for massage use)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 02/13/18 07:00 PM

CASE STAFF STATEMENT (ID # 4203)

720 W. Euclid Avenue

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Katie Romack

PETITIONER: John Roberts

CASE NUMBER: 17-101

ADDRESS: 720 W. Euclid Avenue

PROPOSAL:

Special Use to permit a health club pursuant to Planned Development Ordinance #O-24-86.

Variation of 51 parking spaces to allow a shopping center to have 578 parking spaces instead of the minimum required 629 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 720 W. Euclid Avenue District 2 (Lamerand)	<u>CURRENT ZONING:</u> P - Planned Development (Regency Plaza)
---	--

SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single Family
<u>South:</u>	P - Planned Development (Wexford Unit One)
<u>East:</u>	P - Planned Development (The Parkhomes of Parkside on the Green)
<u>West:</u>	P - Planned Development (East Peregrine Lake Estates)

BACKGROUND:

The Petitioner is proposing to operate a health club in a portion of the former Dominick's location within the Regency Plaza. Therefore, the Petitioner is requesting:

- 1. Special Use to permit a health club (Crunch Fitness)**
- 2. Variation of 51 parking spaces to allow a shopping center to have 578 parking spaces instead of the minimum required 629 parking spaces**

SITE ANALYSIS:

- The Subject Property is zoned P - Planned Development and contains the Regency Plaza shopping center. The shopping center is approximately 138,000 square feet total.
- The subject tenant space is the former location of Dominick's, which is approximately 56,000 square feet. The Petitioner would be dividing the space into two separate units and the proposed health club would occupy 21,027 square feet.
- The health club would be known as Crunch Fitness and will offer cardio, weight training equipment, and areas for stretching, yoga, cross-training, TRX, and aerobics. There will also be personal and group training as well as spin/cycling classes, tanning beds, and hydro-massage equipment.
- The proposed hours of operation are Monday through Thursday from 5 AM to 11 PM, Friday from 5 AM to 9 PM, and Saturday and Sunday from 7AM to 7 PM.
- There would be 4 full-time employees and over 20 part-time employees.
- The proposed health club requires 128 parking spaces (based on the Life Safety Code).
- The shopping center currently has a total of 578 parking spaces. Based on the shopping center's current uses, 571 parking spaces are required. However, with the change of use to a health club, the number of required parking spaces increases to 629, which is beyond the total number provided by the shopping center. Therefore, a Variation for 51 parking spaces is required.
- The public notice indicated that a Variation for 59 parking spaces was required; however, upon further review by Staff it was determined that a Variation for only 51 parking spaces was required.

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 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 proposed health club is occupying a portion of the former Dominick's space in the Regency Plaza Shopping Center. This use is compatible with the other retail, service, and restaurant uses that presently occupy the shopping center. While a Variation for 51 parking spaces is required, the Petitioner's business plan and justification indicate that the frequency and need for parking is clustered at particular times during the day, as opposed to a continual use throughout their hours of operation. Given the current tenant mix and anticipated non-conflicting times of significant parking demand, Staff believes that there are the necessary parking resources to accommodate this use. The proposed use should complement the surrounding uses and properties and should not alter the essential character of the locality. Therefore, Staff recommends approval of the Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the floor plan prepared by R. Gary Glueck Architecture and Planning, dated 01/09/2018, and the business plan submitted by the Petitioner, John Roberts, on 12/18/2017, except such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Floor plan
- Crunch - sign in parking use sheet
- Business Plan
- Public Notice

720 W. Euclid Avenue

3.5.a

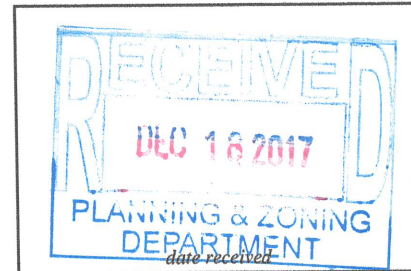


VILLAGE OF PALATINE

SPECIAL USE

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 # 17-101
	Filing Fee \$ 842	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	Petitioner(s) John Roberts		Business Name (if applicable)	
	Subject Property Address 720 West Euclid Avenue, Suite 101A, Palatine, IL 60067			
	Authorized Agent (if applicable) Casey Kuffner		Business Name (if applicable) idesign, LLC	
	Address 14909 Bircham Road, Louisville, KY 40245		City/State/Zip Code	
	Telephone 502-572-0712	Fax 502-849-0445	Email casey@idesigndrafting.com	
	Relationship to Petitioner (contractor, architect, etc.) Architect			
	Type of Application (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District	Existing Land Use	Proposed Land Use	
	Generally describe your request: Propose to open a 25,000 square foot fitness center in the former Dominick's location on the corner of Quentin and Euclid in the Regency Plaza retail center.			

Attachment: Application (720 W. Euclid Avenue - SU & VAR for health club)



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 (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)
- ☒ Business Plan (if applicable; including, but not limited to nature of business, hours of operation number of employees, floor plan, 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). Attach a separate sheet if necessary.

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

The attached map demonstrates the need for adding a health club at this location due to the few locations within a 3 mile radius. Industry standard is one club serving 75,000 people within a 3 mile radius.

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

Construction drawing will be produced by an Architect and Engineer with the sole purpose of the health, safety and well being of the general public.

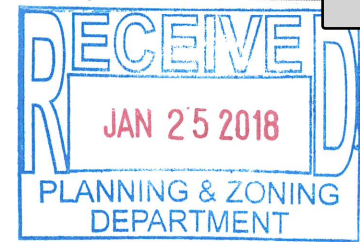
3. The use will not cause substantial injury to nearby property values

This location has been vacant for 10 years. Having a tenant move in will increase the value of this location as well as the surrounding properties. In most instances, the addition of a large box tenant has a revitalizing effect on the entire center.

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



VILLAGE OF
PALATINE

VARIATION

Required Materials

- ☐ Filing Fee of \$ 56
- ☐ 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

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

N/A

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

NEED FOR ADDITIONAL PARKING SPACES
DUE TO VILLAGE CODE

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

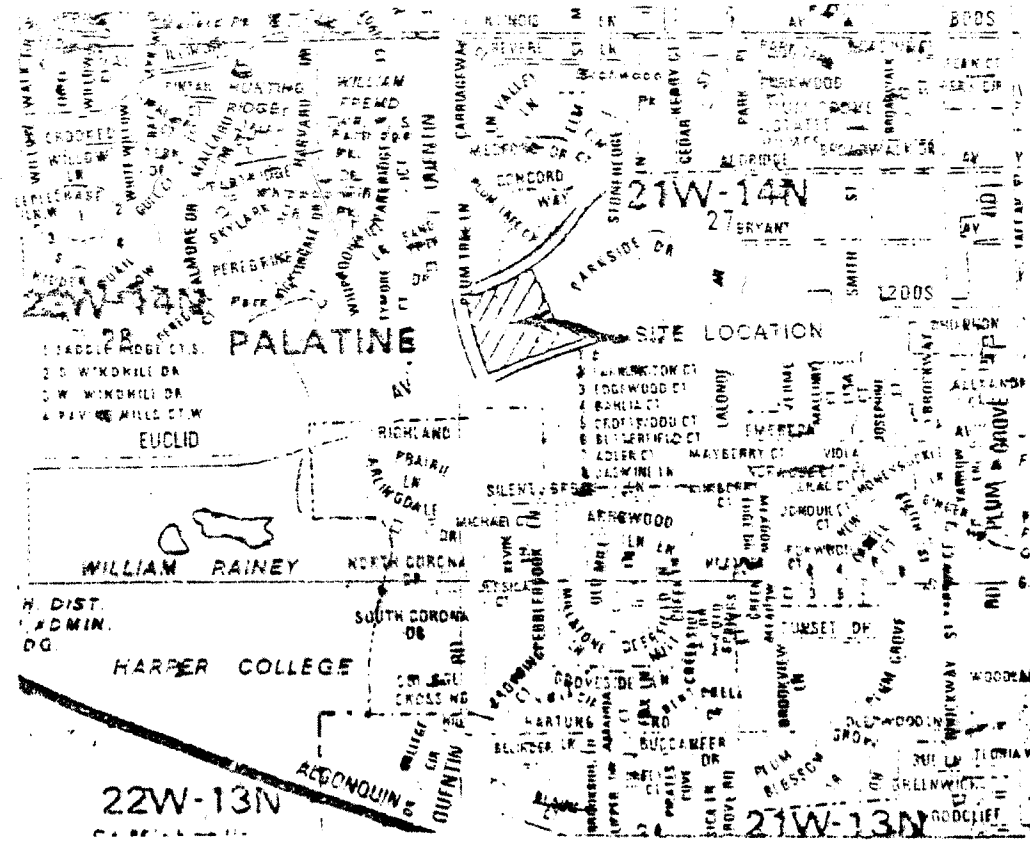
DUE TO THE NATURE OF THE BUSINESS (FITNESS CENTER)
WE DO NOT USE ALL THE SPACES EXCEPT POSSIBLY DURING

