



PLANNING AND ZONING COMMISSION

SEPTEMBER 23, 2025 AT 7:00 PM

VILLAGE HALL - COUNCIL CHAMBERS
200 E. WOOD STREET
PALATINE, IL 60067-5339
(847) 359-9050 www.palatine.il.us

AGENDA

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. DRAFT PZC Minutes - September 9, 2025

IV. PUBLIC HEARING

- A. 204 S Ashland Avenue

- 1. Special Use to permit an addition to be set back 26 feet from the front lot line, instead of the minimum required 40 feet.

- B. 550 E Knox Street

- 1. Special Use to permit a fence to be set back 8 feet from the side property line abutting a street, instead of the minimum required 20 feet at the subject property.

- C. 790 W. Euclid Avenue

- 1. Planned Development Amendment to Ordinance #O-24-86 to allow a change in the approved sign details.

- D. 2241 N. Rand Road

- 1. Special Use Amendment to permit a solar energy conversion system.
 - 2. Special Use Amendment to construct a new structure within a floodplain-buffer area.

V. PUBLIC COMMENT

VI. ADJOURNMENT



PLANNING AND ZONING COMMISSION

SEPTEMBER 9, 2025 AT 7:00 PM

VILLAGE HALL - COUNCIL CHAMBERS
200 E. WOOD STREET
PALATINE, IL 60067-5339
(847) 359-9050 www.palatine.il.us

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Planning and Zoning Commission — Regular Meeting — August 26, 2025

IV. PUBLIC HEARING

- A. 204 S Ashland Avenue

1. To be continued to the September 23, 2025 Planning and Zoning Commission Meeting

RESULT:	CONTINUED TO SEPTEMBER 23RD, 2025
MOVER:	Kevin Cavanaugh
SECONDER:	Cindy Roth Wurster
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

- B. 255 N. Bothwell Street -

1. Variation to allow the total lot coverage to be 55%, instead of the maximum allowable 45%

VAR-000207-2025 – 255 N Bothwell Street

Notice was published in the Journal & Topics on August 21st, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Site & Deck Plans**
3. **Real Estate Disclosure**
4. **Proof of ownership**
5. **Public notice**

Background:

Mr Vyverberg provides background – states The Subject Property is zoned R-2, Single-family District and the lot area is 8,712 SF. The property is currently improved with a single-family residential home and detached garage in the rear yard. The Petitioners are seeking Variation to exceed the maximum lot coverage in the R-2 district. The current lot coverage exists at approximately 53%. The Petitioner would like to add a deck to the rear of the home. As part of the plan to add the deck, the Petitioners also intend to remove certain impervious surfaces, including a set of concrete steps and approximately 42-foot deep sidewalk, leading east into the rear yard. With the exception of the total coverage relief, the deck would comply with all the other zoning and setback requirements of the code. The deck is approximately 240 square feet and would lead from the rear of the home onto a landing/stairs into the rear of the yard. The Petitioner is requesting a Variation to permit the total lot coverage to be 55%, instead of the maximum allowable 45%. The current lot coverage is 53%, as an existing condition. The Subject Property is currently zoned: R-2 Single Family Residential District.

Sworn in petitioner:

Norman and Merry Ellen Malcolm – 255 N Bothwell Street

Mr. Malcolm stated they have resided at the property for 45 years. The home, one of the oldest in Palatine, was built in 1870. He explained that the original porch lift had been removed, and they are requesting approval to build a deck. The first floor sits 6 feet above grade, and a deck would provide better access to the garage and driveway. While some hard surfaces would be removed to reduce lot coverage, the property would still be slightly above the required amount.

Commissioner Bettenhausen asked if the existing patio would be removed.

Mr. Malcolm responded that they would prefer to keep it.

Commissioner Roth-Wurster asked if any neighbors had been contacted.

Mr. Malcolm stated that both adjacent neighbors have decks and they have no objections.

Commissioner Kolososki asked if the stairway to the deck was included in the square footage calculation.

Mr. Malcolm stated he was not certain.

Mr. Vyverberg confirmed the stairway is included in the calculation.

Mr. Vyverberg explained that, given the existing circumstances, reuse and removal of some items are feasible. He referred to the existing condition site plan and lot coverage calculations, noting that all the lot sizes in this area are substandard to the current requirements and the property also has a detached garage that adds

impervious surface. He stated it is a reasonable request to add the deck and that the Petitioner is also removing sections of existing impervious surfaces. The deck exceeds the required 25 feet of rear yard setback.

Chairman Wood asked if there were any issues with flooding in the area.

Mr. Vyverberg responded that engineering reviewed the site and found no history of flooding or complaints. He added that the proposed deck would increase lot coverage by 2%, of which the Village Engineer does not have any specific concerns.

STAFF RECOMMENDATION:

As an existing circumstance, the home exceeds the maximum lot coverage in the R-2 zoning district. This is in large part due to the narrower lot size, detached garage, and existing improvements. Although the Petitioners are proposing to add a new deck to the rear of the home, there will also be existing impervious areas removed from the property. The proposed improvements should not impact the surrounding properties or alter the essential character of the neighborhood. Therefore, staff recommends approval of the Variation, subject to the following conditions:

1. The Variation shall substantially conform to the site and deck plans, including the impervious surface removal, prepared by the Petitioners, and attached hereto as Exhibit 'A', except where revisions are necessary to comply with Village Codes and Ordinances.

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

Commissioner Cavanaugh Made a motion to approve subject staff's conditions, seconded by Commissioner Noonan.

DISCUSSION:

Commissioner Friedman stated that properties in this area have no concerns with flooding. By increasing the impervious surface and removing some of the existing hard surface, the request is less of a concern regarding impervious area and is logical for this property.

Commissioner Roth-Wurster stated that the request does not alter the condition of the locality and has addressed the removal of impervious surface to accommodate the project.

Chairman Wood stated that the request meets the standards for health, safety, and welfare, does not impact the value of surrounding properties, and has been appropriately addressed.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on October 6, 2025.

RESULT:	APPROVED
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MOVER:	Kevin Cavanaugh
SECONDER:	Patrick Noonan
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

C. 1480 W. Poplar Street

1. Special Use to permit a fence in a front yard

SU-000125-2024 – 1480 W Poplar Street

Notice was published in the Journal & Topics on August 21st, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Fence Elevation**
6. **O-46-02 PUD**
7. **PZC Minutes 10/22/2024**
8. **PZC Minutes 5/23/2023**
9. **Public Notice**

Background:

Ben provides The Petitioner is seeking Special Use approval for a 5-foot tall open-style aluminum fence along the east side of the property and gate and now moved 2' to the west as per previous requests. The petitioner is requesting a Special Use to permit a fence in a front yard.

Sworn in petitioner: Victor Baranovici – 1480 W Poplar St.

Mr. Baranovici explains that he has had to call 911 numerous times regarding people accessing his driveway, which is the reason for the fencing and gate request. Palatine police have been contacted on many occasions due to safety concerns, with cars driving into his property to check out the area or to see if there is access to the lake. He cites incidents where property was almost damaged and expresses concern for the safety of his children. He notes that 911 has been his resource to address trespassers. He reiterates his need for the fencing and gate requested in this petition.

Chair Wood asks if the road is private or public and refers to the site plan for

verification.

Mr. Baranovici explains that the area at the light pole is private.

Mr. Vyverberg states there are two homes to the north, and that a license agreement had previously been in place and was approved with the subdivision.

Mr. Baranovici states he owns and maintains the property, including grass and trees, even in areas not technically his responsibility.

Commissioner Schubert comments that many properties within Palatine do not have gates and asks the Petitioner to explain the features and intentions of the proposed gate.

Mr. Baranovici responds that his gate is motion-sensor activated. He explains that there had been concerns from the fire department regarding access to the property in emergencies, but explains that the gate is designed to allow access for all vehicles and has a motion sensor and will open for emergency use. His goal is not to prevent access to his house, but to deter trespassing and add safety for his family.

Commissioner Bettenhausen asks if there will be reflective materials on the fence for nighttime visibility.

Mr. Baranovici responds that reflective signage could be added if the village deems necessary. He explains that most drivers go slowly as the asphalt is already difficult to see.

Commissioner Schubert asks if vehicles are able to turn around at the gate easily.

Mr. Baranovici states there is room for a comfortable U-turn and space for approximately two and a half cars.

Commissioner Schubert asks where garbage is placed on pickup day.

Mr. Baranovici states he has to take his trash to the corner of Poplar & Palos Avenues

Mr. Vyverberg provides background on the original license agreement, noting the limited number of cars that use the area and the unique nature of the site.

Mr. Baranovici states that fencing is proposed near the pond and around the house.

Mr. Vyverberg explains the circumstances regarding fencing on these lots.

Commissioner Bettenhausen asks if the proposed fence will end at the fire hydrant.

Mr. Baranovici states it will be installed to code.

Mr. Vyverberg provides additional clarification. He explains that questions had previously been raised regarding fill on the property and did not find any violations for unnecessary fill and did not find any specific engineering violations. The village Engineer and I further inspected the site, but after walking the site, no violations were found. The proposed fence line was adjusted 2 feet to the west will further open the area and, to address utility concerns have been eliminated. If the final fencing plan location is acceptable to both Fire and Planning & Zoning. If recommended by Planning & Zoning and the Village Council, there would need additional detail provided by the petitioner. He notes that the fence was originally proposed as a solid 5–6' structure but has since been changed to an open fence with a gate, which is acceptable to staff and moving it 2' is acceptable to staff.

STAFF RECOMMENDATION:

The Petitioner has amended the most recent request and proposed to move the fence approximately 2 feet from the lot line. This dimension would avoid the potential

for utility conflicts and also should not interfere with any existing landscaping along the shared lot line. The final proposed gate location will have to be submitted in a manner acceptable to the Fire Marshal. Therefore, Staff recommends approval of the proposed Special Use for a fence in the front yard, subject to the following conditions:

1. The Special Use shall substantially conform to the Site Plan and Fence Elevation submitted by the Petitioner, Victor Baranovici, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The final fencing site plan and fencing location shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Planned Development Ordinance (#O-46-02) requirements, including tree preservation and landscaping for Clearwater subdivision.
3. The final gate and its manual open operations' plan shall be submitted in a manner acceptable to the Fire Marshall. The manual open gate shall not be locked to allow for emergency service access.
4. The proposed fencing shall not be located in the rear yard, nor extend beyond the existing rear building line for the residence of the subject property.
5. A Hold Harmless shall be submitted in a manner acceptable to the Village Engineer, and shall be recorded with the property. The Village shall have no responsibility to replace the fence.

Commissioner Friedman requests clarification of Item #3, stating that it references a manual gate twice while the plan indicates an automatic gate. He notes that if the gate is automated and malfunctions, emergency vehicles would still need access through a manual mechanism.

Mr. Vyverberg states that is correct, and the final gate plans will need to be approved by the Fire Marshal.

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

Commissioner Noonan Made a motion to approve subject staff's conditions, seconded by Commissioner Ruth-Wurster.

DISCUSSION:

Commissioner Kolososki states that the new request looks better, noting that the petitioner has taken care of the property and invested significant money into it. He states that it meets the standards.

Commissioner Roth-Wurster states this has been a long process, as this is the third time the petitioner has come before the commission. She notes that when reviewing the standards for special use, the homes and lakefront property with the public/private road leading up to the house presents a unique circumstance. She explains that the standards for special use relating to health, safety, and welfare have been addressed. The open fence and automated gate provide safety and deterrence, as people are often curious and trespass onto the property. She states this request meets the standards.

Chairman Wood states that some people believe gates are a good solution and

others do not, making it subjective. She explains that in this case, the petitioner has demonstrated the need for it. She notes that after back and forth with staff and several changes, the request addresses health, safety, and welfare, does not reduce property values, and achieves the petitioner's objectives. She states it is a great solution and hopes it accomplishes the petitioner's goals.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on October 6, 2025.

RESULT:	APPROVED
MOVER:	Patrick Noonan
SECONDER:	Cindy Roth Wurster
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT

VI. ADJOURNMENT

RESULT:	APPROVED
MOVER:	Patrick Noonan
SECONDER:	Tim Schubert
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

204 S. Ashland Avenue
September 23, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Michael Fragakis

PLAN NUMBER: SU-000204-2025

ADDRESS: 204 S. Ashland Avenue

BACKGROUND:

The Subject Property is zoned R-2 Single Family Residential and is approximately 7,462 square feet. The property currently consists of a single-family residence with a detached garage in the rear yard. The structure is currently existing non-conforming with a side yard setback of 0.9 feet from the southern side lot line and in addition to the R-2 setbacks the property has a 40-foot front yard building line.

The Petitioners previously applied for both front and side yard setback relief, which was reviewed and ultimately denied by Village Council. The Petitioner revised the plans and resubmitted a petition which now only includes a reduced front yard setback reduction of 26.7 (26) feet, versus 21 feet, as initially proposed.

Additionally, the current plans comply with the required 5-foot side yard setback. With the increased front yard setback and compliant side yard setback, the plans were determined to be substantially different than the initial plans and the one-year reapplication waiting period was waived. The Petitioner is proposing to build a revised addition, which now only encroaches into the required minimum front yard setback. Therefore, the Petitioner is requesting the following:

Special Use to permit an addition to be set back 26 feet from the front lot line, instead of the minimum required 40 feet.

Surrounding Zoning/Uses:

North	R-2 Single Family Residential District
South:	B-2 General Business District
East:	R-2 Single Family Residential District
West:	R-2 Single Family Residential District

KEY ISSUES:

- The Petitioner is proposing to demolish the existing detached garage and construct a one-story addition (approximately 237 square feet) and an attached 2-car garage of approximately 408 square feet. For reference, the existing detached garage maintains a 2.39-foot setback along the north side of the property. The proposed attached garage provides a side yard setback to 5 feet meeting code. See table below to compare previous request vs the current one.

	Initial petition 4/2025	Revised petition 8/2025
Front Yard – 40’ Min (private building line)	21	26.7
Side Yard - 5’ Min	3’	5’

- Based on Staff’s review of the Subject Property, the required setbacks and lot configuration restrict the property, so that any addition to the front or side of the primary structure, inclusive of an attached garage, would require zoning relief.
- The proposed plans are below the maximum building and lot coverage of 35%/45%, at 21% and 34% respectively.

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.

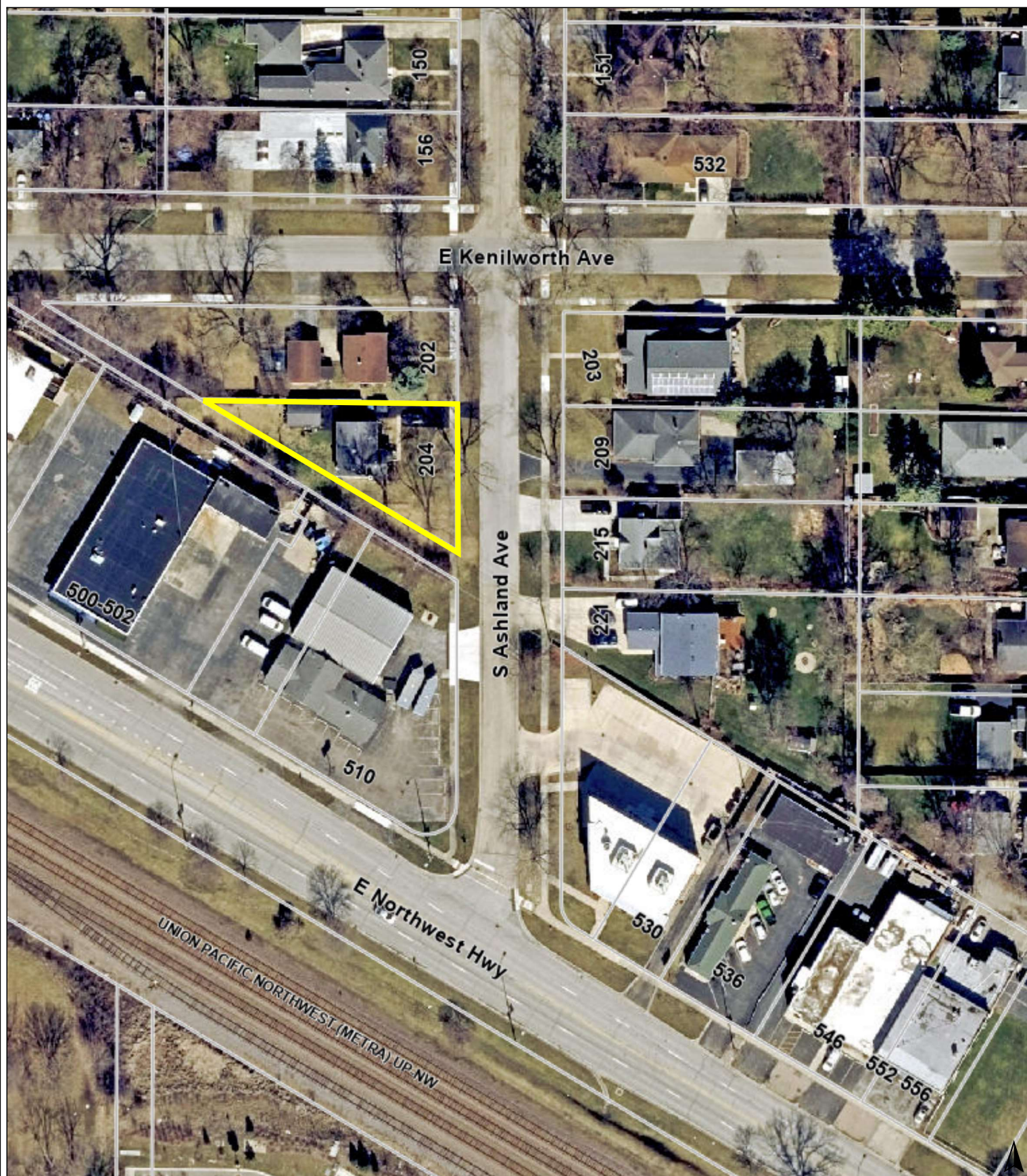
STAFF RECOMMENDATION:

The Petitioner’s previous proposal included Special Uses for a 21-foot front yard setback and 3-foot side yard setback, which were not approved. The revised plans comply with the required 5-foot interior side yard setback and increase the front yard setback to 26.7 (26) feet. The Subject Property is located on an irregularly shaped lot, which, based upon the proposed plans, necessitates front yard setback relief to accommodate a two-car attached garage.

The subject and surrounding lots in the subdivision all have a privately recorded 40-foot building line from the front property line, which exceed the minimum R-2 district required 30-foot front yard setback. The proposed encroachment (resulting 26.7 (26) -foot front yard setback) into the required 40-foot setback is generally inconsistent with the surrounding neighborhood. Nevertheless, the subdivision is also burdened with a 40-foot privately recorded building line, in excess of the R-2 front yard setback of 30 feet and the revised plans are more complaint than the initial petition.

This property is uniquely situated at the end of the street and directly adjacent to a commercial property, which maintains an approximately 20-foot setback along the same frontage. Therefore, Staff recommends action at the discretion of the proposed Special use. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by Mario Cruz, architect dated 08/11/2025, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. If required by the Village Attorney, the Petitioners shall submit a hold harmless letter, in a manner acceptable to the Village Attorney, for the encroachment into the privately recorded building line.



0 100 200
ft

Print Date: 4/14/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

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

Petitioner Name

Michael Fragakis

Business Name (if applicable)

Subject Property Address

204 S Ashland Avenue

Please provide a description of your proposed request:

REMODELING OF A SINGLE-FAMILY RESIDENCE, INCLUDING A NEW FRAMED ADDITION TO ACCOMMODATE A TWO-CAR ATTACHED GARAGE AND A THREE-SEASON ROOM, IN ACCORDANCE WITH THE ARCHITECT'S PLANS.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

The use is deemed necessary for public convenience at this location because my client requires a new attached garage to provide direct and secure access to their home.

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

This addition will improve safety, functionality, and convenience for the household, while fully complying with fire safety and other requirements stipulated by the building code.

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

The new attached garage and three-season room are designed to be compatible with the character and scale of the neighborhood. The addition will be constructed using materials and finishes that complement the existing homes in the area, thereby preserving the aesthetic quality of the community. Furthermore, by enhancing the property's functionality and curb appeal, this improvement is expected to maintain or potentially increase nearby property values rather than cause any substantial injury.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

With respect to the requested front yard setback reduction from 30 feet to 26.70 feet, the proposed design takes into account the Village's standards for fencing in front and side/rear yards abutting a street.

The proposed fencing will:

Preserve existing vistas in the area, ensuring no obstruction of important views.

Enhance the overall appearance of the home and contribute positively to the streetscape by using materials and design compatible with neighboring properties.

Maintain and complement the community's aesthetic character without detracting from it.

Additionally, the fencing is necessary to protect private property and ensure the safety of the residents, providing a secure and welcoming environment.

204 S. ASHLAND AVE. PALATINE IL 60074

COOK COUNTY

PIN: 02-23-213-010-0000

Zoning: R-2	
• Zoning Description	Single Family
• Zoning Document	View
• Point of Contact	Planning and Zoning (847) 359-9042
Zoning Category Residential Districts	
• Front Yard Setback	30 Feet
• Side Yard Setback	Interior Lots : 67+ feet wide - 10 feet, 67- feet wide 5 feet; Side abutting state of county highway 30 feet
• Rear Yard Setback	40 Feet
• Minimum Lot Area	Platted After January 12, 1958: Interior 9000 square feet; corner 10,000 square feet. On or before January 12, 1958: 5400 square feet
• Max Building Height	2 1/2 Stories, not to exceed 30 feet to midpoint and not to exceed a maximum peak height of 36 feet
• Max Lot Coverage	Building coverage: 35%; Lot coverage: 45%; All other uses: 30%
• Minimum Lot Width	Platted After January 12, 1958: Interior - 75 Feet; Corner - 85 Feet. Platted on or before January 12, 1958: 50 feet

ZONING DATA:		Setbacks			
- Lot Area: 7,462 s.f.		Location	Required	Existing	Proposed
- Actual Building Area =		Front (East)	30.0'	39.87'	26.70'
		Rear (West)	25.0'	87.53'	87.53'
		Side (South)	10.0'	0.95'	0.95' (Existing)
		Side (North)	10.0'	14.45'	5.00'

Total Area Schedule	
Level	Area
Level-1	996 SF
Level-1	237 SF
Grand total:	2 1233 SF
-Basement Area:	996 sq.ft.

-Current & Proposed Building Height : 17'-9" to the Highest Point to the Roof	CLASSIFICATION OF BUILDING BY BUILDING TYPE: TYPE V-A
-Proposed Building Coverage including Attached Garage: 21% < 35%	
-Proposed Lot Coverage: 34% < 45%	CLASSIFICATION OF BUILDING BY OCCUPANCY: CLASS R-3, RESIDENTIAL UNITS

Site Areas Coverage			
Number	Name	Area	Percentage

Coverage Area			
01	Existing Building	996 SF	13%
02	New Addition	237 SF	3%
03	Garage	408 SF	5%
04	Driveway	544 SF	7%
05	Paved Area	162 SF	2%
06	Paved Area	184 SF	2%
		2531 SF	34%

Open Space			
07	Open Space	4516 SF	61%
08	Open Space	415 SF	6%
		4931 SF	66%
		7462 SF	100%

21% Building Coverage

Building Area Legend

- Driveway
- Existing Building
- Garage
- New Addition
- Open Space
- Paved Area

DRAWING INDEX		
Sheet Number	Sheet Name	Count
CS-100	Cover Page & Site Plan	1
D-100	Existing Floor Layouts (Demo-Plans)	1
D-101	Existing Elevations	1
A-100	Proposed Floor Layouts	1
A-200	Proposed Elevations	1
		5

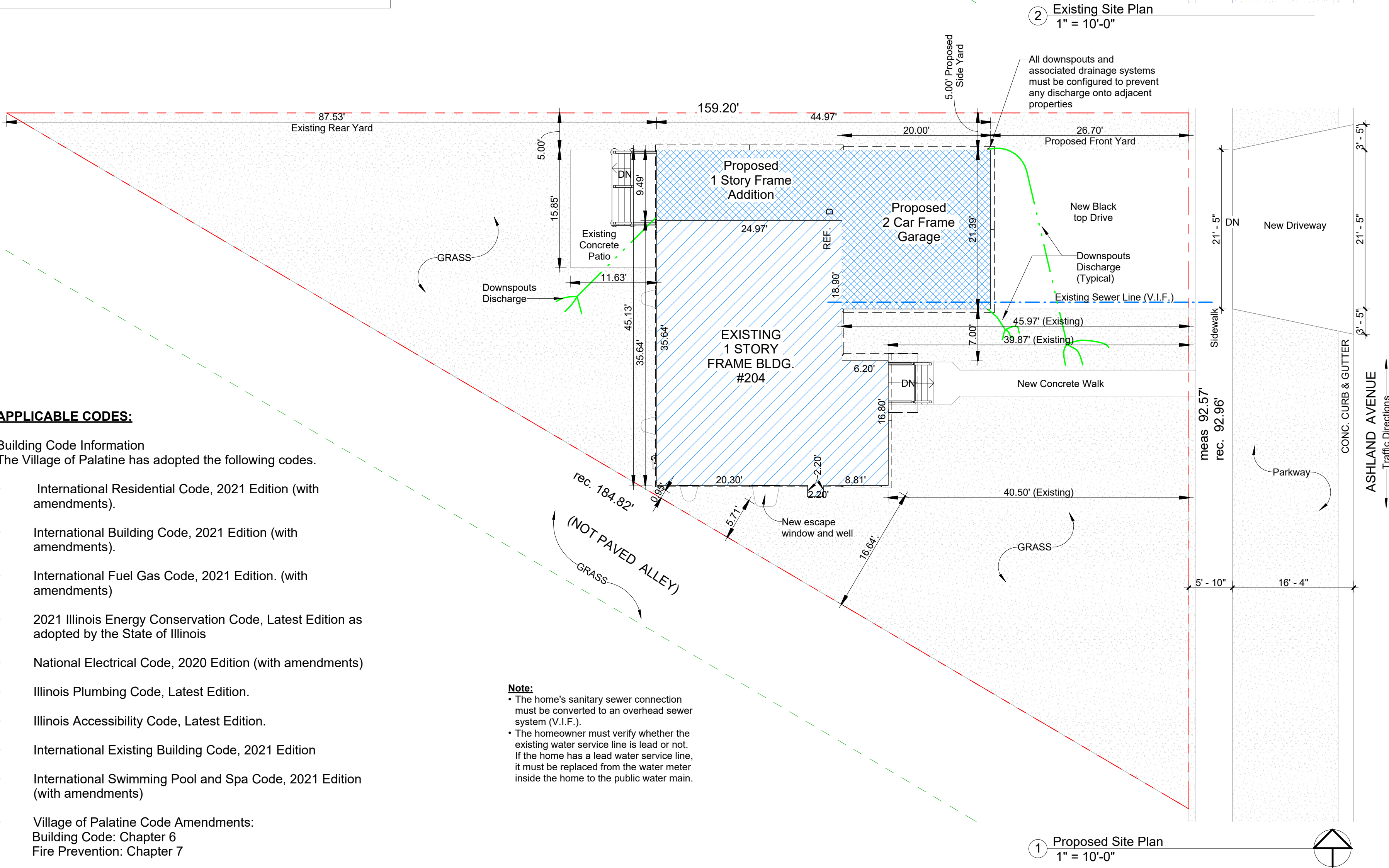
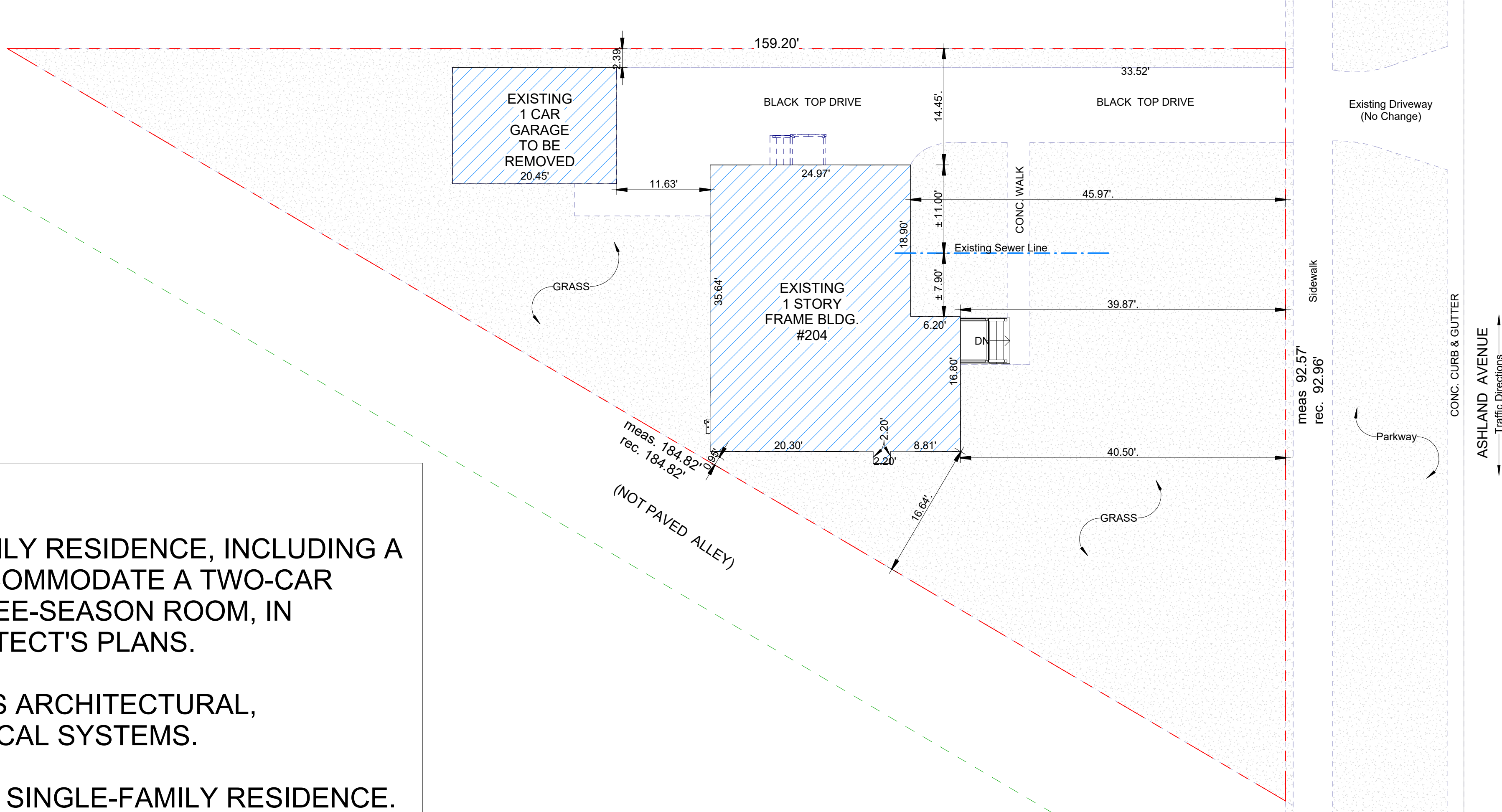
SCOPE OF WORK:

REMODELING OF A SINGLE-FAMILY RESIDENCE, INCLUDING A NEW FRAMED ADDITION TO ACCOMMODATE A TWO-CAR ATTACHED GARAGE AND A THREE-SEASON ROOM, IN ACCORDANCE WITH THE ARCHITECT'S PLANS.

