



## DEPARTMENT OF PLANNING & ZONING

200 E. Wood Street · Palatine, IL · 60067-5339  
Telephone: (847) 359-9047 · Fax (847) 963-6247  
www.palatine.il.us · Action Line (847) 705-5200

**AGENDA  
PALATINE PLAN COMMISSION  
DENNIS DWYER, CHAIR  
FEBRUARY 7, 2012  
COMMUNITY CENTER – 200 E. WOOD ST.  
8:00 PM**

- I. Roll Call and Declaration of Quorum.
- II. Approval of Minutes of the December 20, 2011, meeting.
- III. PUBLIC HEARING
  - 12-09 - Text Amendments**
    1. Text Amendment to Section 3.02 (Specific Definitions) of the Village of Palatine Zoning Ordinance to add donation collection bin and directional signs:
    2. Text Amendment to Article 4 (General Provisions) of the Village of Palatine Zoning Ordinance to include the regulations for donation collection bins;
    3. Text Amendment to Article 8 (Signage) to include bulk, placement and quantity regulations for directional signage; and
    4. Text Amendments for Group Homes within the Village of Palatine. These amendments will include Section 3.02 (Specific Definitions) and the Group Home criteria within the Permitted and Special Use lists of Article 10 of the Village of Palatine Zoning Ordinance.
- IV. COMMUNICATION
- V. ADJOURNMENT

PLAN COMMISSION  
Tuesday, December 20, 2011

Present: Dennis Dwyer, Russ Smith, Patrick Noonan, Teri Williams, Matthew Lewandowski, Gavin Muldowney, Conrad Hansen, Assistant Director of Planning and Zoning Kevin Anderson.

Absent: Katherine Sawyer, Doug Myslinski.

Minutes of the November 15 meeting were approved as distributed

**Report of Public Hearing - Case 11-85 – 1502 & 1504 W. Northwest hwy. and 1675 W. Dundee rd.**

Chairman Dwyer read the notice of public hearing. The petitioner in Case 11-85, K. Hovnanian Homes of Illinois, LLC, seeks approval of a preliminary plan for a Planned Unit Development to permit a 48 unit single family residential development on 11.7 acres at 1502 and 1504 W. Northwest hwy. and 1675 W. Dundee rd. commonly known as the Camelot School property.

The following petitioner's exhibits were introduced:

1. Petition for preliminary planned development
2. Palatine Real Estate Disclosure Form
3. Title Insurance
4. Plat of Survey
5. Preliminary Plat of Subdivision
6. Architectural Plans
7. Site Plan
8. E-mail from Scott Barenbrugge dated 11/23/11
9. Letter from Ron Gbur dated 12/8/11
10. Site Plan prepared by Manhard Consulting

The following objectors' exhibits were introduced:

1. E-mail from Mary Ann Graziano dated 11/12/11
2. Letter from Julie Sardana with signatures from adjacent residents who oppose the development.

The following persons were sworn in to present the petition:

Brian Murphy, Vice President of Operations, K. Hovnanian Homes  
Andrew Mouw, Director of Land Acquisition, K. Hovnanian Homes  
Scott Barenbrugge, Land Acquisition Manager, K. Hovnanian Homes  
Frederick W. Thaete, Director of Engineering, Manhard Consulting, Ltd.

Barenbrugge said his company had responded to staff suggestions and plan commission input by making the following changes in the proposed development that the plan commission considered and rejected at its November 15, 2011 meeting. He said the developer had reduced the number of homes in the development from 57 to 48. It would be difficult to bring the number of houses down to the 41 that staff recommended, he said. Citing precedent for developments with lot and home sizes such as are proposed for this parcel, he named Nick's Subdivision and Concorde Estates. He said Hovnanian Homes prefers to build a consistent product line with traditional front porch architecture in colonial or craftsman style.

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The new plan will allow them to build some three-car tandem garages and provide some first floor master bedroom suites.

Among other changes is the consolidation of open space into one park on the east side of the proposed street. This will increase the amount of land dedicated to the park district by one-half acre and give the park district property that is adjacent to a proposed detention pond. Maintenance of the pond will be the responsibility of a Homeowners Association. Barenbrugge said the park board had reviewed the new layout and given its approval to the concept. He said the developer lost one lot total because of the new park configuration. So, instead of 48 lots, as stated in the public notice, the number of proposed lots is 47. He said the developer still prefers a central open space, but he understands the park district request.

Minimum lot width has been increased from 47 feet to 50.5 feet. House size has been increased from 35 feet wide to 40 feet wide.

The transition from Deer Grove Subdivision has been accomplished by increasing lot sizes along the east property line to 60.6 feet wide and 105 feet deep. Barenbrugge said the typical house width of 40 feet will create a typical building separation in excess of 20 feet (10 foot side yards), consistent with Palatine R2 standards. However, some side yards will continue to be 5-foot wide.

The developer has eliminated the dead end private access drive from the previous plan. In the new plan, every lot is served by a public right-of-way that is 50 feet wide with pavement measuring 28 feet back of curb -to-back of curb. The developer now proposes to dedicate the streets to the village.

Barenbrugge asked that the plan commission approve one of the two proposed plans presented this evening, pointing out the major differences being the park land configuration and the number of lots.

Kevin Anderson was sworn in.

He said that of the total 11.7 acres, 2.62 acres would be dedicated for public street and 2.87 acres would be reserved for storm water detention and park land dedication.

Access to the parcel would be full access off the Northwest hwy. frontage road and a right-in, right-out turn from Dundee rd.

Concerning the lots abutting Deer Grove on the eastern lot line, he said the developer had been asked to provide R2 size lots, i.e. 75 feet wide. The petitioner says he can show only lots that are 60 feet wide there. The remainder of the lots in the subdivision would range from 50 feet wide to 71 feet wide.

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He said setbacks would be substandard. The petitioner proposes front yard setbacks of 20 feet, rear yard setbacks of 25 feet, and side yard setbacks of 5 feet. Palatine's R2 zone requires 30 foot front yard setbacks, 40 foot rear yard setbacks, and 10 foot interior side yard setbacks.

Anderson presented a chart showing proposed lot sizes and how they vary from village requirements:

	<b>Lot Width</b>	<b>Lot Area</b>
<b>High</b>	71'	11,190 sf.
<b>Low</b>	50.5'	5,050 sf.
<b>Mean</b>	56.5'	6,091 sf.
<b>Median</b>	60'	6,121 sf.
<b>Subdivision Regulations</b>	75' (interior)	9,000 sf. (interior)
<b>Mean Deviation</b>	18.5' (24%)	2,909 sf. (32%)

Staff has reviewed the development potential if the property were designed using Palatine R2 minimum standards. Under this scenario, petitioner would be able to fit approximately 28 to 32 units, depending on the design. If the petitioner were to propose a mix of housing types, including attached single family on the southern portion of the development and R-2 single-family on the northern portion of the development, he would be able to fit approximately 41 units.

Anderson said a traffic report was prepared by KLOA based on the previous proposal for 57 units. Conclusions are that the proposal will not have a negative impact on the existing street system and that the proposed internal street system is adequate to handle the traffic generated.

He said engineering remains unchanged from the November 15 presentation. He said the right-of-way width is still substandard, but the 28 foot back-to-back pavement width is acceptable.

Chairman Dwyer summarized the contents of objectors' letters, noting that IDOT is the governing authority on the turn in and turn out access to this development.

All persons who wished to address the petition were sworn in.