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

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

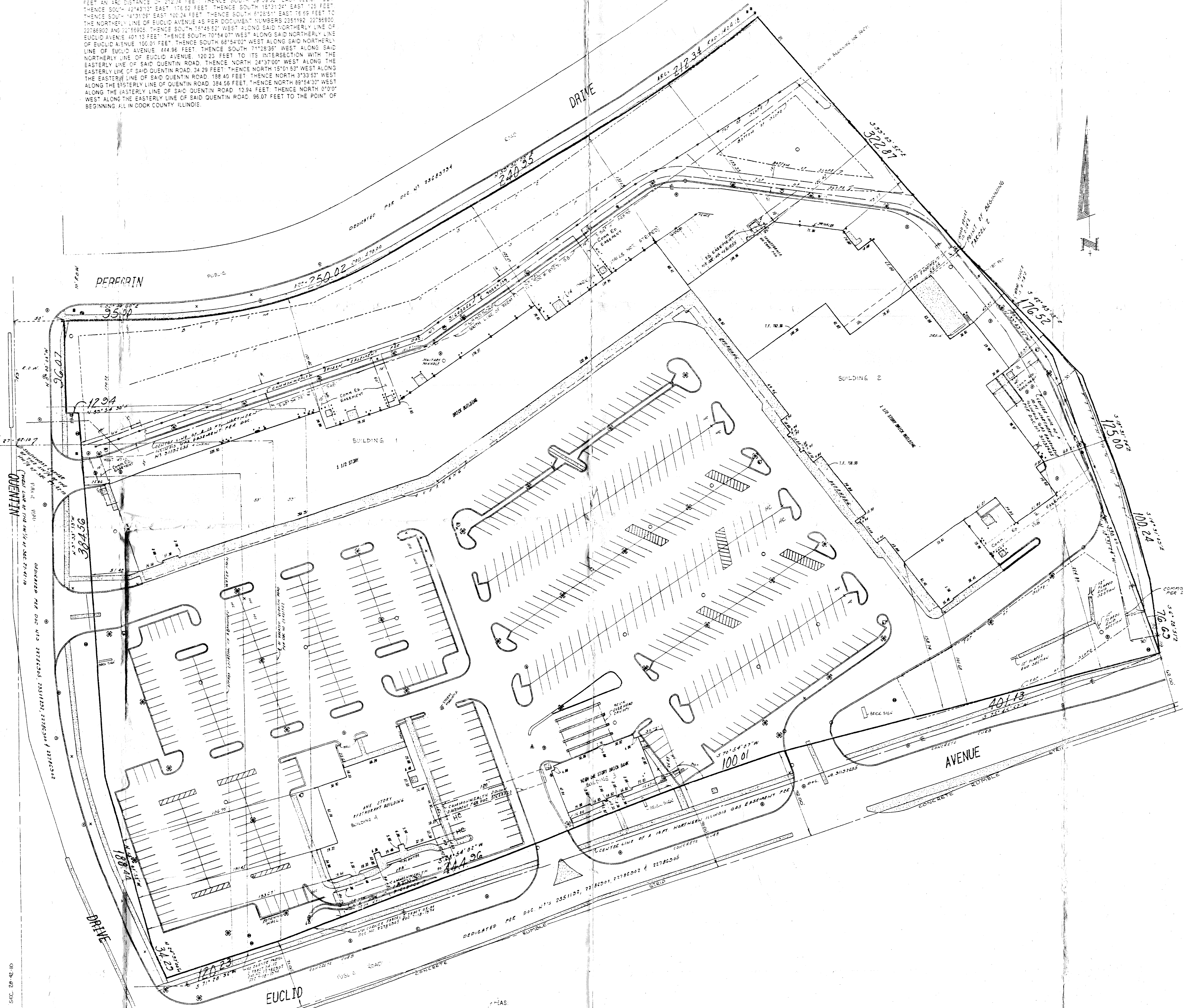
A FEW PARK
TIMES DURING
THE DAY.

N/A



ALTA/ACSM LAND TITLE SURVEY

THAT PART OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT THE INTERSECTION OF THE EASTERN LINE OF QUENTIN ROAD AS PER DOCUMENT NUMBERS 2251152, 2258500, 2279500 AND 2279501 AND THE SOUTH LINE OF PEREPERIN DRIVE AS PER DOCUMENT NUMBER 2388784; THENCE NORTH 01°00'00" EAST ALONG THE SOUTH LINE OF PEREPERIN DRIVE 59.75 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PEREPERIN DRIVE NORTH-EASTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 47.1 FEET AND ARC DISTANCE OF 250.02 FEET; THENCE NORTH 89°13'00" EAST ALONG THE SOUTH LINE OF SAID PEREPERIN DRIVE 145.8 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PEREPERIN DRIVE NORTH-EASTERLY ALONG A CURVE CONCAVE NORTH-WESTERLY HAVING A RADIUS OF 142.4 FEET AN ARC DISTANCE OF 212.34 FEET; THENCE SOUTH 39°28'57" EAST 122.1 FEET; THENCE SOUTH 42°45'17" EAST 176.50 FEET; THENCE SOUTH 15°01'04" EAST 125.18 FEET; THENCE SOUTH 14°01'09" EAST 100.24 FEET; THENCE SOUTH 87°18'51" EAST 76.55 FEET TO THE NORTHERLY LINE OF EUCLID AVENUE AS PER DOCUMENT NUMBERS 2251152, 2279500, 2279501 AND 2279502; THENCE SOUTH 17°44'22" WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE 401.13 FEET; THENCE SOUTH 70°14'07" WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE 100.01 FEET; THENCE SOUTH 68°54'02" WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE 124.86 FEET; THENCE SOUTH 11°52'30" WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE 120.23 FEET TO ITS INTERSECTION WITH THE EASTERN LINE OF SAID QUENTIN ROAD; THENCE NORTH 24°57'00" WEST ALONG THE EASTERN LINE OF SAID QUENTIN ROAD 24.29 FEET; THENCE NORTH 15°01'53" WEST ALONG THE EASTERN LINE OF SAID QUENTIN ROAD 188.40 FEET; THENCE NORTH 3°33'52" WEST ALONG THE EASTERN LINE OF SAID QUENTIN ROAD 324.06 FEET; THENCE NORTH 89°54'00" WEST ALONG THE EASTERN LINE OF SAID QUENTIN ROAD 12.84 FEET; THENCE NORTH 01°00'00" WEST ALONG THE EASTERN LINE OF SAID QUENTIN ROAD 96.07 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.



