



PLANNING AND ZONING COMMISSION
JANUARY 27, 2026 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. PZC Minutes: 01-13-2026

IV. PUBLIC HEARING

- A. 311 E. Northwest Highway

- 1. Special Use Amendment to permit the expansion of an existing Medical Office(Physical Therapy).

- B. 158 N. Maple Street

- 1. Variation for a fence to be set back 3 feet from a side lot line abutting a street abutting a side yard, instead of the minimum required 5-foot setback.
 - 2. Variation not to install landscaping material between the fence and the lot line abutting a public street.

V. PUBLIC COMMENT

VI. ADJOURNMENT



PLANNING AND ZONING COMMISSION

JANUARY 13, 2026 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:	MOTIONED_BY SCHUBERT
SECONDER:	SECONDED_BY NOONAN
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

- A. Planning & Zoning Commission: 12-23-2025 meeting minutes

IV. PUBLIC HEARING

- A. 158 N. Maple Street

1. Variation for a fence to be set back 1 foot from a side lot line abutting a street abutting a side yard, instead of the minimum required 5-foot setback
2. Variation not to install landscaping material between the fence and the lot line abutting a public street.

Village Planner Ryan Auer communicated that the petitioner modified the application and therefore requires new notices to be sent and a new hearing date.

Village Staff tentatively plan to present the item to the Planning & Zoning Commission on Tuesday, January 27th.

- B. 317 N. Macarthur Drive

1. Special use to permit a front yard setback of 12 feet, instead of the minimum required front yard setback of 30 feet in the R-2 zoning district.

SU-000233-2025 – 317 N MacArthur Dr.

Notice was published in the Journal & Topics on December 29, 2025.

Petitioner's Exhibits:

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

Staff- Mr. Auer gave a brief summary of the request explaining the petitioner is proposing to construct a second story upon an existing one-story residential building. The existing one-story building is currently set back 12 feet from the front lot line along Baldwin Road. Therefore, the Petitioner is requesting a Special use to permit a front yard setback of 12 feet, encroaching upon the minimum required front yard setback of 30 feet in the "R-2" zoning district.

Sworn in petitioner: Mr. Lance Shalzi - Architect 100 E Irving Park Rd Suite 211 Roselle, IL

Mr. Shalzi stated that the property is currently a one-story ranch with six occupants. He explained that the owners are proposing to add a second floor with a master bedroom and to modify the first floor to accommodate a stairway. Mr. Shalzi stated that the design is intended to maintain the character of the neighborhood. He noted that the second floor would include a master bedroom with bathroom, a loft area, and an additional half bath. Mr. Shalzi stated that the home currently has one bathroom serving six residents, creating the need for additional bathroom facilities. He explained that the kitchen remodel is necessary to accommodate the stair configuration. He reviewed the applicable standards and stated that the project will not negatively impact neighboring properties, noting that the lot is a corner property, the scale has been kept minimal, and the overall appearance will be enhanced. Mr. Shalzi also stated that the structure is an existing nonconforming property, and any modifications would require zoning relief. Mr. Shalzi concluded by stating that the proposed construction goes straight up over the existing footprint and does not increase any existing encroachments.

Mr. Auer explained that the petitioner is proposing to construct a second-story addition to the existing one-story residence. He explained the requested setback relief along Baldwin Road, noting that the property is legally nonconforming, as the home was constructed prior to the adoption of the current zoning standards. Auer stated the zoning ordinance requires that, in the event of an expansion of a non-

conforming building or structure, the property must conform to the standards of the zoning code.

Mr. Auer reviewed the presentation slides to illustrate the existing site conditions. Referring to the site plan, he identified the location of the proposed second-floor addition and explained that the east side of the structure will not be expanded vertically. Auer stated the second story addition will not further the setback in question. He stated that the proposal meets the current height and does not further the building or lot coverages.

Mr. Auer discussed the surrounding area, noting that there are two nearby properties with setbacks less than the required 30 feet. He also stated that staff has not received any negative feedback from neighboring property owners regarding the request.

Commissioner Schubert asked whether there were any similar additions in the surrounding area.

Mr. Auer stated that, in the area reviewed, there were no second story additions. He noted there are some two-story homes but no similar additions.

Chairman Fedota asked if the Baldwin homes to the east have 30ft front yard setbacks.

Mr. Auer confirmed that the homes along Baldwin to the east were setback at 30 feet from the front lot line.

STAFF RECOMMENDATION:

The petitioner is requesting to construct a second story upon the existing one-story residence. The proposed addition will not warrant relief beyond the existing setback of 12 feet and does not conflict with any remaining zoning regulations. Staff does not believe that the petition and proposed plans will produce a negative impact upon the value of the surrounding area. Furthermore, the proposal meets the standards of the remaining standards of the R-2 zoning district. Therefore, Staff recommends approval of the proposed Special use, subject to the following conditions:

1. The Special Use shall substantially conform to the plans prepared by Lance Shalzi, architect, dated 06/07/2025, except as such plans may be changed to conform to Village Codes and Ordinances.