Ms. Majwski, 1174 N. Doe rd. said she likes the open space provided by lot sizes of homes on Doe rd. She does not like the proposed number of houses.

Richard Congalton, 155 N. Doe rd., said the density of the proposed development is "way too high." He said Doe rd. is 18 feet wide. It cannot accommodate more traffic without safety measures being installed or the road's being widened.

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He is not convinced that engineering will improve the drainage situation. Anderson told him that final engineering plans will be presented if the land use is approved. Congalton feels the whole character of the neighborhood will change when the developer starts moving earth around on the property. He foresees that the elevation will be higher.

Concerning right turn in and right turn out at the Dundee rd. intersection, he said too many accidents occur there now. He wants the village and IDOT to look toward future problems.

Susan Congalton, 1155 N. Doe rd., said she has lived in the neighborhood for 20 years. Doe rd. is used as a cut through now, she said, suggesting that this could be avoided by ending it in a cul-de-sac at Dundee rd. She also noted that the park will attract drivers who will be wanting to park on Doe rd.

Frank Planika, 1282 N. Doe rd., said he is concerned about neighborhood safety, especially since there are no sidewalks or streetlights now. He recommended landscaping that would be at Doe rd. height, not taller which he fears fill will create in the future. Engineer Thaete responded that the developer plans to use little fill, so topography should not change.

Thaete said all new infrastructure will be installed to carry storm water into the Palatine storm water system away from this property and Doe rd.

Commissioner Smith asked about the feasibility of constructing a right turn in deceleration lane on Dundee rd. to keep drivers from turning onto Doe rd. Anderson said such a design would need the approval of IDOT.

#### **Staff Recommendation**

Previous development proposals on this property were asked to provide feasibility studies for a potential commercial component to this parcel. Given the responses staff received from former applicants and interested parties since then and given the lack of commercial development proposals since the property has been available, staff no longer believes a commercial development of this parcel is likely.

Staff believes the single-family units along the eastern side of the development should provide a better transition between the larger lots on Doe rd. and the proposed smaller lots in this proposal. Lots conforming to the R2 standards might be more appropriate. While the petitioner has amended the plans to provide larger lots than those in the previous request, lots still do not meet R2 standards.

A residential development proposal with an appropriate density and setbacks would receive a positive recommendation from staff. However, staff does not recommend approval of the proposal as currently designed.

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If the Plan Commission recommends approval of the preliminary development as designed, staff would recommend the following conditions be addressed prior to this item's being scheduled for the required final hearing:

1. The final development plans shall significantly conform to the Plat of Subdivision prepared by Manhard Consulting dated and last revised 9/26/11 and attached hereto as Exhibit 'A' and to the preliminary engineering plans by Manhard Consulting dated 9/26/11 last revised 10/24/11 and attached hereto as Exhibit 'B', to the Architectural Plans attached hereto as Exhibit 'C', to the Landscape Plan prepared by Gary R. Weber Associates, Inc. attached hereto as Exhibit 'D', and to the Site Plan prepared by Gary R. Weber and Associates, Inc. dated 10/25/11 and attached hereto as Exhibit 'E' except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions.
2. The Petitioner shall verify the capacity of the downstream sanitary sewer to determine if improvements/upgrades are needed.
3. Final Engineering Plans shall be submitted including a cost estimate and revised storm water calculations.
4. The development shall provide 40-foot rear yard setbacks for all lots abutting rear yards of properties on Doe Road. The development shall provide 30-foot front yard setbacks on all lots, or the streets shall remain private.
5. Declarations shall be submitted for the review and approval of the Village Attorney. The Declarations shall make clear that the streets shall remain private unless the Village, at its sole discretion, requests that they are dedicated. The declarations shall also make clear the ownership and maintenance responsibilities of the outlots and detention basins.
6. A Plat of Vacation shall be submitted for the unimproved Glencoe Road right-of-way. The Plat shall be in a manner acceptable to the Village Engineer.
7. The Plat of Subdivision shall be revised to include a signatures sheet and standard easement language. The Plat of Subdivision shall be revised to show the proposed Glencoe Road right of way vacation and clearly delineate the proposed Park District dedication and detention basin outlot.
8. The comments from the Palatine Park District outlined in the letter from Ron Gbur dated 12/8/11 must be addressed.

Barenbrugge said he is unable to comply with Condition #4, 40-foot rear yard setbacks. He pointed out that two homes on Doe rd. have rear yards of less than 25 feet.

The public hearing was closed at 9 p.m.

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During discussion:

Muldowney said he is happy to see the developer work with staff and the park district. He feels that if townhomes were a viable option, the developer would have proposed them. He would recommend approval of the 47-home plan. He thinks traffic and water will be issues in any proposed development.

Lewandowski said he agrees with Muldowney. He feels the village should not handcuff the developer. He likes both proposed lot layouts presented at this public hearing. He feels that if attached housing would have worked, the petitioner would have suggested it.

Hansen said he is concerned about density. "Is this the best we can get? What kind of precedent would approval of this density be setting? Will this be a new zoning category?"

Smith said he feels the developer has presented a good proposal for this area.

Dwyer said he is concerned about setting a density precedent. Lots are too narrow in his opinion. If they were 75-foot wide, 8,000 square foot single family lots would be created. This would be closer to R2 requirements which could be balanced by Doe rd. lot sizes on the eastern boundary and the open land of the stables on the west. He noted that a village's zoning and subdivision regulations are what they are. To this point, developing anything is a risk that developers take when they abide by a village's rules for development.

### **RECOMMENDATION**

Smith moved, Lewandowski seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Case 11-85, K. Hovnanian Homes of Illinois, LLC, who seeks approval of a preliminary plan for a Planned Unit Development to permit a 47 unit single family residential development on 11.7 acres at 1502 and 1504 W. Northwest hwy. and 1675 W. Dundee rd. commonly known as the Camelot School property. Such approval shall be contingent upon developer's compliance with eight staff conditions listed above.

Those voting aye: Muldowney, Smith, Lewandowski.

Those voting nay: Mrs. Williams, Hansen, Noonan, Dwyer.

The motion failed.  
(4-3)

Hansen said he cast a negative vote, because he would like the developer to continue to explore staff's proposal for a development on the site with the part of the property along Northwest hwy. being developed with attached housing and detached single family development on the remainder of the parcel.

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Mrs. Williams moved, Noonan seconded that the plan commission recommend that the village council deny the request of the petitioner in Case 11-85, K. Hovnanian Homes of Illinois, LLC, who seeks approval of a preliminary plan for a Planned Unit Development to permit a 47 unit single family residential development on 11.7 acres at 1502 and 1504 W. Northwest hwy. and 1675 W. Dundee rd. commonly known as the Camelot School property.

Those voting aye: Mrs. Williams, Hansen, Noonan, Dwyer.  
Those voting nay: Muldowney, Smith, Lewandowski.

The motion carried.  
(4-3)

**Communications**

No agenda exists for the January 3 meeting.

The meeting adjourned at 9:15 p.m.