THE SCOPE OF WORK INCLUDES ARCHITECTURAL, PLUMBING, HVAC, AND ELECTRICAL SYSTEMS.

CURRENT AND PROPOSED USE: SINGLE-FAMILY RESIDENCE.

FOR REVIEW BY THE VILLAGE OF PALATINE



APPLICABLE CODES:

Building Code Information
The Village of Palatine has adopted the following codes.

- International Residential Code, 2021 Edition (with amendments).
- International Building Code, 2021 Edition (with amendments).
- International Fuel Gas Code, 2021 Edition. (with amendments)
- 2021 Illinois Energy Conservation Code, Latest Edition as adopted by the State of Illinois
- National Electrical Code, 2020 Edition (with amendments)
- Illinois Plumbing Code, Latest Edition.
- Illinois Accessibility Code, Latest Edition.
- International Existing Building Code, 2021 Edition
- International Swimming Pool and Spa Code, 2021 Edition (with amendments)
- Village of Palatine Code Amendments:
Building Code: Chapter 6
Fire Prevention: Chapter 7

Note:

- The home's sanitary sewer connection must be converted to an overhead sewer system (V.I.F.).
- The homeowner must verify whether the existing water service line is lead or not. If the home has a lead water service line, it must be replaced from the water meter inside the home to the public water main.

NOTE:
ALL DIMENSIONS TO EXIST. BUILDING ELEMENTS ARE APPROXIMATED. GENERAL CONTRACTOR VERIFY IN FIELD ALL DIMENSIONS (TYP.)

Architects
Cruz Designs Consultants
Designers

Design Firm Architect License
No. 184.008136-0001

ARCHITECTS-CONSULTANTS
2841 WEST ARMITAGE AVE.
CHICAGO ILLINOIS 60647
PH 312.714.0765
Email: mgcarchitect7@gmail.com

Mario G. Cruz
ARCHITECT

COPYRIGHT:

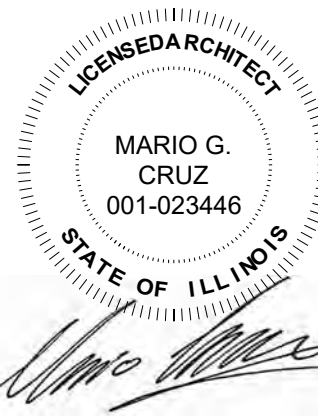
MARIO G. CRUZ EXPRESSIVELY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF MARIO G. CRUZ.

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A STATE DIFFERENT THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

ARCHITECT'S STATEMENT:

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE CITY OF PALATINE BUILDING CODE AND ZONING ORDINANCES.



EXP. DATE 11-30-2028

LICENSURE SEAL AND SIGNATURE

MARIO G. CRUZ ILLINOIS LIC #001-023446

Date: January 2025
Design By: MC PROJECT MANAGER: MC
Drawn By: SP PROJECT NUMBER: 01202025

No.	Description	Date
1	For Owner's Revision	08-08-2025
2	For Village to Review	08-11-2025

204 S.
ASHLAND
AVE.

Palatine Illinois

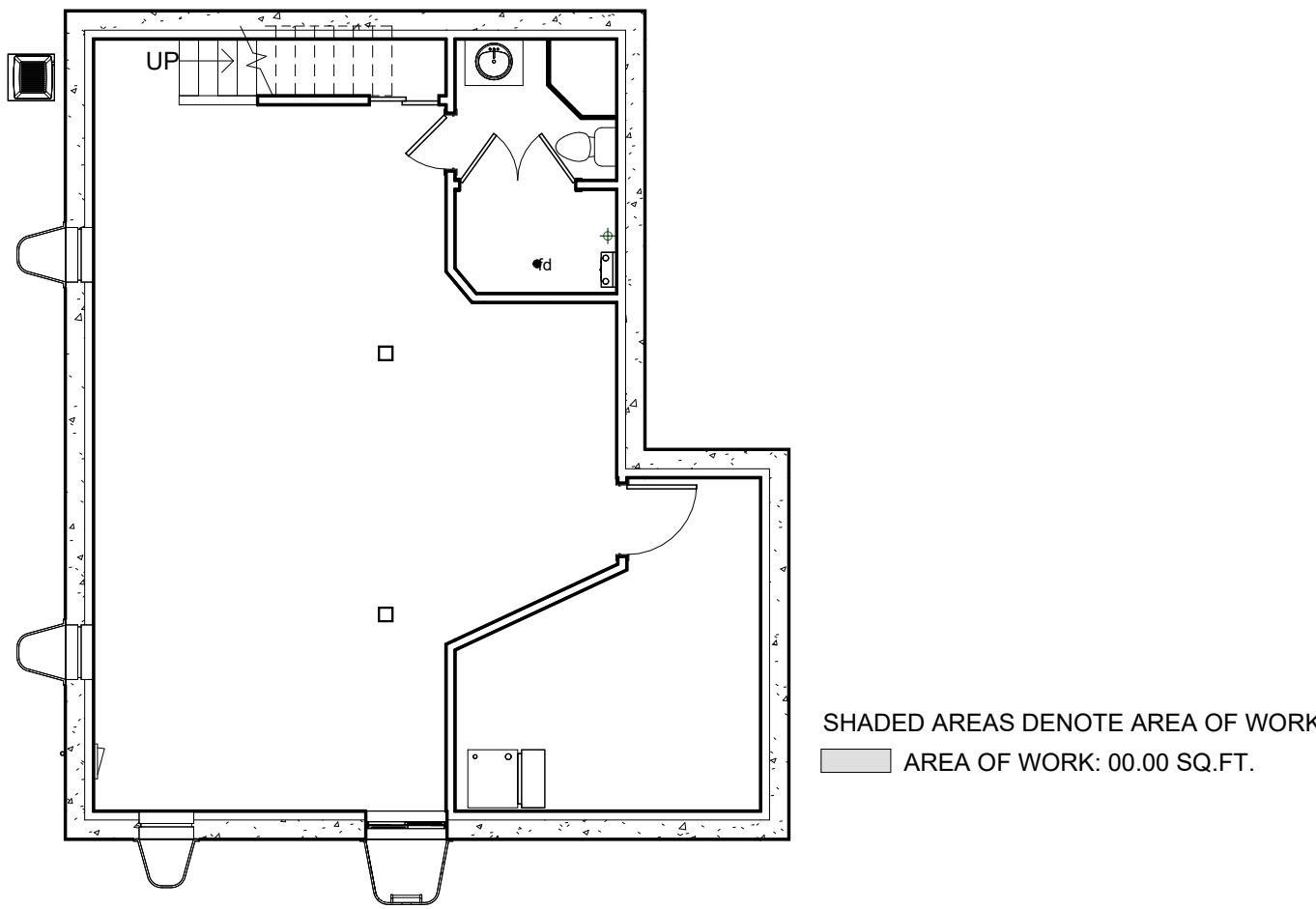
Sheet Title:

Cover Page & Site
Plan

Sheet Number:

CS-100

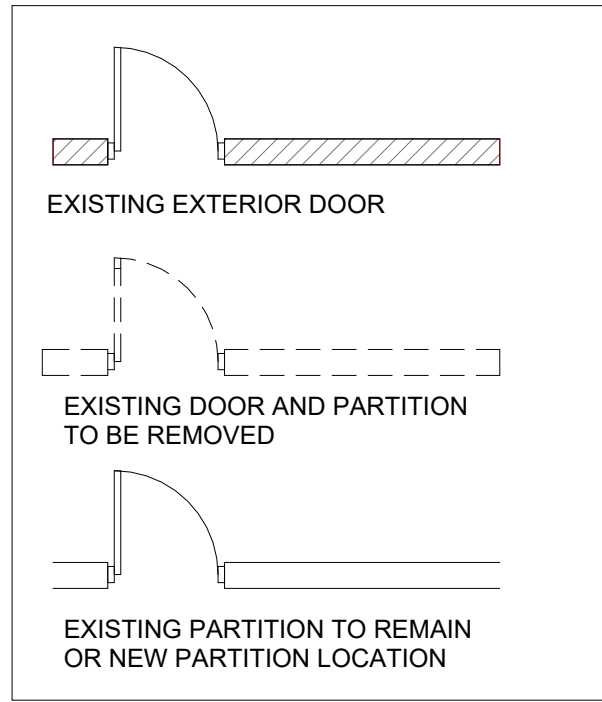
AREA OF WORK ANALYSIS	
BUILDING AREAS:	
BASEMENT LEVEL:	996 SQ.FT.
LEVEL-1	: 1,233 SQ.FT.
TOTAL:	2,229 SQ.FT.
PROPOSED WORKING AREAS:	
BASEMENT LEVEL:	00.0 SQ.FT.
LEVEL-1	: 963.00 SQ.FT.
TOTAL:	963.00 SQ.FT.
PERCENTAGE OF AREA OF WORK: 43.20%	



3 Basement Level (Area of Work)
1/8" = 1'-0"



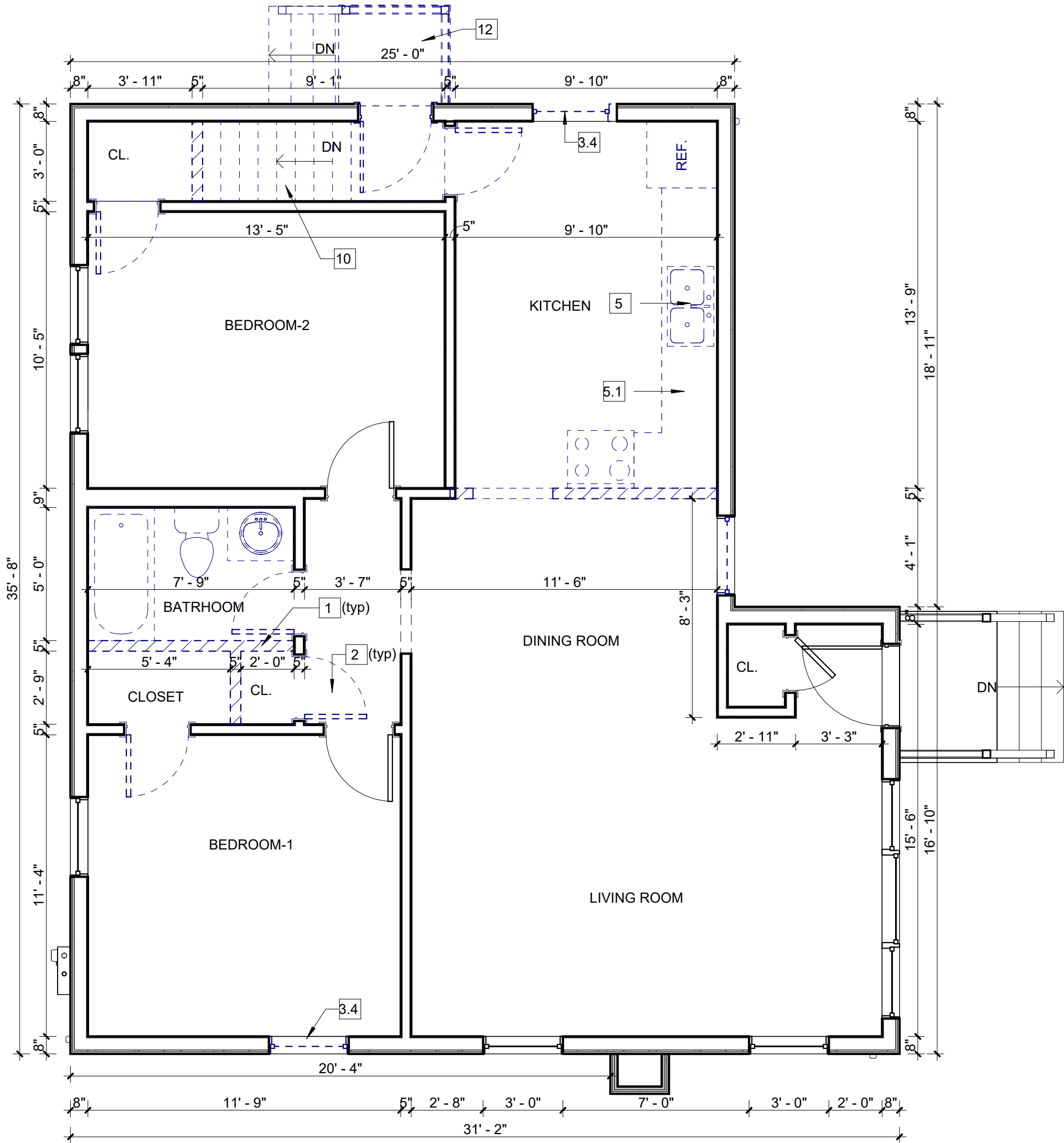
4 Level-1 (Area of Work)
1/8" = 1'-0"



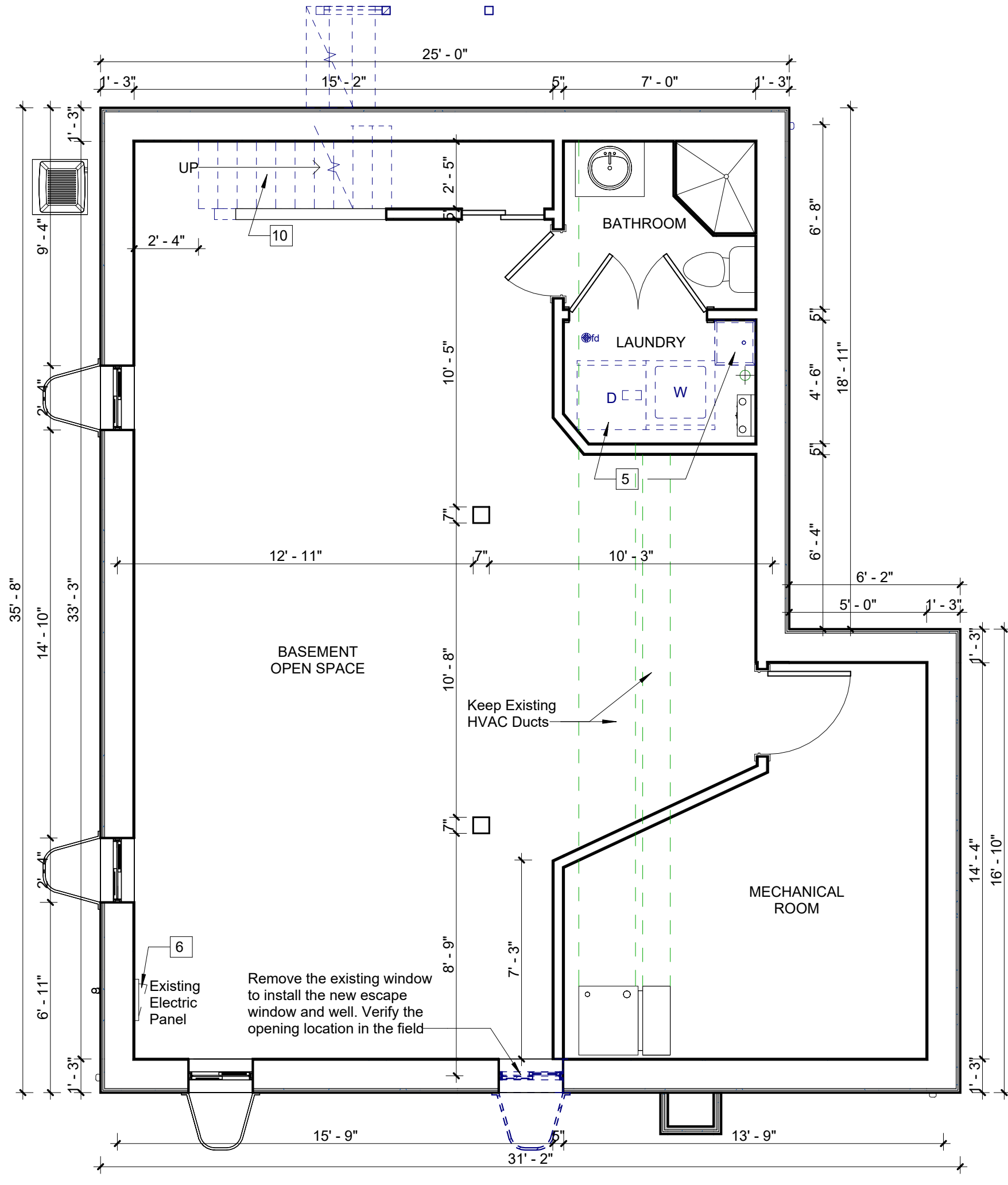
General Legend:

- Existing Walls to be removed in its entirety including but not limited to anchors, clips, bolts, etc. Cap all utilities, if elect. outlets/receptacles are encountered they shall be capped and wires to be pulled to panel box as required, patch floor and existing adjacent partitions as required to match adjacent surfaces.
- Existing furring, plaster and lath to be removed.
- Remove existing door, frame, and associated hardware.
- Remove existing window & Replace w/new window
- Remove existing window or door, fill opening with Glass Block, masonry or framing system, color and type of material match the existing.
- Remove existing window/door, new small window will be installed and fill different of opening size w/ masonry brick, color and type match the existing.
- Replace existing window/Door and make wall opening bigger for new window or new door.
- Remove existing window
- Remove existing furins, gyp. bd. & wall finish from existing.
- Remove existing masonry or framing wall for new window or door opening.
- Remove Exist. Floor Joist System to acomodate a new staircase
- Remove existing plumbing fixtures and associated pipings, cap as required.
- Remove existing kitchen cabinets & countertops.
- Electrical panel to remove.
- Revised existing water service new service will be determine by DOB.
- Remove existing furnace and ductwork.

- Remove existing hot water tanks, and all relating piping.
- Remove existing Stair.
- Remove existing Conc. Landing & Stair.
- Remove existing gas meter, cut and cap piping as required. New meters will be installed outside the bldg. coordinate exact location in field.
- Remove existing porch and stairs.
- Remove existing Water Heater and related piping.
- Remove existing railing.
- Remove existing columns or pier, shoring will be required and remove after new wall partitions or floor will be installed.
- Replace existing concrete slab in basement and sidewalk areas
- Remove existing Chimney
- Remove existing Columns, Beams, shore clg. framing until new framing system will be installed
- Remove existing Floor system, New will be installed
- Remove existing Roof

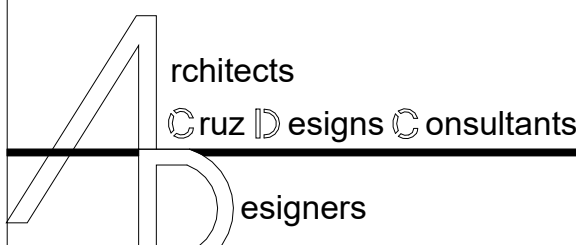


2 Existing Floor Layout (Level-1)
1/4" = 1'-0"



1 Existing Floor Layout (Basement Level)
1/4" = 1'-0"

NOTE:
ALL DIMENSIONS TO EXIT. BUILDING ELEMENTS ARE APPROXIMATED. GENERAL CONTRACTOR VERIFY IN FIELD ALL DIMENSIONS (TYP.)



Design Firm Architect License
No. 184.008136-0001

ARCHITECTS-CONSULTANTS
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PH 312.714.0765
Email: mgcarchitect7@gmail.com

Mario G. Cruz
ARCHITECT

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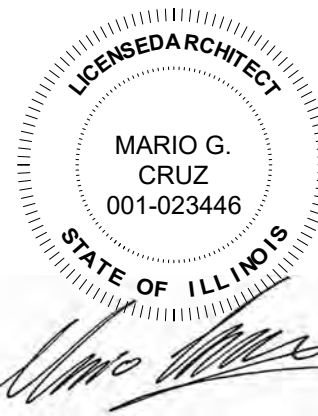
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EXP. DATE 11-30-2028

LICENSURE SEAL AND SIGNATURE

MARIO G. CRUZ ILLINOIS LIC.#001-023446

Date January 2025

Design By: MC PROJECT MANAGER: MC
Drawn By: SP PROJECT NUMBER: 01202025

No.	Description	Date

204 S. ASHLAND AVE.

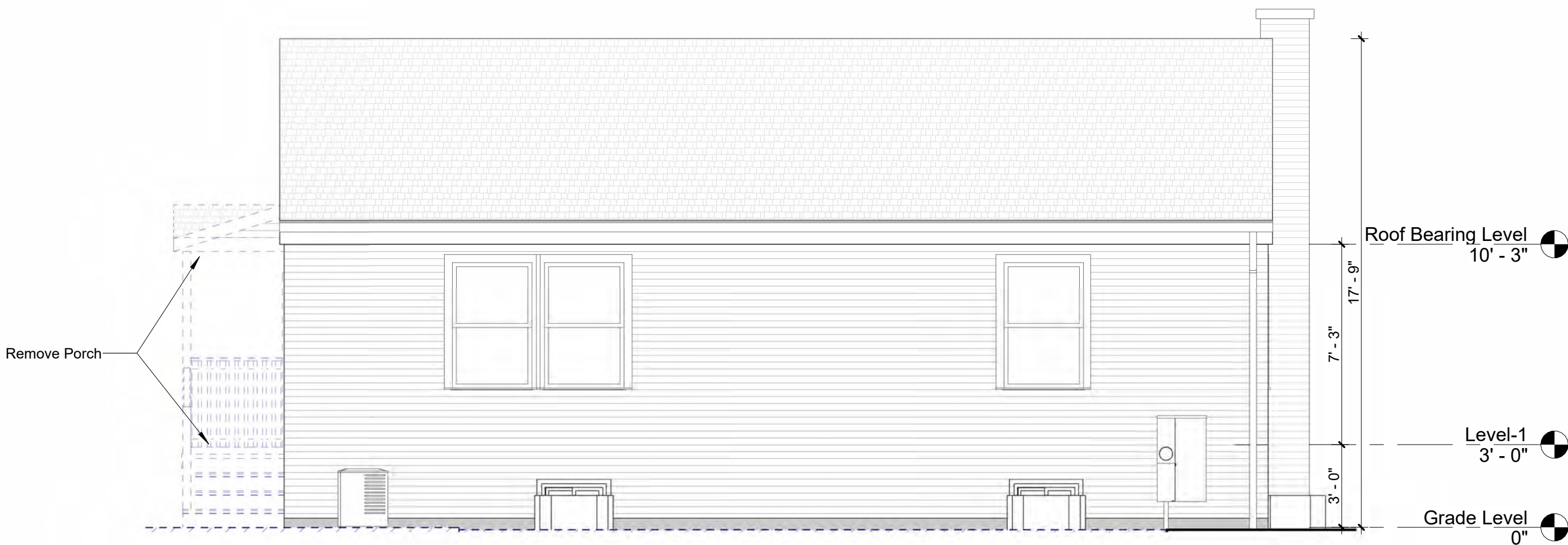
Palatine Illinois

Sheet Title:

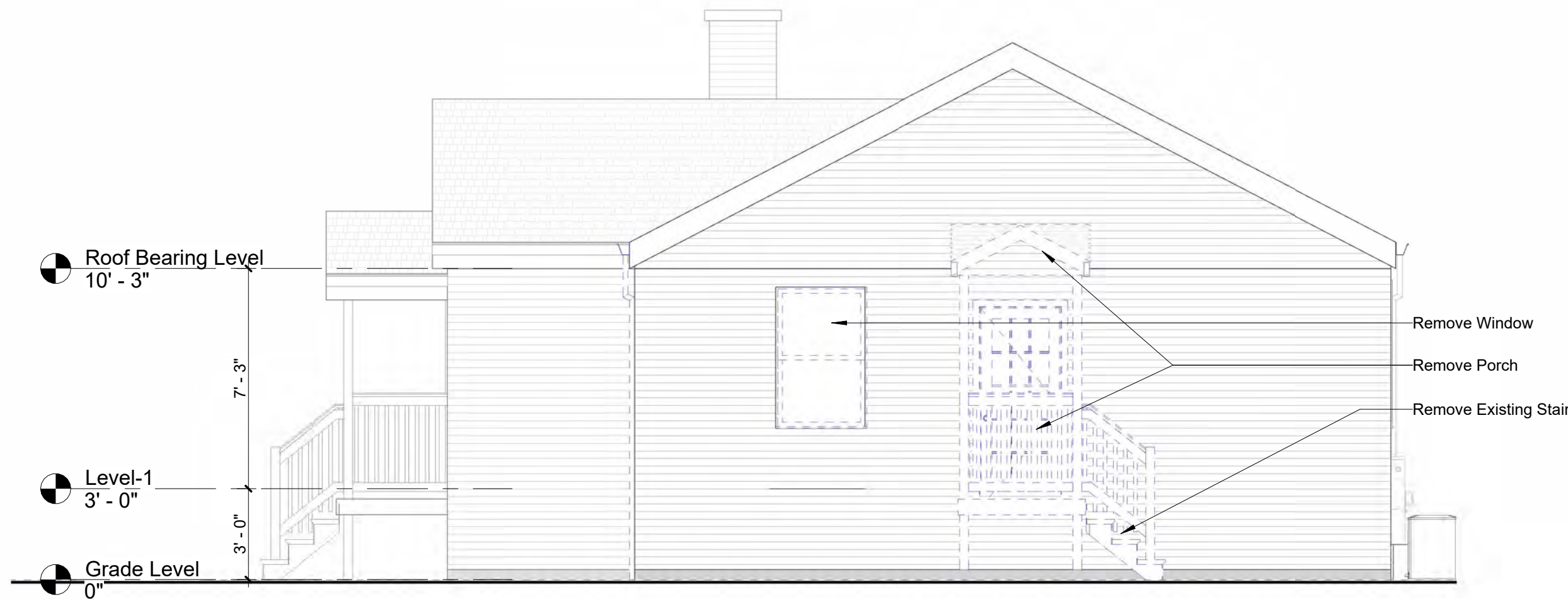
Existing Floor Layouts (Demo-Plans)

