



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 12, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jan 22, 2019 7:00 PM

III. PUBLIC HEARING

1. 1110 E Dundee Road

Special Use to permit a car rental facility pursuant to Section 11.03 (d) (37) of the Palatine Zoning Ordinance.

2. 239 E Northwest Highway

Variation to allow five (5) attached signs instead of the allowed one (1) pursuant to Section 8.03 (b)(2)(a) of the Palatine Zoning Ordinance.

Variation to allow gross surface area of five (5) attached signs to be 637 square feet instead of the allowed 180 square feet pursuant to Ordinance O-177-97.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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ZONING BOARD OF APPEALS

MINUTES • JANUARY 22, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff Present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Dec 11, 2018 7:00 PM - **Accepted as Amended**

Mr. Dittrich made a motion to amend the minutes to remove the word unanimous from packet page 11.

Mr. Dittrich made a motion to approve the amended minutes of December 11, 2018; seconded by Mr. Larson.

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	James Dittrich, Commissioner
SECONDER:	Brent Larson, Commissioner
AYES:	Larson, Roth-Wurster, Wood, McGinn, Cavanaugh, Dittrich, Pirog
ABSENT:	Luszcza

Minutes Acceptance: Minutes of Jan 22, 2019 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 1590 N Rand Road #K - **Recommended to Approve**

Notice was published in the Daily Herald on January 7, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in staff: Ms. Lyn Bremanis

Sworn in petitioner: Ms. Yen Song 449 Verde Dr Schaumburg IL- owner

Ms. Song stated she has two other businesses one in Chicago that has been open for 6 years and has a good reputation. She stated the other is called 224 Massage in Schaumburg which opened 2 years ago and has foot, body and corporate chair massage. She spoke to the corporate chair massage events they have served. Ms. Song stated a lot of customers from Buffalo Grove and Palatine have asked for a closer location so when she saw this location she thought it was a good fit.

Mr. Pirog asked about the floor plan pointing out it looks tight. He asked if it was standard size pointing out the walkway seems tight.
Ms. Song stated it is normal.

Mr. Pirog asked if it is the same size as other locations.
Ms. Song answered the Schaumburg location is slightly bigger.

Mr. Pirog asked where employees would sit.
Ms. Song explained 3 rooms would be for massage and 1 would be for employees.

Mr. Pirog asked why they are asking for 4 rooms.
Ms. Song explained they plan on having two massage therapists to start and one receptionist and one room for employees.

Ms. Roth-Wurster asked if all therapists are licensed.
Ms. Song answered yes.

Ms. Bremanis gave overview of request explaining the property is part of a larger

planned development referring to slide to show location by Home Depot. She stated they are following the B-1 uses which require the Special Use. She spoke to the hours being 10am-9pm with 2 employees to start with possibility of growing to 4. Ms. Bremanis spoke to the parking being calculated by the 1 per 300 and to the crossover access agreement in the planned development. She stated since this space is over parked parking is not a concern. She stated Community Services, Fire Prevention and Police have all reviewed and have no concerns. Ms. Bremanis went through slides to show existing conditions.

Ms. Wood asked if staff does inquiries about other locations.
Ms. Bremanis stated the police department did check and there were no issues.

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

STAFF RECOMMENDATION:

The proposed use of the property as a physical and health service providing massage would occupy a vacant tenant space and maintain the mixture of office and service uses within the building and overall development. Although this is a new location, the Petitioner is presently licensed and employed to provide these services. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioners on 12/13/18, except as such plans may be changed to conform to Village Codes and Ordinances.

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

Mr. Larson stated it is a good use of an open space and won't have a negative impact on surrounding area. He stated it won't be a heavy parking burden and hopefully they can run a successful business in Palatine as they do in Schaumburg.

Ms. Roth-Wurster stated it is good to hear they have found a spot for the Buffalo Grove and Palatine area customers.

Ms. Wood stated it will be a good fit for the area with no negative impact. She spoke to the parking being a little tight but pointed out there are a lot of other spots.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will go to Village Council on February 4, 2019.

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

IV. COMMUNICATIONS

V. ADJOURNMENT

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

Mr. Cavanaugh made a motion to adjourn; seconded by Mr. McGinn.

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

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 02/12/19 07:00 PM

CASE STAFF STATEMENT (ID # 5049)

1110 E Dundee Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Erin Helfert - The Hertz Corporation

CASE NUMBER: 18-93

ADDRESS: 1110 E. Dundee Road

PROPOSAL:
Special Use to permit a car rental facility pursuant to Section 11.03 (d) (37) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 1110 E Dundee Rd. District 4 (Solberg)	<u>CURRENT ZONING:</u> B-2 General Business District
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SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single Family Residential
<u>South:</u>	Planned Development - Park Place Shopping Center
<u>East:</u>	B-2 General Business District
<u>West:</u>	B-2 General Business District

BACKGROUND:

The Petitioner is proposing to open a new Hertz Automotive Rental Facility at 1110 E. Dundee Road. Therefore, the Petitioner is requesting approval for the following:

Special Use to permit a car rental facility

SITE ANALYSIS:

- The subject property is zoned B-2, General Business District. The last commercial use occupying this property was a U.S. Cellular store. However, the property has been vacant since 2014.
- The petitioner would like to open a Hertz Local Edition car rental office.