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

Commissioner Noonan made a motion to approve subject staff's conditions; seconded by Commissioner Cavanaugh.

DELIBERATIONS:

Commissioner Kolososki stated, given the constraints of the lot, the architect is pursuing enhancements that are compatible with the surrounding area.

Commissioner Fedota stated that his primary concern was the line of sight; however, he noted that the proposal does not alter the existing footprint of the property and only adds vertically. He added that he also finds the project refreshing.

Chairman Wood stated that building upward is a reasonable approach given the family’s need for additional space. She noted that having only one bathroom is challenging and agreed there is a clear need for expansion. Chairman Wood stated that the proposal maintains the existing setback line and that she does not see any detriment to the public health, safety, or welfare, nor any negative impact on neighboring properties.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will go to Village Council on January 19, 2026

RESULT:	APPROVED
MOVER:	MOTION BY NOONAN
SECONDER:	SECONDED BY CAVANAUGH
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT

VI. ADJOURNMENT

311 E. Northwest Highway

STAFF REPORT:

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Lisa Fischer

PLAN NUMBER: SU-000236-2025

BACKGROUND:

The Petitioner is proposing to expand the physical therapy office into a previously unoccupied tenant space. Therefore, the petitioner is requesting the following:

- 1. Special Use amendment to Ordinance #O-116-23 to permit the expansion of a Medical office use at the subject property.**

KEY ISSUES:

- The Subject Property is zoned “B-2”, General Business District and is approximately 1,789 sq. feet in size. The property is a tenant space located in the Palatine Plaza retail center. The tenant space is currently vacant and was most recently used for a retail carpet and flooring store (Alpha Carpet & Flooring).
- The Petitioner is seeking Special Use approval to permit a medical office use as part of an expansion of an existing 4,080 square-foot medical office at 315 W. Northwest Highway. The medical office was granted Special Use approval (O-116-23) in October 2023 and has been operational since completing the initial build-out of the tenant space. Prior to occupying this location, the subject tenant space, the Petitioner operated the business beginning in 2018 at another location on W. Northwest Highway.
- The daily number of clients served will not change as part of the expansion. The business intends to maintain the current hours of operation, services offered, and staffing counts. The applicant has stated a need for additional space for the practice.
 - Clinic hours are:
 - M-Th 7 am to 7 pm

- Fridays 7 am to 5 pm
- The clinic is not open on the weekends.

- Parking: Prior tenants of the unit were business uses. Consistent with the prior uses, the proposed medical office does not warrant an increase in parking spaces for the Palatine Plaza development.

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, 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.

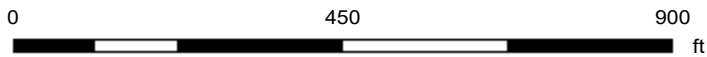
STAFF RECOMMENDATION:

Medical office uses are permitted in the subject zoning district following Special Use review. The submitted business plan has indicated that the expansion will not increase the level of staffing, clients, or hours of operation. Therefore, Staff recommends approval of the proposed Special Use amendment, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.

ATTACHMENTS:

1. Aerial Map
2. Special Use Application
3. Floor Plan
4. Business Plan
5. Plat of Survey
6. O-116-23 - 315 E. Northwest Highway - SU
7. Public Notice



Print Date: 1/7/2026

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

Lisa Fischer

Business Name (if applicable)

Team Rehabilitation Physical Therapy

Subject Property Address

311 E NORTHWEST HWY Palatine, IL 60067

Please provide a description of your proposed request:

Team Rehab is a network of therapist-owned outpatient physical therapy clinics. Since opening our first clinic in Farmington Hills, Michigan in 2001, we have grown to 137 clinics with locations in Michigan and into Illinois, Indiana, Wisconsin, and Georgia. Our mission is to provide the best outpatient physical therapy, occupational therapy and speech therapy. We want our patients to enjoy therapy and experience clear improvements in their health. Our clinics receive the highest levels of patient satisfaction and our patients receive the best objectively measurable outcomes. A typical Team Rehab clinic will have a maximum of 15 patients at any one time and around 7 employees so that we can provide intensive hands-on care.

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:

Team Rehabilitation has completed demographic analysis of the area and has determined a public need for their services in Palatine. This is a relocation of an existing physical therapy facility that is currently operating in Palatine.

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

This is a proposed tenant buildout in an existing multi-tenant retail building. Use will have no negative impact on existing building, public health, safety, or welfare. Function of the business is actually to improve the health, safety, and welfare of clients.