- NOTES:
1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE ORDER NO. 1401 008/05096 D2, EFFECTIVE DATE SEPTEMBER 6, 2002.
 2. PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR REGENCY PLAZA DATED APRIL 27, 1987 AND RECORDED MAY 11, 1987 PER DOCUMENT NO. 87252158.
 3. PROPERTY IS SUBJECT TO AN EASEMENT AND INDEMNITY AGREEMENT PERTAINING TO THE WATER, SANITARY AND STORM SEWER FACILITIES LOCATED ON THE LAND PER DOCUMENT NO. 87252155 RECORDED MAY 11, 1987.
 4. RIGHTS OF THE PUBLIC OR QUASI-PUBLIC TO MAINTAIN UTILITIES IN THE VACATED PORTION OF QUENTIN ROAD.
 5. RIGHTS OF THE VILLAGE OF PALATINE TO OPERATE AND MAINTAIN AN EXISTING 10" WATERMAIN IN THE VACATED PORTION OF QUENTIN ROAD AS DISCLOSED BY UTILITY LETTER DATED JANUARY 17, 1985, FROM THE VILLAGE OF PALATINE.
 6. NORTHERN ILLINOIS GAS & COMMONWEALTH EDISON EASEMENT RIGHTS LOCATIONS ARE FOR PICTORIAL PURPOSES ONLY. DOCUMENTS REFER TO EXHIBITS WHICH ARE NOT PLOTTABLE.

1" = 40' scale

- LEGEND
- MANHOLE
 - CATCH BASIN
 - FIRE HYDRANT
 - VALVE VAULT
 - × SIGN
 - GAS METER
 - ELECTRIC METER
 - LIGHT POLE
 - POST
 - ▲ AMERICAN PEDESTAL
 - ▲ TRAFFIC SIGNAL BOX

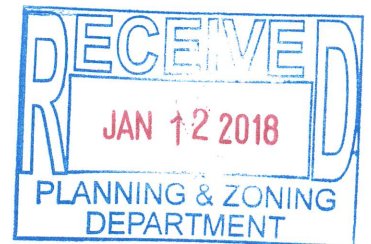
OVERALL ACERAGE = 15.224 SQUARE FEET = 663,152
SQUARE FOOTAGE ON BUILDINGS
BUILDING 1 52,345
BUILDING 2 71,375
BUILDING 3 4,977
BUILDING 4 16,538
PARKING STALLS:
THERE ARE 588 REGULAR STALLS
THERE ARE 15 HANDICAPPED STALLS

