



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

MINUTES

REGULAR MEETING

7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES

RESULT:	APPROVED
MOVER:	NOONAN
SECONDER:	BETTENHAUSEN
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

- 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.

SU-000204-2025 – 204 S Ashland Ave

Notice was published in the Journal & Topics on September 4th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- 1. Application
 - 2. Proof of Ownership
 - 3. Plat of Survey
 - 4. Plans
 - 5. Public Notice

Background:

Mr. Vyverberg states that the petitioner has previously applied for front and side yard setback relief. He explains that in April the petitioner requested both a front yard setback reduction and a side yard reduction, but the plans were not approved by Village Council. He notes that code requires a one-year waiting period if a variation or special use is denied by Village Council, unless the plans are substantially revised and the Village Manager determines the new plans are materially different. In this case, the plans were deemed substantially different and therefore not subject to the one-year waiting period.

The petitioner has revised the plans and resubmitted a petition that now only includes a reduced front yard setback of 26.7 feet (rounded to 26 feet), versus the 21 feet originally proposed. The request for side yard reduction has been removed, and 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 from the original submission, and the one-year reapplication waiting period was waived.

The petitioner is now proposing a revised addition that only encroaches into the required minimum front yard setback. Mr. Vyverberg explains that the subdivision is unique in that it has a 40-foot recorded building line along the front yards of Ashland Avenue. Although the property is zoned R2, where the typical setback is 30 feet, the privately recorded building line requires relief under code. The petitioner seeks relief of just under 14 feet, at 26 feet. He concludes by noting that the revised plans comply with building code and lot coverage requirements, and only the front yard setback relief remains necessary.

Commissioner Cavanaugh asks why Village Council previously denied the request.

Mr. Vyverberg states that concerns were raised about preexisting setbacks for surrounding properties and the lack of testimony from neighbors. He notes the decision was not unanimous. He adds that the petitioners have now obtained the neighbor's sign-off, no longer require the side yard setback reduction, and have increased the front yard request by 5 feet.

Commissioner Schubert asks if the request is for 26.5 feet when 30 feet is required.

Mr. Vyverberg explains that the property is zoned R2, which requires a 30-foot setback. However, the subdivision also has a privately recorded 40-foot building line that supersedes the R2 requirement, and relief is needed from that line.

Chairman Wood asks whether a hold harmless agreement would be required.

Mr. Vyverberg provides clarification on the rules for privately recorded building lines and explains how they apply to this case.

Sworn in petitioners:

Mario Cruz – 40 W Division, Chicago, IL – Architect

Michael Fragakis – 204 S Ashland Ave, Owner

Mary Fragakis – 204 S Ashland Ave, Owner

Mr. Fragakis states that his plan is for a small addition to the side of his house, which would provide additional storage space and relocate the garage to the front of the

house. He explains that the project also includes updates to the roofing, siding, and interior, which will improve the home's livability.

Chairman Wood asks if the design was considered at 30 feet back.

Mr. Fragakis states it does not work.

Chairman Wood recalls that at the last meeting there were concerns about the neighbors' view with the addition. She states that she was not previously in favor but notes the petitioners have since reached out to the neighbors.

Ms. Fragakis states they contacted all the neighbors and provided information about the project. She explains the neighbors were all in favor and had no objections.

Further discussion follows regarding the location of the garage.

Mr. Vyverberg refers to the neighboring commercial properties and points out their setback.

Mr. Fragakis states that the size and shape of the lot was a concern in the past. He explains that the property is surrounded by commercial uses, railroad tracks, a federal highway, and is located at the end of the street adjacent to an easement. He notes there are no houses south or west of the property, and only two houses on the block, with six houses located further to the south. He adds that only one house could be affected by the view, and it does not have a significant view to be impacted.

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 compliant 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. 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.

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

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

DISCUSSION:

Commissioner Schubert states that he applauds the petitioners for sticking with their vision and revising the plans. He is in favor.

Commissioner Roth-Wurster notes that the property was originally platted in 1926 and is not a regularly shaped lot. She states that the petitioners are making improvements to remain in their home and she is in favor. She explains there is no negative impact to surrounding properties, the request meets the health, safety, and welfare requirements, and the neighbors are in favor of the project. She adds the improvements are favorable.