Natalie Meyer McKenzie  
secretary

**STAFF STATEMENT TO THE  
PALATINE PLAN COMMISSION  
DENNIS DWYER, CHAIR  
FROM  
BEN VYVERBERG, DIRECTOR OF PLANNING AND ZONING  
TUESDAY, February 7, 2012 8:00 PM**

CASE NUMBER: 12-09  
PETITIONER: Village of Palatine  
PROPOSAL: Text Amendments to the Village of Palatine Zoning Ordinance – Article VIII

**BACKGROUND**

Staff periodically reviews and updates the Zoning Ordinance, to either address a previously unforeseen issue, respond to an existing issue, or to update the various sections of the Zoning Ordinance to ensure currency. For Tuesday's discussion, we will review certain sections of the permitted and special uses within the single family residential districts for group homes, adding directional signs to the sign ordinance, and requiring site plan review for the placement of donation bins with the Village of Palatine. Therefore, the Petitioner is seeking:

1. **Text Amendments for Group Homes within the Village of Palatine. These amendments will include Section 3.02 (Specific Definitions) and the Group Home criteria within the Permitted and Special Use lists of Article 10 of the Village of Palatine Zoning Ordinance.**
2. **Text Amendment to Section 3.02 (Specific Definitions) of the Village of Palatine Zoning Ordinance to add donation collection bin and directional signs;**
3. **Text Amendment to Article 4 (General Provisions) of the Village of Palatine Zoning Ordinance to include the regulations for donation collection bins;**
4. **Text Amendment to Article 8 (Signage) to include bulk, placement, and quantity regulations for directional signage**

**ANALYSIS:**

In response to a review of our existing ordinance language and in consultation with the Northwest Municipal Conference, Staff examined the existing Group Homes language within the Zoning Ordinance. Presently, Group Homes are permitted in all of the single-family residential districts in the Village, subject to the following:

1. No more than eight (8) persons plus staff
2. License by the State of Illinois
3. A minimum of 1,000 feet is maintained between homes.

Group homes that do not meet these criteria, require Special Use review and approval as follows:

Group homes that are not licensed or certified by the State of Illinois or are not supervised, or those whether licensed and/or supervised or not, which have nine (9) or more persons plus staff, subject to the following:

10.01. A minimum distance of one thousand three hundred (1,300) feet is maintained between group homes.

10.02. The group home conforms to all provisions outlined in chapter 10 of the Code of Ordinances or state licensing standards, if applicable to the use.(O-92-93 8/9/93)

The Federal Fair Housing Act of 1988 (FFHA) included persons with disabilities as a protected class and sought to provide more housing options within single-family zoning districts. Since its adoption, there have been challenges and affirmations to both its application and scope. The Village Attorney will be in attendance on Tuesday to speak to any legal questions regarding the regulation of Group Homes.

Staff proposes text amendments to the Group Home regulations in both the permitted and special uses to address staff and resident parking requirements, and application of the relevant building, property maintenance, and fire codes. We also recommend expanding the scope of out definition of Group Homes to more clearly reflect by the direction provided by the FFHA. The proposed amendment was drafted in conjunction with the Village Attorney and staff will further elaborate on the proposed changes at Tuesday's meeting.

Included in the packet are proposed changes to the Group Homes section of Article 10 that were researched and submitted by several residents of the Village. They are included for the Plan Commission to review. They do not reflect Staff's proposal, but we are including for the discussion and anticipate their participation.

### **Donation Collection Bins**

Throughout the Village, there are businesses and uses that have donation collection bins located on their property. The majority of these bins are not directly associated with the underlying business or use. Presently, the Zoning Ordinance does not specifically identify or define donation collection bins, but there seems to be a growing need to regulate these bins. The planning and zoning implications can relate to size, location, placement, traffic movement and signage. Typical locations are shopping centers, health clubs, office parks, and schools. It is unclear to staff as to whether the bins are placed with the approval of either the center or the property owner.

Therefore, Staff proposes additional regulations for the placement of these bins. First, we propose to add a definition to identify these bins. Second, Staff believes that the Village should review the proposed placement of these bins and add specific placement, size, and number on private property within Palatine. There is the potential to impact traffic flow within unified centers and it is with the Ordinance's intent of maintaining aesthetic controls to regulate these.

As a result of the proliferation of these bins, staff believes that additional regulations within the Zoning Ordinance are required. Staff proposes adding a definition in the zoning ordinance and requiring site plan review (Section 4.14) and approval for the placement of these bins. The definition limits the number to one per zoning lot and proposes a maximum size for the bin. Finally, a business license is required for the bin, when not directly associated with the principal land use (e.g. a Goodwill store with an associated bin would not require site plan review or a business license).

**Directional signage**

The zoning ordinance does not address directional signage. Staff recommends adding a definition for directional signs. Also, we are proposing to limit number to two per entrance and exit, with height not more than 4 feet and an area not to exceed 6 square feet for directional signage. The square footage for directional signs shall not count in the total square footage allowed for either a single-user lot or unified center.

ATTACHMENTS: NWMC surveys, resident proposal for text amendment to Group Homes

Proposed text amendment language:

**Village of Palatine Zoning Ordinance - Section 3.02 Specific Definitions**

**Directional signage** – A sign that is used or placed for the purpose of directing vehicular, bicycle, or pedestrian traffic on private property to the preferred location of such things as the “entrance”, “exit”, “drive through”, and other similar traffic directions.

**Donation collection bin** – a receptacle designed with a door, slot, or other opening that is intended to accept donated goods or items. Such bins shall not include a trailer or any personnel present to accept the donations. The placement of these bins requires site plan review, pursuant to Section 4.14 and a business license, if the proposed bin is not directly associated with the principal land use. Not more than (1) bin shall be located on a zoning lot. The bins must be placed on a dust-free surface and shall not be located within the front or corner side yard. The size shall not be more than six (6) feet in height, five (5) feet wide and four (4) feet deep

~~*Group home.* A single dwelling unit occupied on a relatively permanent basis in a family-like environment by unrelated persons with disabilities. Paid professional support staff, provided by a sponsoring agency, either living with the residents on a 24-hour basis, or present whenever residents are present at the dwelling, shall be required unless a Special Use approval is obtained to eliminate the requirement of supervision. A "Group Home" shall comply with the zoning regulations for the district in which the site is located. (0-92-93-8/9/93)~~

*Group home.* A single dwelling unit in which the residents occupy it on a relatively permanent basis in a family-like environment by unrelated persons with disabilities. Paid professional support staff, provided by a sponsoring agency, either living with the residents on a 24-hour basis, or present whenever residents are present at the dwelling, shall be required unless a Special Use approval is obtained to eliminate the requirement of supervision. A "Group Home" shall comply with the zoning regulations for the district, in which the site is located **and shall provide the necessary staff and resident parking on site, as more fully described within Article 10. For purposes of this definition, disability shall mean, with respect to a person: (1) a physical or mental impairment which substantially limits one or more of such person's major life activities; (2) a record of having such an impairment; or (3) being regarded as having such an impairment. However, “persons with disability” shall not include any person involved in the current, illegal use of or addiction to a controlled substance (as defined in section 802 of the Controlled Substance Act (21 U.S.C. Sec. 802), nor does it include any person whose residency would constitute a direct threat to the health or safety of other individuals or whose residency would result in substantial physical damage to the property of others.**

Existing language shall be removed and replaced:

Permitted Uses in the residential zoning districts (R-1, R-1A, R-1B, R-1C, R-2, and R-3) – Sections 10.02 (a), 10.03 (a), 10.04 (a), 10.05 (a), 10.06 (a), and 10.07 (a) of the Village of Palatine Zoning Ordinance

Existing language:

Group homes, subject to the following:  
9.1. — No more than eight (8) persons plus staff.