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

This is a proposed tenant buildout to a currently vacant space in an existing multi-tenant retail building. Parking and traffic needs are consistent with permitted uses for which the building was designed. No injury to nearby property values, we anticipate our business will actually increase sales/customers for adjacent tenants

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.

N/A

Project Name & Location:

315 East Northwest Highway
Palatine, Illinois 60067

Drawing Title:

**Proposed Expansion
Plan**

Revisions:

Revision #	Description	Issue Date

Architect's Certification:

Merrifield Architecture, Ltd.
Illinois Professional Design Firm - License #184.008843-0001

COPYRIGHT: Merrifield Architecture, Ltd. expressly 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 Merrifield Architecture, Ltd.

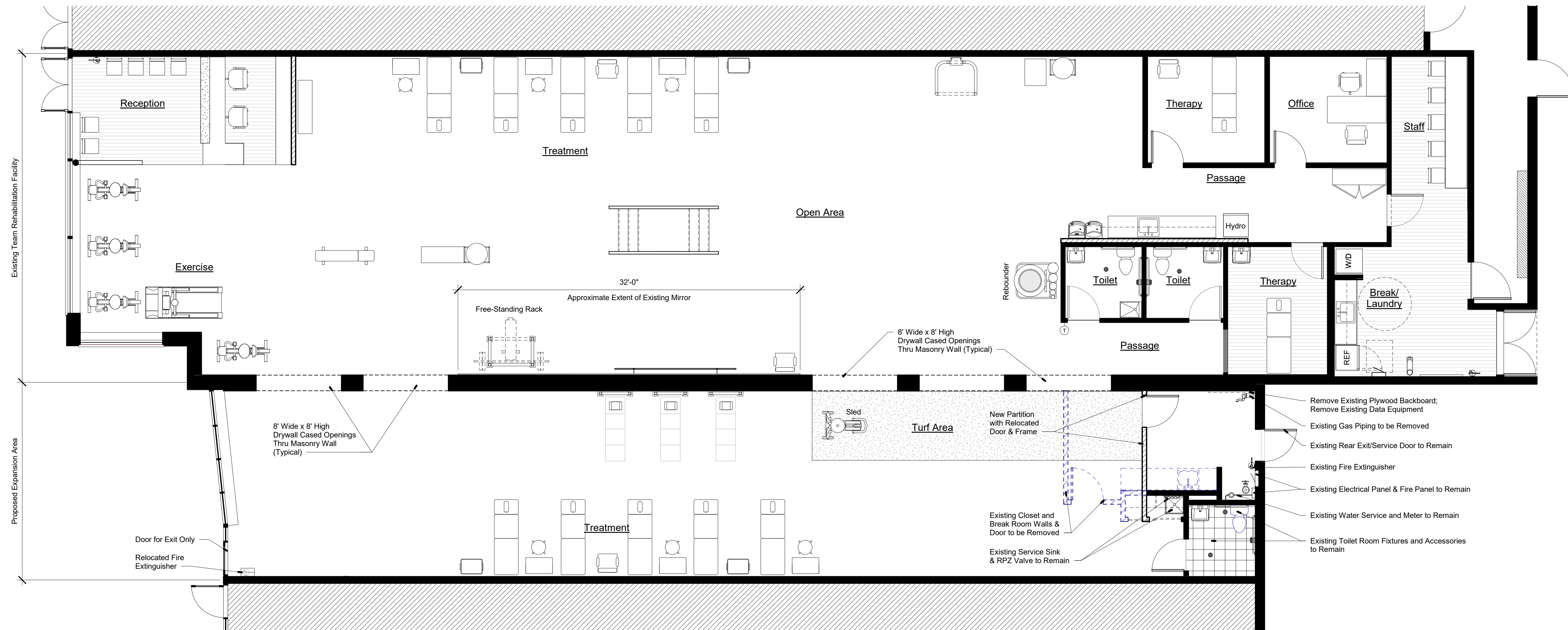
These drawings may have been reproduced at a size different than originally drawn. Architect assumes no responsibility for use of incorrect scale.