- The building is approximately 1,500 square feet
- The interior floor plan consists of offices, sales area, and a car washing bay. The washing bay will be for Hertz vehicles only.
- There will be 5 Employees.
- Hours of operation are:
 - Monday- Friday 7:30 AM - 6 PM
 - Saturday 9 AM - 1 PM
 - Sunday closed
- Per the business plan, the available fleet size will be, approximately 150 cars, with an average of 15-20 cars stored on-site.
- The peak business days would be Monday, Tuesday, and Wednesday, with approximately 50 transactions per day.
- The required parking is 5 spaces, with 13 spaces being provided, including one handicap parking space on the property.
- Additionally, there are 14 spaces in the rear of the property for car rental storage, where an asphalt parking area would be added.
- The Petitioner submitted sample sign elevations and have indicated that the final elevations will meet code. Due to its existing vacancy, there are outstanding property maintenance issues which have been identified during the Special Use review. The property owner and Petitioner are aware of these items and they will be addressed during the building permit review process.

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.

STAFF RECOMMENDATION:

The Petitioner is proposing to operate a car rental facility, within the Subject Tenant Space. There are no on-site sales or repairs and the proposed car wash is only for Hertz cars and not open to the general public. In addition, the Petitioner has submitted plans showing building and site improvements. Therefore, the proposed use should not have a negative impact the surrounding properties or alter the essential character of this commercial corridor. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan and the floor plan prepared by LA Design dated December 19, 2018 and the business operations plan submitted by the Petitioner on October 3, 2018 except to conform to Village Codes and Ordinances.
2. Cross Access Agreement shall be submitted between the 1110 E Dundee Road and 1114 E Dundee Road in a manner acceptable to the Village Attorney and Director of Planning and Zoning.
3. The final fencing and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Business Plan
- Proposed Site and floorplans
- Sign Elevations
- Public Notice

1110 E Dundee Road

3.1.a

VILLAGE OF
PALATINE

E LILAC DR

E LILAC PL

1039 E

1037 E

1035 E

1033 E

1025 E

1013 E

1005 E

981 E

1098 E

1102 E

1110 E

1114 E

1122 E

E DUNDEE RD

987 E

1101 E

1131 E

0 80 160
1 in. = 78 ft. Feet



Packet Pg. 11

Attachment: Aerial (1110 E Dundee Road - SU Hertz Car Rental)



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 # 18-93
	Filing Fee 870	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S) The Hertz Corporation		Business Name (if applicable)	
	Subject Property Address 1110 E. Dundee Rd. Palatine IL 60074			
	AUTHORIZED AGENT (if applicable) Ross Garfinkel		Business Name (if applicable) CBRE	
	Address 321 N. Clark St. Suite 3400 Chicago, IL 60654		City/State/Zip Code	
	Telephone 312-297-7692	Fax	Email ross.garfinkel@cbre.com	
	Relationship to Petitioner (contractor, architect, etc.) Broker			
	TYPE OF APPLICATION (check one) ☐ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District B-2	Existing Land Use	Proposed Land Use	
	Generally describe your request: Hertz wishes to operate an auto rental facility from this location.			

Attachment: Application (1110 E Dundee Road - SU Hertz Car Rental)



SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

Hertz shall bring in auto rental use to a local market that has limited existing car rental facilities.

An addition of an auto rental site will allow for continued growth and use in this auto use dominated commercial area.

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

Hertz plans on operating an auto rental site from this location in compliance with all local and federal regulations, ordinances, and regulations.

This includes complying with all public health, safety, and welfare guidelines.

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

Hertz plans on operating a location for auto rental use which shall not cause substantial injury to the other properties nearby.