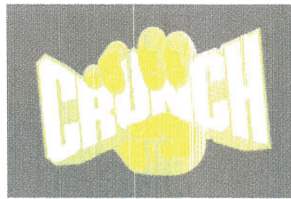
STATE OF ILLINOIS) SS
COUNTY OF COOK) SS
TO: CORNERSTONE REAL ESTATE ADVISORS, INC.
REGENCY PLAZA LLC and
THEIR RESPECTIVE SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA/ACSM AND AIA/ASPI IN 1995 AND INCLUDES ITEMS 2.3.4.6, 7.0.1.2, 8.0.1.0, 11.0.1.4, 15.0.1.0, 16.0.1.0, 17.0.1.0, 18.0.1.0, 19.0.1.0, 20.0.1.0, 21.0.1.0, 22.0.1.0, 23.0.1.0, 24.0.1.0, 25.0.1.0, 26.0.1.0, 27.0.1.0, 28.0.1.0, 29.0.1.0, 30.0.1.0, 31.0.1.0, 32.0.1.0, 33.0.1.0, 34.0.1.0, 35.0.1.0, 36.0.1.0, 37.0.1.0, 38.0.1.0, 39.0.1.0, 40.0.1.0, 41.0.1.0, 42.0.1.0, 43.0.1.0, 44.0.1.0, 45.0.1.0, 46.0.1.0, 47.0.1.0, 48.0.1.0, 49.0.1.0, 50.0.1.0, 51.0.1.0, 52.0.1.0, 53.0.1.0, 54.0.1.0, 55.0.1.0, 56.0.1.0, 57.0.1.0, 58.0.1.0, 59.0.1.0, 60.0.1.0, 61.0.1.0, 62.0.1.0, 63.0.1.0, 64.0.1.0, 65.0.1.0, 66.0.1.0, 67.0.1.0, 68.0.1.0, 69.0.1.0, 70.0.1.0, 71.0.1.0, 72.0.1.0, 73.0.1.0, 74.0.1.0, 75.0.1.0, 76.0.1.0, 77.0.1.0, 78.0.1.0, 79.0.1.0, 80.0.1.0, 81.0.1.0, 82.0.1.0, 83.0.1.0, 84.0.1.0, 85.0.1.0, 86.0.1.0, 87.0.1.0, 88.0.1.0, 89.0.1.0, 90.0.1.0, 91.0.1.0, 92.0.1.0, 93.0.1.0, 94.0.1.0, 95.0.1.0, 96.0.1.0, 97.0.1.0, 98.0.1.0, 99.0.1.0, 100.0.1.0, 101.0.1.0, 102.0.1.0, 103.0.1.0, 104.0.1.0, 105.0.1.0, 106.0.1.0, 107.0.1.0, 108.0.1.0, 109.0.1.0, 110.0.1.0, 111.0.1.0, 112.0.1.0, 113.0.1.0, 114.0.1.0, 115.0.1.0, 116.0.1.0, 117.0.1.0, 118.0.1.0, 119.0.1.0, 120.0.1.0, 121.0.1.0, 122.0.1.0, 123.0.1.0, 124.0.1.0, 125.0.1.0, 126.0.1.0, 127.0.1.0, 128.0.1.0, 129.0.1.0, 130.0.1.0, 131.0.1.0, 132.0.1.0, 133.0.1.0, 134.0.1.0, 135.0.1.0, 136.0.1.0, 137.0.1.0, 138.0.1.0, 139.0.1.0, 140.0.1.0, 141.0.1.0, 142.0.1.0, 143.0.1.0, 144.0.1.0, 145.0.1.0, 146.0.1.0, 147.0.1.0, 148.0.1.0, 149.0.1.0, 150.0.1.0, 151.0.1.0, 152.0.1.0, 153.0.1.0, 154.0.1.0, 155.0.1.0, 156.0.1.0, 157.0.1.0, 158.0.1.0, 159.0.1.0, 160.0.1.0, 161.0.1.0, 162.0.1.0, 163.0.1.0, 164.0.1.0, 165.0.1.0, 166.0.1.0, 167.0.1.0, 168.0.1.0, 169.0.1.0, 170.0.1.0, 171.0.1.0, 172.0.1.0, 173.0.1.0, 174.0.1.0, 175.0.1.0, 176.0.1.0, 177.0.1.0, 178.0.1.0, 179.0.1.0, 180.0.1.0, 181.0.1.0, 182.0.1.0, 183.0.1.0, 184.0.1.0, 185.0.1.0, 186.0.1.0, 187.0.1.0, 188.0.1.0, 189.0.1.0, 190.0.1.0, 191.0.1.0, 192.0.1.0, 193.0.1.0, 194.0.1.0, 195.0.1.0, 196.0.1.0, 197.0.1.0, 198.0.1.0, 199.0.1.0, 200.0.1.0, 201.0.1.0, 202.0.1.0, 203.0.1.0, 204.0.1.0, 205.0.1.0, 206.0.1.0, 207.0.1.0, 208.0.1.0, 209.0.1.0, 210.0.1.0, 211.0.1.0, 212.0.1.0, 213.0.1.0, 214.0.1.0, 215.0.1.0, 216.0.1.0, 217.0.1.0, 218.0.1.0, 219.0.1.0, 220.0.1.0, 221.0.1.0, 222.0.1.0, 223.0.1.0, 224.0.1.0, 225.0.1.0, 226.0.1.0, 227.0.1.0, 228.0.1.0, 229.0.1.0, 230.0.1.0, 231.0.1.0, 232.0.1.0, 233.0.1.0, 234.0.1.0, 235.0.1.0, 236.0.1.0, 237.0.1.0, 238.0.1.0, 239.0.1.0, 240.0.1.0, 241.0.1.0, 242.0.1.0, 243.0.1.0, 244.0.1.0, 245.0.1.0, 246.0.1.0, 247.0.1.0, 248.0.1.0, 249.0.1.0, 250.0.1.0, 251.0.1.0, 252.0.1.0, 253.0.1.0, 254.0.1.0, 255.0.1.0, 256.0.1.0, 257.0.1.0, 258.0.1.0, 259.0.1.0, 260.0.1.0, 261.0.1.0, 262.0.1.0, 263.0.1.0, 264.0.1.0, 265.0.1.0, 266.0.1.0, 267.0.1.0, 268.0.1.0, 269.0.1.0, 270.0.1.0, 271.0.1.0, 272.0.1.0, 273.0.1.0, 274.0.1.0, 275.0.1.0, 276.0.1.0, 277.0.1.0, 278.0.1.0, 279.0.1.0, 280.0.1.0, 281.0.1.0, 282.0.1.0, 283.0.1.0, 284.0.1.0, 285.0.1.0, 286.0.1.0, 287.0.1.0, 288.0.1.0, 289.0.1.0, 290.0.1.0, 291.0.1.0, 292.0.1.0, 293.0.1.0, 294.0.1.0, 295.0.1.0, 296.0.1.0, 297.0.1.0, 298.0.1.0, 299.0.1.0, 300.0.1.0, 301.0.1.0, 302.0.1.0, 303.0.1.0, 304.0.1.0, 305.0.1.0, 306.0.1.0, 307.0.1.0, 308.0.1.0, 309.0.1.0, 310.0.1.0, 311.0.1.0, 312.0.1.0, 313.0.1.0, 314.0.1.0, 315.0.1.0, 316.0.1.0, 317.0.1.0, 318.0.1.0, 319.0.1.0, 320.0.1.0, 321.0.1.0, 322.0.1.0, 323.0.1.0, 324.0.1.0, 325.0.1.0, 326.0.1.0, 327.0.1.0, 328.0.1.0, 329.0.1.0, 330.0.1.0, 331.0.1.0, 332.0.1.0, 333.0.1.0, 334.0.1.0, 335.0.1.0, 336.0.1.0, 337.0.1.0, 338.0.1.0, 339.0.1.0, 340.0.1.0, 341.0.1.0, 342.0.1.0, 343.0.1.0, 344.0.1.0, 345.0.1.0, 346.0.1.0, 347.0.1.0, 348.0.1.0, 349.0.1.0, 350.0.1.0, 351.0.1.0, 352.0.1.0, 353.0.1.0, 354.0.1.0, 355.0.1.0, 356.0.1.0, 357.0.1.0, 358.0.1.0, 359.0.1.0, 360.0.1.0, 361.0.1.0, 362.0.1.0, 363.0.1.0, 364.0.1.0, 365.0.1.0, 366.0.1.0, 367.0.1.0, 368.0.1.0, 369.0.1.0, 370.0.1.0, 371.0.1.0, 372.0.1.0, 373.0.1.0, 374.0.1.0, 375.0.1.0, 376.0.1.0, 377.0.1.0, 378.0.1.0, 379.0.1.0, 380.0.1.0, 381.0.1.0, 382.0.1.0, 383.0.1.0, 384.0.1.0, 385.0.1.0, 386.0.1.0, 387.0.1.0, 388.0.1.0, 389.0.1.0, 390.0.1.0, 391.0.1.0, 392.0.1.0, 393.0.1.0, 394.0.1.0, 395.0.1.0, 396.0.1.0, 397.0.1.0, 398.0.1.0, 399.0.1.0, 400.0.1.0, 401.0.1.0, 402.0.1.0, 403.0.1.0, 404.0.1.0, 405.0.1.0, 406.0.1.0, 407.0.1.0, 408.0.1.0, 409.0.1.0, 410.0.1.0, 411.0.1.0, 412.0.1.0, 413.0.1.0, 414.0.1.0, 415.0.1.0, 416.0.1.0, 417.0.1.0, 418.0.1.0, 419.0.1.0, 420.0.1.0, 421.0.1.0, 422.0.1.0, 423.0.1.0, 424.0.1.0, 425.0.1.0, 426.0.1.0, 427.0.1.0, 428.0.1.0, 429.0.1.0, 430.0.1.0, 431.0.1.0, 432.0.1.0, 433.0.1.0, 434.0.1.0, 435.0.1.0, 436.0.1.0, 437.0.1.0, 438.0.1.0, 439.0.1.0, 440.0.1.0, 441.0.1.0, 442.0.1.0, 443.0.1.0, 444.0.1.0, 445.0.1.0, 446.0.1.0, 447.0.1.0, 448.0.1.0, 449.0.1.0, 450.0.1.0, 451.0.1.0, 452.0.1.0, 453.0.1.0, 454.0.1.0, 455.0.1.0, 456.0.1.0, 457.0.1.0, 458.0.1.0, 459.0.1.0, 460.0.1.0, 461.0.1.0, 462.0.1.0, 463.0.1.0, 464.0.1.0, 465.0.1.0, 466.0.1.0, 467.0.1.0, 468.0.1.0, 469.0.1.0, 470.0.1.0, 471.0.1.0, 472.0.1.0, 473.0.1.0, 474.0.1.0, 475.0.1.0, 476.0.1.0, 477.0.1.0, 478.0.1.0, 479.0.1.0, 480.0.1.0, 481.0.1.0, 482.0.1.0, 483.0.1.0, 484.0.1.0, 485.0.1.0, 486.0.1.0, 487.0.1.0, 488.0.1.0, 489.0.1.0, 490.0.1.0, 491.0.1.0, 492.0.1.0, 493.0.1.0, 494.0.1.0, 495.0.1.0, 496.0.1.0, 497.0.1.0, 498.0.1.0, 499.0.1.0, 500.0.1.0, 501.0.1.0, 502.0.1.0, 503.0.1.0, 504.0.1.0, 505.0.1.0, 506.0.1.0, 507.0.1.0, 508.0.1.0, 509.0.1.0, 510.0.1.0, 511.0.1.0, 512.0.1.0, 513.0.1.0, 514.0.1.0, 515.0.1.0, 516.0.1.0, 517.0.1.0, 518.0.1.0, 519.0.1.0, 520.0.1.0, 521.0.1.0, 522.0.1.0, 523.0.1.0, 524.0.1.0, 525.0.1.0, 526.0.1.0, 527.0.1.0, 528.0.1.0, 529.0.1.0, 530.0.1.0, 531.0.1.0, 532.0.1.0, 533.0.1.0, 534.0.1.0, 535.0.1.0, 536.0.1.0, 537.0.1.0, 538.0.1.0, 539.0.1.0, 540.0.1.0, 541.0.1.0, 542.0.1.0, 543.0.1.0, 544.0.1.0, 545.0.1.0, 546.0.1.0, 547.0.1.0, 548.0.1.0, 549.0.1.0, 550.0.1.0, 551.0.1.0, 552.0.1.0, 553.0.1.0, 554.0.1.0, 555.0.1.0, 556.0.1.0, 557.0.1.0, 558.0.1.0, 559.0.1.0, 560.0.1.0, 561.0.1.0, 562.0.1.0, 563.0.1.0, 564.0.1.0, 565.0.1.0, 566.0.1.0, 567.0.1.0, 568.0.1.0, 569.0.1.0, 570.0.1.0, 571.0.1.0, 572.0.1.0, 573.0.1.0, 574.0.1.0, 575.0.1.0, 576.0.1.0, 577.0.1.0, 578.0.1.0, 579.0.1.0, 580.0.1.0, 581.0.1.0, 582.0.1.0, 583.0.1.0, 584.0.1.0, 585.0.1.0, 586.0.1.0, 587.0.1.0, 588.0.1.0, 589.0.1.0, 590.0.1.0, 591.0.1.0, 592.0.1.0, 593.0.1.0, 594.0.1.0, 595.0.1.0, 596.0.1.0, 597.0.1.0, 598.0.1.0, 599.0.1.0, 600.0.1.0, 601.0.1.0, 602.0.1.0, 603.0.1.0, 604.0.1.0, 605.0.1.0, 606.0.1.0, 607.0.1.0, 608.0.1.0, 609.0.1.0, 610.0.1.0, 611.0.1.0, 612.0.1.0, 613.0.1.0, 614.0.1.0, 615.0.1.0, 616.0.1.0, 617.0.1.0, 618.0.1.0, 619.0.1.0, 620.0.1.0, 621.0.1.0, 622.0.1.0, 623.0.1.0, 624.0.1.0, 625.0.1.0, 626.0.1.0, 627.0.1.0, 628.0.1.0, 629.0.1.0, 630.0.1.0, 631.0.1.0, 632.0.1.0, 633.0.1.0, 634.0.1.0, 635.0.1.0, 636.0.1.0, 637.0.1.0, 638.0.1.0, 639.0.1.0, 640.0.1.0, 641.0.1.0, 642.0.1.0, 643.0.1.0, 644.0.1.0, 645.0.1.0, 646.0.1.0, 647.0.1.0, 648.0.1.0, 649.0.1.0, 650.0.1.0, 651.0.1.0, 652.0.1.0, 653.0.1.0, 654.0.1.0, 655.0.1.0, 656.0.1.0, 657.0.1.0, 658.0.1.0, 659.0.1.0, 660.0.1.0, 661.0.1.0, 662.0.1.0, 663.0.1.0, 664.0.1.0, 665.0.1.0, 666.0.1.0, 667.0.1.0, 668.0.1.0, 669.0.1.0, 670.0.1.0, 671.0.1.0, 672.0.1.0, 673.0.1.0, 674.0.1.0, 675.0.1.0, 676.0.1.0, 677.0.1.0, 678.0.1.0, 679.0.1.0, 680.0.1.0, 681.0.1.0, 682.0.1.0, 683.0.1.0, 684.0.1.0, 685.0.1.0, 686.0.1.0, 687.0.1.0, 688.0.1.0, 689.0.1.0, 690.0.1.0, 691.0.1.0, 692.0.1.0, 693.0.1.0, 694.0.1.0, 695.0.1.0, 696.0.1.0, 697.0.1.0, 698.0.1.0, 699.0.1.0, 700.0.1.0, 701.0.1.0, 702.0.1.0, 703.0.1.0, 704.0.1.0, 705.0.1.0, 706.0.1.0, 707.0.1.0, 708.0.1.0, 709.0.1.0, 710.0.1.0, 711.0.1.0, 712.0.1.0, 713.0.1.0, 714.0.1.0, 715.0.1.0, 716.0.1.0, 717.0.1.0, 718.0.1.0, 719.0.1.0, 720.0.1.0, 721.0.1.0, 722.0.1.0, 723.0.1.0, 724.0.1.0, 725.0.1.0, 726.0.1.0, 727.0.1.0, 728.0.1.0, 729.0.1.0, 730.0.1.0, 731.0.1.0, 732.0.1.0, 733.0.1.0, 734.0.1.0, 735.0.1.0, 736.0.1.0, 737.0.1.0, 738.0.1.0, 739.0.1.0, 740.0.1.0, 741.0.1.0, 742.0.1.0, 743.0.1.0, 744.0.1.0, 745.0.1.0, 746.0.1.0, 747.0.1.0, 748.0.1.0, 749.0.1.0, 750.0.1.0, 751.0.1.0, 752.0.1.0, 753.0.1.0, 754.0.1.0, 755.0.1.0, 756.0.1.0, 757.0.1.0, 758.0.1.0, 759.0.1.0, 760.0.1.0, 761.0.1.0, 762.0.1.0, 763.0.1.0, 764.0.1.0, 765.0.1.0, 766.0.1.0, 767.0.1.0, 768.0.1.0, 769.0.1.0, 770.0.1.0, 771.0.1.0, 772.0.1.0, 773.0.1.0, 774.0.1.0, 775.0.1.0, 776.0.1.0, 777.0.1.0, 778.0.1.0, 779.0.1.0, 780.0.1.0, 781.0.1.0, 782.0.1.0, 783.0.1.0, 784.0.1.0, 785.0.1.0, 786.0.1.0, 787.0.1.0, 788.0.1.0, 789.0.1.0, 790.0.1.0, 791.0.1.0, 792.0.1.0, 793.0.1.0, 794.0.1.0, 795.0.1.0, 796.0.1.0, 797.0.1.0, 798.0.1.0, 799.0.1.0, 800.0.1.0, 801.0.1.0, 802.0.1.0, 803.0.1.0, 804.0.1.0, 805.0.1.0, 806.0.1.0, 807.0.1.0, 808.0.1.0, 809.0.1.0, 810.0.1.0, 811.0.1.0, 812.0.1.0, 813.0.1.0, 814.0.1.0, 815.0.1.0, 816.0.1.0, 817.0.1.0, 818.0.1.0, 819.0.1.0, 820.0.1.0, 821.0.1.0, 822.0.1.0, 823.0.1.0, 824.0.1.0, 825.0.1.0, 826.0.1.0, 827.0.1.0, 828.0.1.0, 829.0.1.0, 830.0.1.0, 831.0.1.0, 832.0.1.0, 833.0.1.0, 834.0.1.0, 835.0.1.0, 836.0.1.0, 837.0.1.0, 838.0.1.0, 839.0.1.0, 840.0.1.0, 841.0.1.0, 842.0.1.0, 843.0.1.0, 844.0.1.0, 845.0.1.0, 846.0.1.0, 847.0.1.0, 848.0.1.0, 849.0.1.0, 850.0.1.0, 851.0.1.0, 852.0.1.0, 853.0.1.0, 854.0.1.0, 855.0.1.0, 856.0.1.0, 857.0.1.0, 858.0.1.0, 859.0.1.0, 860.0.1.0, 861.0.1.0, 862.0.1.0, 863.0.1.0, 864.0.1.0, 865.0.1.0, 866.0.1.0, 867.0.1.0, 868.0.1.0, 869.0.1.0, 870.0.1.0, 871.0.1.0, 872.0.1.0, 873.0.1.0, 874.0.1.0, 875.0.1.0, 876.0.1.0, 877.0.1.0, 878.0.1.0, 879.0.1.0, 880.0.1.0, 881.0.1.0, 882.0.1.0, 883.0.1.0, 884.0.1.0, 885.0.1.0, 886.0.1.0, 887.0.1.0, 888.0.1.0, 889.0.1.0, 890.0.1.0, 891.0.1.0, 892.0.1.0, 893.0.1.0, 894.0.1.0, 895.0.1.0, 896.0.1.0, 897.0.1.0, 898.0.1.0, 899.0.1.0, 900.0.1.0, 901.0.1.0, 902.0.1.0, 903.0.1.0, 904.0.1.0, 905.0.1.0, 906.0.1.0, 907.0.1.0, 908.0.1.0, 909.0.1.0, 910.0.1.0, 911.0.1.0, 912.0.1.0, 913.0.1.0, 914.0.1.0, 915.0.1.0, 916.0.1.0, 917.0.1.0, 918.0.1.0, 919.0.1.0, 920.0.1.0, 921.0.1.0, 922.0.1.0, 923.0.1.0, 924.0.1.0, 925.0.1.0, 926.0.1.0, 927.0.1.0, 928.0.1.0, 929.0.1.0, 930.0.1.0, 931.0.1.0, 932.0.1.0, 933.0.1.0, 934.0.1.0, 935.0.1.0, 936.0.1.0, 937.0.1.0, 938.