- ~~9.2. Licensed or certified by the State of Illinois.~~
- ~~9.3. A minimum distance of one thousand (1,000) feet is maintained between group homes.~~

Proposed Text Amendment - Sections 10.02 (a), 10.03 (a), 10.04 (a), 10.05 (a), 10.06 (a), and 10.07 (a) of the Village of Palatine Zoning Ordinance

Group homes, subject to the following:

- 9.1. No more than eight (8) persons plus staff.
- 9.2. For existing homes that are converted to a Group Home, the residential occupancy must also comply with the International Property Maintenance Code in terms of bedroom occupancy, inclusive of residents and staff that regularly sleep overnight. For new construction, the residential occupancy must comply with the International Building and International Residential Codes, inclusive of residents and staff that regularly sleep overnight.
- 9.3. Licensed or certified by the State of Illinois.
- 9.4. A minimum distance of one thousand (1,000) feet, measured from lot line to lot line is maintained between group homes.
- 9.5. The group home conforms to all provisions outlined in chapter 10 in the Village of Palatine Code of Ordinances or state licensing standards, if applicable to the use. (O-92-93 8/9/93)
- 9.6. Parking for the staff and residents, if applicable, shall be provided on-site and contained within the subject property of the Group Home (garage parking, driveway, or other paved parking, as required and permitted by code). Such parking shall conform to the residential parking requirements found in Article 7 and the lot coverage and building coverage limitations in Article 10 of the Village of Palatine Zoning Ordinance. Required parking for group homes shall be calculated at one (1) parking space per staff per shift and one (1) parking space per resident, maintaining a car on site. This required parking is reflected in the required parking table found in Section 7.03 (b) (1) of the Village of Palatine Zoning Ordinance.
- 9.7. If the staff and resident parking requirements cannot be met within the boundaries of the subject property, then a variation shall be required.
- 9.8. The Group Home shall meet the fire prevention requirements of the International Fire Code as set forth in Section 10-27 (d) of the Palatine Code of Ordinances.

Proposed Text Amendment - Group Homes as a Special Use 10.02 (c), 10.03 (c), 10.04 (c), 10.05 (c), 10.06 (c), and 10.07 (c) of the Village of Palatine Zoning Ordinance

Existing language to be removed and replaced:

~~Group homes that are not licensed or certified by the State of Illinois or are not supervised, or those whether licensed and/or supervised or not, which have nine (9) or more persons plus staff, subject to the following:~~

- ~~10.01. A minimum distance of one thousand three hundred (1,300) feet is maintained between group homes.~~
- ~~10.02. The group home conforms to all provisions outlined in chapter 10 of the Code of Ordinances or state licensing standards, if applicable to the use. (O-92-93 8/9/93)~~

Proposed Text Amendment  
Group Homes as a Special Use of the Village of Palatine Zoning Ordinance

Group homes that are not licensed or certified by the State of Illinois or are not supervised, or those whether licensed and/or supervised or not, which have nine (9) or more persons plus staff, subject to the following:

- 10.01. A minimum distance of one thousand three hundred (1,300) feet is maintained between group homes.
- 10.02 For existing homes that are converted to a Group Home, the residential occupancy must also comply with the International Property Maintenance Code in terms of bedroom occupancy, inclusive of residents and staff that regularly sleep overnight. For new construction, the residential occupancy must comply with the International Building and International Residential Codes, inclusive of residents and staff that regularly sleep overnight.
- 10.03. The group home conforms to all provisions outlined in chapter 10 of the Code of Ordinances or state licensing standards, if applicable to the use. (O-92-93 8/9/93)
- 10.04 Parking for the staff and residents, if applicable, shall be provided on-site and contained within the subject property of the Group Home (garage parking, driveway, or other paved parking, as required and permitted by code). Such parking shall conform to the residential parking requirements found in Article 7 and the lot coverage and building coverage limitations in Article 10 of the Village of Palatine Zoning Ordinance. Required parking for group homes shall be calculated at one (1) parking space per staff per shift and one (1) parking space per resident, maintaining a car on site. This required parking is reflected in the required parking table found in Section 7.03 (b) (1) of the Village of Palatine Zoning Ordinance.
- 10.05 If the staff and resident parking requirements cannot be met within the boundaries of the subject property, then a variation shall be required, in conjunction with the Special Use for the Group Home.
- 10.06 The Group Home shall meet the fire prevention requirements of the International Fire Code as set forth in Section 10-27 (d) of the Palatine Code of Ordinances

Text Amendment to Section 10.03 R 1 A Single Family Dwelling District

Existing language -

~~10.03 (a) (10) ——— halfway houses~~

Proposed amendment –

10.03 (c) Special Uses

(16) halfway houses

Text Amendment to Section 8.01 of the Village of Palatine Zoning Ordinance - regarding directional signs

**8.01. General requirements.**

(a) *Sign types.* For the purposes of this section all signs shall fall into one of the following sign types.

- (1) Permanent freestanding; or
- (2) Permanent attached; or
- (3) Temporary.
- (4) Directional signs – Directional signs shall not exceed four (4) feet in height and six (6) square feet in area. Directional signs shall only include the name of the business and the minimal marking necessary to identify an entrance, exit, or drive-through lane, subject to the review and approval of the Zoning Administrator. The square footage of directional signage shall not count toward the total square footage allowed for either a single-use lot or unified center. Not more than 2 directional signs per entrance or exit shall be permitted.

Municipality	Are group homes permitted uses in any of your residential districts?	If group homes are not permitted, what is the review and approval process?	Do you have a limit on the number of persons allowed in a group home? Are there separate categories (e.g. 1-4 persons; 5-8 persons; etc.) with separate approval processes?	Is staff required for group homes? Does your existing code address staff parking in residentially zoned properties? If so, how?	Other than building code and life safety requirements, are there any other bedroom square footage or maximum occupancy limitations within your code?
Arlington Heights	Group homes (Community Residence, Small and Community Residence, Large) are allowed in all residential districts and the institutional district.	Administrative occupancy permits are required for Community Residence, Large homes (5-8 persons).	Yes, a Community Residence, Small (under 5 persons) is allowed as of right. Community Residence, Large (5 – 8 persons) must obtain an Administrative Occupancy Permit. Group homes for over 8 persons require a Special Use. There is also a spacing limit for Community Residence, Large homes.	The Code does not address staffing requirements except with regard to parking. One off-street parking space (in garage or on driveway) is to be provided for each staff person on site and for each resident who owns a vehicle.	No.
Carpentersville	Nursing Homes are allowed with a Special Use Permit in the R-1 through R-5 residential zoning districts. No other types of group homes are allowed in any of the residential districts.	There is no review and approval process for the types of group homes that are not permitted.	There is no limit in the code to the number of persons allowed in a nursing home. Zero persons are allowed in any other type of group home.	There no regulations in the code specifically regarding the staff or parking for group homes.	None.
Des Plaines	Small Residential Care Homes are permitted in all residential districts; Large Residential Care Homes are permitted in R-3 and R-4 Districts and are a Conditional Use in R-1 and R-2 Districts.	Conditional Use (Zoning Board of Appeals hearing to make recommendation to City Council).	Small = 5 or fewer, Large = 6-10	Code does not address staff parking requirement.	No, not in the Zoning Ordinance.
Morton Grove	Yes.	N/A.	Yes, max. 8 person's in home.	Yes, staff required. No specific parking requirements noted for group homes and their staff.	Not to my knowledge.