Sheet Number:

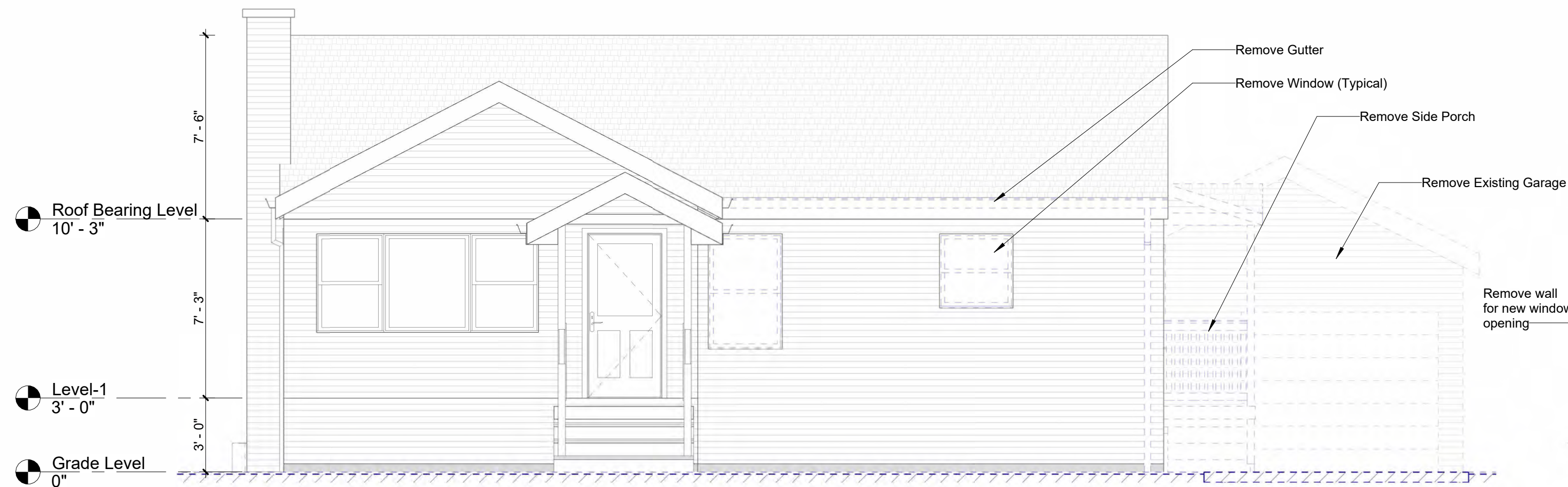
D-100



② Existing West Elevation
1/4" = 1'-0"



③ Existing North Elevation
1/4" = 1'-0"



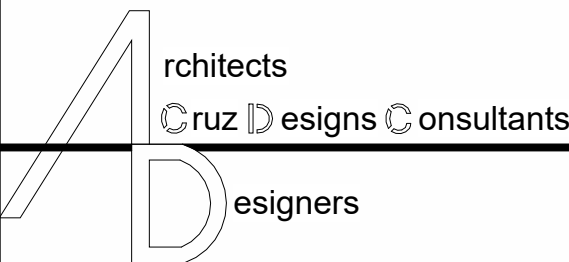
② Existing East Elevation
1/4" = 1'-0"



① Existing South Elevation
1/4" = 1'-0"

- General Legend:**
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ARCHITECT

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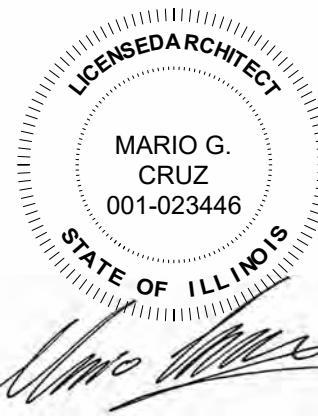
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LICENSURE SEAL AND SIGNATURE
MARIO G. CRUZ ILLINOIS LIC #001-023446
Date January 2025
Design By: MC PROJECT MANAGER: MC
Drawn By: SP PROJECT NUMBER: 01202025

No.	Description	Date

**204 S.
ASHLAND
AVE.**

Palatine Illinois

Sheet Title:

Existing Elevations

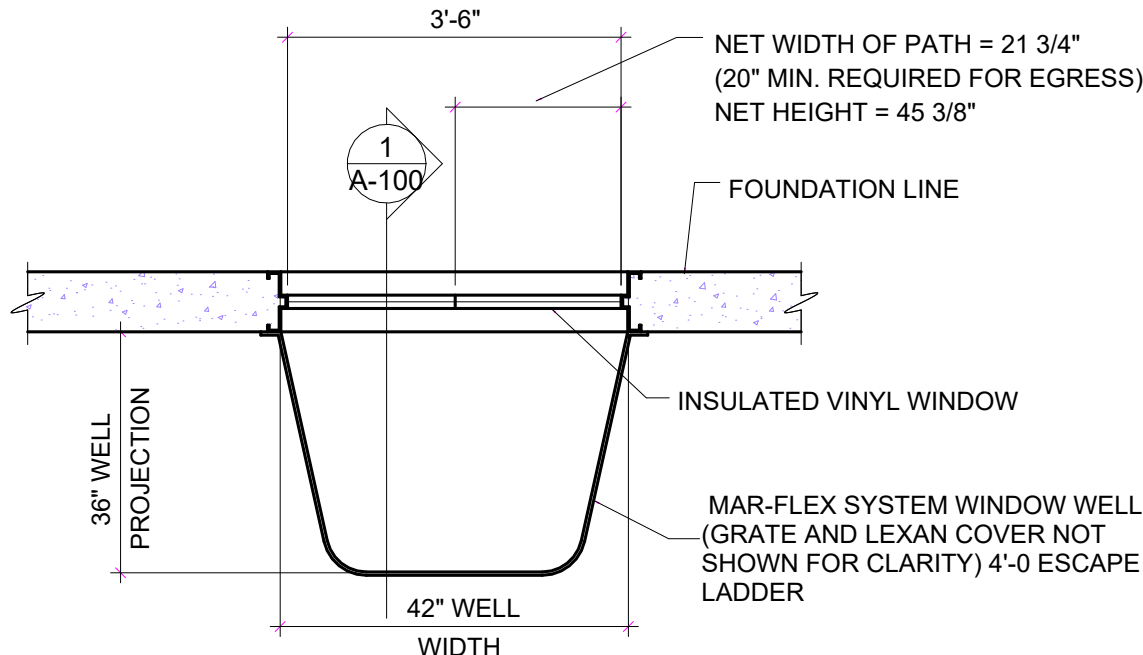
Sheet Number:

D-101

EGRESS WINDOWS AND WINDOW WELLS NOTES:

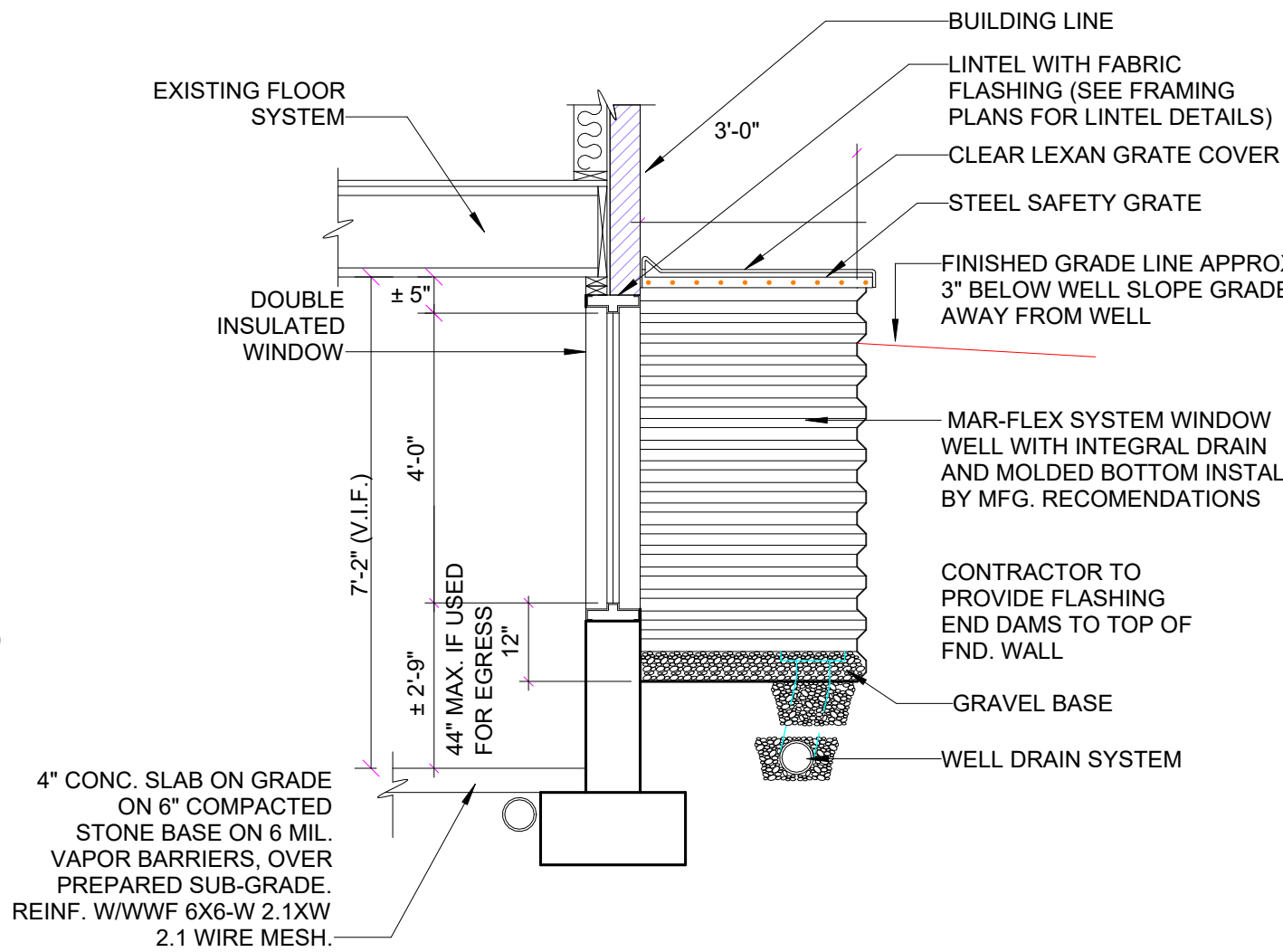
1. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY AND RESCUE OPENING.
2. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NO MORE THAN 44" ABOVE THE FLOOR.
3. ALL COMPONENTS AND MATERIAL FROM WHICH THE WINDOW WELL IS CONSTRUCTED SHALL BE CORROSION-RESISTANT.
4. ALL EMERGENCY ESCAPE AND WINDOW OPENINGS SHALL HAVE A MIN. NET AREA OPENING OF 5.7 SQUARE FEET.
5. MINIMUM NET CLEAR HEIGHT EQUALS 42" AND MINIMUM NET CLEAR WIDTH EQUALS 20 INCHES.
6. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS OR SPECIAL KNOWLEDGE. SECTION R301 OF THE 2009 INTERNATIONAL RESIDENTIAL CODE.
7. WINDOW WELLS MUST BE MADE OF RUST RESISTANT METAL.
8. THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36".
9. CONTRACTOR TO VERIFY WITH WINDOW MANUFACTURER EMERGENCY ESCAPE OPENING COMPLIANCE.

C WINDOW ELEVATION WITH WELL



B PLAN VIEW WINDOW WELL

36" PROJECTION REQUIRED FOR EGRESS



TYPICAL WALL SECTION THRU WINDOW WELL

3
A-100

GENERAL KEYNOTES:

1. INSTALL SMOKE/ CARBON MONOXIDE DETECTORS 15'-0" MAX. FROM ALL SLEEPING ROOMS.
2. CASEWORK PER OWNER SELECTION.
3. 1 hr. CEILING FIRE RATED UL Des L517. & L518
4. CLOSETS CASEWORK PER OWNER SELECTION.

KITCHEN KEYNOTES:

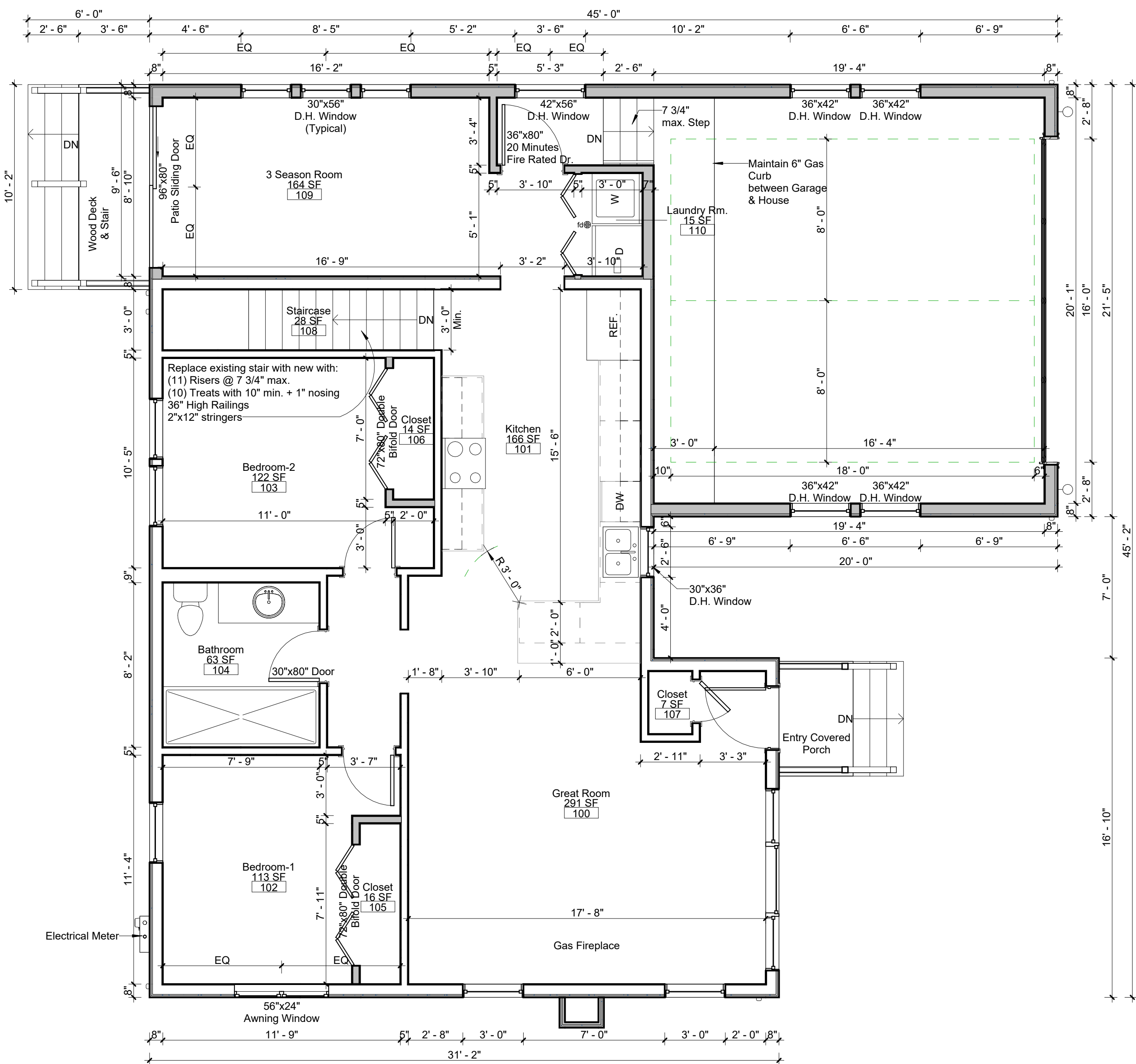
1. APPLIANCES BY WHIRLPOOL OR OWNER SELECTION.
2. STONE COUNTER & WOOD BASE CABINETS PER OWNER SELECTION.
3. TILED BACKSPLASH PER OWNER SELECTION.
4. STAINLESS UNDERMOUNT SINK PER OWNER SELECTION.
5. INSTALL 1" MIN. FILLER PANEL @ WALLS.
6. INSTALL GAS LINE AT STOVE.
7. 12" OVERHANG - SUPPORT AS REQUIRED.
8. PROVIDE FINISH END PANEL AT ALL EXPOSED CABINETS.
9. INSTALL EXHAUST DUCT VENT TO EXTERIOR FOR MICROWAVE FAN.
10. INSTALL FINISH END PANEL AT ALL EXPOSED CABINETS.
11. INSTALL GARBAGE DISPOSAL AT SINKS.

UTILITY KEYNOTES:

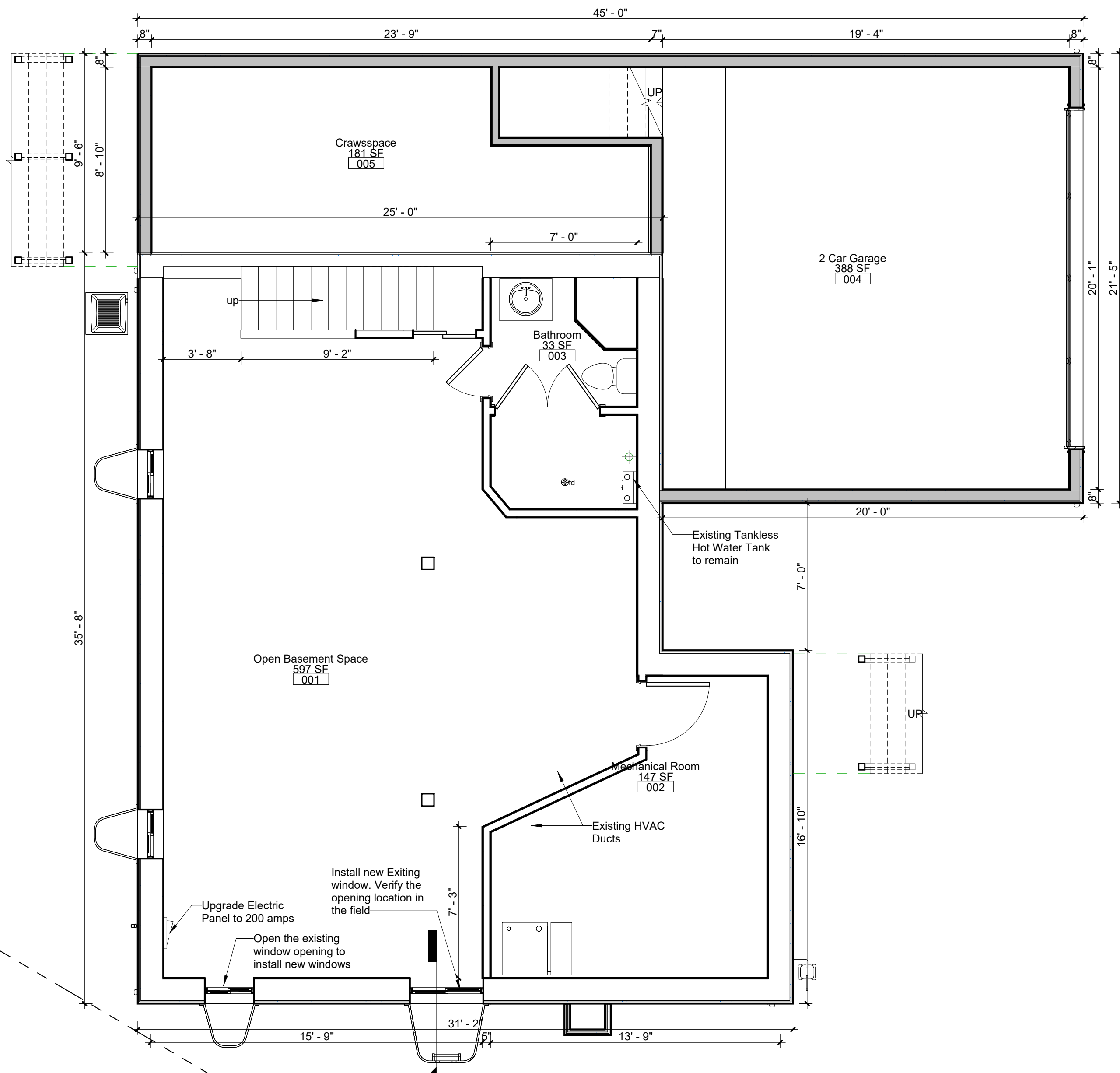
1. INSTALL GAS LINE FOR FURNACE.
2. INSTALL ELECTRIC HEATERS.
3. TILE FLOOR AT MECH. AND UTILITY ROOMS.
4. INSTALL DRIP PANS AT WASHERS / DRYERS.
5. INSTALL DRIP PANS AND FLOOR DRAINS FOR FURNACES & HOT WATER TANKS.
6. STACKED W/D PER OWNER SELECTION.
7. FOR NEW FURNACES AND HOT WATER TANKS SEE HVAC PLANS.

BATHROOM KEYNOTES:

1. WOOD VANITY & STONE TOP FINISH PER OWNER SELECTION.
2. PLUMBING FIXTURES PER OWNER SELECTION.
3. INSTALL TILE FLOOR & TUB / SHOWER AREA SURROUNDS PER OWNER SELECTION.
4. INSULATE PLUMBING ON EXTERIOR WALL WITH 1" PIPE INSULATION.
5. INSTALL TEMPERED GLASS SHOWER ENCLOSURE.

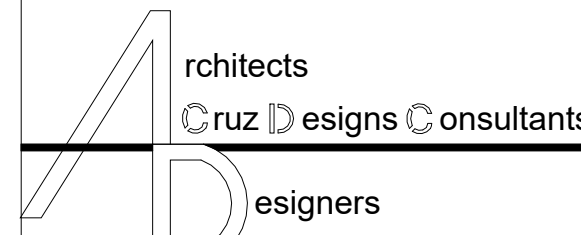


2 Proposed Floor Layout (Level-1)
1/4" = 1'-0"



1 Proposed Floor Layout (Basement Level)
1/4" = 1'-0"

NOTE:
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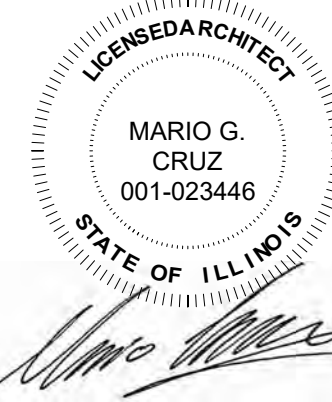
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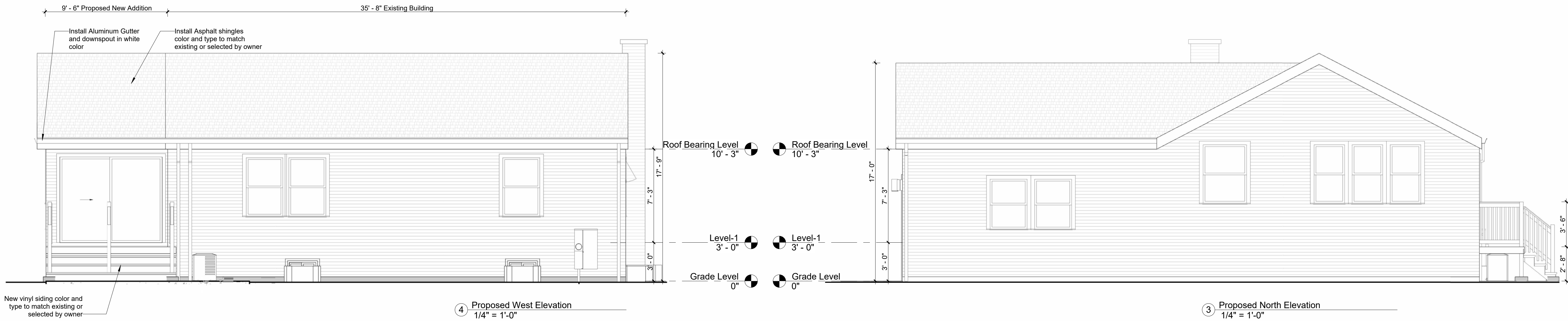
Palatine Illinois

Sheet Title:

Proposed Floor Layouts

Sheet Number:

A-100



NOTE:
Finish Siding, Shingles Color & Type Selected by owner



NOTE:
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rchitects
Cruz Designs Consultants
Designers

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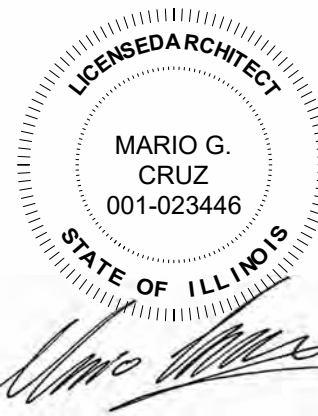
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Drawn By: SP

PROJECT MANAGER: MC

PROJECT NUMBER: 01202025

No.	Description	Date

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Palatine Illinois

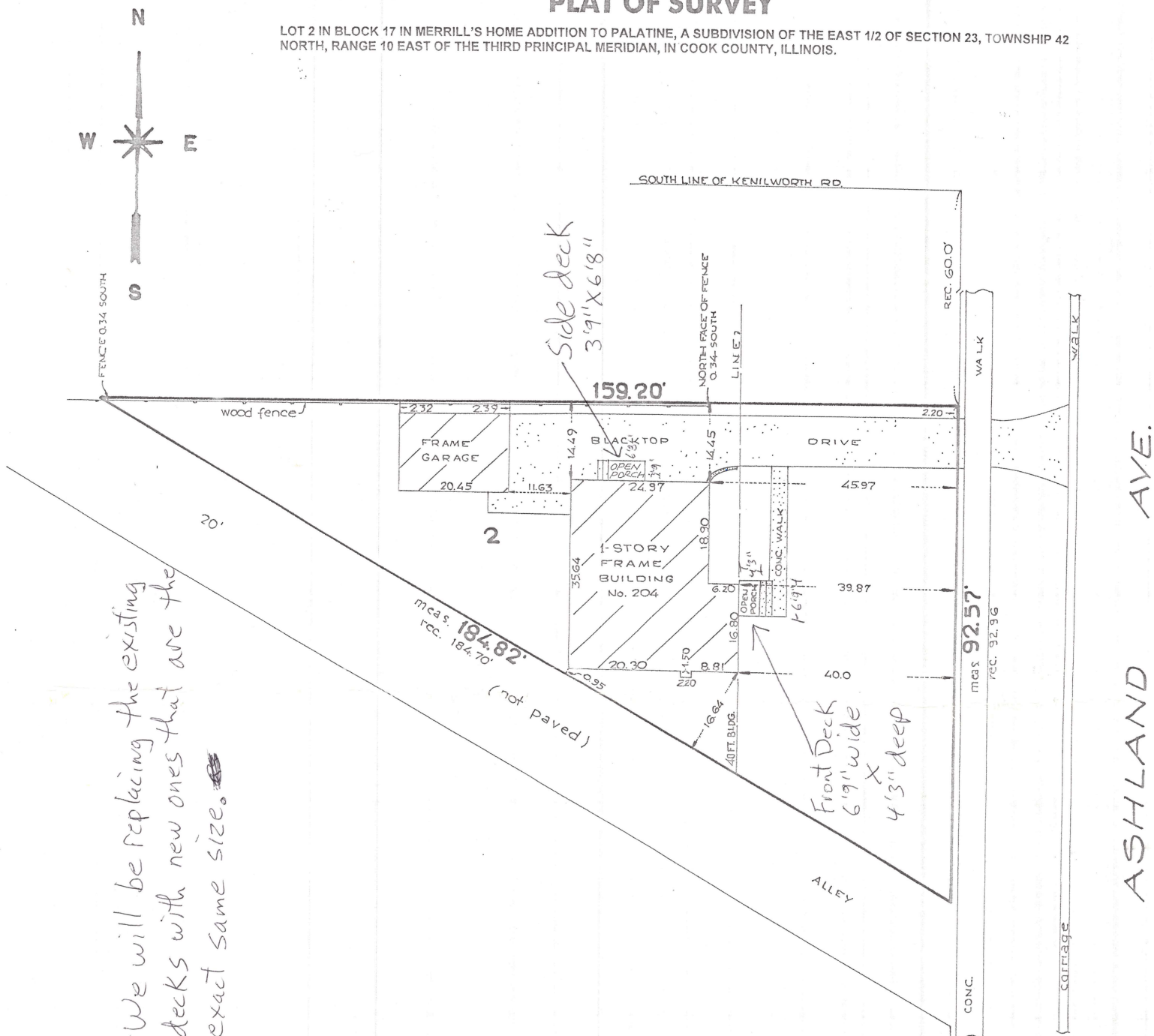
Sheet Title:

**Proposed
Elevations**

Sheet Number:

A-200

LOT 2 IN BLOCK 17 IN MERRILL'S HOME ADDITION TO PALATINE, A SUBDIVISION OF THE EAST 1/2 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



APPROVED

APPROVED _____ BY 2/28/14
PLANNING & ZONING

P+L Due 3/1/19

B19-359 204 S. Ashland



DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

ORDER NO. **060580**

0' 16' 32'

SCALE:  FEET

DATE JULY 3, 2006

ORDERED BY ELKA NELSON

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO
RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT

DECIMALS OF A FOOT AND THEIR EQUIVALENT
IN INCHES AND FRACTIONS THEREOF

01 = 1/8"	07 = 7/8"	50 = 6"
02 = 1/4"	08 = 1"	58 = 7"
03 = 3/8"	17 = 2"	67 = 8"
04 = 1/2"	25 = 3"	75 = 9"
05 = 5/8"	33 = 4"	83 = 10"
06 = 3/4"	42 = 5"	92 = 11"
		100 = 12"



COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE

STATE OF ILLINOIS } SS THIS PROFESSIONAL SERVICE CONFORMS TO
COUNTY OF COOK } THE CURRENT ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY. MONUMENTS
NOT SET PER REQUEST OF CLIENT

WE, CERTIFIED SURVEY CO DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY

PROFESSIONAL ILLINOIS LAND SURVEYOR
LICENSE EXPIRES NOVEMBER 30, 2006

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday September 23, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit an addition to be set back 26 feet from the front lot line, instead of the minimum required 40 feet.