Do Not Scale Drawings

Project number	2526
Date	12/12/2025
Drawn by	RLM
Checked by	RLM

SS-1

Scale 3/16" = 1'-0"



1 Proposed Expansion Plan
3/16" = 1'-0"



33900 Harper Ave, Suite 104, Clinton Township, MI 48035. Phone 586-416-9100. Fax 586-416-9103

December 10, 2025

Department of Planning & Zoning
200 E. Wood Street
Palatine, IL 60067-5339

To Whom It May Concern:

Team Rehab is a network of therapist-owned outpatient physical therapy clinics. Since opening our first clinic in Farmington Hills, Michigan in 2001, we have grown to nearly 137 clinics with locations in Michigan and into Illinois, Indiana, Wisconsin, and Georgia. Our mission is to provide the best outpatient physical therapy, occupational therapy and speech therapy. We want our patients to enjoy therapy and experience clear improvements in their health. Our clinics receive the highest levels of patient satisfaction and our patients receive the best objectively measurable outcomes. A typical Team Rehab clinic will have a maximum of 15 patients at any one time and around 7 employees so that we can provide intensive hands-on care. Clinic hours are M-Th 7:00 am to 7:00 pm and Fridays 7:00 am to 5:00 pm. The clinic is not open on the weekends. We continue to open additional clinics in order to make physical, occupational and speech therapy even more accessible to our patients, their friends and their family.

Please contact me should you need additional information.