Municipality	Are group homes permitted uses in any of your residential districts?	If group homes are not permitted, what is the review and approval process?	Do you have a limit on the number of persons allowed in a group home? Are there separate categories (e.g. 1-4 persons; 5-8 persons; etc.) with separate approval processes?	Is staff required for group homes? Does your existing code address staff parking in residentially zoned properties? If so, how?	Other than building code and life safety requirements, are there any other bedroom square footage or maximum occupancy limitations within your code?
Northfield	Yes.		We have three classes: Community Residence Class I, II and III. Class I allows up to 4 unrelated and staff, Class II allows up to 8 unrelated plus staff and Class III allows over 8 plus staff. Community Residence Class I and II are allowed in all the Residential Districts and Class III is a Special Use in all Residential Districts.	Off-street parking requirements for all three Community Residential Districts are 1 space per 4 beds and 1 space per staff member.	No.
Rolling Meadows	Yes.	Special Use Permit (SUP) for 20 of the 3 categories.	"Family Community Residence" - allowed - no more than 8 unrelated individuals. "Group Community Residence" - SUP - 9-15 unrelated individuals. "Community Residence" - SUP - 1st unrelated individuals.	Staff is required in all categories. Does not address parking.	Minimum lot size; minimum land area per resident (very difficult to achieve).
Skokie	All residential districts.	Site plan approval is required if more than one unit in a building.	Permitted use up to 6 bedrooms - larger buildings require site plan approval.	Must be a state licensed facility or site plan approval required. Must meet parking for type of residence.	We enforce the international property maintenance code and NFPA.
Wheeling	Yes, group homes are permitted within the definition of "Family."	They are permitted, with the exception that they may not be located with 1/8 of a mile of another group home.	The limit is 8, though the typical single family home is not large enough to accommodate 8 (depends on square footage of sleeping areas).	No, the decision is up to the organization or licensing agency. Staff parking is addressed indirectly through restricted on-street parking and on-site pavement.	No, just the limitations from building and life safety.

Municipality	Are group homes permitted uses in any of your residential districts?	If group homes are not permitted, what is the review and approval process?	Do you have a limit on the number of persons allowed in a group home? Are there separate categories (e.g. 1-4 persons; 5-8 persons; etc.) with separate approval processes?	Is staff required for group homes? Does your existing code address staff parking in residentially zoned properties? If so, how?	Other than building code and life safety requirements, are there any other bedroom square footage or maximum occupancy limitations within your code?
Wilmette	Yes, in four of our five residential districts.		Group homes are defined as a detached dwelling shared by two to five unrelated persons (either 62 and older or with disabilities) living as a single housekeeping unit, and who require supervision or care by staff to live in a family setting.	Group home/elderly = 0.5 spaces per resident Group home/persons with disabilities = 0.25 spaces per resident + 1 per staff person	Yes, see attached text.

Municipality	Does your municipality allow businesses and/or shopping centers to place freestanding donation/drop-off bins on private property?	Is there a process for your municipality to approve the placement of such bins?	Are there regulations for the size or location?
Arlington Heights	Yes.	No.	
Buffalo Grove	No.	They would have to apply for a variance.	No.
Cary	No.		
Des Plaines	No.	No.	No.
Niles	We are in the process of putting together some regulations, one will be for non for profit only.	Not right now but we are considering it.	We are thinking of making them keep the bins near the building instead of way out in the parking lots.
Rolling Meadows	Yes, considered accessory structure.		Must adhere to the same zoning regulations and setbacks as an accessory structure.
Streamwood	No.		
Wheeling	No.	N/A.	

**Proposed Text Amendment and  
supportive email**

**Submitted by Residents of the  
Village of Palatine**

## Proposed Text Amendments to Palatine Code of Ordinances

Outlined below are four specific changes which we would like made to the Palatine Code of Ordinances with regards to "Group Homes".

1. In Appendix A, Article 3.02. "Specific Definitions", the definition of "Disability" would be changed as follows

**Original:**

**Disability.** A physical or mental impairment which substantially limits one (1) or more of a person's major life activities or impairs the person's ability to live independently; such term includes a record of having such an impairment, but such term does not include current use of, nor addiction to, a controlled substance.

**Modified:**

**Disability.** A physical or mental impairment which substantially limits one (1) or more of a person's major life activities or impairs the person's ability to live independently; such term includes a record of having such an impairment, but such terms do not include impairments resulting from current use of or addiction to alcohol, illegal drugs or controlled substances.

2. In Appendix A, Article 3.02. "Specific Definitions", the definition of "Group Home" would be split into "Group Home, Small" and "Group Home, Large" as follows:

**Original:**

**Group home.** A single dwelling unit occupied on a relatively permanent basis in a family-like environment by unrelated persons with disabilities. Paid professional support staff, provided by a sponsoring agency, either living with the residents on a 24-hour basis, or present whenever residents are present at the dwelling, shall be required unless a Special Use approval is obtained to eliminate the requirement of supervision. A "Group Home" shall comply with the zoning regulations for the district in which the site is located. (0-92-93 8/9/93)

**Modified:**

**Group Home, Small.** A single dwelling unit occupied on a relatively permanent basis in a family-like environment by unrelated persons with disabilities. The number of unrelated disabled persons allowed to live in residence shall be four (4) or fewer persons, exclusive of staff. Paid professional support staff, provided by a sponsoring agency, either living with the residents on a 24-hour basis, or present whenever residents are present at the dwelling, shall be required unless a Special Use approval is obtained to eliminate the requirement of supervision. A "Group Home" shall comply with the zoning regulations for the district in which the site is located. (0-92-93 8/9/93)

A Group Home does not include a residence, which serves persons as an alternative to incarceration for a criminal offense, or persons whose primary reason is alcohol or substance abuse, or persons whose primary reason for placement is treatment of a communicable disease.

**Group Home, Large.** A single dwelling unit occupied on a relatively permanent basis in a family-like environment by unrelated persons with disabilities. The number of unrelated disabled persons allowed to live in residence shall be five (5) to eight (8), exclusive of staff. Paid professional support staff, provided by a sponsoring agency, either living with the residents on a 24-hour basis, or present whenever residents are present at the dwelling, shall be required unless a Special Use approval is obtained to eliminate the requirement of supervision. A "Group Home" shall comply with the zoning regulations for the district in which the site is located. (0-92-93 8/9/93)

A Group Home does not include a residence, which serves persons as an alternative to incarceration for a criminal offense, or persons whose primary reason is alcohol or substance abuse, or persons whose primary reason for placement is treatment of a communicable disease.

3. In Appendix A, Article 10 the following changes would be made for all districts listed below:

- 10.02. R-1, Single-Family District.
- 10.03. R-1A, Single-Family Dwelling District.
- 10.04. R-1B, Single-Family District.
- 10.05. R-1C, Single-Family District.
- 10.06. R-2, Single-Family Dwelling District.

**Remove Item a.9. shown below:**

- (9) Group homes, subject to the following:
  - 9.1. No more than eight (8) persons plus staff.
  - 9.2. Licensed or certified by the State of Illinois.
  - 9.3. A minimum distance of one thousand (1,000) feet is maintained between group homes.

**Remove the current Item c.10. and replace it with the following:**

- (10) Small Group Homes, subject to the following:
  - 10.1. No more than four (4) persons plus staff.
  - 10.2. Licensed or certified by the State of Illinois.
  - 10.3. A minimum distance of one thousand (1,000) feet is maintained between group homes.
  - 10.4. Written notification of the proposed group home delivered to all residents within 500 feet of the property prior to requesting special use.