			12:00 AM	1:00 AM	2:00 AM	3:00 AM	4:00 AM	5:00 AM	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	Total for Day
Highest Performer	Check In Date	Day																									
	2/19/2017	Sunday	11	9	7	4	12	26	28	62	67	86	90	81	91	58	80	75	83	63	62	54	67	56	78	34	1,284
	2/20/2017	Monday	22	9	5	9	26	50	63	80	134	111	142	98	117	122	131	114	124	133	171	168	158	113	95	67	2,261
	2/21/2017	Tuesday	25	10	7	19	52	97	99	95	136	73	96	151	93	65	106	109	132	133	183	203	155	164	113	67	2,381
	2/22/2017	Wednesday	30	19	10	19	58	101	76	74	122	81	82	89	72	71	82	99	130	145	180	220	150	145	110	69	2,234
	2/23/2017	Thursday	25	9	10	12	43	99	66	86	142	116	88	76	84	77	89	153	142	137	199	142	131	152	82	82	2,241
	2/24/2017	Friday	23	14	10	14	55	66	54	78	114	68	87	87	70	77	80	71	87	106	94	78	89	75	74	55	1,624
	2/25/2017	Saturday	18	14	7	5	17	32	64	89	99	115	105	94	84	83	79	58	84	60	79	77	60	73	49	32	1,471
TOTAL			154	84	56	82	263	471	450	564	814	650	690	676	611	553	647	679	782	777	968	942	810	778	601	406	13,504
Low Average Performer	Club Nbr	Check In Date	Day	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1 Total for Day
	2/19/2017	Sunday	0	0	0	0	0	0	0	21	59	29	30	30	30	36	30	14	21	26	12	0	0	0	0	0	331
	2/20/2017	Monday	0	0	0	0	4	36	19	24	41	71	35	43	29	31	38	32	61	84	99	58	37	19	9	0	771
	2/21/2017	Tuesday	0	0	0	0	1	43	16	31	36	39	42	32	27	29	26	42	103	96	94	79	50	23	4	0	811
	2/22/2017	Wednesday	0	0	0	0	1	49	17	21	45	54	38	17	23	27	20	44	57	87	83	66	29	19	3	0	701
	2/23/2017	Thursday	0	0	0	0	3	22	15	17	36	41	32	7	21	20	34	48	72	91	71	62	38	28	8	0	661
	2/24/2017	Friday	0	0	0	0	1	26	14	15	34	40	34	29	27	37	22	39	55	45	43	31	10	0	0	0	501
	2/25/2017	Saturday	0	0	0	0	0	0	0	44	96	69	76	43	50	36	37	38	32	22	10	0	0	0	0	0	551
TOTAL			0	0	0	0	10	176	81	173	347	343	287	201	207	216	207	257	401	451	412	296	164	89	24	0	4,341
High Average Performer	Club Nbr	Check In Date	Day	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1 Total for Day
	2/19/2017	Sunday	0	0	0	0	0	0	0	21	45	57	38	56	51	72	52	45	65	75	10	0	0	0	0	0	581
	2/20/2017	Monday	0	0	0	0	0	52	33	33	52	76	69	76	71	47	46	70	82	112	159	99	81	61	14	0	1,231
	2/21/2017	Tuesday	0	0	0	0	0	75	36	56	51	56	54	46	60	52	59	74	105	140	155	122	87	56	10	0	1,291
	2/22/2017	Wednesday	0	0	0	0	0	65	59	45	37	56	61	47	63	49	47	58	90	160	135	133	84	56	12	0	1,251
	2/23/2017	Thursday	0	0	0	0	9	58	32	25	36	52	60	63	50	59	55	60	88	125	117	126	72	45	11	0	1,141
	2/24/2017	Friday	0	0	0	0	2	54	29	36	35	50	67	57	45	37	46	64	64	94	118	71	42	17	0	0	921
	2/25/2017	Saturday	0	0	0	0	0	0	0	22	48	67	76	70	55	37	59	41	53	53	20	0	0	0	0	0	601
TOTAL			0	0	0	0	11	304	189	238	304	414	425	415	395	353	364	412	547	759	714	551	366	235	47	0	7,041