The property is commonly known as 204 S Ashland Avenue.

The Petitioner is proposing to demolish the existing detached garage and build a new attached 2-car garage addition. The Subject Property maintains a privately recorded front yard building line of 40 feet. Per Code, the setback reduction is taken from the privately recorded building line and not the underlying R-2 zoning district front yard setback (30-feet). The Petitioner has modified the previous plans, through increasing the front yard setback from 21 feet to 26.7 feet and complying with the required 5-foot side yard setback and eliminating that component of zoning relief.

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

FILE #: SU-000204-2025

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 8th day of September 2025

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FILE #: SU-000204-2025 VILLAGE OF PALATINE

Jan Wood, Chair

Palatine Planning and Zoning Commission

DATED: This 8th day of September 2025

Published in Daily Herald September 8, 2025 (304580)

CERTIFICATE OF PUBLICATION

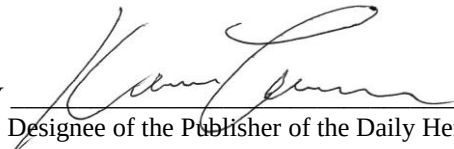
Paddock Publications, Inc.

Northwest Suburbs **Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/08/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 304580





**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

550 E. Knox Street
September 23, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Iliias Nazaraliev

PLAN NUMBER: SU-000193-2025

ADDRESS: 550 E. Knox Street

BACKGROUND:

The Subject Property is part of the Shenandoah North Planned Development and is governed by the R-2 Single Family District standards. The Petitioner installed and extended a non-conforming 5-foot open-style picket fence, with a 6-foot vinyl solid fence.

Per code, non-conforming fences may be replaced in the same location, with the same height and level of openness. The previous fence was initially installed in 2001 and replaced in 2017. In this instance, the Petitioner applied for a permit to replace the previous fence and further extend its placement to the front of the home, with a 6-foot vinyl fence. As the fence type, height, style of openness, and proposed location were all proposed to change, Staff failed the permit application, as zoning relief (special use for a fence in the side yard abutting a street) would be required. Through the initial review process, Staff also discussed the zoning relief requirements, with the contractor and building permit applicant, while the property owner also listed as a contact.

Despite the failed building permit and clear Staff comments, the fence was installed according to the proposed plan and without the required zoning relief and outside of the building permit process. Therefore, the Petitioner is requesting the following:

Special Use to permit a fence to be set back 8 feet from the side property line abutting a street, instead of the minimum required 20 feet at the subject property.

Surrounding Zoning/Uses:

North	Planned Development – Single Family Residential
South:	Planned Development – Single Family Residential
East:	Planned Development – Single Family Residential
West:	Planned Development – Single Family Residential

KEY ISSUES:

- The previously existing fence was a 5-foot open style fence at the rear of the home:



- The Petitioner removed the existing fence and placed 6-foot vinyl fence in the initial location of the previous fence and further extended the fence approximately 38 feet along Delgado Drive to the front corner of the home:



- The installed fence is located approximately 8 feet from the side lot line, along Delgado Drive, instead of the minimum required 20 feet for the now 6-foot solid vinyl fencing. The opacity, fencing extension to the front of the home, and increased height from the previous fence, were all changed significantly from the previously existing fence and outside of the code and permit requirements.
- Additionally, per code, landscaping is required for fences less than 10 feet from the lot line. While there are two existing trees located in this area of the property, additional landscaping will be required.
- As required, the property owner was cited for installing the fence without the necessary zoning requirements and outside of the permit process.

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.

(5) With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

- a. Will meet the following aesthetic criteria:
 - i. Will not destroy existing vistas in the area;
 - ii. Will enhance the appearance of the homes and the streets in the area; and
 - iii. Will not detract from the overall appearance of the community; or
- b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

STAFF RECOMMENDATION:

The placement and extension of the previous 5-foot open-style fence, with a 6-foot solid fence would potentially create a line-of-sight concern for the adjacent property owner to the north. The installed fence is approximately 7 feet from the neighboring driveway and only eight feet from the Delgado Drive right-of-way line. Staff also notes, that, as a corner property, the changed height, open-style, and fence line extension to the front of home, present a more impactful vista, than the previous fence. Under Village Code, the property owner could have replaced the existing 5-foot fence in kind without requiring relief, with a fence of a similar height and openness. As noted, Staff both failed the building permit and explained the Code-related requirements leading to the failed permit. Inexplicably, the fence was installed accordingly. Therefore, Staff recommends denial of the requested Special Use. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by Iliias Nazaraliev, petitioner, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. A landscaping plan will be required at permit level in a manner acceptable to the Director of Planning & Zoning.



0 100 200
ft

Print Date: 9/10/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Iliias Nazaraliev

Business Name (if applicable)

Subject Property Address

550 E Knox Avenune

Please provide a description of your proposed request:

REMODELING EXISTING FENCE

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

The proposed fence is necessary for public convenience at this corner location to enhance safety, privacy, and neighborhood aesthetics. As a corner lot, our property is more exposed to foot and vehicle traffic, creating concerns for security and noise. Installing the fence will reduce distractions for drivers by clearly defining property lines and preventing pedestrians from cutting through the yard, which has happened before. It also helps contain children and pets safely, supporting family use of the yard while maintaining a visually consistent appearance with nearby corner properties that already have similar fences.

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

The proposed fence is designed and located in a way that fully protects public health, safety, and welfare. It will be set back from the sidewalk and corner to maintain clear visibility for drivers and pedestrians, preventing any obstruction of views at the intersection. The fence height and material will comply with safety standards, ensuring it does not pose any hazard. Additionally, the fence will provide a secure barrier to keep children and pets within the yard and discourage unauthorized access, thereby enhancing the overall safety and well-being of the household and neighborhood.

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

The proposed fence will not cause substantial injury to nearby property values. On the contrary, it will be professionally installed using high-quality, visually appealing materials that complement the home and surrounding neighborhood. The design will be consistent with other corner-lot fences in the area, maintaining a uniform and attractive streetscape. Fencing improves property security, privacy, and usability—factors that are generally seen as enhancing property value. Therefore, the fence will preserve and potentially enhance the value of both our property and neighboring homes.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

a. The proposed fence will meet all aesthetic criteria:

It will not destroy existing vistas: The fence will be installed at a compliant height and set back to ensure that visibility at the corner and along the sidewalk remains unobstructed for drivers and pedestrians.

It will enhance the appearance: The design and materials will match the architectural style of the home and complement the surrounding properties, contributing positively to the neighborhood streetscape.

It will not detract from the community: Similar fences already exist on other corner lots in the area, and this fence will be consistent in style, maintaining the character and visual harmony of the community.

b. Additionally, the fencing is necessary to protect private property and the safety of inhabitants:

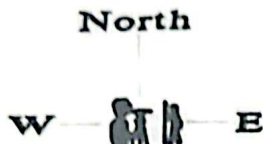
As a corner property, the yard is more exposed to through-traffic and passersby, raising concerns of trespassing and safety.

The fence will provide a secure boundary to contain children and pets safely within the property and prevent strangers from cutting across the lawn.

This will enhance both safety and peace of mind for the residents without impacting public use or views.

PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.
of



1 IN. = 16 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC
BASIS OF BEARINGS IS ASSUMED
NORTHERLY FACE OF FENCE
IS 0.45 NORTHERLY
EASTERLY FACE OF FENCE
IS 0.51 WESTERLY

Property located at: 550 E. KNOX STREET
Legally described as:

LOT 16 IN SHENANDOAH NORTH SUBDIVISION OF PART
OF THE SOUTH HALF OF THE NORTHEAST QUARTER
OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

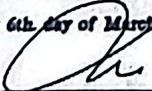
LINE	Bearing	Distance	Measure
L1	S. 61° 11' 39" W.	80.00'	80.00'
L2	N. 20° 37' 32" W.	127.38'	127.38'
L3	N. 57° 50' 58" E.	80.00'	80.00'
L4	S. 20° 58' 21" E.	-----	132.00'

Survey ordered by: Kenneth Kaiser, Attorney at Law

State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above
described property and prepared the plat hereon drawn. The legal description shown hereon is
provided by others. Refer to deed or title policy for building setbacks, easements or other
restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or
otherwise. Compare all points before building and report any discrepancies. This professional
service conforms to the current Illinois Minimum Standards for a Boundary Survey.
Date of field survey: March 6, 2024

Dated this 6th day of March, 2024

By:  President
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2024
Professional Design Firm Land Surveyor Corporation No. 184.004811



A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER

1 AND	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1 AND	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

mike@mjesurveys.com
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383









PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, September 23, 2025 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a fence to be set back 8 feet from the side property line abutting a street, instead of the minimum required 20 feet at the subject property.

The property is commonly known as 550 E Knox Street.

The Petitioner replaced and further extended an existing approximately 4-foot tall picket fence, with a 6-foot tall vinyl fence, located approximately 8 feet from the side property line along Delgado Drive. These activities were completed without providing the required landscaping or obtaining a Village building permit.

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

FILE #: SU-000193-2025

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 8th day of September, 2025

PUBLIC NOTICE

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

FILE #: SU-000193-2025 VILLAGE OF PALATINE

Jan Wood, Chair

Palatine Planning and Zoning

Commission

DATED: This 8th day of September 2025

Published in Daily Herald, Sept 8, 2025 (304514)

CERTIFICATE OF PUBLICATION

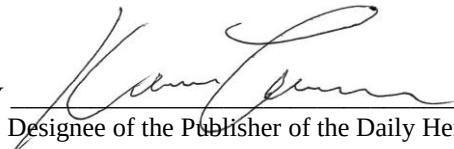
Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/08/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 304581





**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

790 W. Euclid Avenue
September 23, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Sean Gale, True Value Hardware

PLAN NUMBER: FPD-000210-2025

ADDRESS: 790 W. Euclid Avenue

BACKGROUND:

The Subject Property is zoned Planned Development and is in the Regency Shopping Plaza. The Petitioner is proposing to update the signage in conjunction with a rebrand for the True Value Hardware Store. Therefore, the Petitioner is requesting:

Planned Development Amendment to Ordinance #O-24-86, as amended, to allow for a change in the approved sign details.

Surrounding Zoning/Uses:

North	R-2 – Single Family Residential
South:	Planned Development – Single Family Residential
East:	Planned Development – Multi-Family Residential
West:	Planned Development – Single Family Residential

KEY ISSUES:

- The Subject Tenant Space contains True Value Hardware. The franchise is updating signage, with a with new design. The signage is directly tied to the Planned Development therefore requiring a Planned Development Amendment. The last signage amendment in Regency Plaza was also for the True Value Store in 2007.
- The proposed signage consists of 6 signs. This includes one logo sign on the west end of the building, one logo sign with text on the front of the building and 4 retail offerings. The existing True Value signage consists of 4 signs and would increase the signage by 2 signs and 30 square feet total.

	Existing Sign Square Footage	Proposed Sign Square Footage
West Side Logo	46	49
True Value Sign	101	173
Product Signage 1	32.5	11.55
Product Signage 2	47.9	5.78
Product Signage 3	N/A	5.78
Product Signage 4	N/A	11.55
Total Square Footage Comparison	227	257

- Per Code, signage square footage is calculated by using the total square footage, based upon the maximum dimensions around the entire sign. Due to the layout of the proposed signage, Staff notes that there are 48 square feet of open space included within the calculations.

STANDARDS FOR ALL PLANNED DEVELOPMENTS

All planned developments shall comply with the following general standards.

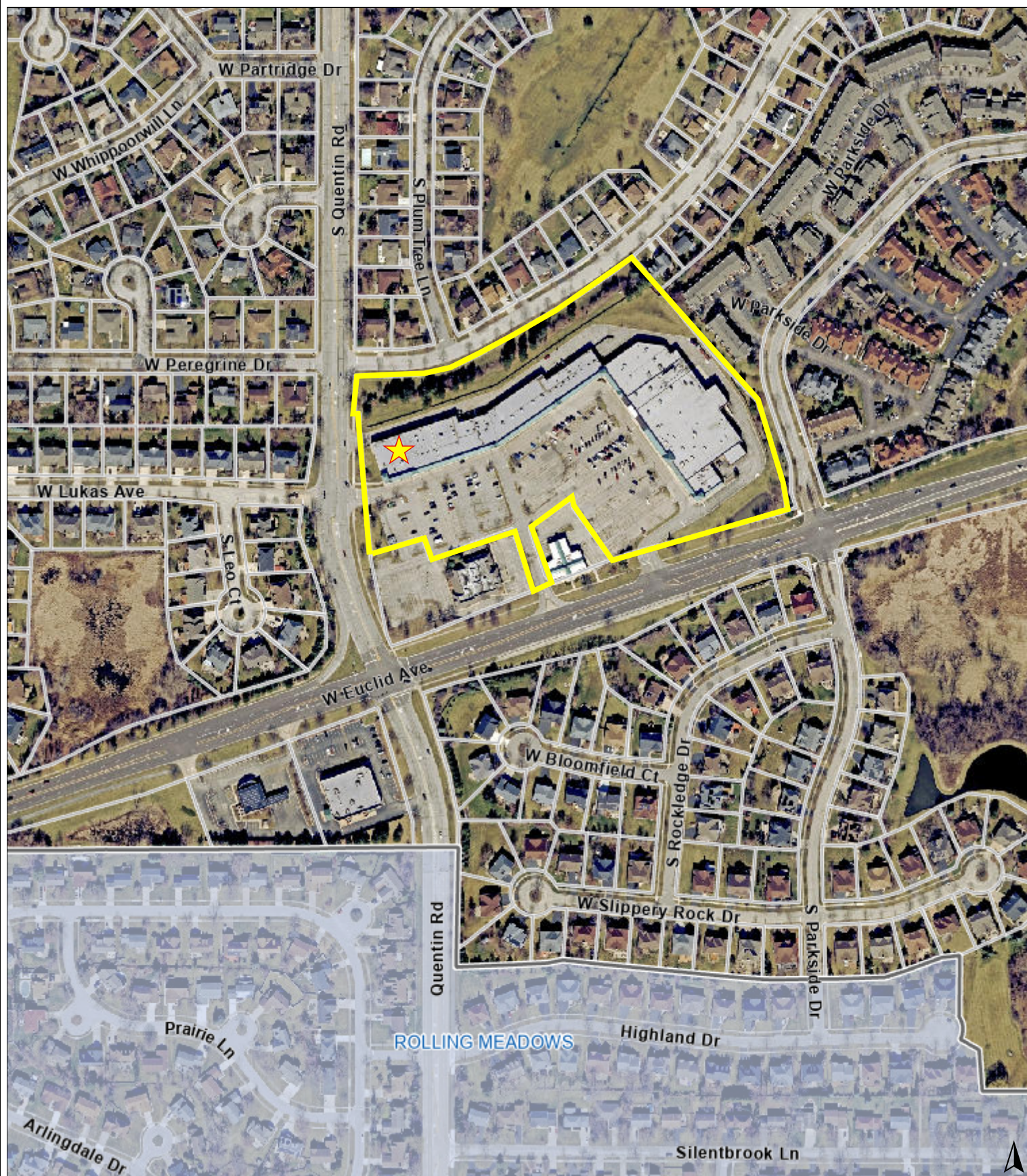
- 1) The planned development shall be designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
- 2) The planned development shall not cause substantial injury to the value of other property in the area in which it is located.
- 3) The establishment of the planned development shall not impede the normal and orderly development and improvement of surrounding property.
- 4) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
- 5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

STAFF RECOMMENDATION:

The Petitioner is requesting approval to update the existing signage for the True Value Hardware Store. The proposal includes adding two additional signs, for a total of six, four of which will identify available products, within the store. The overall sign area increases by 30 square feet. This type of signage request is common for hardware store locations and is not anticipated to have a negative impact on the surrounding area.

Therefore, Staff recommends approval of the proposal subject to the following conditions:

1. The Planned Development Amendment to Planned Development #O-24-86, as amended, shall substantially conform to the sign elevation plan submitted by the Petitioner on 08-26-2025, except as such shall be changed to conform with Village Codes and Ordinances.



0 450 900
ft

Print Date: 9/10/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



FINAL PLANNED DEVELOPMENT APPLICATION

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

Petitioner Name

Sean Gale

Business Name (if applicable)

True Value Hardware

Subject Property Address

790 W Euclid Avenue

Project Description

update signage on existing building with new corporate signage aimed at enhancing both the store and surrounding area

- 1.1) Illuminated Channel True Vale Logo
- 1.2) Illuminated Channel Store Name
- 1.3) Backer Panel for Store Name
- 2.1) Non-illuminated lettering of departments
- 3.1) Illuminated channel of True Value Hardware logo

All existing land uses on the property:

strip mall / retail

Property acreage and proposed land use:

12.63, land use to remain the same

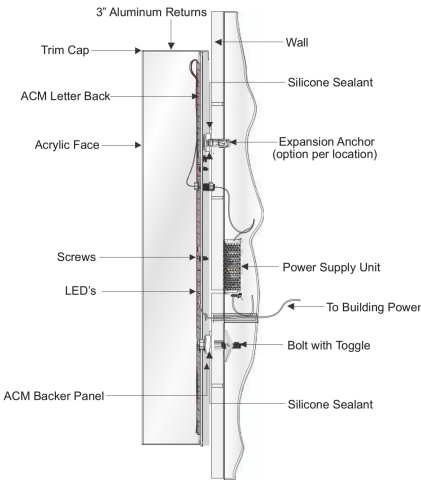
Property attributes (acreage and subdivision name):

Regency Plaza

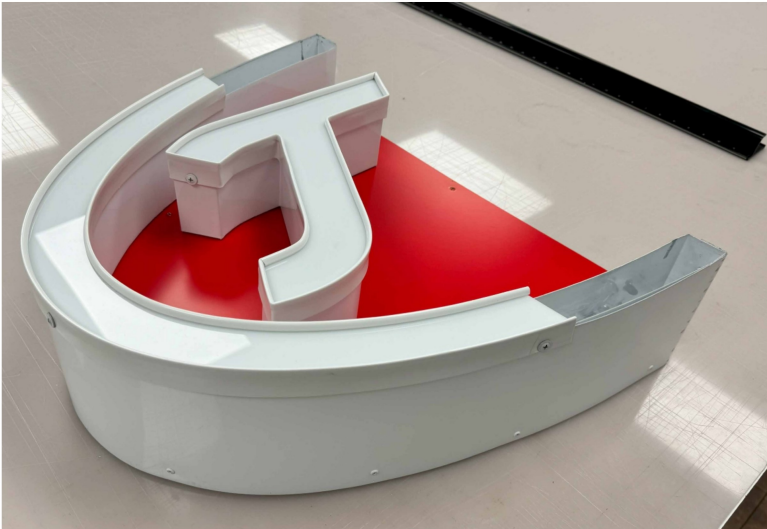
Signage Detail

FACE-LIT CHANNEL LETTERS ON ACM BACKER PANEL

- FACES: 3/16" thick white acrylic
- TRIMCAP: 1" white Jewelite
- RETURNS: 3" deep - .040" alum.; pre-finished White
- BACKS: White ACM
- ILLUMINATION: LED's White
- BACKER : Red ACM



MOUNTING DETAIL / TYPICAL / NTS



**SIGN TO BE U.L. LISTED
AND SHALL MEET N.E.C. STANDARDS**

 Underwriters
Laboratories Inc.
ELECTRIC SIGN

PRIMARIES AND FINAL CONNECTION TO SIGN BY:
CERTIFIED ELECTRICIAN

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED,
APPROVED AND MARKED PER N.E.C. 600-4.
ALL TO BE ELECTRICALLY GROUNDED PER N.E.C. 250.
ALL POWER SUPPLIES TO BE FUSED PER U. L. 48, 28.2.1
GROUNDING AND BONDING PER N.E.C. 250-90, 92, 94, 96.

SIGN TO MEET N.E.C. AND U. L. 48
STANDARDS FOR ELECTRICAL SIGNS
GROUNDING & BONDING
AS PER N.E.C. 250-90 & NEC 600-7

**ELECTRICAL
LOAD**

1.1 KVA
120V

EXISTING POWER

**U-DESIGN
SIGNS & GRAPHICS**

9306 S. 300 W. Sandy, UT 84070
801-233-2906 | udnsgns.com

NOTE: COLORS ON THIS RENDERING ARE INDICATIONS ONLY & MAY NOT MATCH ACTUAL SIGN COLOR, SEE DESCRIPTION FOR ACTUAL COLOR SPECS.

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True Value

ADDRESS

PAGE #

CLIENT SIGNATURE

DATE

REVISIONS

DATE:

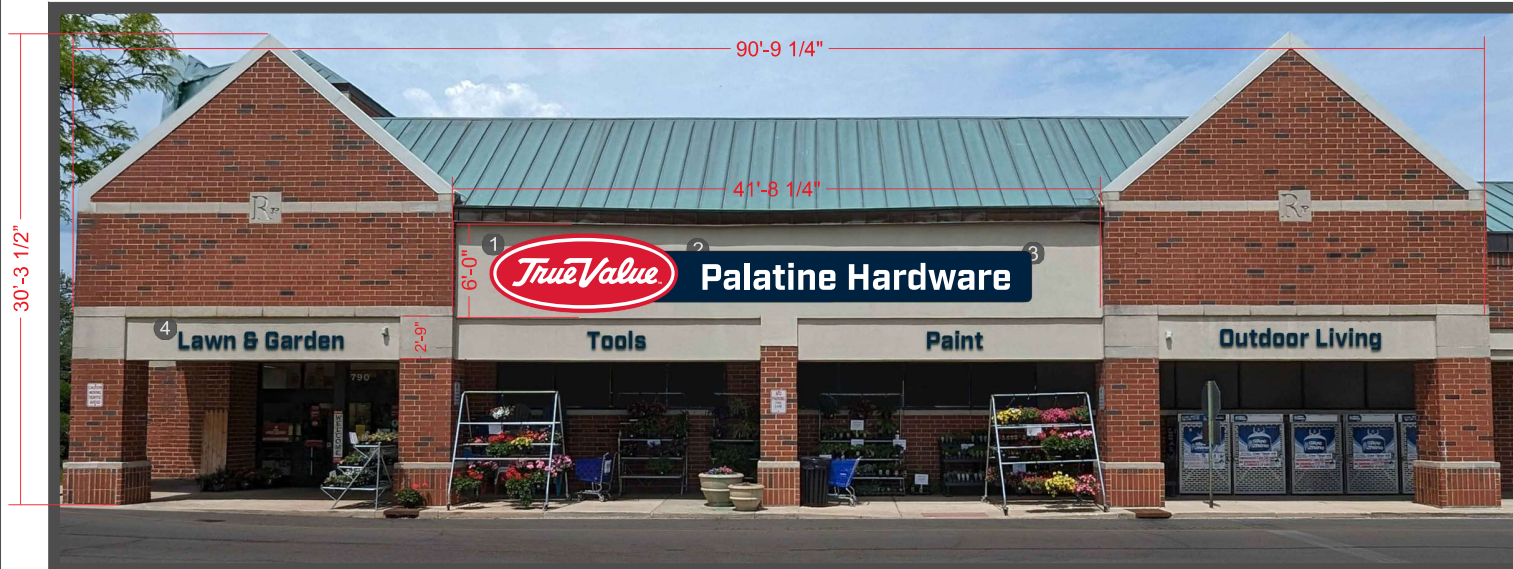
DESCRIPTION:

PM

APPROVAL DATE

DESIGN

FILE NAME



PROPOSED FRONT ELEVATION

- ① ILLUMINATED CHANNEL TRUE VALUE LOGO SIGN PMS186C RED/WHITE
- ② ILLUMINATED CHANNEL STORE NAME SIGN - WHITE - INDUSTRY FONT
- ③ PMS 2965C BLUE BACKER PANEL
- ④ PMS 2965C ACRYLIC DEPARTMENT SIGNS - INDUSTRY FONT



EXISTING FRONT ELEVATION



1'-1" 10'-5 3/4"

Lawn & Garden
Tools
Paint
Outdoor Living

U-DESIGN SIGNS & GRAPHICS

9306 S. 300 W. Sandy, UT 84070
801-233-2906 | udesignsigns.com



True Value - Palatine - 21779



Michael Zimmer



michael.zimmer@truevalue.com



847-347-6957

File: FILE NAME

scope of work:

Manufacture and install

sign description:

- Faces
- Returns
- Backs
- Trim
- LED
- Mounting
- Print

ALWAYS USE A PHOTO CELL!

Vinyl colors/PMS

Licensed & Insured



PROJECTED INSTALL DATE: TBD - AFTER PROOF & DEPOSIT ARE APPROVED

NOTE: COLORS ON THIS RENDERING ARE INDICATIONS ONLY & MAY NOT MATCH ACTUAL SIGN COLOR, SEE DESCRIPTION FOR ACTUAL COLOR SPECS.

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U-DESIGN SIGNS & GRAPHICS

9306 S. 300 W. Sandy, UT 84070
801-233-2906 | udesignsigns.com



True Value - Palatine - 21779



Michael Zimmer



michael.zimmer@truevalue.com



847-347-6957

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PROPOSED

- 1 ILLUMINATED CHANNEL TRUE VALUE LOGO SIGN w/ HARDWARE
PMS186C RED/WHITE

10'-9 1/2"

4'-6"

1'-7 1/4"



EXISTING



Members of The Palatine Planning & Zoning Commission,

We are seeking approval for a new exterior sign at our True Value store in Palatine, as part of an update aimed at enhancing both the store and the surrounding area. The new signage will replace the existing cracked and faded signs, reflecting our commitment to improving the neighborhood's aesthetic.

The proposed new True Value logo, with the addition of "Palatine Hardware," demonstrates our ongoing investment in the community. This rebranding is more than just a visual update; it signifies our dedication to enhancing the local retail environment and ensuring our store remains a relevant and reliable resource for residents' home improvement needs. The exterior upgrade coincides with a refresh of the interior signs, an update in product offerings, and a commitment to continue servicing the community.