Best regards for Team Rehab,

Scott Detiveaux
Director of Clinic Development

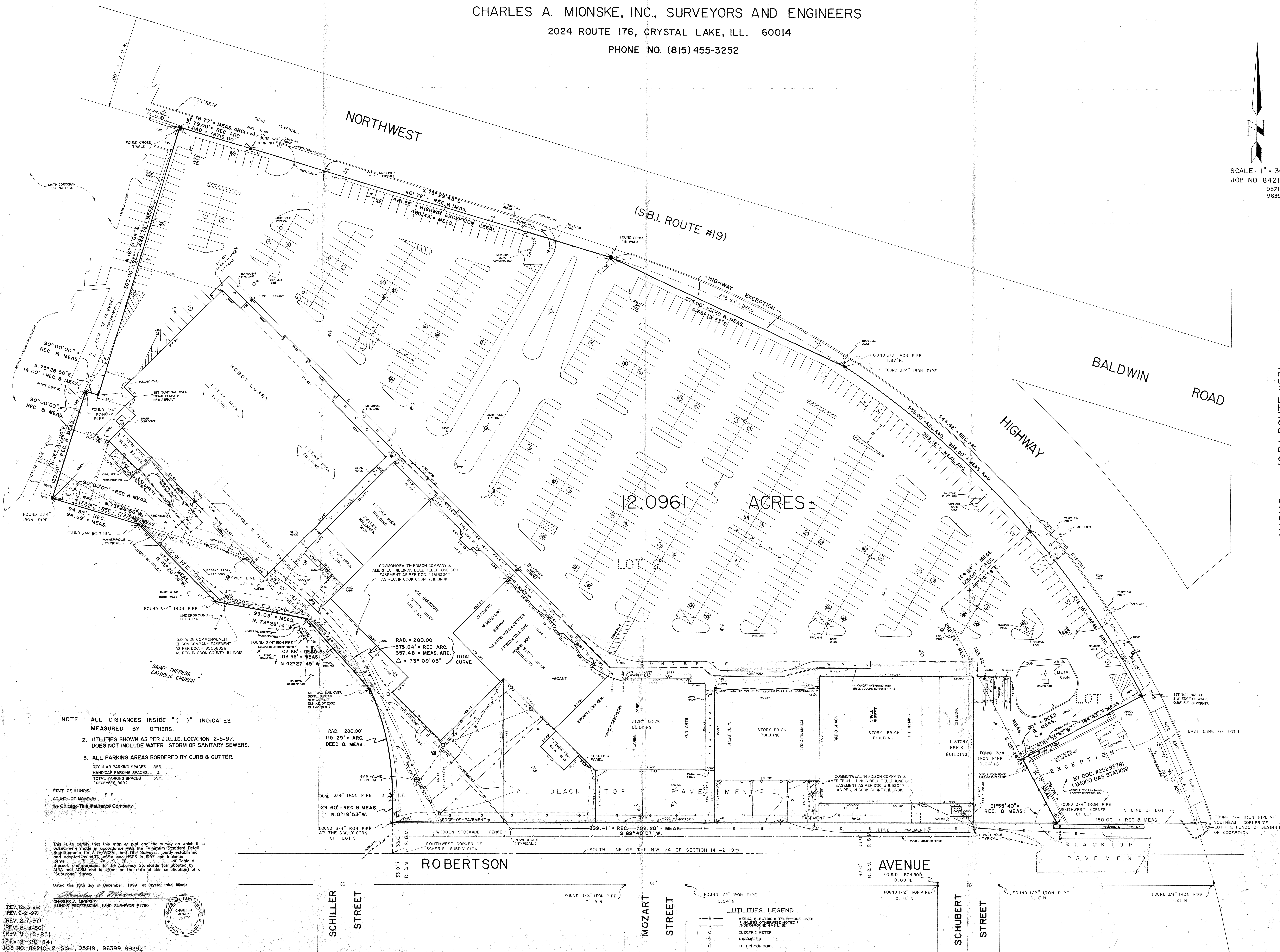
PLAT OF SURVEY

CHARLES A. MIONSKE, INC., SURVEYORS AND ENGINEERS

2024 ROUTE 176, CRYSTAL LAKE, ILL. 60014

PHONE NO. (815) 455-3252

SCALE: 1" = 30'
JOB NO. 84210-1
95219
96399



- NOTE: 1. ALL DISTANCES INSIDE "()" INDICATES MEASURED BY OTHERS.
2. UTILITIES SHOWN AS PER JULIE. LOCATION 2-5-97. DOES NOT INCLUDE WATER, STORM OR SANITARY SEWERS.
3. ALL PARKING AREAS BORDERED BY CURB & GUTTER.
- REGULAR PARKING SPACES: 585
HANDICAP PARKING SPACES: 13
TOTAL PARKING SPACES: 598
(DECEMBER 1999)

STATE OF ILLINOIS S.S.
COUNTY OF MCHENRY
to: Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1997 and include items 1, 2, 3, 4, 5, 6, 9, 10 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a "Suburban" Survey.

Dated this 13th day of December 1999 at Crystal Lake, Illinois.

Charles A. Mionske
CHARLES A. MIONSKE
ILLINOIS PROFESSIONAL LAND SURVEYOR #1790



(REV. 12-13-99)
(REV. 2-21-97)
(REV. 2-7-97)
(REV. 8-13-86)
(REV. 9-18-85)
(REV. 9-20-84)
JOB NO. 84210-2 - S.S. 95219, 96399, 99392

UTILITIES LEGEND

---	AERIAL ELECTRIC & TELEPHONE LINES (LINES SHOWN OTHERWISE NOTED)
---	ELECTRIC AND GAS LINES
○	ELECTRIC METER
○	GAS METER
□	TELEPHONE BOX

ROAD (S.B.I. ROUTE #53)
ROAD (S.B.I. ROUTE #19)

ORDINANCE NO. O-116-23

**AN ORDINANCE GRANTING A SPECIAL USE
AT 315 E. NORTHWEST HIGHWAY**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on October 9, 2023**

ORDINANCE NO. 0-116-23

AN ORDINANCE GRANTING A SPECIAL USE
AT 315 E. NORTHWEST HIGHWAY

WHEREAS, pursuant to a petition and public hearing on September 26, 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, held such public hearing and reported their findings relative to a request for Special Use to permit a Medical Office (Physical Therapy Clinic) at the subject property pursuant to Section 11.03 (d) (43) of the Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1: Lots 1 & 2 in Scher's Subdivision, being a subdivision of part of the Northwest quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded August 1, 1958, as Document #17277738 and as corrected by Certificate of Correction recorded August 28, 1958, as Document #17302943, in Cook County, Illinois; EXCEPT that part conveyed to the Department of Public Works and Buildings of the State of Illinois by Deed dated January 17, 1962, recorded August 20, 1962, as Document Number 18567814 described as follows: A segment or parcel of land, being that part of Lot 2 in Scher's Subdivision, being a subdivision of part of the Northwest Quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, bounded and described as follows: Commencing at a point on the Southerly line of Northwest Highway as widened (also known as State Bond Issue Route 19) a distance of 871.49 feet Southeasterly of the intersection of the Southerly line of said Northwest Highway and center line of Benton Street, said point of commencement being also the most Northerly corner of said Lot 2 in Scher's Subdivision as aforesaid; thence Southeasterly along the Southerly line of the Northwest Highway, being also the Northeasterly line of said Lot 2 a distance of 481.55 feet to a point of curvature, being also the point of beginning of said segment or parcel of land; thence continuing Southeasterly along the Northeasterly line of said Lot 2, being also the Southerly line of Northwest Highway and being a curved line concave to the Southwest, having a radius of 955.00 feet and tangent to said last described course, a distance of 275.63 feet to a point; thence Northwesterly in a straight line (being thereof the chord of said segment or parcel of land), a distance of 275 feet to the point of beginning. ALSO EXCEPT that part conveyed to Amoco Oil Company, a Maryland

Corporation, by Deed dated March 16, 1979, recorded December 26, 1979, as Document #25293781 described as follows: That part of Lot 1 lying Southeasterly of a line drawn perpendicular to the Southwesterly line of said Lot 1, which intersects the Northeasterly curved line thereof at a point 150 feet arc measured Northwesterly of the Southeasterly corner of said Lot 1, in Scher's Subdivision, being a subdivision of part of the Northwest Quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois. Commonly known as 315 E. Northwest Highway (PIN# 02-14-101-009-0000).

SECTION 1: Special Use to permit a Medical Office (Physical Therapy Clinic) at the subject property pursuant to Section 11.03 (d) (43) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, Lisa Fischer, Team Rehabilitation, except as such plans may be changed to conform to Village Codes and Ordinances.