Commissioner Fedota states the petitioners have been sensitive to the concerns raised in the previous meeting, have made changes to accommodate those recommendations, and the project is now aesthetically pleasing.

Chairman Wood states that she was not in favor of the original plans because of the solid line of vision. She notes, however, that with the changes made and the neighbors' support, she is now in favor.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, October 13th, 2025.

RESULT:	APPROVED
MOVER:	Schubert
SECONDER:	Roth-Wurster
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

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.

RESULT:	CONTINUED TO OCTOBER 14TH, 2025
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MOVER:	NOONAN
SECONDER:	ROTH-WURSTER
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

C. 790 W. Euclid Avenue

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

FPD-000210-2025- 790 W Euclid Ave

Notice was published in the Journal & Topics on September 4th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Sign Elevations**
5. **Request Narrative**
6. **Public Notice**

Background:

The Subject Property is zoned Planned Development originally approved in 1986 and is in the Regency Shopping Plaza. The Petitioner is requesting a Planned Development amendment proposing to update the signage in conjunction with a rebrand for the True Value Hardware Store. Therefore, the Petitioner is requesting a Planned Development Amendment to Ordinance #O-24-86, as amended, to allow for a change in the approved sign details.

Sworn in petitioner:

Michael Zimmer – 8600 W Bryn Mawr Ave, Chicago, IL – Represents True Value Co.

Mr. Zimmer states that True Value acquired the store in 2022. He explains that they are working to improve the store and that the current signage is in poor condition, with the exterior sign on the front elevation extensively faded and the side sign wind-damaged. He states they want to update the signs to meet company logo standards while emphasizing the neighborhood hardware store identity. He notes that the updated logo includes “Palatine Hardware” to reflect the local market and that this store will serve as a flagship location for the company’s 2026 brand campaign. He

provides further details on the design of the signage.

Chairman Wood clarifies that they are the new True Value owners.

Mr. Zimmer confirms that is correct and notes the store is now corporately owned.

Chairman Wood asks if the signs are illuminated.

Mr. Zimmer explains how the new signage will be illuminated and compares it to the existing conditions.

Mr. Vyverberg explains that the existing 2007 Planned Development amendment allowed four signs approved by the Village Council and refers to the submitted elevations. He states that the request would increase the number of signs from four to six with an additional 30 square feet. He explains that the code requires the larger portion of the signage to be boxed, but from a code perspective and based on Council's prior approval of signage for corner tenant space, the request is not an issue. He provides further clarification regarding code and signage requirements. Chairman Wood asks how much square footage the store has.

Commissioner Cavanaugh asks if the existing conditions have all signs illuminated.

Mr. Vyverberg states that he believes that is correct and notes the previous requirement that signs not be illuminated when the store is closed would remain in place.

Commissioner Cavanaugh notes that this is a modest change, going from four illuminated signs down to two.

Mr. Zimmer confirms and explains which portions of the new signage would be illuminated.

Chairman Wood again asks about square footage.

Mr. Zimmer states the interior is 10,000 square feet of retail space with 3,000 square feet of back-of-house space, for a total of 13,000 square feet.

Commissioner Fedota asks if the monument sign is being changed.

Mr. Zimmer states there are no changes to the monument signs.

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.

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 Cavanaugh notes that not much is changing and the request is an improvement over the existing conditions. He is in favor.

Chairman Wood states that this is a large shopping center with a large frontage and plaza. She finds the request reasonable and not obtrusive. She explains that she is typically conservative with sign requests, as most businesses would prefer larger signs, but this is a small increase that is directional in nature. She supports the request and finds that it meets the standards.

Commissioner Roth-Wurster states that the request is straightforward, updating to corporate branding, and adding "Palatine" is a nice touch.

Commissioner Bettenhausen states that the new signage is attractive and freshens up the building. He is in favor.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday October 13th, 2025.

RESULT:	APPROVED
MOVER:	Cavanaugh
SECONDER:	Noonan
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

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.