Our goal is for True Value Palatine Hardware to become a cornerstone of the community, offering quality service and products while maintaining an exterior presence that reflects that commitment. We are proud to have the landlord's approval for the signage and believe this update will significantly enhance the visual appeal of Regency Plaza.

Thank you for considering this signage update.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Lane", written over a horizontal line.

Eric Lane – Senior Vice President Marketing True Value

ORDINANCE NO. 0-38-07

**AN ORDINANCE AMENDING PLANNED DEVELOPMENT
ORDINANCE #0-24-86, AS AMENDED BY #0-258-04 AND #0-105-05
790 W. EUCLID AVE. (REGENCY PLAZA SHOPPING CENTER) (CASE NO. 07-20)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On April 2, 2007**

ORDINANCE NO. 0-38-07

**AN ORDINANCE AMENDING PLANNED DEVELOPMENT
ORDINANCE #0-24-86, AS AMENDED BY #0-258-04 AND #0-105-05
790 W. EUCLID AVENUE (REGENCY PLAZA SHOPPING CENTER)
(CASE NO. 07-20)**

**WHEREAS, Ordinance #0-24-86, as amended by #0-258-04 and #0-105-05,
granted Final Planned Development approval; and**

**WHEREAS, the Petitioner has requested a Planned Development Amendment
to allow a change in the approved sign details; and**

**WHEREAS, the Plan Commission of the Village of Palatine held the required
hearing for amendment to the Planned Development on March 20, 2007, on the
following legally described property:**

PARCEL 1:

**That part of the West half of Section 27, Township 42 North, Range 10, East of
the Third Principal Meridian lying North of the Northerly line of Euclid Avenue
and East of the Easterly line of Quentin Road as shown on Document Number
23511292 and as described by Document Numbers 22786906, 22786902, and
22786905 and lying South of the South line of Peregrine Drive as shown on
Plat of Plum Grove Hills Unit One, recorded ns Document Number including
that part of vacated Quentin Road lying North of the Northerly line of Euclid
Avenue as shown on Plat of Vacation recorded as Document Number
25401562 and lying Westerly of the following described line: Commencing at
the intersection of the East line of Quentin Road and South line of Peregrine
Drive; thence Easterly and Northeasterly along the aforesaid South line of
Peregrine Drive for 585.97 feet to a point of curvature of a curve concave to
the North West and having a radius of 1404.18 feet; thence Northeasterly
along said curved line for 212.34 feet to the place of beginning; thence
Southeasterly along a line radial, to the last described curve at the last
described point for 462.87 feet; thence Southeasterly along a line that forms
an angle of 20 degrees 38 minutes 28 seconds to the right with a prolongation
of the last described line at the last described point for 330 feet to a bend
point in the aforesaid Northerly line of Euclid Avenue, all in Cook County,
Illinois.**

PARCEL 2:

That part of the West half of Section 27, Township 42 North, Range 10, East of the Third Principal Meridian lying North of the Northerly line of Euclid Avenue and East of the Easterly line of Quentin Road as shown on document number 23511292 and as described by document number 22786900, number 22786902 and number 22786905 and lying South of the South line of Peregrine Drive as shown on Plat of Plum Grove Hills Unit One, recorded as document number 23683794, described as follows:

Commencing at the intersection of the East line of Quentin Road and the South line of Peregrine Drive, as shown on the Plat of Subdivision of aforesaid Plum Grove Hills Unit One; thence Easterly and Northeasterly along the aforesaid South line of Peregrine Drive for 585.97 feet to a point of curvature of a Curve concave to the North West and having radius of 1404.18 feet; thence Northeasterly along said curved line for 212.34 feet; thence Southeasterly along a radial to the last described curve at the last described point (said radial line bearing South 39 degrees 09 minutes 52 seconds East) for 322.87 feet to the point of beginning; thence continuing Southeasterly along the last described course for 140.00 feet; thence South 18 degrees 31 minutes 24 seconds East for 330.00 feet to a bend point in the aforesaid Northerly line of Euclid Avenue; (said last described 330.00 foot line is hereinafter referred to as Line "A"); thence North 06 degrees 28 minutes 51 seconds West 76.69 feet, (said point being 16.00 feet Easterly as measured perpendicularly to said Line "A"); thence North 14 degrees 31 minutes 09 seconds West 100.24 feet, (said point being 23.00 feet Easterly as measured perpendicularly to said Line "A"); thence North 18 degrees 31 minutes 24 seconds West along a line parallel with, and 23.00 feet Easterly (as measured perpendicularly to said Line "A") for 125.00 feet; thence North 42 degrees 43 minutes 13 seconds West 176.52 feet to the point of beginning, all in Cook County, Illinois.

commonly known as 790 W. Euclid Avenue (PIN# 02-27-301-006).

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

SECTION 1: That an amendment to Planned Development Ordinance #0-24-86, as amended by #0-258-04 and #0-105-05, to allow a change in the approved sign details, is hereby granted, subject to the following conditions:

1. The signage shall substantially conform to the sign plans by Olympic Signs dated 6/21/06 and attached hereto as Exhibit 'A' except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:

2. This Ordinance shall be assigned to True Value Hardware and may be transferred to a future user only after review and approval of the Village Council.
3. The sign shall only be illuminated during store hours.

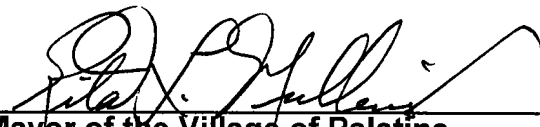
SECTION 3: The petition for Planned Development Amendment, a copy of the public notice and minutes of the Plan Commission are attached hereto and form a part hereof.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 2 day of April , 2007

AYES: 4 **NAYS:** 3 **ABSENT:** 0 **PASS:** 0

APPROVED by me this 2 **day of** April , 2007



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

 2 **day of** April , 2007



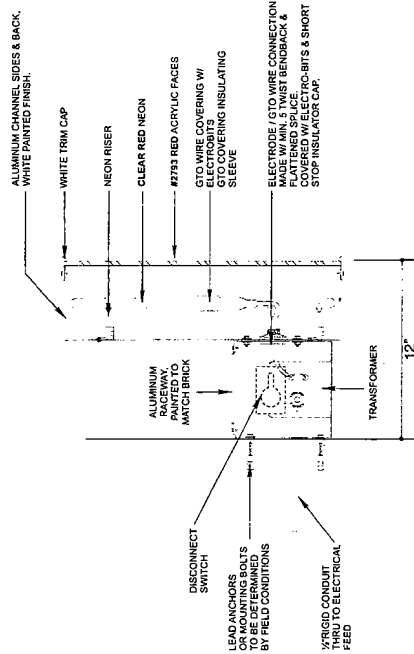
Village Clerk

14'-10"

True Value®

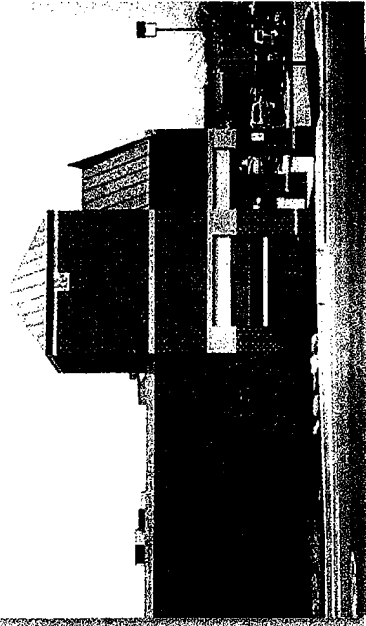
NOTE: E.C.O. ALUMINUM
REGISTRATION MARK
PMS #200 RED PAINTED
FINISH. FLUSH MTD.

INDIVIDUAL INT. NEON ILLUMINATED LETTER DISPLAY 3/8" = 1'-0"

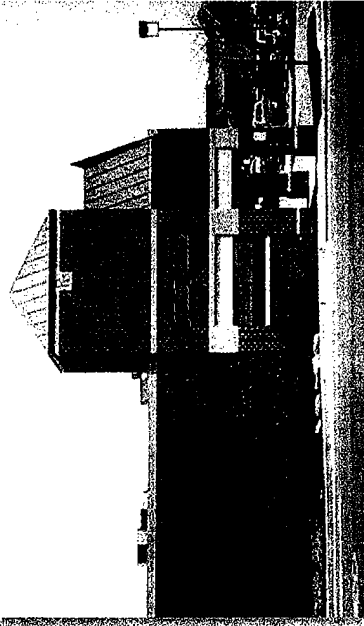


INTERNALLY ILLUM. CHANNEL LTR. MTD. ON RACEWAY

EXISTING



PROPOSED



OLYMPIC SIGNS

account representative / client
E PYTER
1130 N. Garfield
Lombard, IL 60148

True Value
780 W. EUCLID RD. PALATINE, IL

WWW.OLYMPICSIGNS.COM

Job #: 06-2504
6-21-06
Rev. # 7-11-06

Comments:

THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, ENGRAVED OR KNOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ANYHOW IS EXCLUSIVE PROPERTY OF OLYMPIC SIGNS, INC.

page 2 of 3

PETITIONER'S EXHIBIT

5

EXHIBIT "A"

REGENCY PLAZA

ORDINANCE NO. 0-24-86

86581711

AN ORDINANCE
GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT
REGENCY PLAZA

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission having made its findings in a written report to the President and Board of Trustees of the Village of Palatine,

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Palatine, County of Cook, State of Illinois, acting in the exercise of their home rule powers:

SECTION 1: Final approval of a Planned Development is hereby granted as set forth in Section 11.08 of Appendix A, Zoning Ordinance of the Palatine Code of Ordinances for the real estate described as follows, to wit:

See Legal Description attached hereto as Exhibit A" commonly described as Regency Plaza proposed at the Northeast corner of Euclid Avenue and Quentin Road.

SECTION 2: Final Planned Development approval shall be subject to the following conditions:

1. The project be developed according to the final Site Plan (Exhibit B-Sheet SP-1) Landscaping Plan (Exhibit B-Sheets LP-1 and LP-2), Architectural Plans (Exhibit B, Sheets A, B, C, D, I), Lighting Plan (Exhibit B, Sheet L-1), Engineering Plan (Exhibit C, Sheets C-1, C-2, C-3, C-4, and C-5) and Pylon Sign Drawing (Exhibit D) except as the above plans are revised pursuant to this ordinance.
2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

PETITIONER'S EXHIBIT

6

3. Phase I (main commercial building) be completed thirty-six (36) months after receiving final approval. Phase II (outbuildings) be completed forty-eight (48) months after receiving final approval.

4. A Letter of Credit in the amount of \$189,032. and a cash deposit in the amount of \$18,903.20, be submitted for public improvements before issuance of a building permit.

5. A Letter of Credit in the amount of \$50,000. shall be submitted to the Village of Palatine before the issuance of building permits, in lieu of the ten (10) percent required in Section 11.08 (f) (4) of Appendix "A" of the Code of Ordinances, Village of Palatine. Said Letter of Credit shall remain in effect until condition #3 of this ordinance is met.

6. All erosion and sedimentation control be implemented prior to the commencement of any site development and the clearing and stripping operations.

7. No occupancy permits be granted for any structure within the development until:

a. All buffers and landscaping are installed and acceptable to the Village.

b. Required watermains, sanitary sewers and storm sewers, and other drainage facilities have been installed and found acceptable to the Village.

8. Maintenance agreements for the center, the landscaped buffer area, and the terraced area are to be approved in advance by the Village Manager before issuance of building permits and tied to the developer and successors.

9. Total building of the project be 133,000 square feet (both main building and out buildings) and the primary tenant space(s) may consist of two (2) separate uses with a total area not to exceed 65,000 square feet and a single use no larger than 50,000 square feet. However, the center shall contain a primary tenant space of at least 30,000 sq. feet, unless the Planned Development is amended at a future date by the Village Board.

10. Shopping hours shall be no more than those of centers of comparable size in Palatine, except that no hours beyond midnight without amending the planned development.

11. Only the uses listed in Exhibit "E" shall be allowed in the project as "permitted" uses or "special" uses.

12. The landscaped berm area along Peregrine Drive be subject to a restrictive covenant, Exhibit "F"; attached hereto and made a part hereof, which covenant shall be executed before issuance of a building permit.

13. The Owners agree to pay their share of traffic signals at entrance to the development on Euclid and/or Quentin, if a traffic study authorized by the Village warrants them and the County approves.

14. The Village shall have no responsibility, liability, or obligation of any kind whatsoever to maintain watermains, sanitary sewers, storm sewers or other drainage facilities constructed and installed as part of this development. It is also a condition of this approval that the Owner of the property execute a grant of easement, incorporating the

following language, prior to Village issuance of building permits.

"In the event maintenance of any watermains, sanitary sewer, storm sewers or other drainage facilities serving the property is not performed by the developer or its successors in interest as owners of the property, and the Village deems, in its sole judgement and discretion, that the Village must perform such storm sewer, watermains, sanitary sewer or other drainage facilities maintenance pursuant to its reasonable interpretation of the law or by order of competent jurisdiction, the developer hereby grants to the Village the right to enter the property, or any other property under the ownership or control of the developer, or its successors or assigns wherein such storm sewer, watermains, sanitary sewer or other drainage facilities, and to restore the premises thereafter. In the event of the performance by the Village, or its agents, of any such repair or maintenance work and restoration work, the cost thereof shall be paid by the developer or its successors or assigns and until paid shall constitute a lien upon the entire property including all improvements thereon. Such lien may be enforced by the Village, which also may recover all reasonable costs and attorney's fees in so doing, in the manner provided by law for enforcement and foreclosure of liens."

15. All architecture, landscaping, garbage and refuse areas and bins, screening, detention areas and accessory embellishments be maintained in a manner that is consistent with the original project plans. Owner of the property shall be liable with penalties as provided in the Zoning Ordinance.

16. Rear of commercial buildings shall be covered with a split face block to match the front facades of the buildings.

17. Lighting plans (Exhibit B-Sheet L-1) be revised and submitted for Village approval, before issuance of building permit, to show lighting poles in the parking lot area not exceeding twenty-two (22) feet in height.

18. Landscaping Plans (Exhibit B-Sheets LP-1 and LP-2) be revised and submitted for Village approval before issuance of building permits, to show the following changes:

a) Installation instructions for the mulch and seeding areas.

b) One (1) continuous berm along the entire north property line not less than ten (10) feet in height, with additional landscaping and plant materials acceptable to the Village as to type, quantity and location, including substantial numbers of arbor vitae and other types of evergreens at least fourteen (14) feet in height along the top of said berm; all of which landscaping shall be subject to final review and approval by the Village within ninety (90) days after completion.

19. The site plans for the outlot parcels will require final approval via amendment(s) to the Planned Development.

20. Architectural plans, Exhibit B, Sheets A, B, C, D and I, be revised and resubmitted prior to issuance of any building permits to show adjustment of building elevations

acceptable to the Village to correspond with the drop in grade elevations.

SECTION 3: That the petition for special use, a copy of the public notice, and the report of the Plan Commission reporting on this petition be attached hereto and form a part of this ordinance.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 25 day of March, 1986

AYES: 4 NAYS: 1 ABSENT: 0 PASS: 0

APPROVED by me this 25 day of March, 1986

Frank R. Munch
President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
25 day of March, 1986

Diane B. Greenlee
Deputy Village Clerk

PARCEL 1:

That part of the west half of Section 27, Township 42 North, Range 10 East of the Third principal Meridian lying north of the northerly line of Euclid Avenue and East of the Easterly line of Quentin Road as shown on Document No. 23511292 and as described by Document No. 22786900 and No. 22786905 and lying south of the South line of Peregrine Drive as shown by plat of Plum Grove Hills Unit One, recorded as Document No. 23683794, including that part of vacated Quentin Road lying north of the northerly line of Euclid Avenue as shown on plat of vacation recorded as Document No. 25401562, and lying westerly of the following described line: Commencing at the intersection of the east line of Quentin Road and South Line of Peregrine Drive: Thence easterly and northeasterly along the aforesaid south line of Peregrine Drive for 585.97 feet to a point of curvature of a curve concave to the northwest and having a radius of 1404.18 feet: thence northeasterly along said curved line for 212.34 feet to the place of beginning; thence southeasterly along a line radial to the last described curve at the last described point for 462.87 feet; thence southeasterly along a line that forms an angle of 20°-38'-28" to the right with a prolongation of the last described line at the last described point for 330 feet to a bend point in the aforesaid northerly line of Euclid avenue, all in Cook County, Illinois.

Also that part commencing at the northeast corner of parcel 1, thence south 39°-09'-52" east along the east line of parcel 1 for 240 feet for a place of beginning, thence south 49°-09'-52" for 260 feet, thence south 13°-09'-52" east for 82 feet, thence south 36°-09'-52" east for 104 feet, thence south 31°-18'-51" west for 69.16 feet, thence south 18°-31'-24" east for 88 feet to a point in the northerly line of Euclid Avenue right-of-way that is 25 feet easterly of the southeast corner of Parcel 1, as measured along the northerly line of said right-of-way, thence south 68°-00'-32" west for 25 feet to the southeast corner of Parcel 1, thence north 18°-31'-24" west along the east line of parcel 1 for 330 feet to a bend point in the east line of parcel 1, thence north 39°-09'-52" east along the west line of parcel 1 for 222.87 feet to the place of beginning,

EXCEPT That part of Parcel No. 1 lying Northerly of the following described line: Commencing at the Northeast corner of said Parcel, thence S. 39°-09'-52" E. along the Easterly line of Parcel No. 1 for 82 feet for a place of beginning, thence S. 54°-50'-23" W. for 448.95 feet, thence S. 68°-54'-02" W. for 340 feet, thence East 67.40 feet to a point in the West line of Parcel No. 1.

commonly known as Regency Plaza proposed at the Northeast corner of Euclid Avenue and Quentin Road.

LIST OF PROPOSED USES
QUENTIN & EUCLID SHOPPING CENTER

RETAIL BUSINESS USES.

Antique shops

Appliance stores

Art galleries

Art supply stores

~~Auction rooms~~

Bakeries, in which the manufacture of goods is limited to goods retailed on the premises only

Bicycle sales and repair shops

Book and stationery stores

Business machine sales and service

Camera and photographic supply stores

Candy and confectionery stores

Carpet and rug stores

~~Catering establishments~~

China and glassware stores

Coin, philatelic, stamp, and numismatic stores

Dairy products stores

Delicatessens (Special Use)

Department stores

Drapery stores

Drug stores and pharmacies

Dry goods stores

Electrical and household appliance stores

Florist shops and conservatories

Food stores, grocery stores, meat markets, fish markets.

Frozen food stores, including locker rental in conjunction therewith

Furniture stores, including upholstery when conducted as part of the retail operations and secondary to the principal use.

C-5) and Pylon Sign Drawing (Exhibit D, C-5).
plans are revised pursuant to this ordinance.

2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

EXHIBIT "E"

6 Pages
A-24-86

Furrier shops, including the incidental storage and conditioning of furs.

~~Garden supply and seed stores~~

Gift shops

~~Greenhouses and nurseries; retail sales~~

Haberdasheries

Hardware stores

Hearing aid stores

Hobby shops

Ice and milk sales

Ice cream stores

Jewelry stores

Leather goods and luggage stores

Linoleum and tile stores

Millinery shops

Musical instrument sales and repair

~~Newsstands~~

Notions stores

Office supply stores

Optician sales; retail

Orthopedic and medical appliance stores, but not including the assembly or manufacture of such articles.

~~Orthopedic brace and limb fitting and assembly.~~

Package liquor stores (Special Use)

Paint and wallpaper stores

~~Pet stores~~

Picture framing; when conducted for on-premises retail trade.

Phonograph record, tape, and sheet music stores

Radio and television sales.

2.

Engineering Plan (Exhibit C-5) and Pylon Sign Drawing (Exhibit D) except as the above plans are revised pursuant to this ordinance.

2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

Restaurants, including live entertainment, dancing, and/or the serving of alcoholic beverages. (Special Use)

~~Roadside stands, commercial.~~

School supply stores

~~Second-hand stores~~

Shoe stores

Sporting goods stores

Taverns (Special Use)

~~Taxidermists~~

Tobacco shops

Toy stores

~~Trading stamp stores~~

Wearing apparel shops

2. SERVICE USES

Artists' studios

Banks, including drive-in facilities

Barber shops

Beauty parlors

Blueprinting and photostating establishments.

Clothes-pressing establishments

Clothing rental agencies

~~Currency exchanges~~ Day & Evening, per Ord 0-103-83

Dry cleaners and laundries, but not a central plant serving more than one (1) retail outlet.

~~Dry cleaners and laundries, laundrettes, self-service only.~~

Financial institutions.

Fix-it shops; for general minor repair

3.

Engineering, Planning, and Surveying, and other professional services, except as above, shall be permitted by Special Use Ordinance C-5) and Pylon Sign Drawing (Exhibit D) except as the above plans are revised pursuant to this ordinance.

2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

Interior decorating studios, including upholstering and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use.

Investment companies

Loan companies

Locksmith shops

~~News syndicates~~

~~Newspaper distribution agencies~~

Photographic studios

Radio service and repair shops

Recording studios

Savings and loans, including drive-in facilities

Shoe, clothing, and hat repair stores

Tailor and dress-making shops

Telegraph offices

Television service and repair shops

Ticket agencies, amusement

Travel agencies and bureaus and transportation ticket offices

3. OFFICE USES

Accounting, auditing, and bookkeeping offices

~~Animal hospitals, for care and treatment of domestic pets and animals only.~~

Architect's offices

Attorney and law offices

Chambers of commerce

Chiropodist's offices

Chiropractor's offices

Dental clinics

Dental laboratories

4.

Engineering plans (Exhibit C-5) and Pylon Sign Drawing (Exhibit D) except as the above plans are revised pursuant to this ordinance.

2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

Dentist's offices
 Detective agencies
 Doctor's, surgeon's, and/or physician's offices
 Employment agencies
 Engineer's offices
 Insurance agencies
 Labor unions and organizations
 Land surveyor's offices
 Landscape architectural and urban planning services
 Medical clinics
 Medical laboratories
 Merchant's associations
 Newspaper offices
 Offices, business and professional; miscellaneous
 Optician's offices
 Osteopath's offices
 Political organization offices
 Real Estate offices
 Secretarial services
 Security and commodity brokers

4. RECREATION AND SOCIAL FACILITIES

~~Billiard and pool halls.~~
~~Clubs, private (non-profit)~~
~~Gymnasiums, commercial~~
 Health clubs (Special Use)
~~Indoor tennis~~

5. PUBLIC UTILITY AND SERVICE USES

5.
 Essential services - gas regulator stations, telephone exchanges, electric substations.

Engineering Drawing (Exhibit C-5) and Pylon Sign Drawing (Exhibit D) except as the plans are revised pursuant to this ordinance.

2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

~~Post offices~~

Post office substations

6. EDUCATIONAL INSTITUTIONS

Dance schools and studios

Music schools

7. RELIGIOUS INSTITUTIONS

Religious reading rooms

8. MISCELLANEOUS

~~Philanthropic and eleemosynary institutions~~

For additional permitted uses, see
O-115-90.

Amended to add yogurt sales

hair salon

tanning/manicure

health food sales

home improvements

print shop

videosaes/rental

6.

Engineering Plan (Exhibit C-5) and Pylon Sign Drawing (Exhibit D) except as the above plans are revised pursuant to this ordinance.

2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

plan commission
tuesday, march 20, 2007

page 3

RECOMMENDATION

Smith moved, Mrs. Williams seconded that the plan commission recommend to the village council that it approve the request of the petitioners in Case #07-19, Dion Romano and Ed Mendrala, who seek rezoning from R1 to R2 for a 19,800 square foot parcel at 945 W. Ellis st.

Unanimously carried.

Report of Public Hearing – Case #07-20 – 790 W. Euclid av..

The notice of public hearing was read by the chairman. The petitioner in Case #07-20, True Value Hardware Store, seeks an amendment to PUD Ordinance O-24-86 to permit a change in the approved sign details for property at 790 W. Euclid ave.

The following petitioner's exhibits were introduced:

1. Petition for Planned Development amendment
2. Palatine Real Estate Interest Disclosure Form
3. Sublease dated June 22, 2006
4. Plat of Survey
5. Sign Plans
6. Ordinance O-24-86

Conrad Hansen recused himself and left the room since he owns a True Value Hardware store.

Mrs. Noe recused herself, since she lives in the neighborhood, and sat in the audience, so she could address the petition.

Tim Gale, owner of the True Value Hardware store at 790 W. Euclid ave., was sworn in. He said he seeks to install a sign on the west side of his building. The store currently has a pylon sign on Euclid and a sign on the front façade of the building.

He proposes a 46 square foot red sign that would be internally illuminated.

Commissioner Laymon said he thought the sign would be an improvement and would be helpful to motorists driving south on Quentin rd.

Terrence Haven, 1216 S. Leo ct., was sworn in. He presented picture of his house and a view of the hardware store taken from his front porch. His concern with the sign is that it will lower property values. The light would shine into his house, he said.

Laymon noted that the lighting would create a back lighting glow. Haven responded that the glow would reflect off his windows and become magnified.

plan commission
tuesday, march 20, 2007

page 4

Mrs. Williams noted that the new signage would be blocked by the monument sign at the subdivision's entrance.

Haven said the street light at Quentin lights the interior of his home.

He feels the amount of light from this kind of sign would be minimal. He said the distance from the store to the structure at 1221 S. Leo, the home across the street from Haven's home, is 320 feet

Haven said he feels this sign would give minimal exposure over and above the sign on the front façade and the pylon sign.

Liz Noe, 1228 S. Leo ct. was sworn in. She said she can see the Dominick's sign from her home. This is an inconvenience that hinders the lifestyle of residents in her subdivision. They did know the shopping center existed when they purchased their homes, she said.

Staff Recommendation

Staff recommends approval of the Planned Development Amendment subject to the following conditions:

1. The signage shall substantially conform to the sign plans by Olympic Signs dated 6/21/06 and attached hereto as Exhibit 'A' except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. This Ordinance shall be assigned to True Value Hardware and may be transferred to a future user only after review and approval of the Village Council.

Gale said he is able to comply with staff conditions.

The public hearing was closed at 8:55 p.m.

Lamarand and Laymon said they feel the sign would be beneficial to those traveling south on Quentin rd.

McPherson said he feels this makes sense from a business standpoint. He feels it is unreasonable to assume it will affect homes 300 feet away.

Mrs. Williams said she feels this could bring added value to the shopping center that is looking empty now.

plan commission
tuesday, march 20, 2007

page 5

RECOMMENDATION

Laymon moved, Smith seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Case #07-20, True Value Hardware Store, who seeks an amendment to PUD Ordinance O-24-86 to permit a change in the approved sign details for property at 790 W. Euclid ave.

Said approval shall be conditional upon petitioner's compliance with two staff conditions listed above and the following plan commission condition:

The sign shall be illuminated only during the store's hours of operation.

Those voting aye: Lamarand, McPherson, Laymon, Mrs. Williams, Smith, Applegate.
Those voting nay: Dwyer.

The motion carried.

Dwyer said he opposes the sign because it faces the homes across the street.

Report of Public Hearing – Case #07-26 – 1295 N. Rand rd.

The notice of public hearing was read by the chairman. The petitioner in Case #07-26, Sunil Mosa, seeks approval of the final planned development to permit a new gas station, convenience store, car wash, and doughnut/sandwich shop, the vacation of the unimproved 40 foot Baldwin rd. right-of-way, and rezoning from B2 to P for property at 1295 N. Rand rd.

The following petitioner's exhibits were introduced:

1. Petition for Final Planned Development
2. Palatine Real Estate Interest Disclosure Form
3. Warranty Deed
4. Plat of Survey
5. Lighting Plan
6. Engineering Plans
7. Landscape Plan revised November 16, 2006
8. Plat of Consolidation
9. Plat of Vacation
10. Architectural Plans revised December 11, 2006

The following persons were sworn in to represent the petitioner:

Sunil Mosa, petitioner

Alecs Ho, engineer

Anderson read the 13 conditions of preliminary approval and how well they had been met into the record.

DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE

PETITION FOR HEARING

PLANNED DEVELOPMENT
AMENDMENT

FOR OFFICE USE ONLY

Zoning Docket # _____

Property recorded in Torrens _____

Filing Fee \$ _____ Date Filed _____

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): TIM GALE, TRUE VALVE HARDWARE
Address: 790 W. EUCLID AVE, PALATINE, IL 60067
Telephone No. 8479719868 Business Telephone No. 8477059200
City, State, Zip
2. Authorized Agent of Petitioner (if different):
Name: _____
Address: _____
City, State, Zip
Telephone No. _____
3. Property interest of Petitioner(s): LESSEE
Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed: 790 W. EUCLID AVE

Palatine, Illinois
5. All existing land uses on the property are:
SHOPPING PLAZA: RETAIL
6. Current zoning of property in question: P Size of the Property: _____ acres
7. Briefly describe the approved Planned Development plan. Discuss any changes being proposed which are different from the approved plan, if any.
POT TRUE VALVE SIGN ON WEST SIDE OF BUILDING
8. Attach a list of the Conditions of Final Approval. Describe on a separate sheet how the Conditions of Final Approval are being proposed to be amended. A status of all Conditions of Final Approval must be submitted before this item will be scheduled for a public hearing.

PETITIONER'S EXHIBIT

1

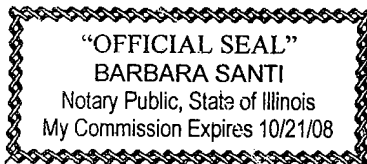
9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this petition, unless determined not applicable by the Community Development Department.
10. This applicant's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his(her) knowledge.

Date: _____

2/6/07

[Signature]

SUBSCRIBED AND SWORN to before me this 6 day of February, 2007.



[Signature]
Notary Public

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Tuesday, March 20, 2007, at 8:00 PM, in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for the following:

1. Planned Development Amendment to allow a change in the approved sign details.

The property is commonly known as 790 W. Euclid Avenue (PIN# 02-27-301-006).

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

FILE #: 07-20
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 5th day of March, 2007
Published in Daily Herald
March 5, 2007
(3892737)N

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, Arlington Heights, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Gurnee, Hampshire, Hainesville, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Green Oaks

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published March 5, 2007 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Nancy Bratovich
Authorized Agent

Control # T3892737

TYPE: ORDINANCE SUBMITTED BY: PLANNING & ZONING DATE: 4/2/2007 W

DESCRIPTION: Consider a Planned Development Amendment to Planned Development Ordinance O-24-86 to allow a change in the approved sign details for the property at 790 W. Euclid Avenue.

(True Value Hardware – File #07-20)

(District: 2)

COMMITTEE ACTION:

DATE:

BACKGROUND:

The Subject Property is a tenant space within the Regency Plaza Planned Development. The Petitioner, lessee of the tenant space, is seeking to construct a new attached sign on the property facing Quentin Road. The proposed sign would not conform to the signage regulations of the Planned Development Ordinance. Therefore, the Petitioner is seeking approval of the following:

Planned Development Amendment to Planned Development Ordinance O-24-86 to allow a change in the approved sign details.

KEY ISSUES:

- The Regency Plaza corner tenant space at 790 W. Euclid Avenue is currently occupied by a True Value Hardware store.
- The Petitioner is proposing to construct a new attached sign on the western façade of the building, facing Quentin Road. The original Planned Development never contemplated attached signage along the Quentin Road frontage.
- The proposed sign would be approximately 46 square feet (14'10" x 3'1").
- The sign would be a red, internally illuminated, channel letter sign with the name "True Value".

ALTERNATIVES:

1. Recommend approval of the Rezoning
2. Do not recommend approval of the Rezoning

RECOMMENDATION:

Public Hearing: March 20, 2007 Plan Commission

Residents Testifying: Two

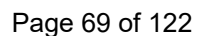
Concerns: Glare and appearance

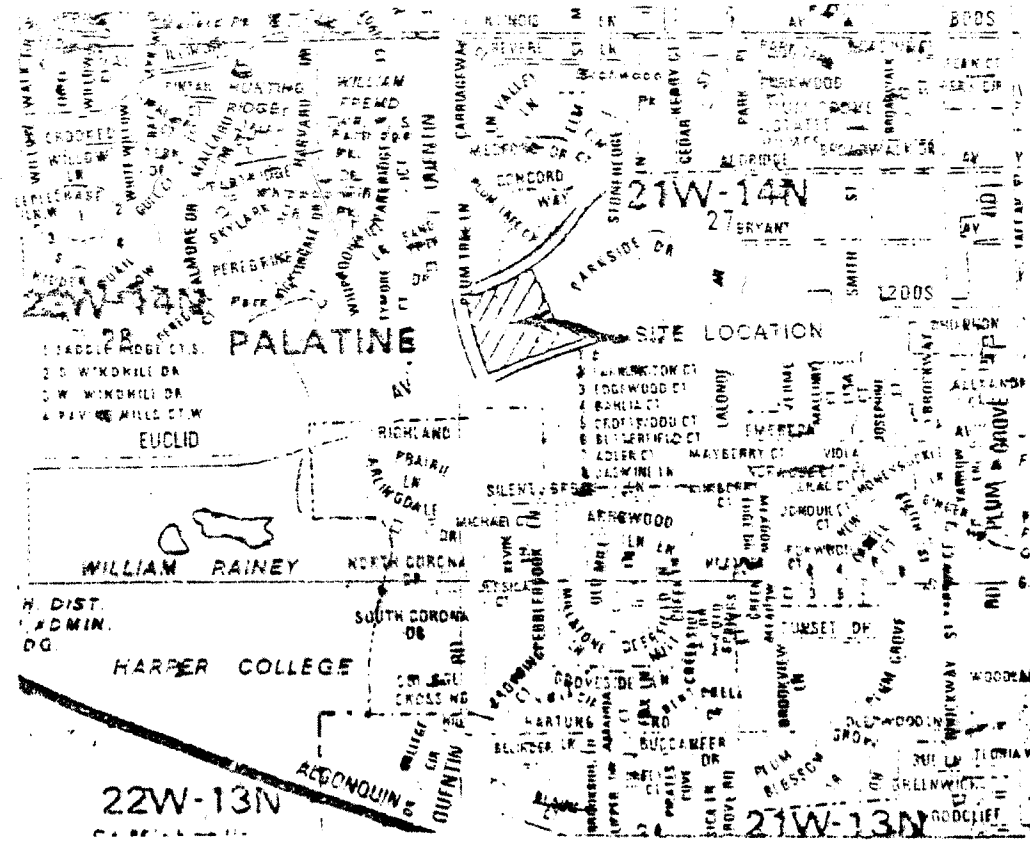
Vote: The Plan Commission voted unanimously to approve the proposal. Staff concurs with this recommendation.

ACTION REQUIRED:

Consider a Planned Development Amendment to Planned Development Ordinance O-24-86 to allow a change in the approved sign details for the property at 790 W. Euclid Avenue.

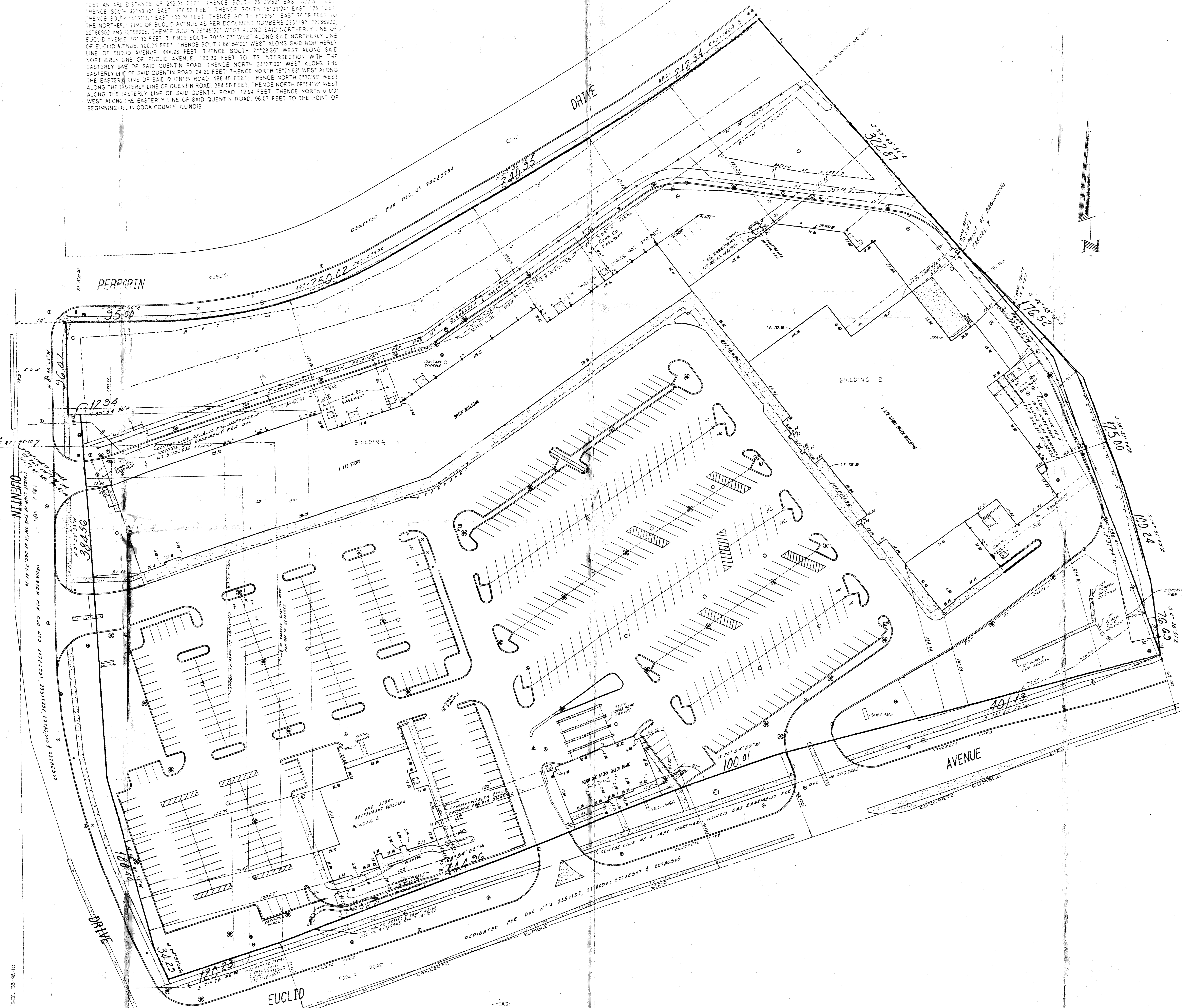
OF

[illegible]



ALTA/ACSM LAND TITLE SURVEY

THAT PART OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF QUENTIN ROAD AS PER DOCUMENT NUMBERS 2251152, 2258500, 2279800 AND 2279801 AND THE SOUTH LINE OF PEREGRINE DRIVE AS PER DOCUMENT NUMBER 2388784; THENCE NORTH 01°00'00" EAST ALONG THE SOUTH LINE OF PEREGRINE DRIVE 50 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PEREGRINE DRIVE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 475 FEET AND ARC DISTANCE OF 250.02 FEET; THENCE NORTH 89°13'00" EAST ALONG THE SOUTH LINE OF SAID PEREGRINE DRIVE 145.81 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PEREGRINE DRIVE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1424.18 FEET AND ARC DISTANCE OF 212.24 FEET; THENCE SOUTH 39°28'32" EAST 122.12 FEET; THENCE SOUTH 42°45'17" EAST 176.50 FEET; THENCE SOUTH 15°01'04" EAST 125 FEET; THENCE SOUTH 14°01'00" EAST 100.24 FEET; THENCE SOUTH 87°18'51" EAST 76.55 FEET TO 2278500 AND 2278501; THENCE SOUTH 17°44'22" WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE 100.01 FEET; THENCE SOUTH 68°54'02" WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE 100.01 FEET; THENCE SOUTH 68°54'02" WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE 100.01 FEET; THENCE SOUTH 11°52'30" WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE 120.23 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID QUENTIN ROAD; THENCE NORTH 24°57'00" WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD 24.29 FEET; THENCE NORTH 15°01'53" WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD 188.40 FEET; THENCE NORTH 3°33'52" WEST ALONG THE EASTERLY LINE OF QUENTIN ROAD 324.06 FEET; THENCE NORTH 89°54'00" WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD 12.84 FEET; THENCE NORTH 01°00' WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD 96.07 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.



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

1" = 40' scale

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

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

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

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NPS IN 1996 AND INCLUDES ITEMS 2.3.4.6, 7.0.1.2, 8.0.1.0, 11.0.1.4, 15.0.1.0, 16.0.1.0, 17.0.1.0, 18.0.1.0, 19.0.1.0, 20.0.1.0, 21.0.1.0, 22.0.1.0, 23.0.1.0, 24.0.1.0, 25.0.1.0, 26.0.1.0, 27.0.1.0, 28.0.1.0, 29.0.1.0, 30.0.1.0, 31.0.1.0, 32.0.1.0, 33.0.1.0, 34.0.1.0, 35.0.1.0, 36.0.1.0, 37.0.1.0, 38.0.1.0, 39.0.1.0, 40.0.1.0, 41.0.1.0, 42.0.1.0, 43.0.1.0, 44.0.1.0, 45.0.1.0, 46.0.1.0, 47.0.1.0, 48.0.1.0, 49.0.1.0, 50.0.1.0, 51.0.1.0, 52.0.1.0, 53.0.1.0, 54.0.1.0, 55.0.1.0, 56.0.1.0, 57.0.1.0, 58.0.1.0, 59.0.1.0, 60.0.1.0, 61.0.1.0, 62.0.1.0, 63.0.1.0, 64.0.1.0, 65.0.1.0, 66.0.1.0, 67.0.1.0, 68.0.1.0, 69.0.1.0, 70.0.1.0, 71.0.1.0, 72.0.1.0, 73.0.1.0, 74.0.1.0, 75.0.1.0, 76.0.1.0, 77.0.1.0, 78.0.1.0, 79.0.1.0, 80.0.1.0, 81.0.1.0, 82.0.1.0, 83.0.1.0, 84.0.1.0, 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PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday September 23, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Planned Development Amendment to Ordinance #O-24-86 allow a change in the approved sign details.

The property is commonly known as 790 W. Euclid Avenue.

The Petitioner is proposing to update the signage as part of the rebranding of the True Value Hardware Store. The request includes one attached sign on the west end of the building and 5 attached signs on the front of the building. The existing signage consists of 4 signs increasing the signage by 2 signs and 30 square feet.

The above petition has been filed by Sean Gale, True Value Hardware, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: FPD-000210-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 4th day of September 2025

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

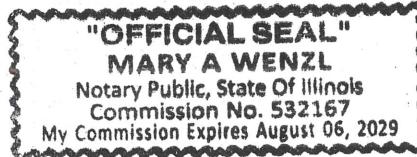
(Village) (Town) (City) (Township) of PALATINE 790 W. EUCLID AVE.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 4TH day of SEPTEMBER, A.D. 2025, and the last publication thereof was made on the 4TH day of SEPTEMBER, A.D. 2025.



Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
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- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

Mary A. Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 4TH day of SEPTEMBER A.D., 2025.

By Todd Wenzel

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 4TH day of SEPTEMBER A.D., 2025.

My commission expires the 6TH day of AUGUST A.D., 2029.



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

2241 N. Rand Road – Special Use
September 23, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: AJ Levin, Kingston Valley Enterprises LLC

PLAN NUMBER: SU-000189-2025

ADDRESS: 2241 N. Rand Road

BACKGROUND:

The Petitioner is seeking a Special Use Amendment approval to install freestanding solar energy conversion arrays in the rear yard of a commercial property. Therefore, the petitioner is requesting the following:

- 1. Special Use Amendment to Ordinance #O-64-23 permit a solar energy conversion system.**
- 2. Special use to construct a new structure within a floodplain-buffer area.**

Surrounding Zoning/Uses:

North	“P”, Planned Development District (Palatine Hyundai)
South:	“P”, Planned Development District, “R-1” Single Family District (International Auto Brokers / Public Storage)
East:	“P” Planned Development District (Deerpath Lake Residential subdivision)
West:	Planned Development District (former Contractors Material site, Palatine Motors)

KEY ISSUES:

- The Subject Property is zoned “B-5”, Highway business district and is

approximately 3 acres in total area. The north portion of the property is located within a body of water. This body of water spans the majority of lake cook road between N. Hicks Road and N. Rand Road.

- The subject property received Special use approval for an automotive laundry (car-wash) use in 2023. The car wash facility is in the early stages of construction and inspections. The approved plans included proposed detention facilities in the rear yard. The applicant's motive is to supply power to the car wash through the proposed arrays and reduce energy use.
- Set forth by 11.03(d)(33) of the Palatine, IL zoning code, energy conversion systems are permitted in the "B-2" zoning district, following Special Use approval.
- The proposed energy conversion structure will consist of four solar arrays surrounded by a six-foot-high vinyl fence. The fence will be setback eight feet from the arrays. The fence will screen the arrays from view as the arrays are two feet in height.
- Plans submitted by the applicant exhibit the proposed array size is approximately 2,900 square feet in total area. The array is made up of four separate modules, with each module sized at 660 square feet in area.
- The proposed array is *partially* located within the 50-foot wetland buffer zone projecting from the body of water encroaching upon the property from the north. This delineation is categorized as a "no-build" flood plain buffer zone by the Army Corps of Engineers. This floodplain area is under jurisdiction of Metropolitan Water Reclamation District (MWRD).
- Subject to 6.08(d)(2) "Special Uses" of the Palatine, IL Site Development regulations, new structures are permitted to be constructed in floodplain buffer zones following Special use approval from the Village Council. Construction in these areas must meet the grading and earth-work specifications listed in the ordinance.
- The proposal has been reviewed by MWRD and has granted preliminary approval of: a) the location of the solar arrays, and, b) the modifications to the flood plain buffer zone to accommodate the solar structures. The submitted plans include an engineering review schedule to perform an annual review of earth work and site quality. Final construction plans are subject to the approval of Village engineering staff and MWRD.

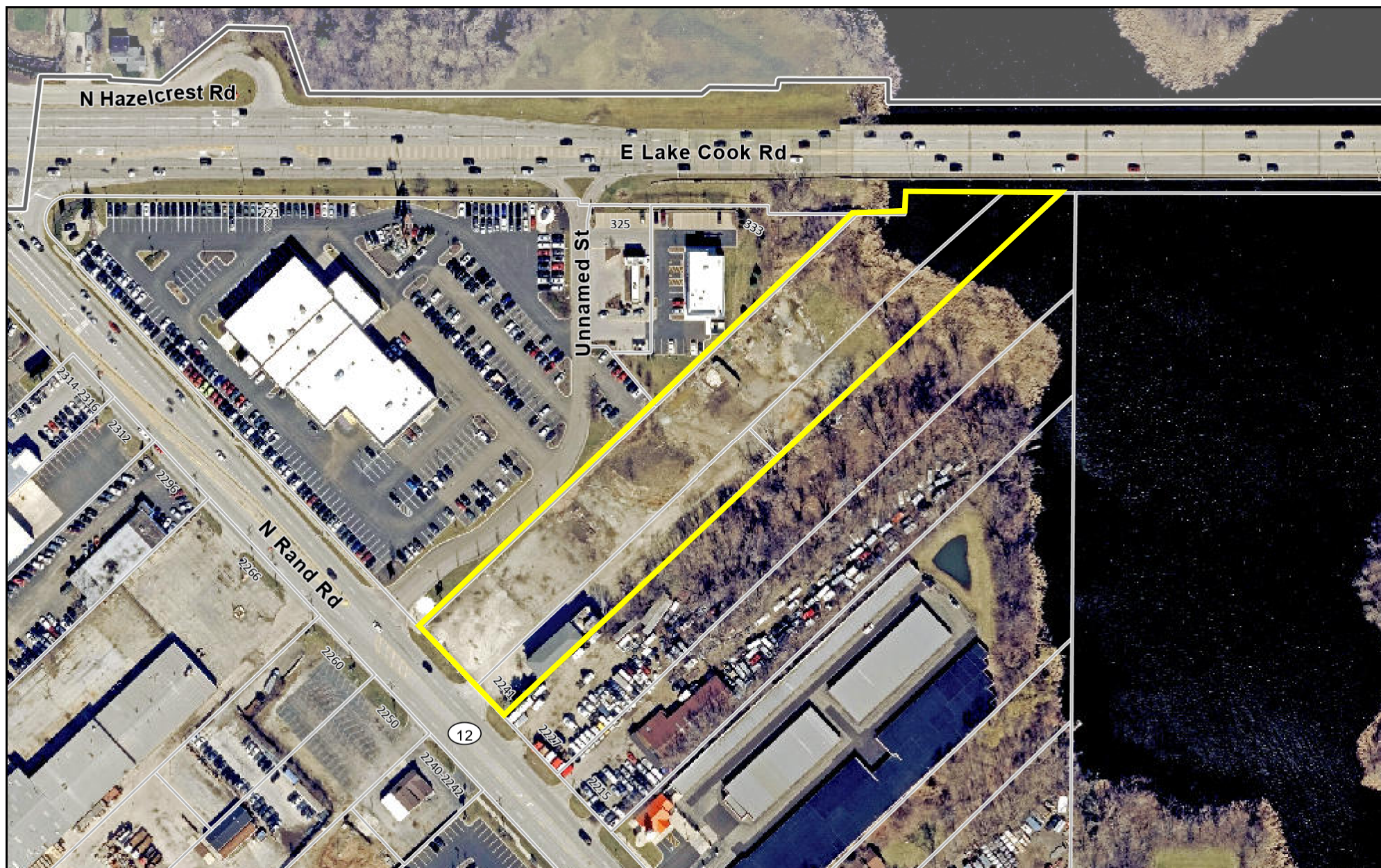
STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2), (3), and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

Staff does not anticipate the proposed arrays to create adverse impacts upon the surrounding area. The proposed 6-foot fence will largely screen the arrays from surrounding view. The location and sizing of arrays meet standards of the “B-5” zoning district and regulations for structures. The array is to be located in a flood plain buffer zone, warranting specific engineering enhancements for the site. The applicant has submitted plans and have satisfied the requirements of MWRD and Village Engineering staff.

Therefore, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use and shall substantially conform to the plans prepared by the Terra Consulting Group, dated 06/30/2025, except as such plans may be changed to conform to Village Codes and Ordinances.
2. Final engineering plans shall be submitted in a manner acceptable to Metropolitan Water Reclamation District(MWRD) and Village of Palatine, IL Engineering staff.
3. A maintained vegetative surface or a noncombustible base, approved by the Fire Marshal, shall be installed and maintained under the photovoltaic arrays and associated electrical equipment installations. Plans shall be submitted in a manner acceptable to Fire Marshal.



Print Date: 9/18/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



SPECIAL USE APPLICATION

Department of Planning & Zoning

200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247

Petitioner Name

AJ Levin

Business Name (if applicable)

Kingston Valley Enterprises, LLC

Subject Property Address

2241 N Rand RD palatine, IL 60074

Please provide a description of your proposed request:

Adding Solar panel arrays to the subject property. Arrays will be located in the rear yard nearest lake cook road.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

A Special Use has been approved for a car wash and is under construction. We are adding solar panels to the site.

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

The addition of solar panels will reduce energy use and burden on the grid nationally and locality.

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

Solar panels are used frequently in residence uses and business uses and are promoted by government entities.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

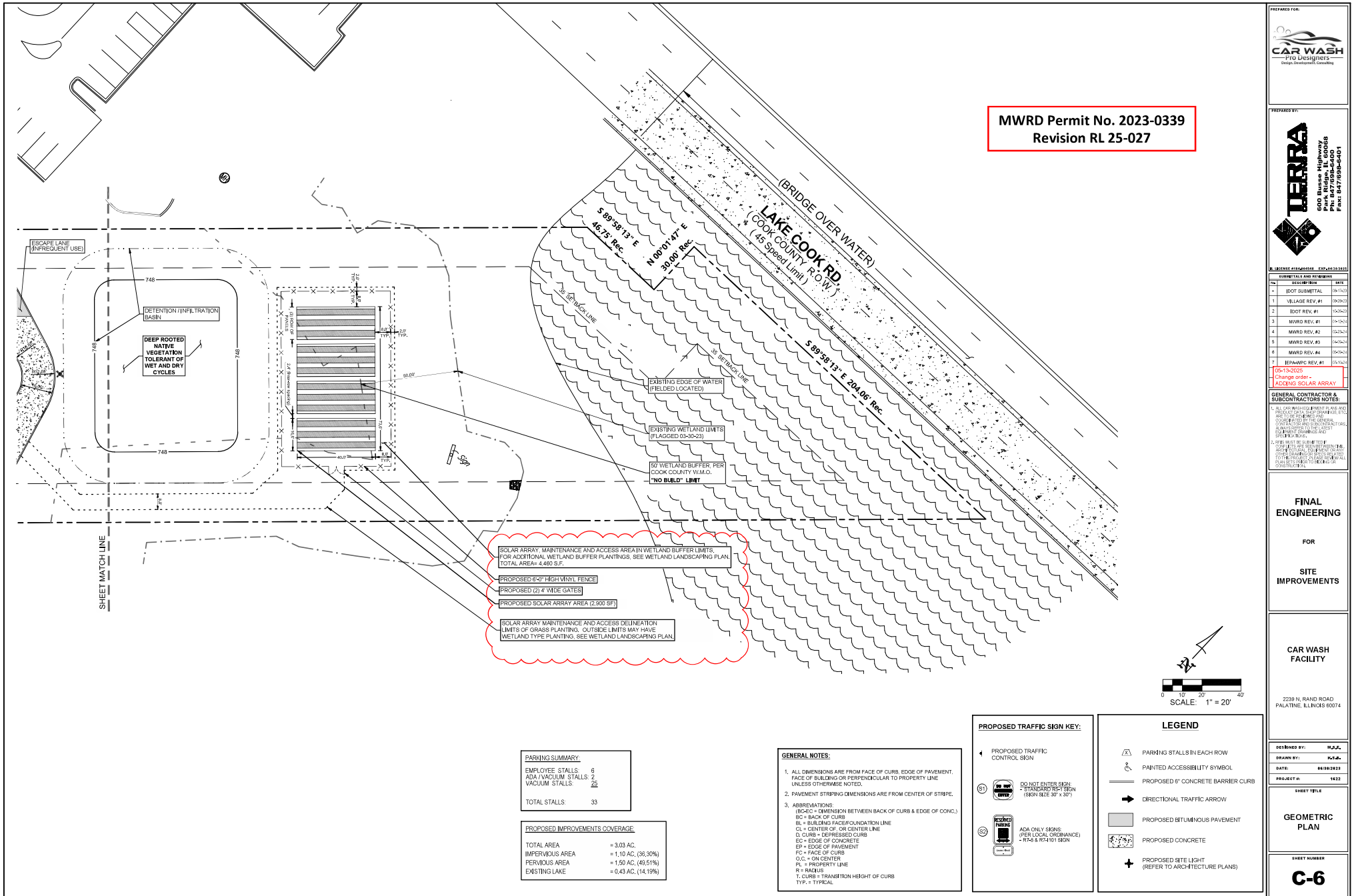
With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