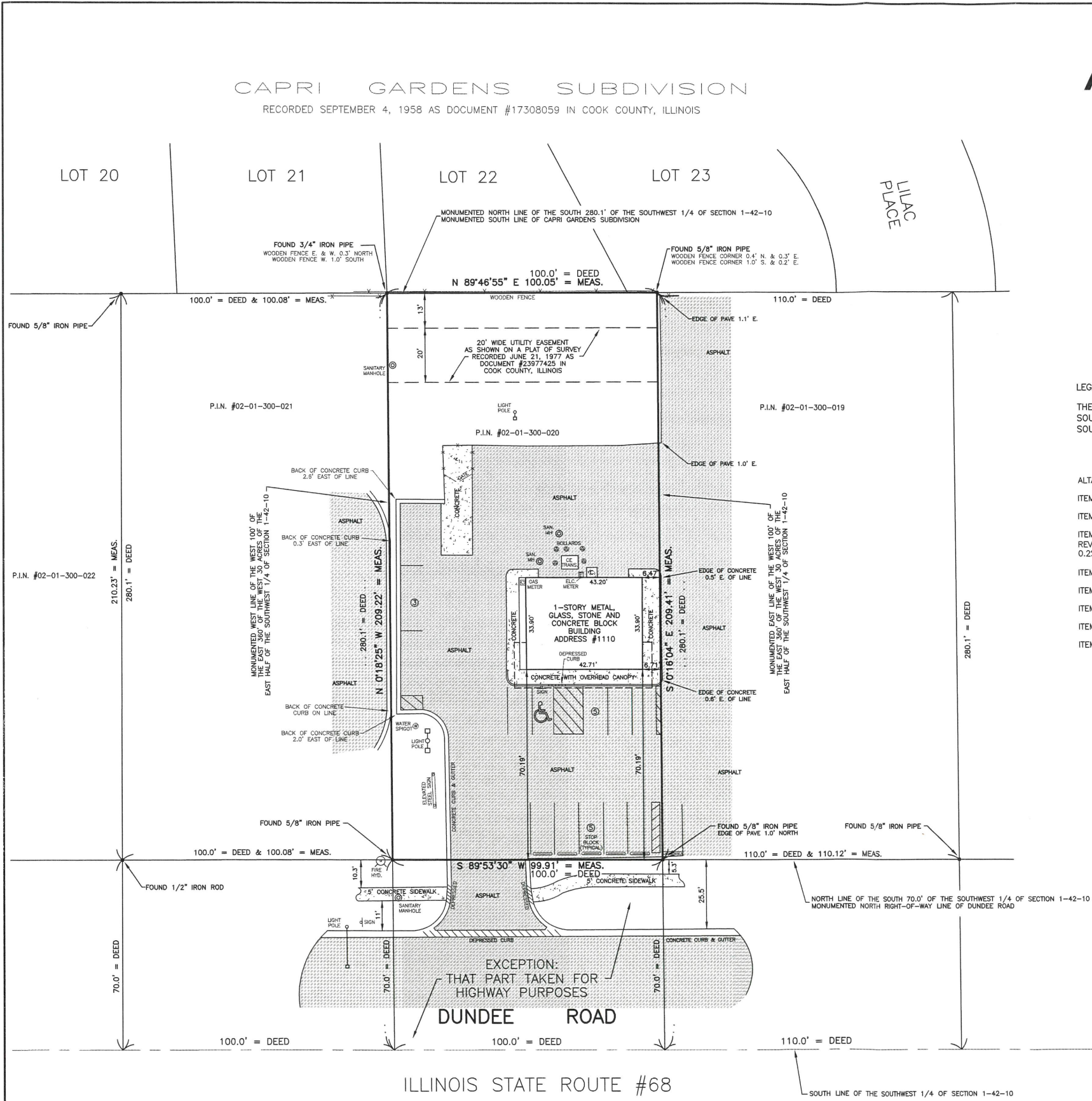
This use continues to follow the similar uses on this block of auto parts retail, tire and auto repair, and title loans.

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

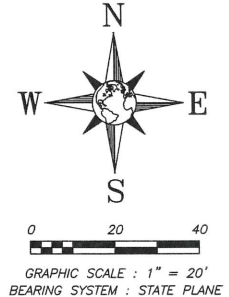
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise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

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

Auto rental use will not create any issues with the above mentioned ordinances, interferences, and burdens as it is not a live entertainment use.



ALTA/NSPS LAND TITLE SURVEY



LEGAL DESCRIPTION:

THE WEST 100 FEET OF THE EAST 360 FEET OF THE SOUTH 280.1 FEET OF THE WEST 30 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THE SOUTH 70 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

ALTA TABLE "A" NOTES:

ITEM 1: MONUMENTS FOUND, PLACED OR REFERENCED AT ALL MAJOR PROPERTY CORNER, AS SHOWN AND PLATTED HEREON.

ITEM 2: PROPERTY ADDRESS AS OBSERVED WHILE CONDUCTING FIELD WORK, AS SHOWN AND PLATTED HEREON.

ITEM 3: PER FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS PANEL NUMBER 44 OF 832, MAP NUMBER 17031C0044J WITH A MAP REVISION DATE OF AUGUST 19, 2008 INDICATES SUBJECT PROPERTY TO FALL WITHIN FLOOD ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING.

ITEM 4: GROSS AREA OF SUBJECT PROPERTY CONTAINING 0.4804 ACRES± (20,927 S.F.±).

ITEM 7a: BUILDING MEASURED AT OR ABOUT GROUND LEVEL, AS SHOWN HEREON.

ITEM 8: SUBSTANTIAL PHYSICAL FEATURES OBSERVED WHILE CONDUCTING FIELD WORK, AS SHOWN HEREON.

ITEM 9: 13 PARKING SPACES, 1 OF WHICH IS A HANDICAP SPACE.

ITEM 11: OBSERVABLE UTILITIES LOCATED AS PART OF THIS SURVEY, AS SHOWN HEREON.

State of Illinois
S.S.
County of McHenry
To: Don-A-Bar, LLC
Dunran Corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9, 11. Observable of Table A thereof. Field work was completed on June 9th., 2018.

Dated this 18th., day of June, 2018 at McHenry, Illinois.

Mark T. Bernhardt
Illinois Professional Land Surveyor No. 35-3028
License renewal date : 11-30-2018

THIS PLAT OF SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISION LOTS. BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, SERVITUDE, BUILDING ORDINANCES, ZONING, AND OTHER ENCUMBRANCES THAT MAY EXIST, CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBRANCES THAT MAY BE ATTACHED TO ANY PROPERTY.

REFER TO DEED OR GUARANTEE POLICY AND LOCAL ORDINANCES FOR BUILDING LINES AND EASEMENTS NOT SHOWN HEREON. COMPARE YOUR DESCRIPTION AND POINTS WITH THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.