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 9 day of October, 2023

AYES: 4 NAYS: 0 ABSENT: 2 PASS: 0


APPROVED by me this 9 day of October, 2023



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

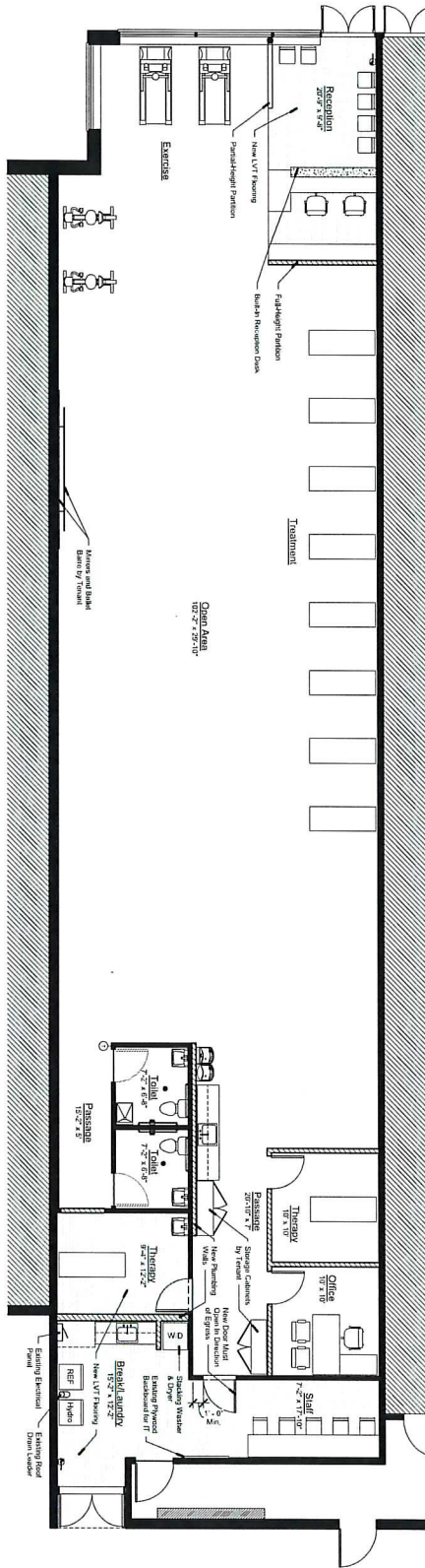
9 day of October, 2023



Village Clerk

EXHIBIT A TO LETTER OF INTENT

① Space Study 2
3/16" = 1'-0"



Drawing Title
Space Study 2

Revision	Description	Issue Date

Architect's Certification

Merrifield Architecture, Ltd.
1500 Pennsylvania Street, Suite 300, Lombard, IL 60148-0901

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Do Not Scale Drawings

Project Number	2218
Drawn By	REV: BR/2023
Checked By	RLM
Client/By	RLM

Scale
3/16" = 1'-0"



TEAM REHABILITATION PHYSICAL THERAPY

33900 Harper Ave, Suite 104, Clinton Township, MI 48035. Phone 586-416-9100. Fax 586-416-9103

August 14, 2023

Department of Planning & Zoning
200 E. Wood Street
Palatine, IL 60067-5339

To Whom It May Concern:

Team Rehab is a network of therapist-owned outpatient physical therapy clinics. Since opening our first clinic in Farmington Hills, Michigan in 2001, we have grown to 133 clinics with locations in Michigan and into Illinois, Indiana, Wisconsin, and Georgia. Our mission is to provide the best outpatient physical therapy, occupational therapy and speech therapy. We want our patients to enjoy therapy and experience clear improvements in their health. Our clinics receive the highest levels of patient satisfaction and our patients receive the best objectively measurable outcomes. A typical Team Rehab clinic will have a maximum of 15 patients at any one time and around 5 employees so that we can provide intensive hands-on care. We continue to open additional clinics in order to make physical, occupational and speech therapy even more accessible to our patients, their friends and their family.

Please contact me should you need additional information.

Best regards for Team Rehab,

Scott Detiveaux
Director of Clinic Development

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 315 E. NORTHWEST HWY.



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 7TH day of SEPTEMBER, A.D. 2023, and the last publication thereof was made on the 7TH day of SEPTEMBER, A.D. 2023.

- 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 Alice 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 7TH day of SEPTEMBER, A.D., 2023.

By Todd Wesell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 7TH day of SEPTEMBER, A.D., 2023.

My commission expires the 15TH day of JULY, A.D., 2025.