Attachment: Crunch - sign in parking use sheet (720 W. Euclid Avenue - SU & VAR for health club)





BUSINESS PLAN

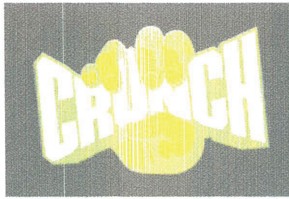
SPECIAL USE PERMIT CRUNCH FITNESS - PALATINE

Permit Applicant

John Roberts, President

Fitness Ventures, LLC

Rolling Meadows, IL 60008



EXECUTIVE SUMMARY FOR THE PROPOSED PALATINE CRUNCH FITNESS LOCATION

Our goal is to provide a clean, safe, functional health club to the residents of the northwest suburbs and more specifically, to the 69,188 residents of Palatine. Our new, state-of-the-art health & fitness center will provide an opportunity to promote healthy, active lifestyles to the 250,000 residents that live within 15 miles of the proposed site.

The proposed facility will be approximately 25,000 square feet in size and will be located in the former Dominick's on the corner of Quentin and Euclid roads in the Regency Plaza retail center.

Our center will generate approximately \$2.0MM in revenue and increase the tax base in the community. Our marketing and member base will increase foot traffic in the retail center significantly, thereby benefiting all businesses in the area and the community at large. It will also eliminate the vacant eyesore in the retail center of your upscale community.

Our members will have access to dozens of pieces of cardio & weight training equipment, as well as areas for stretching, yoga, cross-training, TRX (similar to cross-fit), and aerobic classes. We will offer personal & group training, and spin/cycling classes. We will also have tanning beds and hydro-massage equipment.

We expect to have a staff of at least 4 full-time and over 20 part-time employees in this location.

Our projections indicate that we will have between 5,000 and 9,000 members at our location after start up.

The proposed fitness center will be organized as an Illinois LLC and owned by a local entrepreneur. It will be a privately owned franchise location. We will be opening 10 locations in the greater Chicago area over the next decade.



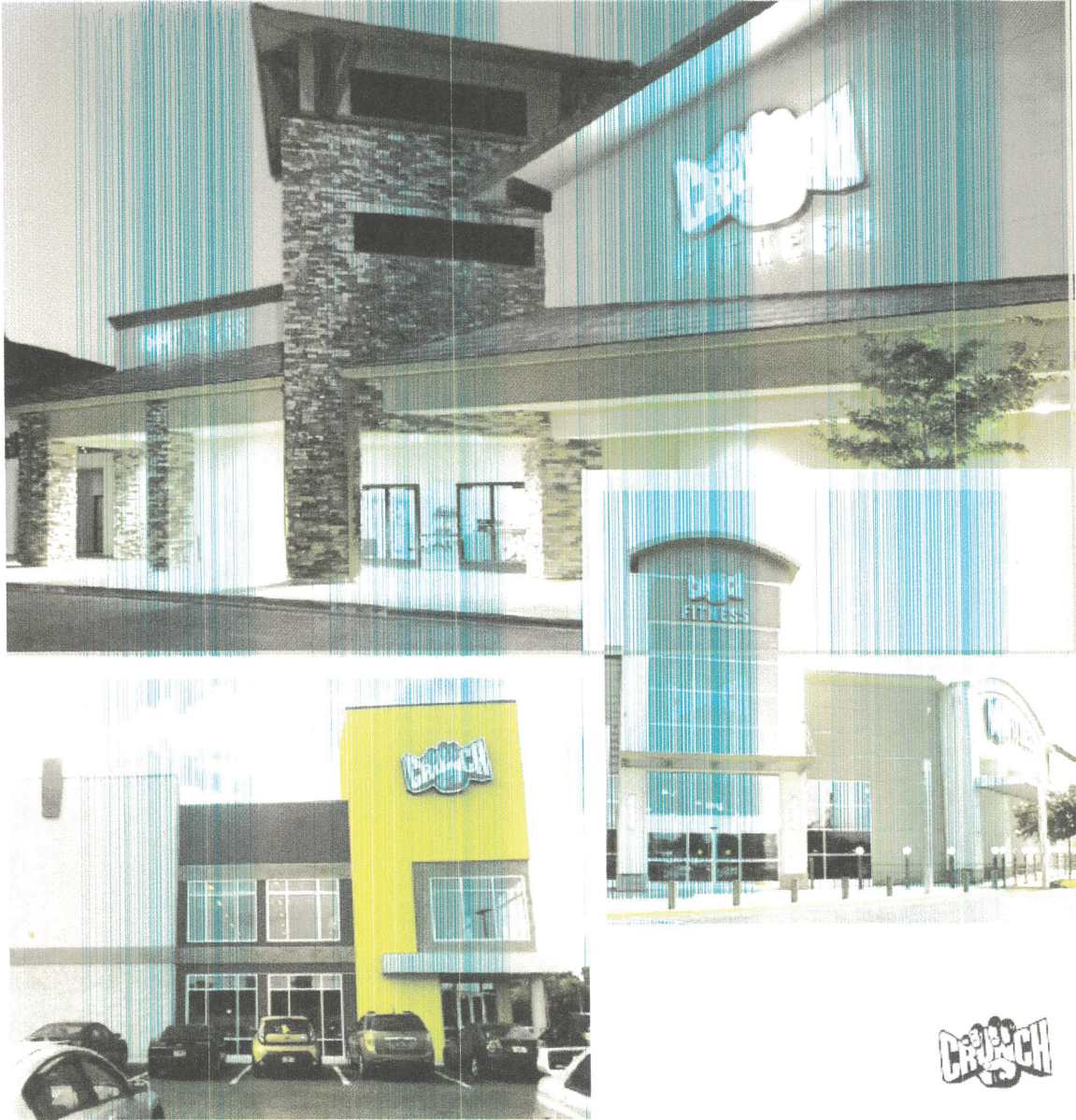
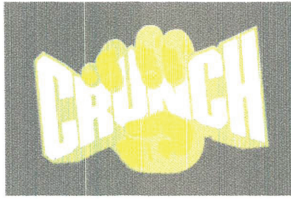
ALL CRUNCH