BUILDING THE DIMENSIONS SHALL NOT BE USED TO DETERMINE LOT LINE LOCATIONS. HLC SURVEYING IS A SERIES OF HERITAGE LAND CONSULTANTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

ILLINOIS PROFESSIONAL LAND SURVEY AND PROFESSIONAL ENGINEERING DESIGN FIRM CORPORATION LICENSE NO. 184.004955 EXPIRES : 04/30/2019

ALTA/NSPS LAND TITLE SURVEY			
SCALE : 1" = 20'		REVISIONS	
DATE : 6-18-2018			
DATE OF FIELD WORK: 6-9-2018			
DISK: 180611 FILE NM: 18124 ALTA			
DISK: 18258 PAC. NO. 16258P			
PREPARED FOR: O'DONNELL LAW OFFICE		PROPERTY ADDRESS: 1110 E. DUNDEE ROAD PALATINE, ILLINOIS	
DRAWN BY: TVA	CHECKED BY: MTB	JOB NO. 2018-124 ALTA	

Heritage Land Consultants LLC
Surveying
Engineering
Septic Design
HLC SURVEYING
758 RIDGEVIEW DRIVE
McHENRY, ILLINOIS 60050
(815) 344-3252

ABBREVIATIONS

= R. DISTANCE ON RECORDED PLAT OF SUBDIVISION
= REC. DISTANCE ON RECORDED PLAT OF SUBDIVISION
= M. MEASURED OR CALCULATED DISTANCE
= MEAS. MEASURED OR CALCULATED DISTANCE
= RAD. RADIUS
= ARC. ARC LENGTH
= C. CONCRETE
= CONC. CONCRETE
= P.O.B. POINT OF BEGINNING
= P.O.C. POINT OF COMMENCEMENT

Attachment: Plat of Survey (1110 E Dundee Road - SU Hertz Car Rental)



The Hertz Corporation

8501 Williams Rd.

Estero, FL 33928

3 October 2018

Village of Palatine
Planning and Zoning Department
200 E. Wood Street
Palatine, IL 60067

To Whom it May Concern:

We are seeking permission to open a Hertz Local Edition car rental office in Palatine, to service the rental needs of business travelers, and leisure travelers. As well as those in need of replacement transportation due to repairs being done on their primary vehicle due to an accident, repairs, or other unforeseen circumstances. Hertz partners with insurance companies, automotive manufacturers, corporations, local governments, as well as small businesses. Having an enhanced local rental network is beneficial to all.

Our office would provide fulltime employment for a staff of 5. Fleet size is anticipated to be around 150 total units with an average of 15-20 being stored on-site at a given time. Peak days of Monday, Tuesday, and Wednesday can expect to see around 50 rental transactions, some of which would be conducted off-site as we offer a delivery model for many customers. Most of our fleet line consists of 4-door sedans, however we have access to additional fleet within our Chicago network and offer additional solutions to meet the unique needs of each customer. Examples include Sport Utility Vehicles, luxury lines, minivans, pick-up trucks, and sports cars.

Hours of Operation:

Monday – Friday: 7:30 AM – 6:00 PM

Saturday: 9:00 AM – 1:00 PM

Sunday: Closed

Please do not hesitate to contact me with any questions you may have.

Yours sincerely,

Scott Evans

General Manager

The Hertz Corporation | 2170 S Mannheim Road, Des Plaines, IL, 60018, USA

Mobile: 847-812-7120

sevens@hertz.com | www.hertz.com

1110 E Dundee RD
Palatine, IL 60074

APPROVED
By Shannon Carter at 1:25 pm, Dec 20, 2018

Shannon S.
Carter

Digitally signed by
Shannon S. Carter
Date: 2018.12.20 13:26:24
05:00:

ARCHITECTURAL

- | ARCHITECTURAL | |
|---------------|---|
| T1 | TITLE SHEET, LOCATION MAP, SITE DATA, AND SITE PLAN |
| A1 | DEMOLITION AND PROPOSED FLOOR PLANS, DETAILS AND SPECIFICATIONS |
| A2 | EXISTING AND PROPOSED REFLECTED CEILING PLANS |
| A3 | EXISTING AND PROPOSED ELEVATIONS |
| P1 | PLUMBING DETAILS, RISER DIAGRAMS, AND NOTES |
| M1 | MECHANICAL PLAN, SPECIFICATIONS, AND NOTES |
| E1 | ELECTRICAL PLAN, SPECIFICATIONS, AND NOTES |

TENANT BUILDOUT



NTS



NTS

UNO

U.N.O.	UNLESS NOTED OTHERWISE
TYP.	TYPICAL
V.I.F.	VERIFY IN FIELD
O.C.	ON CENTER
A.F.F.	AT FINISH FLOOR
G.C.	GENERAL CONTRACTOR
L.I.A.T.E. IN FIELD	L.I.A.T.E. IN FIELD (WITH OWNER)
R.O.W.	RIGHT OF WAY
C.L.	CENTER LINE
C.Q.E.I.	OWNER FURNISHED CONTRACTOR INSTALLED

APPLICABLE CODES:

APPLICABLE CODES:

- 2009 International Building Code with Amendments
- 2009 International Mechanical Code
- 2009 International Fuel Gas Code with amendments
- 2015 International Energy Conservation Code
- 2009 International Fire Code
- 2000 Life Safety Code, NFPA 101
- 2014 Illinois Plumbing Code
- 2011 National Electrical Code with Amendments
- Illinois Accessibility Code

NO FIRE SUPPRESSION SYSTEM (NOT SPRINKLED).
NO FIRE ALARM SYSTEM.