**Remove Item c.11. shown below:**

- (11) Halfway house

4. In Appendix A, Article 10 the following changes would be made for district R-3, listed under 10.07.  
R-3, High Density Multifamily District:

**Remove the current Item a.12. and replace it with the following:**

- (12) Small Group Homes, subject to the following:
  - 12.1. No more than four (4) persons plus staff.
  - 12.2. Licensed or certified by the State of Illinois.
  - 12.3. A minimum distance of one thousand (1,000) feet is maintained between group homes.

**Remove the current Item c.16. and replace it with the following:**

- (16) Large Group Homes, or those that are not licensed or certified by the State of Illinois, or are not supervised, or those whether licensed and/or supervised or not, which have eight (8) or more persons plus staff, subject to the following:
  - 16.01. A minimum distance of one thousand three hundred (1,300) feet is maintained between group homes.
  - 16.02. The group home conforms to all provisions outlined in chapter 10 of the Code of Ordinances or state licensing standards, if applicable to the use. (O-92-93 8/9/93)

**EFFICIENCY UNIT:** A dwelling unit consisting of one room, exclusive of any bathroom, kitchen, hallway, closets, or dining alcove directly off the principal room, provided such dining alcove does not exceed 100 square feet in area.

**ELDERLY HOUSING –**

**CONGREGATE HOUSING FACILITY FOR THE ELDERLY AND/OR PERSONS WITH DISABILITIES:** A building or use housing more than one family, with or without separate dwelling units for each family, the occupancy of which is limited to persons who are 62 years of age or more (or, if two or more persons occupy a unit, at least one shall be 62 years of age or more) and/or have a disability, and which provides coordinated social and support services to residents (such as meals, housekeeping, laundry, recreation, education, and transportation). For the purposes of this definition, the term "persons with disabilities" shall include a person who (1) has a physical or mental impairment which substantially limits one or more of such person's major life activities, (2) has a record of having such an impairment, or (3) is regarded as having such an impairment. However, "persons with disabilities" shall not include any person involved in the current illegal use of or addicted to a controlled substance (as defined in Section 102 of the Controlled Substances Act (21 U.S.C. Sec. 902)), nor shall it include any person whose residency in the facility would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others. The term "congregate housing facility for the elderly and/or persons with disabilities" shall not include an alcoholism or drug treatment center, a work-release facility for convicts or ex-convicts, or any other housing facility serving as an alternative to incarceration.

**GROUP HOME FOR THE ELDERLY:** A detached dwelling shared by two to five unrelated persons who are 62 years of age or more, who live together as a single housekeeping unit, and who require and receive supervision or care by staff to live in a family setting. A group home for the elderly may be located in dwelling unit in (1) a detached dwelling; (2) a dwelling unit in a two-unit dwelling, in a zoning district in which two-unit dwellings are allowed, provided that both units within the two-unit dwelling are in a district where townhomes are allowed. The term "group home for the elderly" shall not include an alcoholism or drug treatment center, a work-release facility for convicts or ex-convicts, or any other housing facility serving as an alternative to incarceration. Nothing in this definition shall affect the right of persons who satisfy the definition of "family" to live as a "family" in appropriate zoning districts.

**HOUSING FOR THE ELDERLY AND/OR PERSONS WITH DISABILITIES:** A multi-family dwelling, the occupancy of which is limited to persons who are 62 years of age or more (or, if two persons occupy a unit, at least one shall be 62 years of age or more) and/or have a disability, and who have an annual income below the maximum established by resolution of the Board of

## Village of Wilmette Zoning Ordinance

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miniature golf courses as a principal or accessory use, nor shall it include driving ranges that are not accessory to a golf course.

**GOVERNMENT OFFICE:** An office occupied by a Federal, State, or local government agency, but not including a post office.

**GRADE:** The height of the principal structure shall be measured from a baseline elevation that is the computed average of the existing elevations as measured at the side property lines at the required front yard setback line.

The height of any accessory structure, except a fence, shall be measured from a baseline elevation that is the computed average of the elevations of the surrounding ground abutting the structure.

The height of a fence, at any point along the fence, shall be measured from the existing elevation of the ground beneath the fence.

“Existing Elevation” or “Existing Grade” shall be defined as the pre-construction elevation of the ground contour or as determined by the Village Engineer.

For the purposes of the Zoning Ordinance, the term “grade” shall have the same meaning as the term “elevation”.

**GROSS DENSITY:** The ratio between the total number of dwelling units on a lot and the land area of the lot, including interior streets and measured to the centerlines of peripheral streets and common use areas.

**GROSS LEASABLE AREA:** The total floor area designed for occupancy and exclusive use by tenants, including areas used for storage. The area of tenant occupancy shall be measured from the centerlines of joint partitions to the outside of the tenant walls.

**GROUP HOME FOR THE ELDERLY:** See ELDERLY HOUSING.

**GROUP HOME FOR PERSONS WITH DISABILITIES:** A detached dwelling shared by two to five unrelated persons with disabilities who live together as a single housekeeping unit in a long-term, family-like setting, and who require and receive supervision or care by staff to live in a family setting. A group home for persons with disabilities may be located in (1) a detached dwelling; (2) a dwelling unit in a two-unit dwelling, in a zoning district in which two-unit dwellings are allowed, provided that both units within the two-unit dwelling are operated as group homes for persons with disabilities by the same operator; (3) a townhome in a zoning district where townhomes are allowed. For the purposes of this definition, "persons with disabilities" shall include a person who (1) has a physical or mental impairment which substantially limits one or more of such person's major life activities so that such person is incapable of living independently, (2) has a record of having such an impairment, or (3) is regarded as having such an impairment. However, "persons with disabilities" shall not include any person involved in the current illegal use of or

addicted to a controlled substance (as defined in Section 102 of the Controlled Substances Act (21 U.S.C. Sec. 902)), nor shall it include any person whose residency in a group home would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others. The term "group home for persons with disabilities" shall not include an alcoholism or drug treatment center, a work-release facility for convicts or ex-convicts, or any other housing facility serving as an alternative to incarceration. Nothing in this definition shall affect the right of persons who satisfy the definition of "family" to live as a "family" in appropriate zoning districts.

**HEALTH CLUB:** A privately-owned building or enclosed structure containing recreational facilities, such as athletic or physical conditioning equipment, racquet courts, and or a swimming pool, which is operated on a private membership basis and restricted to use by members and their guests.

**HEAVY EQUIPMENT OR SUPPLIES ESTABLISHMENT:** A business or government agency operation that involves the on-site use, storage, or sale of heavy equipment or construction materials. This includes building materials suppliers, lumberyards, construction yards and shops, metal shops, and welding shops, and offices located on the same property in conjunction with such uses. This shall not include junkyards.

**HEIGHT:** The vertical distance from grade to the highest point of the roof of a building or the highest point of a structure.

**HOME OCCUPATION:** An occupation or profession which involves the rendering of a service in exchange for monetary fees or other remuneration, is conducted wholly within a dwelling unit by a member of the family residing therein, and is clearly incidental and secondary to the use of the dwelling unit for residential purposes. "Home occupation" includes, but is not limited to, the following: the practice of medicine, dentistry, law, engineering, architecture, and accounting; brokerage; garment-making and millinery; instruction in art, music, language, or dance; computerized services; hair cutting and styling; and limited day care homes. The following occupations, as well as others which do not have a character similar to those listed above, are specifically excluded from the definition of "home occupation": restaurants, bed-and-breakfast establishments, nursing homes, group homes, and mortuary establishments. Notwithstanding the foregoing, persons not a member of the family residing in the home may be employed as an assistant to the primary caregiver in a Day Care Home, provided that the primary caregiver in said Day Care Home is a member of the family residing therein.