Attachment: Public Notice (315 E Northwest Highway - SU Medical)

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 311 E. Northwest Hwy

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 8TH day of JANUARY, A.D. 20²⁶, and the last publication thereof was made on the 8TH day of JANUARY, A.D. 20²⁶.

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

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 8TH day of JANUARY A.D., 20²⁶.

By Todd Wassell

President

Title of Corporate Officer

County of Cook

State of Illinois

Subscribed and sworn to before me this 8TH day of JANUARY A.D., 20²⁶.

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

158 N. Maple Street

STAFF REPORT:

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Christopher Thomas, Owner

PLAN NUMBER: VAR-000234-2025

BACKGROUND:

The Petitioner is proposing to construct a 6-foot-tall fence in the side yard abutting a street (W. Wood Street) and set back 3 feet from the lot line. The initial plans submitted did not include landscaping. The Petitioners have since revised the plans to include landscaping and therefore removed that Variation from consideration. The variation must remain on the agenda as the revisions were subsequent to the published notice. Therefore, the petitioner is requesting:

- **Variation for a fence to be set back 3 feet from a side lot line abutting a street abutting a side yard, instead of the minimum required 5-foot setback.**
- **Variation not to install landscaping material between the fence and the lot line abutting a public street.**

KEY ISSUES:

- The Subject Property is zoned R-2 Single Family and is part of Schram's Subdivision, which was platted in 1927.
- The applicant is proposing to construct a 6-foot-tall solid cedar fence, including landscaping, 3 feet from the side lot line abutting W. Wood Street.
- Pursuant to 6.03(b)(4)(d)(ii) of the Village of Palatine Zoning code - the following standards are established for fences in a side yard abutting a street, abutting a side yard:
 - Fences are required to be set back at a minimum distance of 5 feet from the lot line.
 - Landscaping is required for fences that are set back 10 feet or less from the lot line.

- Landscaping must be a minimum of 36 inches in height and is subject to Planning and Zoning Department review.
- Pursuant to 14.03(d)(1)(c) of the zoning ordinance, petitions for variation must not alter the essential character of the locality. To determine the character of the local area, Staff evaluated the fences in the surrounding area. Upon review of the surrounding area, fences abutting the street are near to the lot line, are open-style, and below 6 feet in height. The proposed fence — solid and 6-foot-tall — does not share a likeness with fences in the surrounding area.
- In 2024, the property was granted a Special use to permit a 15-foot setback from the side yard lot line abutting the street (Wood Street) instead of the required setback of 20 feet for the R-2 zoning district.
- The narrative submitted by the applicant states that the parkway along Wood Street establishes a sufficient setback between the fence and the sidewalk. The sidewalk location results in an atypical parkway design. The sidewalk immediately abuts the street as there is no landscape buffer separating it from the curb edge. The narrative also states that the proposed fence will reduce light projecting upon the lot as vehicles exit the Groves of Palatine subdivision. The petitioner's submitted materials visualize the light impacts.