8" CMU AND STEEL STRUCTURE WITH WOOD FRAME INTERIOR WALLS, SOFFIT AND FRAMED DOWN CEILING.

ALL WORK MUST COMPLY WITH THE 2015 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE. IT SHALL BE EACH CONTRACTOR'S RESPONSIBILITY TO KNOW, UNDERSTAND AND ENSURE COMPLIANCE WITH THE APPLICABLE REQUIREMENTS OF THE CODE.

KEYS WILL BE PROVIDED FOR THE KNOX BOX.

A SEPARATE PERMIT WILL BE PROVIDED FOR SIGN.

PLANS SHALL BE ON SITE AT ALL TIMES

GENERAL INFORMATION:

- CONSTRUCTION TYPE: V
- USE GROUP: B

3.1.e

Randolph F. Liebelt AIA, NCARB
900 North Shore Drive
Suite 100
Lake Bluff, Illinois 60044
PH (847) 615-0707
FAX (847) 574.6207
LA.Design@sbcglobal.net

PROJECT NAME:
Hertz Rental Facility

Project:
Tenant Buildout

ADDRESS:
1110 E Dundee Rd
Palatine, IL 60074



Revised per Village Comments	12.17.18
Issued for Permit	07.16.18
Preliminary Drawings	07.09.18

Drawn By _____

Checked By _____

Sheet: _____

T1

PROJECT NUMBER

GENERAL NOTES

ALL CONTRACTORS SHALL FOLLOW O.S.H.A. (29 CFR PART 1926) SAFE WORK PRACTICES PERFORM MATERIAL SAFETY DATA RECORDING AND EMPLOYEE TRAINING REQUIREMENTS PER FEDERAL LAW.

CONTACT CHAD EVANS AND NAME CHAD EVANS AS ADDITIONAL INSURED FOR ALL CONTRACTORS WORKING ON SITE. SUBMIT CERTIFICATES PRIOR TO START OF WORK.

ALL WORK SHALL COMPLY WITH LOCAL ORDINANCES AND CODES AND COUNTY HEALTH DEPARTMENT REQUIREMENTS.

CONTRACTOR MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS FOR ALL CLIMBING EQUIPMENT AND SAFETY ISSUES, INCLUDING BUT NOT RESTRICTED TO SCAFFOLDING O.S.H.A. REGULATIONS (29 CFR PART 1910) . CONTRACTOR MUST CERTIFY WITH DOCUMENTS THAT WORKERS ARE TRAINED IN SCAFFOLD ASSEMBLY AND FALL PROTECTION.

PROVIDE WARNING SIGN AND FLAGGING TO PREVENT THE PUBLIC FROM APPROACHING THE BUILDING DURING CONSTRUCTION.



Revised per Village Comments	12.17.18
Issued for Permit	07.16.18
Preliminary Drawings	07.09.18

Organ By _____ DH

Checked By _____ RL

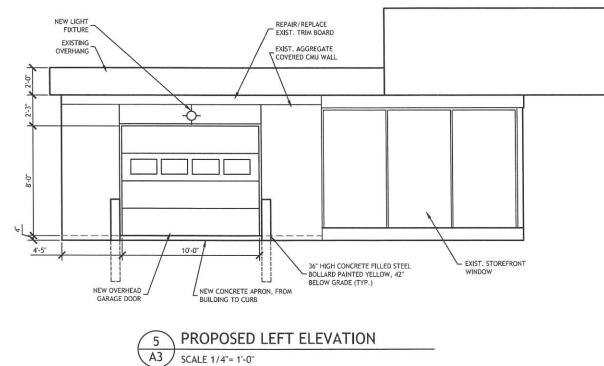
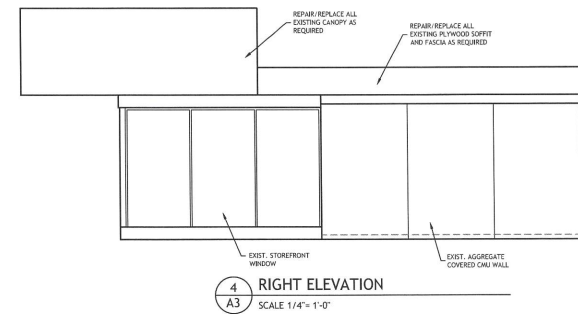
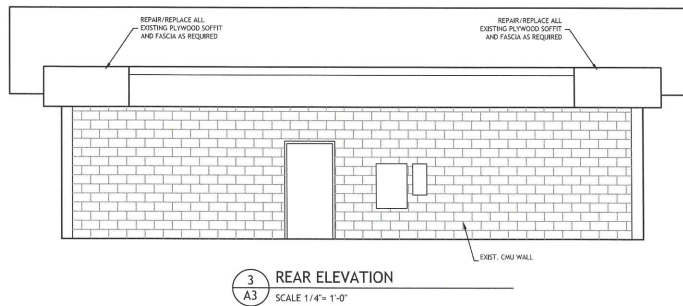
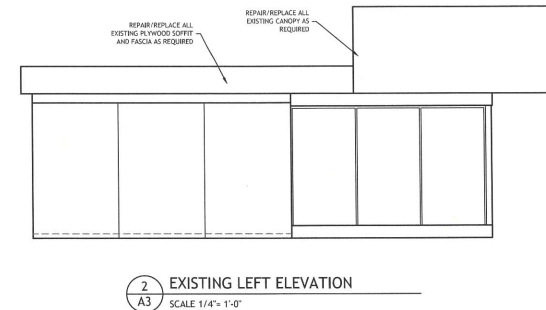
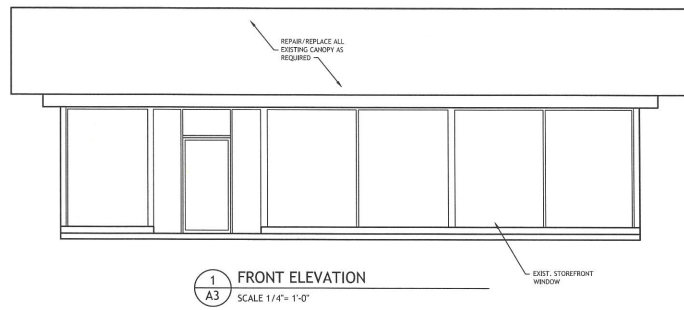
Sheet:

40

A2

4 of 7

PROJECT NUMBER







Attachment: Sign Elevations (1110 E Dundee Road - SU Hertz Car Rental)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 12, 2019 at 7:00 P.M. 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 car rental facility pursuant to Section 11.03 (d) (37) of the Palatine Zoning Ordinance.
 The property is commonly known as 1110 E Dundee Road (02-01-300-020-0000). The Petitioners are requesting to open a car rental business, The Hertz Corporation.
 The above petition has been filed by Erin Helfert, The Hertz Corporation and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 18-93
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 28th day of January, 2019
 Published in Daily Herald
 January 28, 2019 (4517265)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

I further certify that the DAILY HERALD is a newspaper as defined "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. The notice of which the annexed printed slip is a true copy, was published 28-JAN-19 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
 Authorized Agent

Control # 4517265

Attachment: Public Notice (1110 E Dundee Road - SU Hertz Car Rental)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 02/12/19 07:00 PM

CASE STAFF STATEMENT (ID # 5055)

239 E Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Kyle Sheahen, Mutual Ace Hardware

CASE NUMBER: 19-05

ADDRESS: 239 E Northwest Highway

PROPOSAL:

Variation to allow five (5) attached signs instead of the allowed one (1) pursuant to Section 8.03 (d)(2)(a) of the Palatine Zoning Ordinance.

Variation to allow gross surface area of five (5) attached signs to be 637 square feet instead of the allowed 180 square feet pursuant to Ordinance O-177-97.

<u>LOCATION:</u> 239 E Northwest Hwy District 6 (Helms)	<u>CURRENT ZONING:</u> B-2 General Business District
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SURROUNDING CONDITIONS:

North:	P - Planned Development
South	R-1 Single Family (St Theresa School)
East:	B-2 General Business District
West:	B-2 General Business District

BACKGROUND:

The Petitioner is proposing to purchase the existing Ace Hardware and update the signage to rebrand the store and include store available product signage. Therefore, the Petitioner is requesting

Variation to allow five (5) attached signs instead of the allowed one (1)

Variation to allow gross surface area of five (5) attached signs to be 637 square feet instead of the allowed 180 square feet.

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business District. The Subject Property is the existing Palatine Plaza shopping center.
- The Subject Tenant Space is the location of Ace Hardware. A new store owner is proposing to acquire the store and is requesting zoning relief for new attached signage. The tenant space has approximately 120 linear feet of store frontage. Per Ordinance #O-177-97, Palatine Plaza shopping center is allowed 1.5 square feet per linear foot of store frontage. Thus, 180 square feet of attached signage would be permitted.
- Historically, zoning relief was granted to stores in Palatine Plaza that have occupied the larger tenant spaces. This included granting relief for Dominick's to have a 360 square foot sign in 1985 and Hobby Lobby also received a variation to allow 5 signs in 1999.
- The Petitioner is proposing to reuse the existing Ace Hardware signage, approximately 252 square feet and add "Mutual" and "& Rental". Currently the Petitioner is planning to only add "Mutual" with the intention on adding "& Rental" in the future, when the rental component is added to the business.
- The proposed signage is broken down into 5 signs. This includes one ownership sign ("Mutual Ace Hardware & Rental") and 4 store available product signs.

	Size Feet	Sq. Feet
4 store available product Signs	4 X 7	112
Ace Sign	6.25 X 84	525
Total		637
Empty Space	3 x 69	-207
Actual Signage		430

- Per Code, signage square footage is calculated by using the total square footage, based upon the maximum dimensions around the entire sign. The proposed Ace sign, due the height of the "A", includes approximately 40% empty space in the total signage relief.

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:

The Petitioner is acquiring the existing Ace hardware store and updating the signage to both rebrand Ace hardware to Mutual Ace Hardware and would like to add & Rental in the future. Additionally, the proposed sign includes one store product available sign ("Stihl") on the main facade. In addition, there are 3 proposed store product available signs that would be added along the lower walls at the pedestrian level, below the facade.

Staff understands the request for the Mutual Ace Hardware sign as the store ownership is changing. Also, this tenant space is setback 360 feet from Northwest Highway, which presents a visibility concern for attached signage. The curvature and alignment of Northwest Highway, in conjunction with the depth of the setback presents a unique challenge for attached signage. Finally, the Village has previously approved variations for both the size and number of attached signs and the actual sign square footage is comparable to that relief.