SU-000189-2024 – 2241 N Rand Road

Notice was published in the Journal & Topics on September 4th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Final Engineering**

5. Real Estate disclosure form**6. Public Notice****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. The petitioner is requesting a Special Use Amendment to Ordinance #O-64-23 to permit a solar energy conversion system and Special use to construct a new structure within a flood plain-buffer area.

Sworn in petitioner:

Alan Jacob 4900 N River Road, Schiller Park, Consultant
AJ Levin – owner of property – 340 Anthony Trail, Northbrook, IL
Nick Spalone – 4900 N River Rd, Schiller Park - Consultant

Mr. Jacob explains that they are filing an amendment to the Special Use to add a solar array to the property. As part of SBA 504(b) green loan conditions, they are required to incorporate green initiatives into the project, and the solar array fulfills that requirement. Anticipates completion of this project in 4th quarter of 2025. He notes that they have another location in Algonquin where a nearly identical solar array was installed in 2024. The array will sit approximately 2 feet off the ground, surrounded by a 6-foot fence, and will not be visible to the public.

Chairman Wood asks if this is being done to meet the lender's green initiative requirements. Mr. Jacob confirms this is correct and notes that similar uses have been approved with other SBA loans.

Staff provides additional information, stating that the site is zoned B-5 and that the solar array is partially located within a flood zone buffer area. The highest point of the array will be 25 inches, with a 6-foot fence placed 8 feet from each side of the array.

Staff presents the site plan and solar array details.

Chairman Wood asks about the red and white areas shown on the plan.

Village Planner Ryan Auer explains they are wetland buffer areas and that the array will partially encroach into the buffer but not into the floodplain. Mr. Jacob's confirms they filed the petition with both the Army Corps of Engineers and the Metropolitan Water Reclamation District (MWRD), and approvals were granted as drawn.

Commissioner Bettenhausen asks what color the fence will be.

Mr. Jacob states white. Commissioner Bettenhausen suggests green or brown to blend with the trees. Mr. Jacob indicates he would consider this.

Commissioner Schubert asks if the fence is a requirement.

Mr. Jacob's states it is not required but was included for aesthetics and screening, even though the panels would not be visible.

Commissioner Fedota asks about maintenance under the array, since shading may prevent grass from growing.

Consultant Alan Jacob explains that after back-and-forth with MWRD and the Army Corps, only certain native species that tolerate shade and water retention were approved for planting.

Commissioner Schubert asks if there will be battery storage.

Mr. Spalone states there will not be; the system will be direct-feed with no battery collection. He notes the project cost is approximately \$400,000 and that while it was not something they originally wanted to do, it is required under the green initiative program.

Commissioner Roth-Wurster asks if any wildlife or environmental studies have been conducted.

Mr. Spalone states no specific studies were performed.

Commissioner Bettenhausen asks how the site would be accessed.

Mr. Spalone explains that access is available from both sides with a 10-foot path on each side to allow vehicle, mower, or tractor entry.

Mr. Auer states that the proposed vegetation surface and non-combustible materials have been reviewed and approved by the Fire Marshal, and would be conditions if approved. He adds that the proposed array and fence do not affect setback or lot coverage requirements.

Chairman Wood asks if MWRD has approved the plan.

Mr. Auer confirms that preliminary approval was granted.

Commissioner Schubert asks about the existing billboard on site.

Mr. Auer confirms there is one.

Commissioner Cavanaugh notes that the Village has not had a petition like this before.

Mr. Auer explains that a solar project was approved at 1415 Roselle Road, though it was of a different design. The current proposal is a traditional row-panel array.

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 has 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 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.

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

Commissioner Fedota Made a motion to approve subject staff's conditions; seconded by Commissioner Bettenhausen.

DISCUSSION:

Commissioner Schubert comments that it is good to see a business incorporating clean energy and commends the engineering. He notes that security and wildlife considerations have been addressed and that the project is an improvement to the property.

Chairman Wood states that the petition presents no adverse effect, that MWRD requirements have been met, and that public health, safety, and welfare are protected. She notes there will be no injury to the value of nearby properties and is in favor.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, October 13th, 2025.

RESULT:	APPROVED
MOVER:	FEDOTA
SECONDER:	BETTENHAUSEN
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

V. PUBLIC COMMENT

VI. ADJOURNMENT