**HOUSING FOR THE ELDERLY AND/OR PERSONS WITH DISABILITIES:** See ELDERLY HOUSING.

**IMPERVIOUS SURFACE:** A surface that does not allow water to be absorbed and to percolate into deeper ground. Such surfaces include those constructed of stone, brick, asphalt, concrete, tile, terrazzo, gravel composite, or any other paving material, used for parking, driveways, patios, terraces, walkways, and the like, as well as areas covered by buildings, decks, porches, swimming pools, tennis courts, and the like.

**PART 3: "R1" SINGLE-FAMILY DETACHED RESIDENCE DISTRICT**

**Section 20-5.3.1.**

**Purpose**

The R1 District is established to protect, promote, and maintain the development of single-family detached housing and limited public and institutional uses that are compatible with the surrounding residential neighborhood. The development standards and range of allowable uses for this district are designed to maintain a suitable environment for family living at the relatively low density of development characteristic of the current pattern of development in the district.

**Section 20-5.3.2.**

**Permitted uses**

The following uses may be established as permitted uses in the R1 District, in accordance with the procedures established in Article 4, Part 2 of this Chapter:

- (a) Detached dwellings.
- (b) Group homes for the elderly, provided that:
  - (1) The use is licensed by the Village; and
  - (2) First preference for occupancy in the home is accorded to persons who currently reside in the Village, to the extent permissible under applicable State and federal laws and regulations; and
  - (3) The home is located no closer than 1,320 feet to any other group home for the elderly or group home for the handicapped.
- (c) Group homes for persons with disabilities, provided that:
  - (1) The use is licensed by the applicable State agency as well as the Village; and
  - (2) First preference for occupancy in the home is accorded to persons who currently reside in the Village or are children of persons who reside in the Village, to the extent permissible under applicable State and federal laws and regulations; and
  - (3) The home is located no closer than 1,320 feet to any other group home for the handicapped or group home for the elderly.
- (d) Accessory uses, including home occupations, limited day care homes, and parking areas, except for those designated as special uses in Section 5.3.3 or Article 6, Part 4 of this Chapter. A tent erected on a residential lot for a party, reception, or similar event that is accessory to and associated with the residential use on the lot shall be a permitted use, provided that:

I am concerned that Palatine's current zoning ordinances fail to adequately protect the residents of Palatine with regards to the placement of group homes. The purposes of zoning ordinances are to maintain or improve residents' property values and to protect residents from adverse living conditions. The way Palatine's ordinances are currently written they do neither. Neighboring communities have much stricter requirements for group homes and Palatine needs to revise its existing ordinances as outlined in the attached text. Here are a few major areas of concern:

1. Increased traffic and parking on the street
2. People will be coming and going at all times since the facility requires 24/7 care takers
3. Character concerns of the employees, patients, and visitors, and the fact that they do not have a vested interest in the community
4. Surrounding property values will be adversely affected
5. The house will be changed from a single family home to something that is not congruent with the surrounding community of single family homes

Thank you for your support for our community.

The Hayner Family

This email is to express to you our concern that Palatine's current zoning ordinances fail to adequately protect the residents of Palatine with regards to the placement of group homes. The way Palatine's ordinances are currently written they do not help to maintain or improve residents property value or protect residents from adverse living conditions, the purposes of zoning ordinances.

Neighboring communities have much stricter requirements for group homes and we request that Palatine revise its existing ordinances as outlined in the attached text amendment.

Some of our main concerns are as follows:

Increased traffic and parking on the street

People will be coming and going at all times since the facility requires 24/7 care takers

Character concerns of the employees, patients, and visitors, and the fact that they do not have a vested interest in the community

Surrounding property values will be adversely affected

The house will be changed from a single family home to something that is not congruent with the surrounding community of single family homes

Sincerely,  
Christopher and Kim Wheaton  
1176 N. Deer Ave.  
Palatine, IL 60067

**Subject:** Group Home Text Amendment

Mr. Kevin Anderson,

I'm writing to express my concern for the proposed Group Home on Deer Street and to strongly support a text amendment to help maintain the integrity of our neighborhood.

I am concerned that Palatine's current zoning ordinances fail to adequately protect the residents of Palatine with regards to the placement of group homes. The purposes of zoning ordinances are to maintain or improve residents' property values and to protect residents from adverse living conditions. The way Palatine's ordinances are currently written they do neither. Neighboring communities have much stricter requirements for group homes and Palatine needs to revise its existing ordinances as outlined in the attached text amendment. I also have concerns that a Group Home will impact the neighborhood by:

1. Increased traffic and parking on the street
2. People will be coming and going at all times since the facility requires 24/7 care takers
3. Character concerns of the employees, patients, and visitors, and the fact that they do not have a vested interest in the community
4. Surrounding property values will be adversely affected
5. The house will be changed from a single family home to something that is not congruent with the surrounding community of single family homes

I appreciate your consideration in the matter and hope that you will do everything in your power to help us maintain our community.

Sincerely,

Paul and Terri Scaglione  
1153 n. Edgewater Ct  
Palatine, IL 60067

We are concerned that Palatine's current zoning ordinances fail to adequately protect the residents of Palatine with regards to the placement of group homes. The purposes of zoning ordinances are to maintain or improve residents' property values and to protect residents from adverse living conditions. The way Palatine's ordinances are currently written they do neither. Neighboring communities have much stricter requirements for group homes and Palatine needs to revise its existing ordinances as outlined in the attached text amendment. You can also mention the major concerns residents have such as:

1. Increased traffic and parking on the street
2. People will be coming and going at all times since the facility requires 24/7 care takers
3. Character concerns of the employees, patients, and visitors, and the fact that they do not have a vested interest in the community
4. Surrounding property values will be adversely affected
5. The house will be changed from a single family home to something that is not congruent with the surrounding community of single family homes

Thank you for your concern of our neighborhood.

Gina and Ron Brinckerhoff

1250 N. Palos Ave. Palatine, IL

TO: KEVIN ANDERSON, ASSISTANT DIRECTOR OF PLANNING AND ZONING

Mr. Anderson

We are concerned that Palatine's current zoning ordinances fail to adequately protect the residents of Palatine with regards to the placement of group homes. The purposes of zoning ordinances are to maintain or improve residents' property values and to protect residents from adverse living conditions. The way Palatine's ordinances are currently written they do neither. Neighboring communities have much stricter requirements for group homes and Palatine needs to revise its existing ordinances as outlined in the text amendment being proposed on February 7. The major concerns residents have include:

- 1.. Increased traffic and parking on the street
- 2.. People will be coming and going at all times since the facility requires 24/7 care takers
- 3.. Character concerns of the employees, patients, and visitors, and the fact that they do not have a vested interest in the community
- 4.. Surrounding property values will be adversely affected
- 5.. The house will be changed from a single family home to something that is not congruent with the surrounding community of single family homes

Thank you for your time

Jerome and Meaghan Waller  
1169 N Palos  
Palatine, IL

Mr. Ben Vyverberg,

I'm writing to express my concern for the proposed Group Home on Deer Street and to strongly support a text amendment to help maintain the integrity of our neighborhood.