The addition of the store product available signage at the pedestrian level is understandable as, unlike other tenants in the plaza, Ace does not have the full window storefronts that many business use for permitted additional signage. Therefore, Staff does not believe that this would affect the essential character of the locality. However the addition of the Stihl sign on the upper façade is not a typical relief request that has been made.

Therefore, Staff recommends action at the discretion of the proposed signs at the

proposed locations. However, if the all four store product available signs were to be relocated to the pedestrian level Staff would recommend approval, subject to the following condition:

1. The Variations shall substantially conform to the sign elevation plan submitted by the Petitioner on 02-06-19 except to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Existing Sign Elevation
- Proposed Sign Elevation
- Public Notice

239 E Northwest Highway

3.2.a



VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

<i>date received</i>

Background Information	PETITIONER(S) Kyle Sheahen		Business Name (if applicable) Mutual Ace Hardware	
	Subject Property Address 239 E Northwest Hwy, 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: Requesting the ability to put a larger retail sign up on the exterior of the building. Reasons why for the request: the building is set back from the road and difficult to see; the frontage is extremely tall and a wide open space; the Stihl sign is required by the manufacture; we intend to reuse and refurbish the existing sign due to the high cost of replacement; due to the current business failing the main purpose of this sign will allow the community to know of new ownership and the high quality of brands that are sold at this location; the hardware industry is experiencing large declines in foot traffic in brick and morder stores, it is important the public knows the quality brands we carry as they drive by.			

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

The building is on a bend in the road reducing the visibility. The biggest asset to this business is the traffic on Northwest highway.

Without the increased visibility of my business name and Best Brands on the building I fear we will not be successful.

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

The current reputation of the business is very poor and we must let the public know we are under new ownership.

This store is currently in liquidation and will close down if I do not take it over. This shopping center is also struggling with high vacancy.

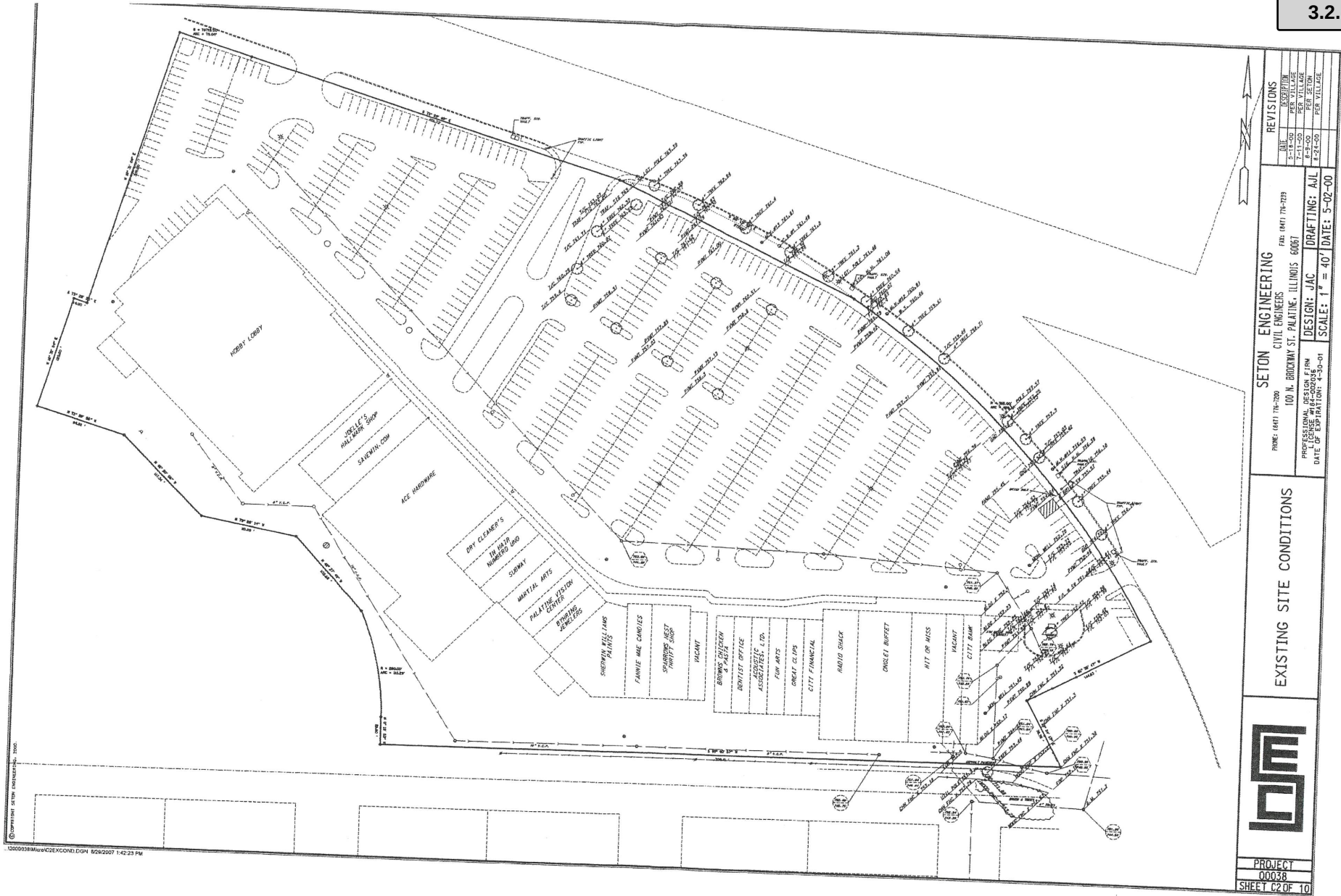
3. That the variation, if granted, will not alter the essential character of the locality

The site is massive over 14 acres. Looking at the scale of the building it does not change the character of the shopping center.