Fitness Fun and Judgment-Free

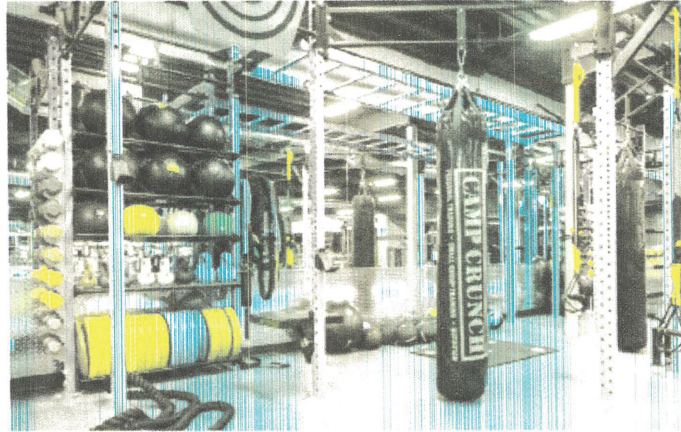
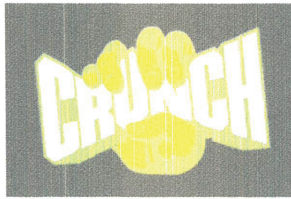
Our roots explain the Crunch Fitness attitude. From using creative combinations of activities that make a fusion of fitness to that which is intense and fun. If you stop to think that something is a bad idea before you try it then you won't get anywhere and that is the source of the Crunch ethos of fun with no judgment. By being a bit quirky and innovative Crunch has created a niche for themselves that is both unexpected and repeatable.

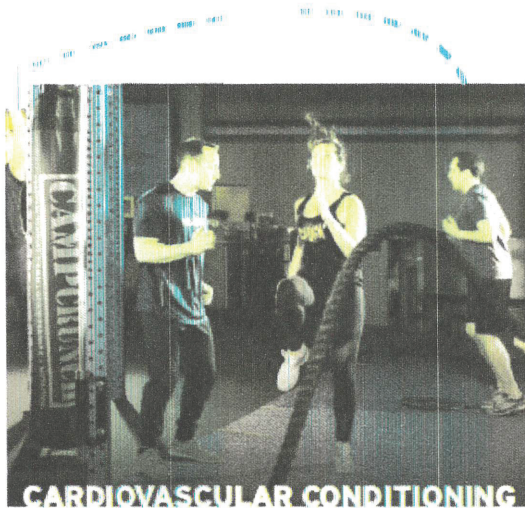
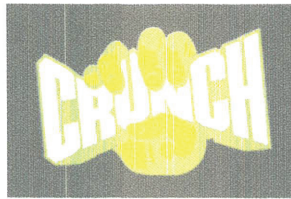
Crunch Fitness is an innovator in our industry and invented classes such as Hip-Hop Aerobics and Co-Ed Wrestling that fuse fit and fun in unexpected ways. Some of the class names sound quirky. That is the reason they work. They're creative, simple to grasp in a self-explanatory kind of way, and they make you do a double take when you hear them. You get the full range of equipment that you'd expect at a big-box gym, plus the obligatory classes, such as spinning, yoga and dance-based workouts. But with the twist of innovative re-combinations and mixes of workout concepts.

- Memberships will start at \$14.95 per month with no long-term commitments or contracts. Our members will get more for less.
- No Judgments philosophy for a safe, inclusive environment for our members from all ages, walks of life and fitness levels. Nurturing positivity, inclusivity and fun is our mission!
- Pressure-free Enrollment—no high pressure sales people or contracts, easy online enrollment
- Personal and small group training, and nutrition advice to educate our members on how to improve fitness safely and effectively
- Online nutrition advice and fitness tracking
- Tanning & Hydro-massage
- Access to other Crunch locations in the area (currently Mt. Prospect, Schaumburg, Aurora and soon others)

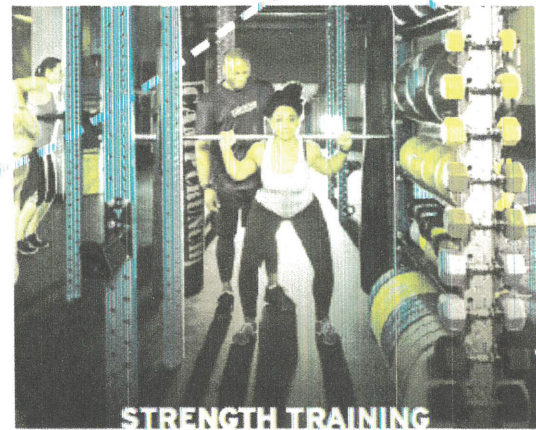


(replace placeholder image with façade plan from Casey)

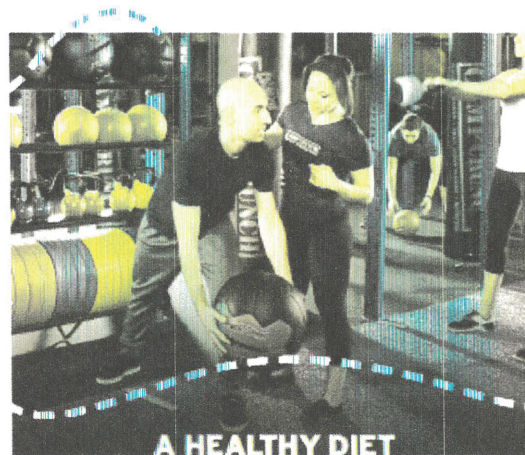




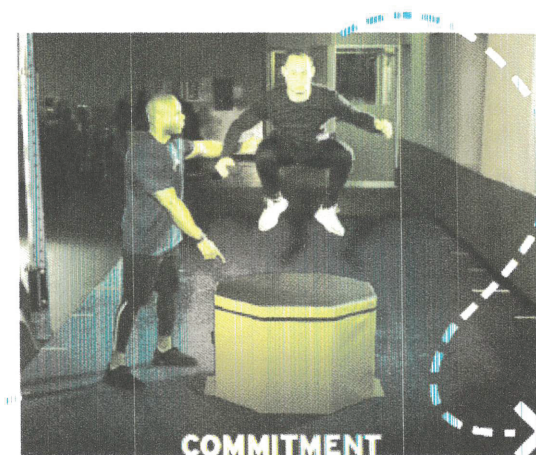
Get moving to utilize the most important muscle in the body - the heart! With the latest cardio techniques you'll torch calories, shed pounds & find yourself with a healthier heart, increased metabolism, and better stamina.



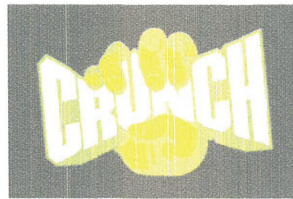
Using kettlebells, barbells, plates and more, you'll build lean, metabolically active muscle tissue to aid your body in burning calories while at rest. Strength training also protects bone density, helps develop body mechanics and keeps excess weight off for good.



A well-planned diet give you the fuel to push yourself to the max. Your trainer will work with you to create a personalized nutrition regimen complete with dofit nutritional supplements, so you can be your healthiest - inside and out.



No goals are achieved without hard work. And hard work takes determination, focus and commitment. We're dedicated to taking your fitness to the next level and beyond. Are you?