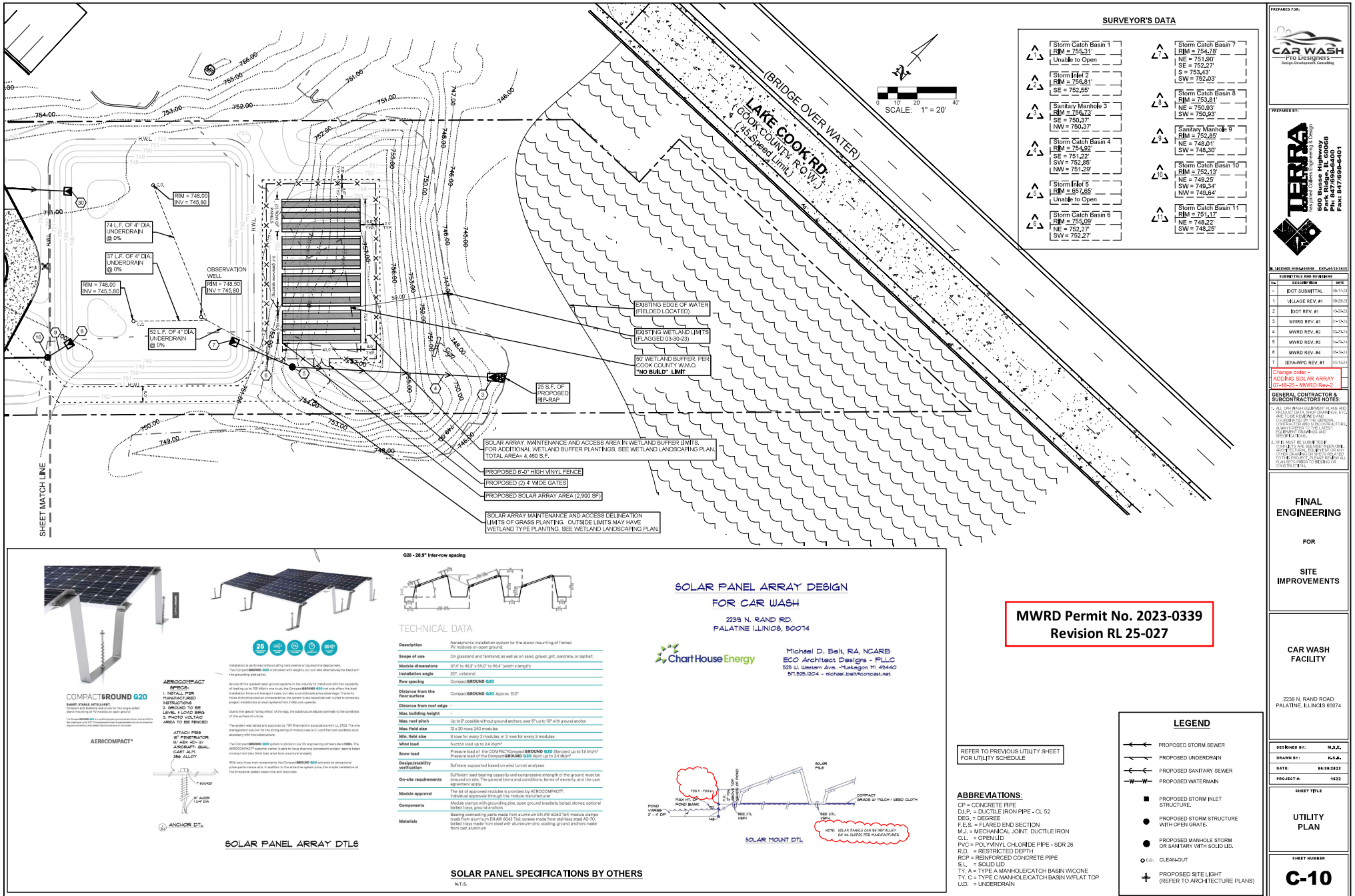
a. Will meet the following aesthetic criteria:

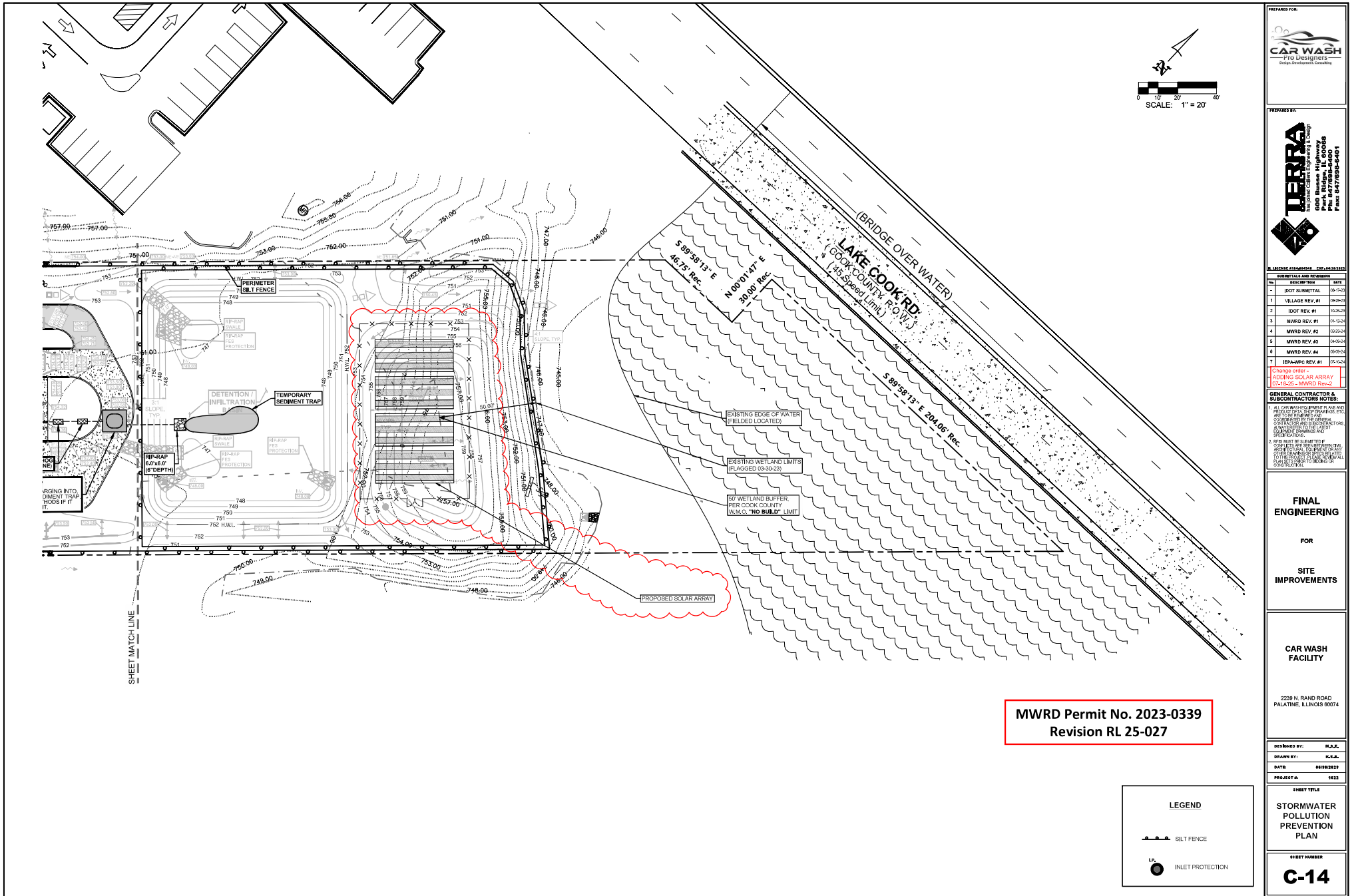
- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

The fencing included in this proposal will both secure and screen the solar panels. The proposed fencing will not detract from the visual quality of the surrounding area.







MWRD Permit No. 2023-0339
Revision RL 25-027

CAR WASH
Pro Designers
Design & Construction Consulting

PREPARED BY:

DERRA
Environmental Management & Design
6000 Park Ridge, IL 60066
Tel: 847/998-4401
Fax: 847/998-4401

REVISIONS AND REVISIONS

NO.	DESCRIPTION	DATE
1	DOT SUBMITTAL	04/15/23
2	VALUATION REV. #1	04/20/23
3	DOT REV. #1	05/02/23
4	MWRD REV. #1	05/10/23
5	MWRD REV. #2	05/10/23
6	MWRD REV. #3	05/10/23
7	MWRD REV. #4	05/10/23
8	IEPA/MPC REV. #1	05/10/23

Change order -
ADDING SOLAR ARRAY
05/10/23 - MWRD Rev. 2

GENERAL CONTRACTOR & SUBCONTRACTOR NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE MWRD PERMIT AND THE MWRD SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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FINAL
ENGINEERING

FOR

SITE
IMPROVEMENTS

CAR WASH
FACILITY

2239 N. RAND ROAD
PALATKA, ILLINOIS 60074

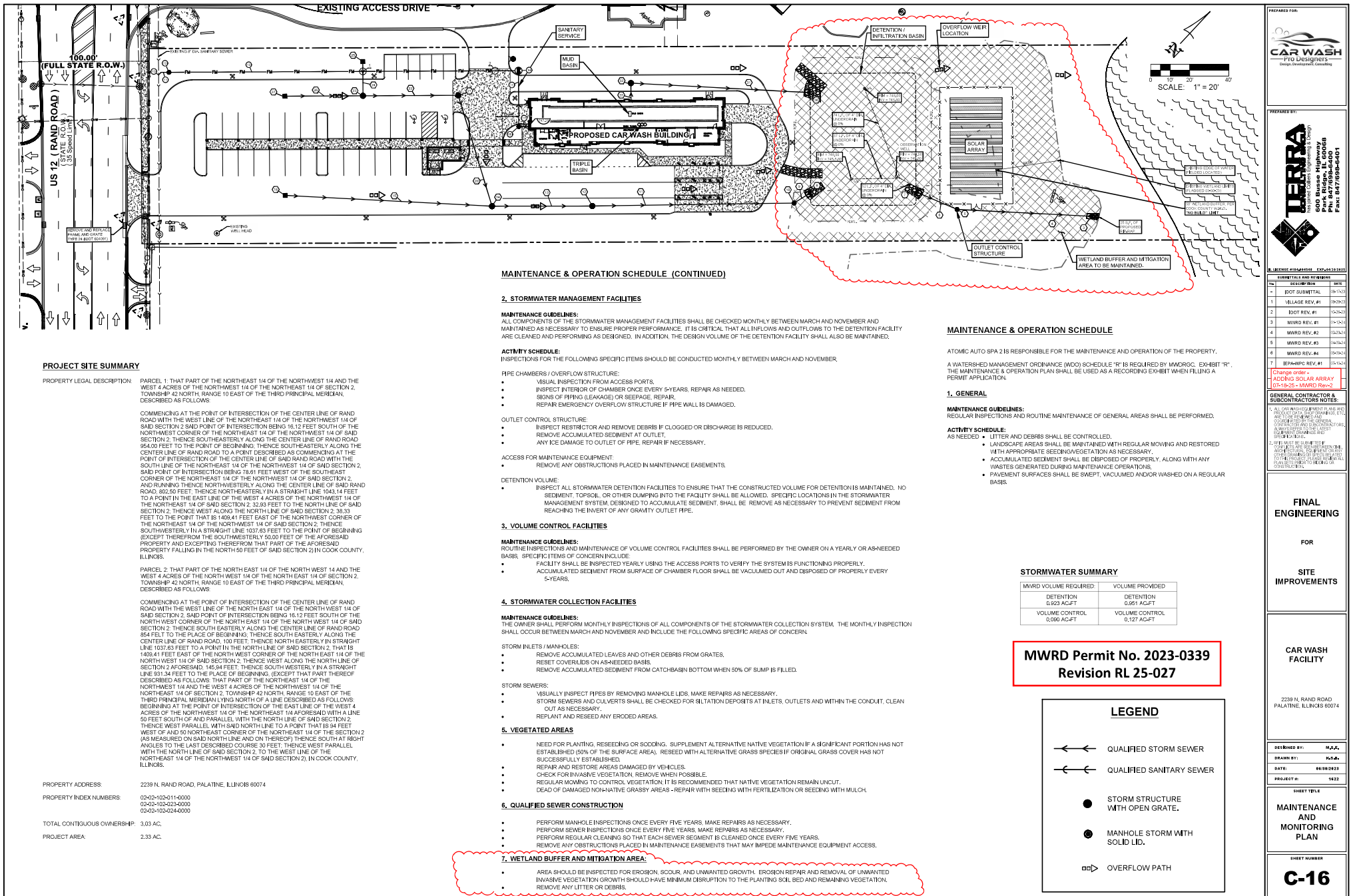
DESIGNED BY: H.J.A.
DRAWN BY: H.J.A.
DATE: 06/08/2023
PROJECT NO: 1022

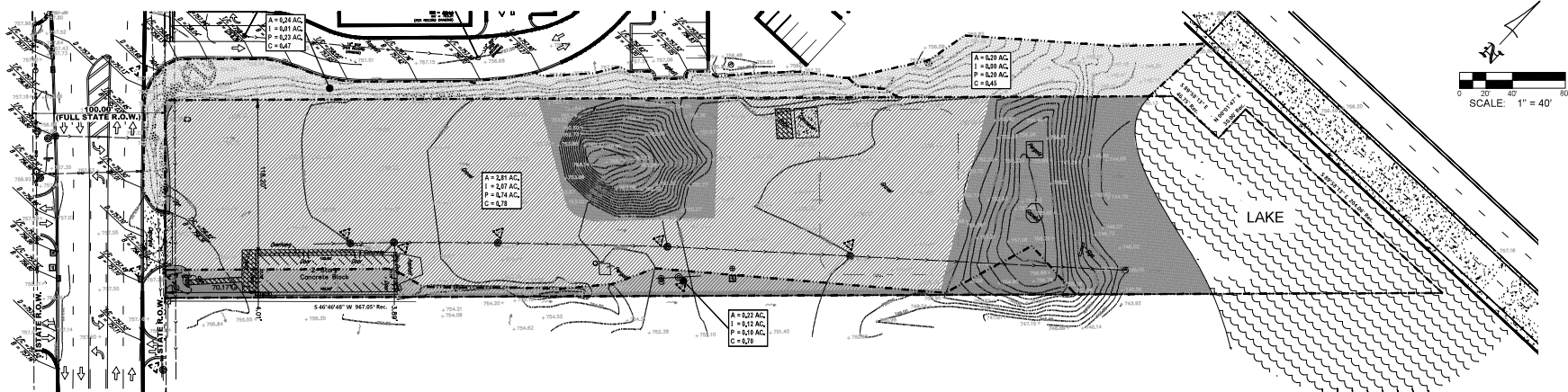
SHEET TITLE

STORMWATER
POLLUTION
PREVENTION
PLAN

SHEET NUMBER

C-14





PRE - DEVELOPMENT SITE

SITE DATA:

TOTAL PROPERTY AREA	= 3.03 AC
EXISTING IMPERVIOUS AREA	= 1.76 AC (58.09%)
EXISTING PERVIOUS AREA	= 0.84 AC (27.72%)
EXISTING LAKE AREA	= 0.43 AC (14.19%)

MWRD Permit No. 2023-0339
Revision RL 25-027

PREPARED FOR:
CAR WASH
Pro Designers
Civil Engineering & Surveying

PREPARED BY:
DERRA
Design Engineering & Surveying
5000 N. Ridge Road, Suite 100
Palatine, IL 60067
Phone: 847/998-4401
Fax: 847/998-4401

8. REVISIONS AND REVISIONS

NO.	DESCRIPTION	DATE
1	DOT SUBMITTAL	12/15/23
2	REVISION #1	12/20/23
3	DOT REV. #1	12/20/23
4	MWRD REV. #1	12/20/23
5	MWRD REV. #2	12/20/23
6	MWRD REV. #3	12/20/23
7	MWRD REV. #4	12/20/23
8	REVISION #1	12/20/23

Change order -
ADDING SOLAR ARRAY
10-10-23 MWRD Rev. #5

GENERAL CONTRACTOR & SUBCONTRACTORS NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE MWRD PERMIT AND THE MWRD SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MWRD AND ANY OTHER AFFECTING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION OR BETTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

FINAL ENGINEERING

FOR
SITE IMPROVEMENTS

CAR WASH FACILITY

2239 N. RAND ROAD
PALATINE, ILLINOIS 60067

DESIGNED BY: H.J.S.

DRAWN BY: H.J.S.

DATE: 06/08/2023

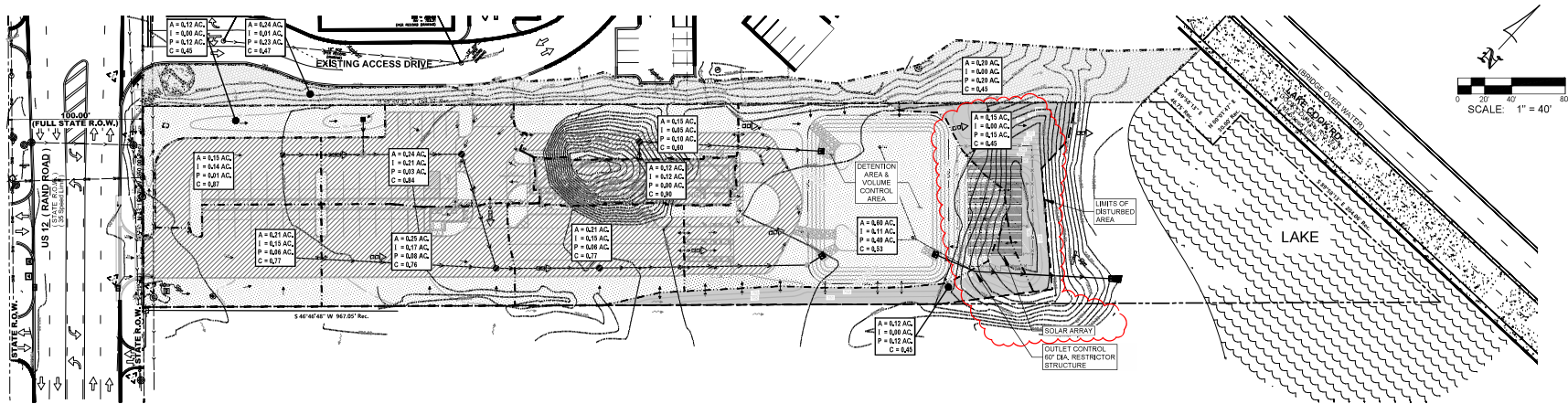
PROJECT NO: 1822

SHEET TITLE

DRAINAGE EXHIBIT

SHEET NUMBER

C-17



POST - DEVELOPMENT SITE

SITE DATA:

TOTAL PROPERTY AREA	= 3.03 AC
IMPERVIOUS AREA	= 1.10 AC (36.30%)
PERVIOUS AREA	= 1.50 AC (49.19%)
LAKE AREA	= 0.43 AC (14.19%)

TOTAL DISTURBED AREA	= 2.33 AC
IMPERVIOUS AREA	= 1.10 AC
PERVIOUS AREA	= 1.23 AC

TOTAL UNRESTRICTED AREA	= 0.27 AC
-------------------------	-----------

TOTAL OFFSITE DRAINAGE AREA	= 0.24 AC
-----------------------------	-----------

LEGEND

--- --	TRIBUTARY AREA		OFFSITE
--- --	OVERFLOW ROUTE		UNRESTRICTED
--- --	EXISTING FLOW DIRECTION		IMPERVIOUS
--- --	SUB-BASIN AREA		PERVIOUS
--- --	PERVIOUS AREA		
--- --	CURVE NUMBER		



2313

05.23.25

Z-12

1 VIEW #1 FROM STARBUCKS
Z-12 SCALE: 1/2" = 1'-0"

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

N E R I
ARCHITECTS
8400 N. NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.525.8400



2313

05.23.25

Z-13

1 VIEW #2 FROM CARWASH
Z-13 SCALE: 1/2" = 1'-0"

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

N E R I
ARCHITECTS

8400 N. NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.526.8400



2313

05.23.25

Z-14

1 VIEW #3 FROM LAKE COOK RD.

Z-14 SCALE: 1/2" = 1'-0"

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

N E R I

ARCHITECTS

8400 N. NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.525.8400



VIEW #3 FROM LAKE COOK RD. (WINTER)

1
2-15
TIME

SCALE: 12" = 1'-0"

2313

05.23.25

Z-15

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

N

E

R

I

ARCHITECTS

8400 N. NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.326.8400

ORDINANCE NO. O-64-23

**AN ORDINANCE GRANTING A SPECIAL USE
AT 2239 & 2251 N. RAND ROAD**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on June 5, 2023**

ORDINANCE NO. D-64-23

**AN ORDINANCE GRANTING A SPECIAL USE
AT 2239 & 2251 N. RAND ROAD**

WHEREAS, pursuant to a petition and public hearing on May 23, 2023, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit an automotive laundry pursuant to Section 11.06 (e) (7) of the Palatine Zoning Ordinance, on the following legally described property:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF RAND ROAD 854 FEET TO THE PLACE OF BEGINNING.;

THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF RAND ROAD, 100 FEET; THENCE NORTHEASTERLY IN STRAIGHT LINE 1037.63 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 2 THAT IS 1409.41 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE WEST ALONG THE NORTH LINE OF SECTION 2 AFORESAID, 145.94 FEET, THENCE SOUTHWESTERLY IN A STRAIGHT LINE 931.34 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING

AT A POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AFORESAID WITH A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 2; THENCE WEST PARALLEL WITH SAID NORTH LINE TO A POINT THAT IS 94 FEET WEST OF AND 50 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2 (AS MEASURED ON SAID NORTH LINE AND ON A LINE AT RIGHT ANGLES THEREOF); THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 30 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 2, TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2), IN COOK COUNTY, ILLINOIS.

commonly known as 2239 N. Rand Road & 2251 N. Rand Road

(PIN# 02-02-102-011, 02-02-102-023, and 02-02-102-024)

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

SECTION 1: Special Use to permit an automotive laundry pursuant to Section 11.06 (e) (7) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

- 1. The Special Use shall substantially conform to the Site Plans, Floor Plans, and Elevation Plans submitted by the Petitioner, Krisch Capital Partners, LLC, except as such plans may be changed to conform to Village Codes and Ordinances.**
- 2. Any improvements to the existing freestanding sign, located within the US Army Corps. of Engineers "No Build" Limit and the final freestanding sign plans shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.**
- 3. A license agreement and maintenance agreement addressing the cross-access driveway to the north and sign maintenance for the Patrick Hyundai lots shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning.**

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

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

PASSED: This 5 day of June, 2023

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 5 day of June, 2023



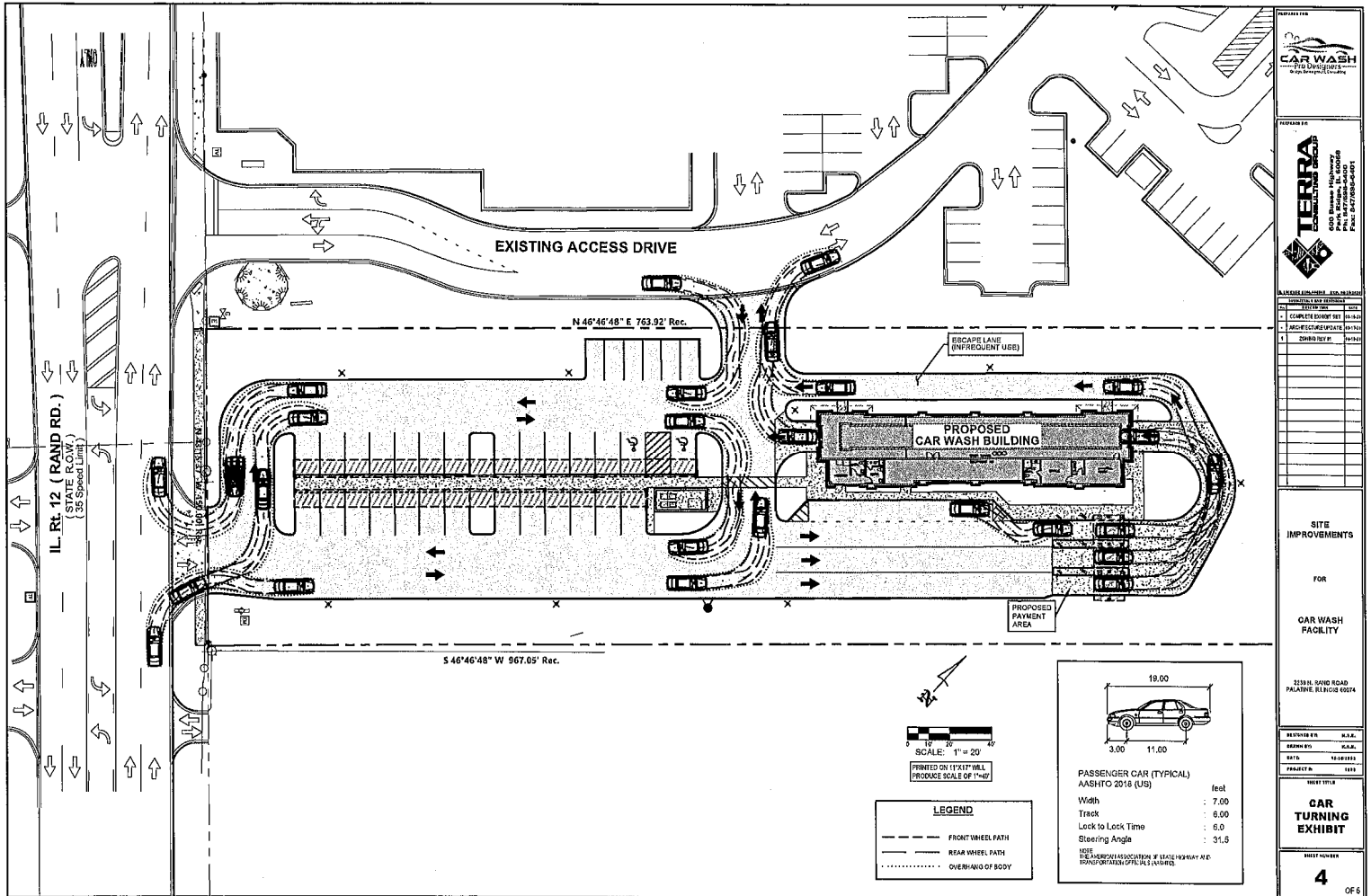
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

5 day of June, 2023



Village Clerk



CONSULTANTS INFO:

NERI ARCHITECTS
5400 N. NORTHWEST HWY, SUITE 4
CHICAGO, IL 60631
P. 947.925.3400
LICENSE # 1301070132
EXPIRATION DATE: MARCH 02, 2023



ZONING & LOT DATA

ADDRESS: 2719 N. RAND ROAD PALATINE, ILLINOIS 60074

File# 02-02-102-011-0000

ACREAGE: 3.208 AC ±

ZONING: B-5 HIGHWAY BUSINESS DISTRICT

PROJECT DATA

SCOPE OF WORK: NEW COMMERCIAL BUILDING

APPLICABLE CODES

- (Building codes have been adopted by the Village of Palatine)
- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL FIRE CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL & 2018 ILLINOIS ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL PLUMBING & MECHANICAL CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2015 INTERNATIONAL EXISTING BUILDING CODE
- 2009 LIFE SAFETY CODE, NFPA 101
- ILLINOIS PLUMBING CODE, LATEST EDITION
- ILLINOIS ACCESSIBILITY CODE, LATEST EDITION

CLIMATE ZONE 5A

EXISTING USE	COMMERCIAL BUILDING
--------------	---------------------

BUILDING DESCRIPTION

USE GROUP: "B" - COMMERCIAL CARWASH

OCCUPANCY LOADS: 22 (Breakdown on AS-2)

BUILDING AREA: ONE STORY (30'-0")

CONSTRUCTION TYPE: II B / Non-Sprinklere

PROPOSED BUILDING AREA: 4,983 SQ. FT.