The signage will have a similar frontage space as the rest of the tenants so it will not look out of place.

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

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



Attachment: Plat of Survey (239 E Northwest Hwy - VAR Sign)

Existing Sign Elevation



Attachment: Existing Sign Elevation (239 E Northwest Hwy - VAR Sign)



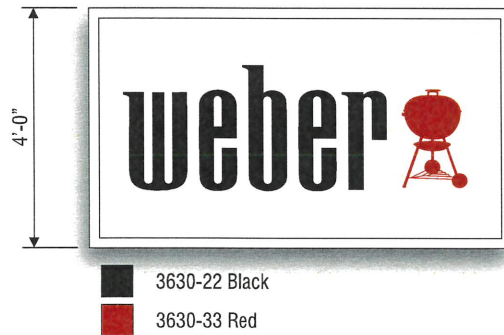
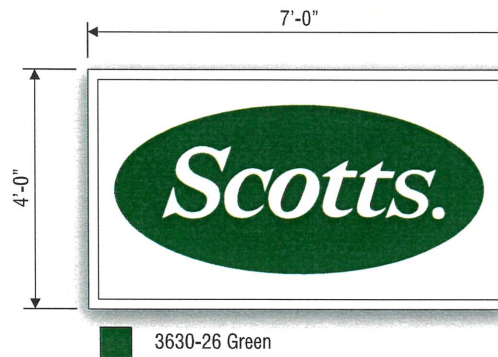
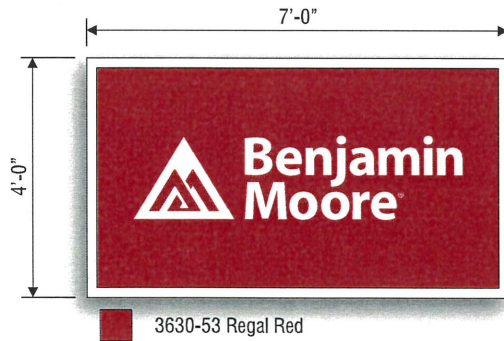
Scale: $\frac{3}{32}" = 1' - 0"$

Attachment: Proposed Sign Elevation (239 E Northwest Hwy - VAR Sign)

RECEIVED

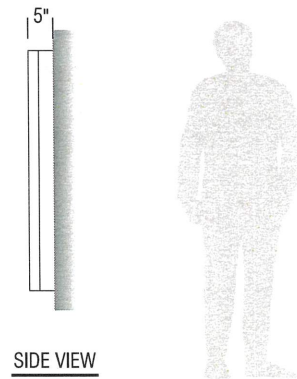
By Lyn Bremanis at 11:05 am

06, 2019



A NEW INTERNALLY ILLUMINATED S/F DISPLAYS SCALE: 1/2" = 1'-0"
 QUANTITY: 1, MANUFACTURE AND SHIP

5" deep extruded aluminum cabinets w/ 2" retainer painted white.
 Overlay #7328 white acrylic with 1st surface translucent vinyl.
 Internally illuminated with White LED's.



SIDE VIEW

2930 West 9th Avenue - Denver, Colorado 80204 - 303.629.6121 - www.gordonsign.com



Gordon Sign Meets UL
 Safety Requirements

IMPORTANT ELECTRICAL NOTE:
 UL 2161 COMPLIANT PER NEC AND
 MANUFACTURING RECOMMENDATIONS.
 ALL ELECTRICAL PRIMARY CIRCUITS
 MUST BE DEDICATED ISOLATED CIRCUITS

Voltage:

File Name: **Ace (Palatine) 17993-01**

Revisions: **01-1/16/19** changed design

Account Rep.: Deb Ramirez

Date: 1/15/19

Drawn by: *Benzie*

Client:

ACE Hardware
 239 E. NW Highway Palatine, IL 60067

Client Approval: _____ Landlord Approval: _____

Gordon Sign will endeavor to closely match colors, including PMS colors where specified. We cannot
 guarantee exact matches due to varying compatibility of surface materials and paints used.

Sheet 1 of 2

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 either in whole or in part without their consent.



PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 12, 2019 at 7:00 P.M. in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to allow five (5) attached signs instead of the allowed one (1) pursuant to Section 8.03 (b)(2)(a) of the Palatine Zoning Ordinance.
Variation to allow gross surface area of five (5) attached signs to be 637 square feet instead of the allowed 180 square feet pursuant to Ordinance O-177-97.
 The property is commonly known as 239 E. Northwest Highway (02-14-101-009-0000).
 The Petitioners are requesting to replace the existing Ace Hardware sign with a new one and adding four additional signs.
 The above petition has been filed by Kyle Sheahan, Mutual Ace Hardware and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 19-05
VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
DATED: This 28th day of January, 2019
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County(ies) of Cook, Kane, Lake, McHenry

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PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
 Authorized Agent

Control # 4517264

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