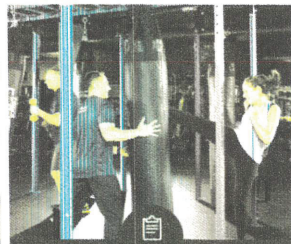
WORKOUT ESSENTIALS



GROUP FITNESS CLASSES



LOCKER ROOMS WITH SHOWERS



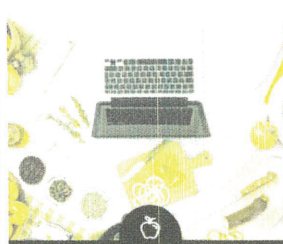
FREE CAMP CRUNCH ORIENTATION



CAMP CRUNCH: PERSONAL TRAINING



CAMP CRUNCH: SMALL GROUP TRAINING



CAMP CRUNCH: ONLINE NUTRITION PROGRAM



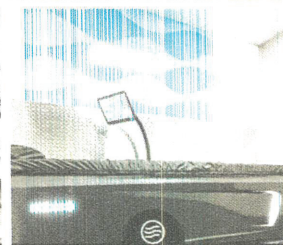
GUEST PRIVILEGES



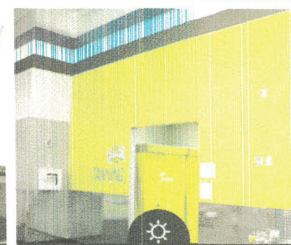
CRUNCH LIVE VIDEO WORKOUTS



POWER HALF HOUR CIRCUIT TRAINING



HYDROMASSAGE®



TANNING



THERE ARE NO JUDGMENTS HERE –

NO TOO MUCH OR NOT ENOUGH, NO GLARES OF DISAPPROVAL. HERE WE KEEP

OPEN MINDS. WE ARE NURTURERS. WE SEEK ONLY TO

ENCOURAGE,

EMPOWER AND ENTERTAIN. THERE IS NO ONE TYPE

THERE IS NO ONE REASON. THERE IS NO ONE WAY. WHAT WE ARE IS A

DIVERSE COMMUNITY

WHAT WE HAVE **FUN;** WHAT THERE IS, IS ROOM FOR

IS A CULTURE OF **EVERYONE:**

ALL KINDS OF PEOPLE WITH **NO JUDGMENTS.**

ALL KINDS OF GOALS WHO'VE CHOSEN TO REACH THEM WITH US.



THE OPPORTUNITY

Crunch Fitness meets a real need in our modern technology-centric, sedentary society.

We offer low cost memberships with big-box luxury gym features. We do so with a lean but friendly culture and philosophy. Crunch is the medium-sized, potent gym with a solid hold on our market sectors in the locations that we serve. Nationally, including franchise and company-owned locations, Crunch Fitness currently has more than 600 locations sold, and over 200,000 members.

The US fitness industry has seen significant growth, which offers an attractive prospect in terms of jobs and businesses in community. The U.S. Bureau of Labor Statistics suggests that the number of jobs within this industry is expected to increase by more than 23% over the next 10 years, and jobs available under “fitness and recreational sports centers” went up to 484,200 in 2010 alone.

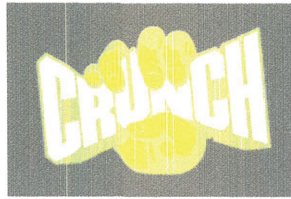
Demographically, the large group of aging baby boomers are exercising regularly, so that they can prevent disease, stay healthy and slow the effects of aging.

The Physical Activity Council Topline Report revealed that over 60% of Americans regularly participate in fitness sports as of 2012. This is the fifth consecutive year in which these numbers have remained stable at 60% or more. This goes to show that the fitness trend is not going away soon in America and the fitness industry is only going to grow stronger each year. Overall, fitness is a growing industry in the US and the numbers will only continue to rise.

Economists from the Bureau of Labor Statistics suggest that occupations like fitness instructors and personal trainers are the driving force in the success of the fitness industry. According to their calculations, the number of people in these occupations are expected to increase by 31.7% by 2020.

According to the annual surveys conducted by the International Health, Racquet, & Sportsclub Association (IHRSA), there has been a significant increase in the number of health clubs, gyms, and other fitness centers. From the list found in the Yellow Pages, there are 30,500 fitness centers in the US as of January 2012. Back in 2005, this number was just around 26,830 and gradually increased over the years.

The number of people deciding to join a fitness center has also risen significantly. According to the IHRSA statistics, the number of health club or gym memberships has increased from 41.3 million in 2005 to 50.2 million in 2012. The most current reports show number of people who have at least used a health club in 2012 increased those with memberships by 8 million in the same year. This means that as of January 2013, there are approximately 58.5 million Americans who are utilizing fitness center via membership or other type of status.



Personal training growing rapidly

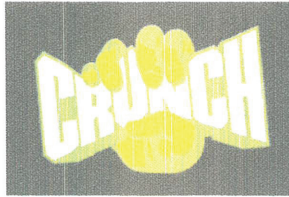
With these statistics, it might be safe to say that there are attractive prospects for jobs in the fitness industry. The number of personal trainers has also risen incredibly over the past few years. According to the Labor Department, there were 231,500 personal trainers in America as of 2011. This is a 44% increase in the numbers from 2001. That's why you find so many people who are trying to turn their passion for fitness into a successful career.

Profitability of fitness industry

The IHRSA also reported that the total revenue in the fitness industry reached \$21.8 billion in 2012. This is a significant increase from the \$20.3 billion made in 2010 by the industry. Since 2008, health club memberships rose by 10%, while the number of non-member patrons also increased by 5%. This particular number went up from 7.7 million patrons in 2008 to 8.3 million in 2012.

PRECISE LOCATION OF THE CENTER



**ABOUT CRUNCH FRANCHISE**

Crunch Franchise is the most competitive and progressive models in the fitness industry and is the #1 national provider in the High Value / Low Price segment. With outstanding growth in all categories: unit sales, club openings and member growth Crunch Franchise is changing the way consumers view health clubs. In only 7 years Crunch Franchise already has one of the largest member bases in the worldwide fitness industry with clubs in 23 states, Puerto Rico and 4 countries. Crunch Franchise is also #88 on the Entrepreneur 500 Franchise rankings, an Entrepreneur Hottest Franchise to Own, Entrepreneur Top Global Franchise and a 6 year recipient of the FBR 50 Franchisee Satisfaction Award.

OUR MANAGEMENT TEAM

Our management team is made up of experienced entrepreneurs and fitness specialists. Our team has dozens of years of experience in the fitness industry; running & managing fitness clubs. The president is a local resident and has been an entrepreneur for over 25 years in various industries.

PERSONNEL

Our staff will consist of several full-time employees, including a General Manager, Fitness Manager, Personal Training Manager and Regional Manager. We will also have between 20 and 40 part time employees for front-desk, personal training & fitness trainers, back office and accounting personnel.

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 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 to permit a health club pursuant to Planned Development Ordinance #O-24-86.
 Variation of 59 parking spaces to allow a shopping center to have 578 parking spaces instead of the minimum required 637 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance.
 The property is commonly known as 720 W. Euclid Avenue (PIN# 02-27-301-006).
 The Petitioner has requested to operate a health club known as Crunch Fitness in a portion of the former Dominick's space.
 The above petition has been filed by John Roberts and is available for examination in the office of the Village Clerk, 200 E. Wood Street, FILE #: 17-10)
VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
DATED: This 29th day of January, 2018.
 Published in Daily Herald January 29, 2018 (4492076)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Fox Valley 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 **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin and has been circulated daily in the Village(s) of:

Aurora, Batavia, Burlington, Carpentersville, East Dundee, Elgin, Elburn, Geneva, Gilberts, Hampshire, North Aurora, Sleepy Hollow, Saint Charles, South Elgin, Sugar Grove, Wayne, West Dundee

County(ies) of Kane

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 Fox Valley 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 January 29, 2018 in said Fox Valley 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 Daula Baetgen
 Designee of the Publisher and Officer of the Daily Herald

Control # 4492076

Attachment: Public Notice (720 W. Euclid Avenue - SU & VAR for health club)