PROJECT NOTES CODES, STANDARDS, AND PROCEDURES

1. ALL CONSTRUCTION SHALL COMPLY WITH INTERNATIONAL BUILDING CODES, GSIA AND TOWNSHIP CODES, **VILLAGE OF PALATINE, STATE OF ILLINOIS** AND ALL OF THE STATES OF UNITED AMERICAN FEDERAL AGENCY REGULATIONS.
2. BEFORE DOING ANY CONSTRUCTION, CONTACT LOCAL ELECTRIC COMPANY AND ASK FOR THE "NEW BUSINESS GUIDE". REQUEST AN ON-SITE MEETING AND COORDINATION OF PROPOSED WORK. BRING ARCHITECTURAL DRAWINGS AND OBTAIN APPROVAL ON CLEARANCES FOR ALL NEW STRUCTURES BEING BUILT AND/OR ELECTRICAL SERVICE BEING MOVED OR ADDED.
3. BEFORE DOING ANY CONSTRUCTION, CONTACT J.U.I.L.E. TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES WHICH MAY AFFECT PROPOSED SITE WORK. 8-1-1 IS THE NATIONWIDE TOLL-FREE NUMBER FOR LOCATION REFERENCE. 800-368-5848. 24-HOUR NUMBER: 1-800-473-7323.
4. ALL CARSHAW EQUIPMENT SHALL BE PROVIDED BY THE NATIONAL CARSHAW SOLUTIONS (NCS) AND COORDINATED W/ NENI ARCHITECTS' INFORMATION.
5. ALL REFERENCES TO CODES, SPECIFICATIONS, AND STANDARDS REFERRED TO IN THE SPECIFICATIONS AND/OR DRAWINGS SHALL MEAN THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE IN EFFECT AT THE TIME OF THE DATE OF THE SPECIFICATIONS AND/OR DRAWINGS.
6. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS, POLICIES AND PROCEDURES OF THE OWNER.
7. DRAWINGS AND SPECIFICATIONS ARE TO BE ISSUED TO THE SUBCONTRACTORS IN COMPLETE SETS SO THAT THE FULL EXTENT OF WORK IS SHOWN AND COORDINATION OF WORK IS MADE POSSIBLE.
8. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS, PROJECT SPECIFICATIONS, MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS, AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS.
9. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPES OF DETAILS REQUIRED FOR THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAIL.
10. PROVIDE ALL SHOP DRAWINGS, CATALOG CUTS, SAMPLES, ETC. FOR THE NECESSARY WORK REQUIRED AND FOR ARCHITECTS REVIEW PRIOR TO COMMENCEMENT OF THE WORK.
11. EACH CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ALL WORK WHICH OFFERS FROM CONTRACT DOCUMENTS SO THAT ACCURATE RECORD DRAWINGS AND SPECIFICATIONS CAN BE KEPT AND PROVIDED TO THE OWNER AT PROJECT CLOSEOUT.
12. EACH CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THERE OF. FAILURE TO VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THERE OF, SHALL BE CONSIDERED AS THE EXTENT OF WORK TO BE PERFORMED BY OTHER TRADES ALL NOT BE CONSIDERED A BASIS FOR GRANTING OF ADDITIONAL COMPENSATION.
13. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE CONTRACT AND SHALL NOTIFY THE OWNER OF ANY CONDITIONS CONTRARY TO THE CONSTRUCTION DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
14. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS FROM DAMAGE DUE TO THE CONSTRUCTION OF NEW AND/OR REPAIRS TO EXISTING STRUCTURES.
15. ALL UTILITY SHUT-OFFS AS REQUIRED BY THE CONTRACTOR FOR COMPLETION OF THEIR WORK SUCH AS ELECTRICAL, GAS AND/OR WATER SHOULD BE COORDINATED W/ NENI ARCHITECTS' INFORMATION.

SHEET INDEX

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T-1.0	COVER SHEET & PROJECT INFO	S-101 GENERAL NOTES
		S-201 FOUNDATION & 1st FLOOR PLAN
C-1.1	TITLE SHEET	S-202 ROOF FRAILING PLAN
C-2.A	SPECIFICATIONS	S-301 SECTIONS & DETAILS
C-2.B	SPECIFICATIONS	S-302 SECTIONS & DETAILS
C-3	EXISTING CONDITIONS & DEMOLITION PLAN	
C-4	GEOMETRIC PLAN	MECHANICAL
C-5	GRADING PLAN	M-2.0 SITE PLAN
C-6	UTILITY PLAN	M-3.0 MECH. SCHEDULES, NOTES, DETAILS
C-7	STORMWATER POLLUTION PREVENTION PLAN	M-3.1 MECH. SCHEDULES, NOTES & DETAILS
C-8	STORMWATER POLLUTION PREVENTION DETAILS	M-3.2 MECH. SCHEDULES, NOTES & DETAILS
C-9	ORANGE EXHIBIT	M-3.3 MECH. SCHEDULES, NOTES, DETAILS
C-10	DETAILS	
C-11	DETAILS	ELECTRICAL
C-12	DETAILS	E-2.1 1ST FLOOR PLAN & EQUIP. PLAN
C-13	DETAILS	E-2.2 REFLECTED CEILING PLAN
		E-2.3 ROOF & TOWER PLANS
GENERAL NOTES		E-2.4 PAN-STATION DETAIL PLAN
G-1.1	GENERAL NOTES	E-3.0 ELEC. SCHEDULES & NOTES & DETAILS
G-1.2	SITE PLAN	E-3.1 ELEC. SCHEDULES, NOTES & DETAILS
		E-3.2 ELEC. SCHEDULES, NOTES & DETAILS
LANDSCAPE		E-3.3 ELEC. SCHEDULES, NOTES & DETAILS
L-1.1	LANDSCAPE PLAN	E-3.4 MOTOR CONTROL CENTER
		E-3.5 ELECTRIC CONTROLS
ARCHITECTURAL		E-3.6 ELECTRIC MOTORS
A-2.0	FOUNDATION PLAN	E-3.7 ELECTRICAL UNDERGROUND
A-2.1	FLOOR PLAN	E-3.8 ELECTRIC EQUIPMENT SCHED.
A-2.2	CELLING PLAN	E-4.0 ELEC. SITE PLAN
A-2.3	ROOF & TOWER PLANS	
A-3.0	BATHROOM PLANS & ELEVATIONS	PLUMBING
A-4.0	MAN ELEVATIONS	P-1.0 PLUMBING SITE PLAN
A-5.1	MAIN ELEVATIONS & W/VIEW SCHDL.	P-1.1 PLUMBING FLOOR PLAN
A-6.0	BUILDING SECTIONS	P-2.0 SCHEDULES & RISERS
A-6.1	DETAILS	P-3.0 PLUMBING EQUIP. PLAN
A-6.4	FIRESTICKING DETAILS	P-3.2 PLUMBING PIPING S UNDERGROUND
A-7.0	SIGNAGE REFERENCE PLOT STATION	P-3.1 WATER EQUIP. SCHEDULE
A-7.1	LOCAL PLUMBING STATION	P-3.2 AIR PIPING PLAN
A-8.0	ROOF SCHEDULE	P-3.3 AIR EQUIPMENT SCHEDULE

N E R I
ARCHITECTS
8400 N. NORTHWEST HWY. SUITE 4
CHICAGO, IL 60631
TEL 847/425-5460

PROJECT #	2313
DATE:	02/17/23

NEW AUTOMATED CARWASH FACILITY

22239 N. RAND ROAD PALATINE,
ILLINOIS 60074

PERMIT REVIEW - NOT FOR CONSTRUCTION

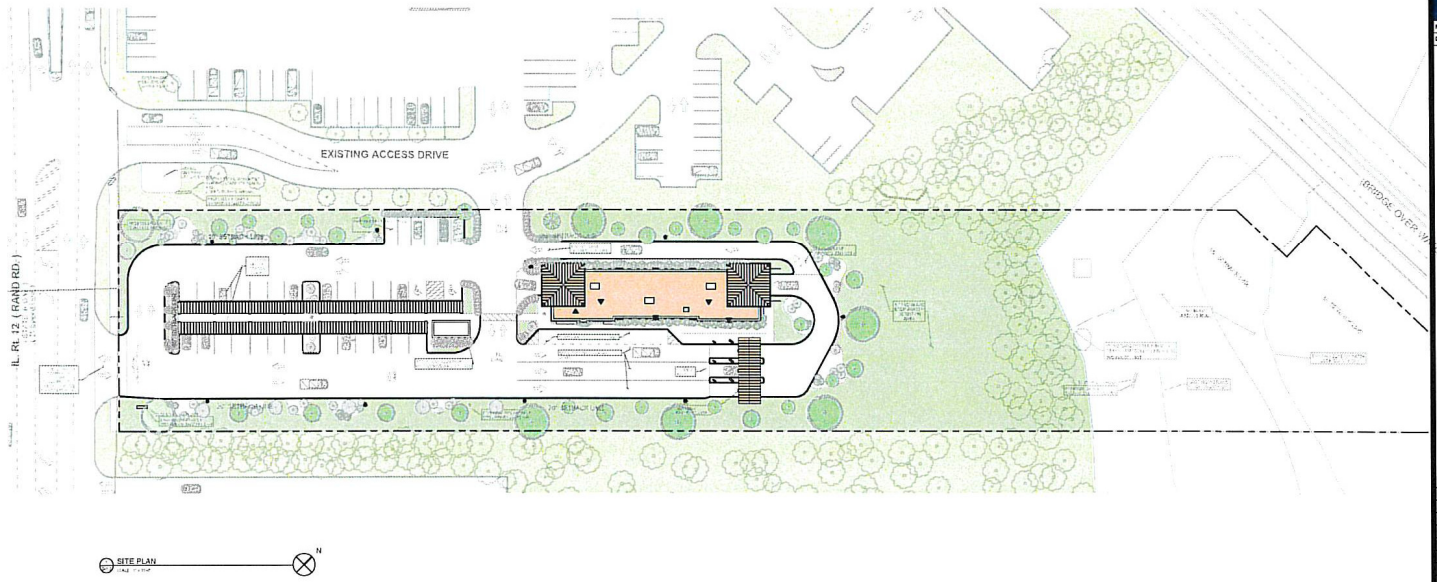
△	04.29.23	2018/03
	04.29.23	2018/03

01.17.23	20443
	REVISED
DRAWN BY:	RAM

APPROVED BY:	GCH/M
SCALE:	AS NOTED
DESCRIPTION:	COVER

SHEET NO.	COVER PROJECT
	T

-1.0



NERI ARCHITECTS
REGA NORTHWESTERN UNIVERSITY
 1000 N. RAND RD. SUITE 100
 CHICAGO, IL 60642

PROJECT # 2313
 DATE: 03/15/23

NEW AUTOMATED CARWASH FACILITY
 2239 N. RAND ROAD PALATINE,
 ILLINOIS 60074
 PERMIT REVIEW - NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION
1	03.17.23	ISSUED FOR PERMIT REVIEW
2	03.17.23	ISSUED FOR PERMIT REVIEW

DRAWN BY: RAY
 APPROVED BY: SETH / MAM
 SCALE: AS NOTED
 DESCRIPTION: SITE PLAN

SHEET NO. **G-1.2**

N

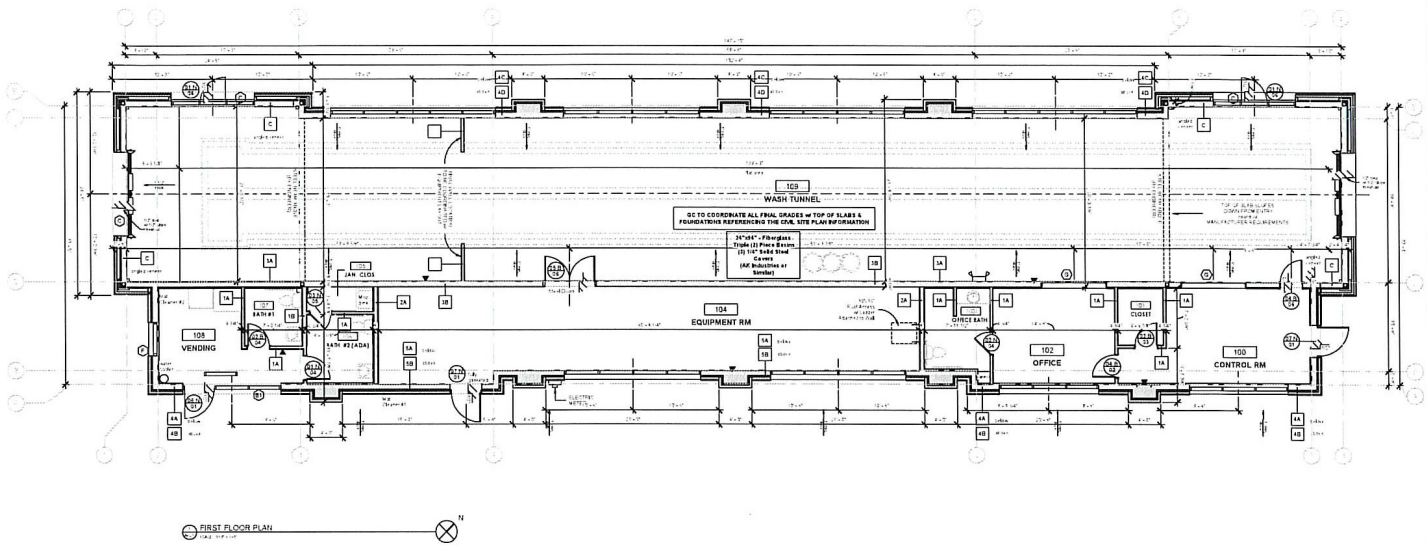


Planning Schedule						
DATE	PLAN	STATUS	CONDUCTOR	MEETING	PREP	NOTES/AGENDA ITEMS
1st Planning Meeting: 7/21/10 1st meeting during 1st year - no meeting on 7/21/10						
7/21	1st	OK	John D. Boring, Chair	7/21/10	7/21/10	Meeting agenda 7/21/10
7/27	2nd	OK	John D. Boring, Chair	7/27/10	7/27/10	Meeting agenda 7/27/10
8/3	3rd	OK	John D. Boring, Chair	8/3/10	8/3/10	Meeting agenda 8/3/10
8/10	4th	OK	John D. Boring, Chair	8/10/10	8/10/10	Meeting agenda 8/10/10
8/17	5th	OK	John D. Boring, Chair	8/17/10	8/17/10	Meeting agenda 8/17/10
8/24	6th	OK	John D. Boring, Chair	8/24/10	8/24/10	Meeting agenda 8/24/10
2nd Planning Meeting: 9/14/10 2nd meeting during 1st year - no meeting on 9/14/10						
9/14	7th	OK	John D. Boring, Chair	9/14/10	9/14/10	Meeting agenda 9/14/10
9/21	8th	OK	John D. Boring, Chair	9/21/10	9/21/10	Meeting agenda 9/21/10
9/28	9th	OK	John D. Boring, Chair	9/28/10	9/28/10	Meeting agenda 9/28/10
10/5	10th	OK	John D. Boring, Chair	10/5/10	10/5/10	Meeting agenda 10/5/10
10/12	11th	OK	John D. Boring, Chair	10/12/10	10/12/10	Meeting agenda 10/12/10
10/19	12th	OK	John D. Boring, Chair	10/19/10	10/19/10	Meeting agenda 10/19/10
10/26	13th	OK	John D. Boring, Chair	10/26/10	10/26/10	Meeting agenda 10/26/10
11/2	14th	OK	John D. Boring, Chair	11/2/10	11/2/10	Meeting agenda 11/2/10
11/9	15th	OK	John D. Boring, Chair	11/9/10	11/9/10	Meeting agenda 11/9/10
11/16	16th	OK	John D. Boring, Chair	11/16/10	11/16/10	Meeting agenda 11/16/10
11/23	17th	OK	John D. Boring, Chair	11/23/10	11/23/10	Meeting agenda 11/23/10
11/30	18th	OK	John D. Boring, Chair	11/30/10	11/30/10	Meeting agenda 11/30/10
12/7	19th	OK	John D. Boring, Chair	12/7/10	12/7/10	Meeting agenda 12/7/10
12/14	20th	OK	John D. Boring, Chair	12/14/10	12/14/10	Meeting agenda 12/14/10
12/21	21st	OK	John D. Boring, Chair	12/21/10	12/21/10	Meeting agenda 12/21/10
12/28	22nd	OK	John D. Boring, Chair	12/28/10	12/28/10	Meeting agenda 12/28/10
1/4	23rd	OK	John D. Boring, Chair	1/4/11	1/4/11	Meeting agenda 1/4/11
1/11	24th	OK	John D. Boring, Chair	1/11/11	1/11/11	Meeting agenda 1/11/11
1/18	25th	OK	John D. Boring, Chair	1/18/11	1/18/11	Meeting agenda 1/18/11
1/25	26th	OK	John D. Boring, Chair	1/25/11	1/25/11	Meeting agenda 1/25/11
2/1	27th	OK	John D. Boring, Chair	2/1/11	2/1/11	Meeting agenda 2/1/11
2/8	28th	OK	John D. Boring, Chair	2/8/11	2/8/11	Meeting agenda 2/8/11
2/15	29th	OK	John D. Boring, Chair	2/15/11	2/15/11	Meeting agenda 2/15/11
2/22	30th	OK	John D. Boring, Chair	2/22/11	2/22/11	Meeting agenda 2/22/11
2/29	31st	OK	John D. Boring, Chair	2/29/11	2/29/11	Meeting agenda 2/29/11
3/6	32nd	OK				



PERMIT REVIEW - NO. 14 FOR CONSTRUCTION*

L1.1



NERI ARCHITECTS
8400 N. NORTHWEST HWY
CHICAGO, IL 60631
(773) 650-1000

PROJECT # 2315
DATE: 10/1/17

NEW AUTOMATED CARWASH FACILITY
 2239 N. RAND ROAD PALATINE,
 ILLINOIS 60074
PERMIT REVIEW - NOT FOR CONSTRUCTION

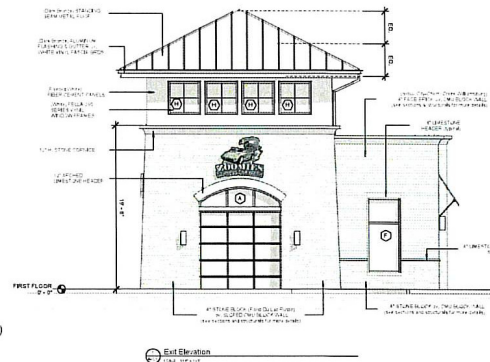
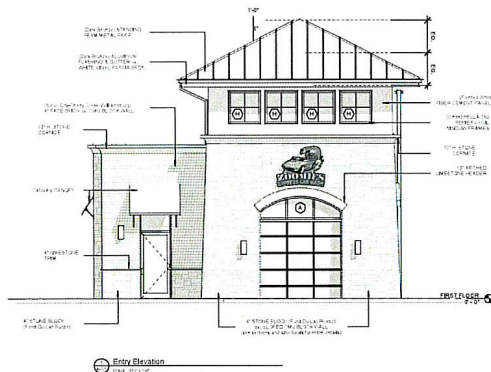
REV.	DATE	DESCRIPTION
1	10/1/17	ISSUED FOR PERMIT REVIEW
2	10/1/17	ISSUED FOR PERMIT REVIEW
3	10/1/17	ISSUED FOR PERMIT REVIEW
4	10/1/17	ISSUED FOR PERMIT REVIEW
5	10/1/17	ISSUED FOR PERMIT REVIEW
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20	10/1/17	ISSUED FOR PERMIT REVIEW
21	10/1/17	ISSUED FOR PERMIT REVIEW
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A-2.1



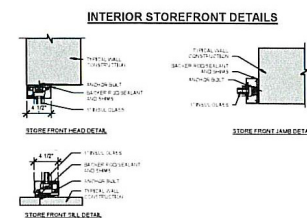
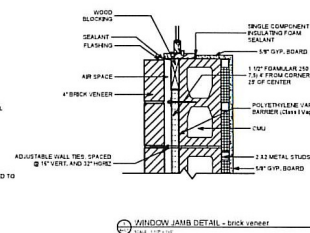
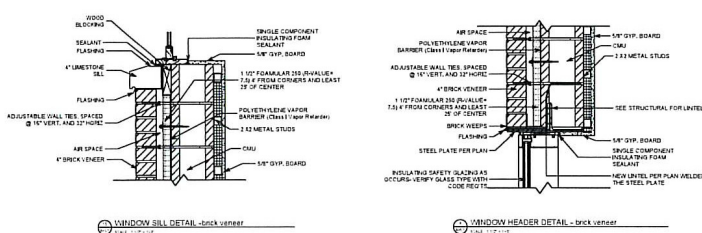
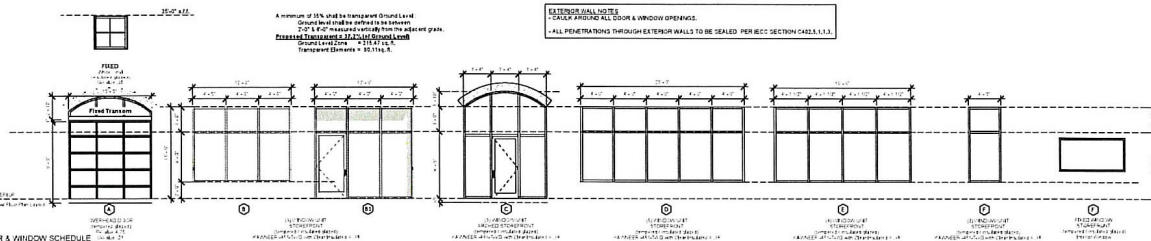
Side Elevation-North

Page 105 of 122



Primary Materials
Face Brick & Stone Block (65.8%)
Accent Material
Fiber Cement Panels (15.9%)

EXTERIOR WALL NOTES
- CAULK AROUND ALL DOOR & WINDOW OPENINGS.
- ALL PENETRATIONS THROUGH EXTERIOR WALLS TO BE SEALED PER MECS SECTION 08.11.1.1.



NERO ARCHITECTS
8405 N. NORTHWEST HWY
CHICAGO, IL 60631
TEL: 773.453.1400

PROJECT # 2015
DATE: 03/2015

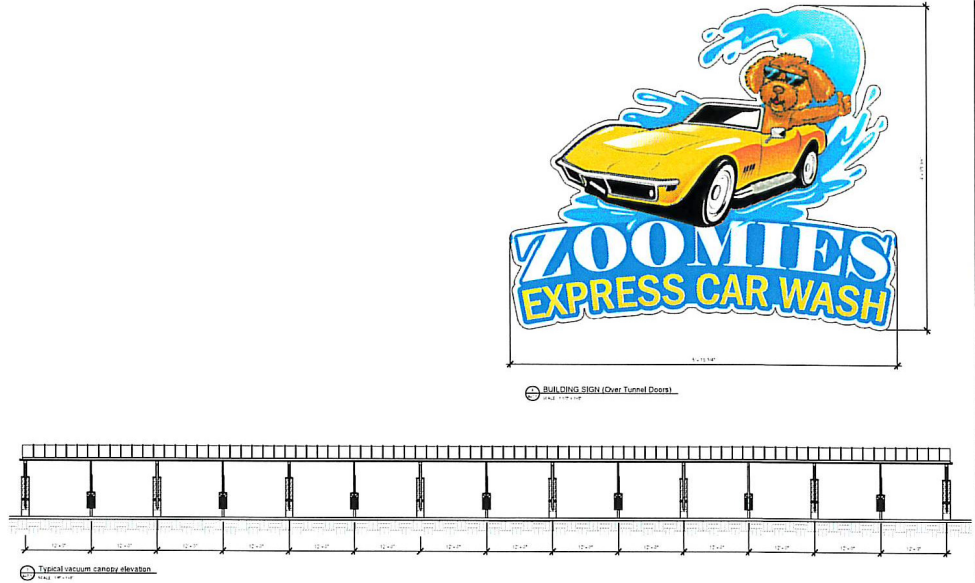
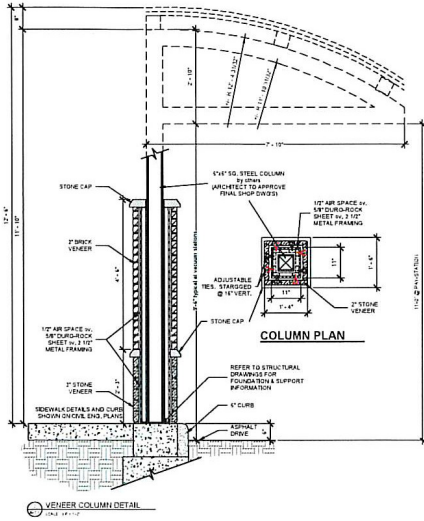
NEW AUTOMATED CARWASH FACILITY
2239 N. RAND ROAD PALATINE,
ILLINOIS 60074
PERMIT REVIEW - NOT FOR CONSTRUCTION

14.16.21	ISSUING REVISIONS
01.17.22	ISSUING REVISION
AS NOTED	REVISIONS
AS NOTED	APPROVED BY: DESIGNER
AS NOTED	SCALE:
AS NOTED	DESCRIPTION:
AS NOTED	SHEET NO.:

A-5.1



 BUILDING SIGN



NERI ARCHITECTS
660 N. RAND ROAD PALATINE, ILLINOIS 60074
TEL: 847.381.1100 FAX: 847.381.1101

PROJECT # 2333
DATE: 06/05/23

NEW AUTOMATED CARWASH FACILITY
2239 N. RAND ROAD PALATINE, ILLINOIS 60074
PERMIT REVIEW - NOT FOR CONSTRUCTION

REVISIONS	DATE	DESCRIPTION
1	06.28.23	CONTRACT REVISIONS
2	06.28.23	CONTRACT REVIEW

APPROVED BY: [Signature]
SCALE: AS NOTED
DESCRIPTION: LOOSE VACUUM STATION
SHEET NO.: A-7.1



2313
03/17/23
Z-1


ARIAL VIEW LOOKING SOUTHEAST
 SCALE 1/2" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074





2313
03/17/23
Z-2

1
2-2

ARIAL VIEW LOOKING EAST
SCALE 1/2" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074





2313
03/17/23
Z-3

1
2-3 ARIAL VIEW LOOKING SOUTH
SCALE: 1/2" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074





2313
03/17/23
Z-4

1
Z-4

GENERAL VIEW LOOKING NORTH
SCALE: 1/2" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074





2313
03/17/23
Z-5

1
2-5

VIEW LOOKING WEST
SCALE: 1/2" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074





2313
03/17/23
Z-6

VIEW LOOKING NORTH
SCALE: 1/2" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074





2313
03/17/23
Z-7

1
2-7

VIEW LOOKING EAST
SCALE 1/2" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074





2313

03/17/23

Z-8

VIEW LOOKING SOUTH

SCALE: 1/2" = 1'-0"

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

NERI
ARCHITECTS

6400 N. NORTHWEST HWY.
SUITE 4
CHICAGO, IL 60631
TEL: 847.828.7400



2313
03/17/23
Z-9

VACUUM STATION VIEW LOOKING
NORTHEAST
SCALE: 1/2" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074





2313
03/17/23
Z-10


VACUUM STATION VIEW LOOKING EAST
 SCALE 1/2" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074



PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, May 23, 2023 at 7 P.M. in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit to construct and open an automobile laundry facility at the subject property.
The property is commonly known as 2239 N. Rand Road & 2251 N. Rand Road.
The Petitioner is proposing to demolish the existing buildings on the property and redevelop site to construct a drive-through touchless car wash, Zoomies Express Car Wash, that will include a bay of covered vacuums.
The above petition has been filed by Alan Jacob, Car Wash Pro Designers, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: SU-000029-2023
VILLAGE OF PALATINE
Jon Wood, Chair
Palatine Planning and Zoning Commission
DATED: This 4th day of May 2023
Published In Daily Herald
May 8, 2023 (4599519)

3.5.j

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the fi Publication of the attached notice, and a newspaper as defined by 715 ILCS 5

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaj as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy, was published 05/08/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Daula Baltz

Designee of the Publisher of the Daily Herald

Control # 4599519



Attachment: Public Notice (2239 N. Rand Road - SU Auto Laundry)

THE PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 4 ACRES OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

PARCEL 2:

[illegible]

Land Surveying Services, Inc.

1182 Heather Drive
Lake Zurich, Illinois 60047
Ph. (847)847-1079
Fax. (847)847-1279
Professional Design Firm License No. 164-003632

Job Number
LS230252-1

Sheet Number

EXHIBIT

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday September 23, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use Amendment to Ordinance #O-64-23 permit a solar energy conversion system.

Special use to construct a new structure within a floodplain-buffer area.

The property is commonly known as 2241 N. Rand Road and contains the Atomic Car Wash, which is currently under construction.

The Petitioner is proposing to add a solar array area in the rear of the to the car wash property. The proposed solar arrays would be located behind a fence and also screened with existing landscaping along Lake Cook Road.

The above petition has been filed by Alan Jacob – Car Wash Pro Designers, on behalf of Kingston Valley Enterprises, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000189 -2024 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 4th day of September 2025

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 2241 N. RAND RD.



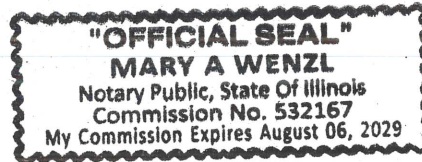
County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 4TH day of SEPTEMBER, A.D. 2025, and the last publication thereof was made on the 4TH day of SEPTEMBER, A.D. 2025.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary A. Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 4TH day of SEPTEMBER, A.D., 2025.

By _____

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 4TH day of SEPTEMBER, A.D., 2025.

My commission expires the 6TH day of AUGUST, A.D., 2029.