I am concerned that Palatine's current zoning ordinances fail to adequately protect the residents of Palatine with regards to the placement of group homes. The purposes of zoning ordinances are to maintain or improve residents' property values and to protect residents from adverse living conditions. The way Palatine's ordinances are currently written they do neither. Neighboring communities have much stricter requirements for group homes and Palatine needs to revise its existing ordinances as outlined in the attached text amendment. I also have concerns that a Group Home will impact the neighborhood by:

1. Increased traffic and parking on the street
2. People will be coming and going at all times since the facility requires 24/7 care takers
3. Character concerns of the employees, patients, and visitors, and the fact that they do not have a vested interest in the community
4. Surrounding property values will be adversely affected
5. The house will be changed from a single family home to something that is not congruent with the surrounding community of single family homes

I appreciate your consideration in the matter and hope that you will do everything in your power to help us maintain our community.

Sincerely,

Paul and Terri Scaglione  
1153 n. Edgewater Ct  
Palatine, IL 60067

As a resident of Palatine, I wish to echo the deep concerns many residents have expressed regarding the current zoning ordinances in Palatine. They fail to adequately protect the residents of Palatine with regards to the placement of group homes. The purposes of zoning ordinances are to maintain or improve residents' property values and to protect residents from adverse living conditions. The way Palatine's ordinances are currently written they do neither. Neighboring communities have much stricter requirements for group homes and Palatine needs to revise its existing ordinances as outlined in the attached text amendment. My concerns are as follows:

1. Increased traffic and parking on the street.
2. People will be coming and going at all times since the facility requires 24/7 care takers
3. Character concerns of the employees, patients, and visitors, and the fact that they do not have a vested interest in the community
4. Surrounding property values will be adversely affected
5. The house will be changed from a single family home to something that is not congruent with the surrounding community of single family homes

As you may be aware, a home on Deer Ave. is currently under contract for sale. The intention would be to convert it to a group home for neurological rehabilitation. This is a fragile neighborhood, with several lots still undeveloped. The traffic is of great concern, as it has been for years. (Several attempts have been made to get a stop sign at Palos and Winnetka in order to reduce the cut through traffic between Dundee and Northwest Hwy.) I feel strongly that the sale of this home will negatively impact the neighborhood, property values and the safety of our children. Please consider this an example of what could happen in your neighborhood.

I support the group home text amendment attached.

Thank you for your consideration

Simon Hill  
1463 W. Winnetka St.  
Palatine, IL  
(312) 513-8027

Dear Sirs,

I am deeply concerned about the current zoning ordinances in Palatine. They fail to adequately protect the residents of Palatine with regards to the placement of group homes. The purposes of zoning ordinances are to maintain or improve residents' property values and to protect residents from adverse living conditions. The way Palatine's ordinances are currently written they do neither. Neighboring communities have much stricter requirements for group homes and Palatine needs to revise its existing ordinances as outlined in the attached text amendment. My concerns are as follows:

- 1.. Increased traffic and parking on the street.
- 2.. People will be coming and going at all times since the facility requires 24/7 care takers
- 3.. Character concerns of the employees, patients, and visitors, and the fact that they do not have a vested interest in the community
- 4.. Surrounding property values will be adversely affected
- 5.. The house will be changed from a single family home to something that is not congruent with the surrounding community of single family homes

As you may be aware, a home on Deer Ave. is currently under contract for sale. The intention would be to convert it to a group home for neurological rehabilitation. This is a fragile neighborhood, with several lots still undeveloped. The traffic is of great concern, as it has been for years. (Several attempts have been made to get a stop sign at Palos and Winnetka in order to reduce the cut through traffic between Dundee and Northwest Hwy.). I feel strongly that the sale of this home will negatively impact the neighborhood, property values and the safety of our children. Please consider this an example of what could happen in your neighborhood.

I support the group home text amendment attached.

Thank you for your consideration

Debby Hill, IIDA

My wife and I have been residents of Palatine since 2007. We moved to Palatine from the city in order to provide a better environment for our 3 children. When we were looking on where to live Palatine fit the bill of having a nice downtown, good schools and good location. Recently I've been made aware that the current zoning ordinances for our town allow for businesses to operate within a residential neighborhood in the form of a group home. I chose to move to a neighborhood, to live amongst my neighbors and raise a family. The thought that my neighbor's home could be purchased and in its place a group home established is alarming to me. Instead of a neighbor I would get transient people coming and going, professional staff, visitors who don't live in my neighborhood and don't have a vested interest in our community. With little kids that is a big concern. I've checked with a number of our surrounding suburban neighbors; Inverness, Barrington and Schaumburg and Palatine is much more relaxed on the zoning then our neighbors.

I urge you to make a change that would restrict the ability of a business to operate within a residential neighborhood in the form of a group home. Not doing so is a mistake.

I am in support of the amendment that is being proposed.

Brian Garcea

# Zoning for Surrounding Communities

2/2/2012

Item	Community	Palatine	Palatine revised	Des Plaines	Arlington Heights	Barrington	Hoffman Estates	Highland Park	Inverness	Long Grove	Rolling Meadows	Schaumburg
SF Home Major Zones		R-1 and 2	R-1 and 2	R-1	R-3	R-1 to 6	R-1 to 6	R-1 to 6	A-1	R-1 to 3	R-1 and 2	R-4 and 6
Group Home Small		A, 8 max (A-77)	S, 4 max (revised 10.6.c.10)	A, 5 max (7.2-1)	A, 4 max (3.2-51)	S 8 max (6.2-6.7)	A (9-5-3.)	A/NA*, 5 max (150-II-12, 19, 29 and 150-IV-36, 37)	NA (5-3-1)	NA (5-3-2)	A, not clear 1/4 acre 7 max (122-122b.8.)	S, 8 max (154.90.06, 154.160)
Group Home Large		A, 8 max (A-77)	NA, 8 max Special use in R-3 (10.7.c.16)	S, 10 max (7.2-1)	A, 8 max (3.2-51)	NA 15 max (6.2-6.7)	A (9-5-3.)	NA (150-II-19)	NA (5-3-1)	S* (5-3-6-1)	S, 15 max (122-122b.10.j.) 1600sq ft/res.	S, 8 max (154.90.06, 154.160)
Halfway House		S (A-79) def(A-12)	NA Special use in R-3 (10.7.c.17)	NA (13.3 pg.140)	NA (3.2-51)	NA (2 pg.25)	NS	NS	NA (5-3-1)	NA (5-3-2)	NS	NS
Alcohol and Drug Rehab		S def. disability (A-9) Halfway house (A-12)	NA Special use in R-3 (10.7.c.17)	NA (13.3 pg.140)	NA (3.2-51)	NA (2 pg.25)	NS (9.2.1) def. disability excludes drug	NA (150-II-44)	NA (5-3-1)	NA (5-3-2)	NA (122-3) def. disability	NS
Unlicensed Group Homes		S (A-79)	NA Special use in R-3 (10.7.c.16)	NA (13.3 pg.140)	NA (3.2-51)	NS	NA (9-3-12c)	NS	NA (5-3-1)	NA (5-3-2)	NA (122-122b.8.)	NA (154.90.06)

A=Allowed

S=Special use

NA=Not Allowed

NS=Not Specified

\*\*"Intermediate Care Facility" is NA. "Nursing Home it is a facility that provides any "medical care". "Community Living Facility" NA. "Community Residential Alternative" A.