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

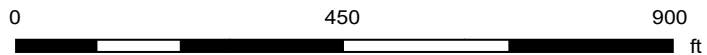
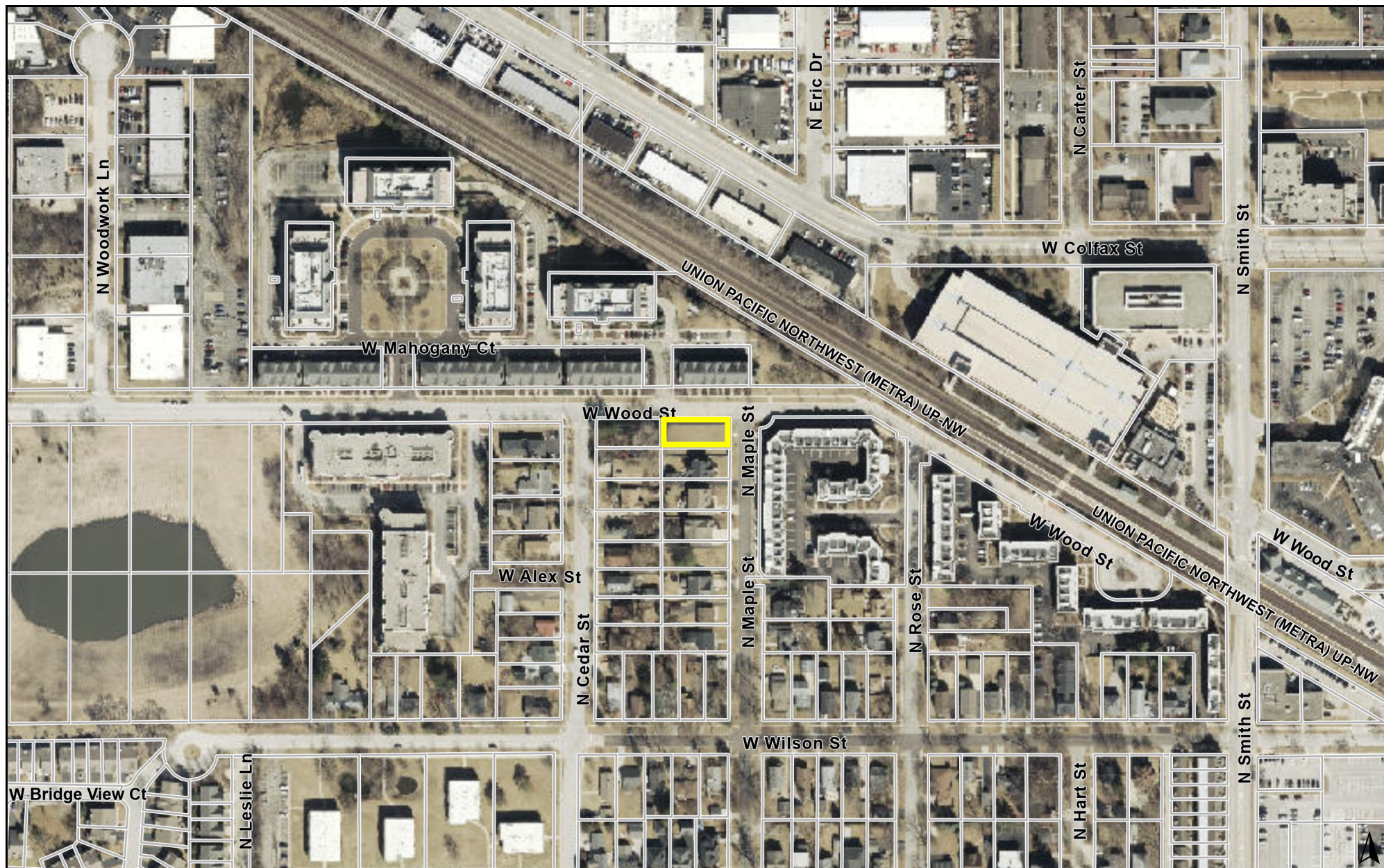
STAFF RECOMMENDATION:

The petitioner is proposing to construct a 6-foot fence set back 3 feet from a side lot line abutting a street abutting a side yard. While Staff understands that there are some unique qualities and fencing characteristics in this area (e.g. single-family residential home bounded on two sides by multi-family developments), the proposed 6-foot height and solid fencing elevation are dissimilar from some of the established fencing elements in the area. The proposed fence does not share qualities with corner yard fences in the surrounding area and does not satisfy the minimum standards for a variation. Therefore, Staff recommends denial of the requested Special Use. If the proposed height and fencing elevation opacity were revised after the Commission hearing - Staff would reevaluate its recommendation and present to the respective authority. 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 Chris Thomas, petitioner, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. A final landscaping plan shall be submitted in a manner acceptable to the Director of Planning & Zoning.

ATTACHMENTS:

1. Aerial Map
2. Variation Application - 158 N. Maple St
3. Site Plan and Fence Elevation
4. Petitioner narrative & landscaping plan
5. Spot Survey
6. O-088-24 - 152 N. Maple - SU
7. Letter of Opposition
8. Public Notice



Print Date: 1/15/2026

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.



VARIATION APPLICATION

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

Petitioner Name

Christopher Thomas

Business Name (if applicable)

Subject Property Address

158 N. MAPLE ST Palatine, IL 60067

Please provide a description of your proposed request:

Request for variance of fence ordinance for corner lot use in consideration of unusual inboard parkway and narrow lot.

Petitioner Justification

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

158 N Maple's parkway is inboard. If the fence ordinance variance is not granted there will be 12' from the sidewalk to the fence and only 10' on the side yard will be fenced due to the unusual parkway and sidewalk arrangement.

That the plight of the owner is due to unique circumstances:

158 N Maple is a narrow corner lot with an inboard parkway. There is 15' setback from the side of the home to the lot line and from the lot line there is another 7' to the sidewalk where the sidewalk abuts the roadway. In most situations a sidewalk divides the parkway from the lot line, where in the situation of 158 N Maple it is the opposite where the parkway divides the lot line from the sidewalk. As a result we would like a variance to place our fence on the corner lot line abutting the roadway (north line).

That the Variation, if granted, will not alter the essential character of the locality:

No character shall be altered

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

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

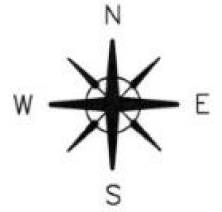
No impairment to adjacent properties, no increase in danger or safety of public or diminishment of property values shall be incurred.



SCALE: 1" = 20 FEET

PLAT OF SURVEY

OF



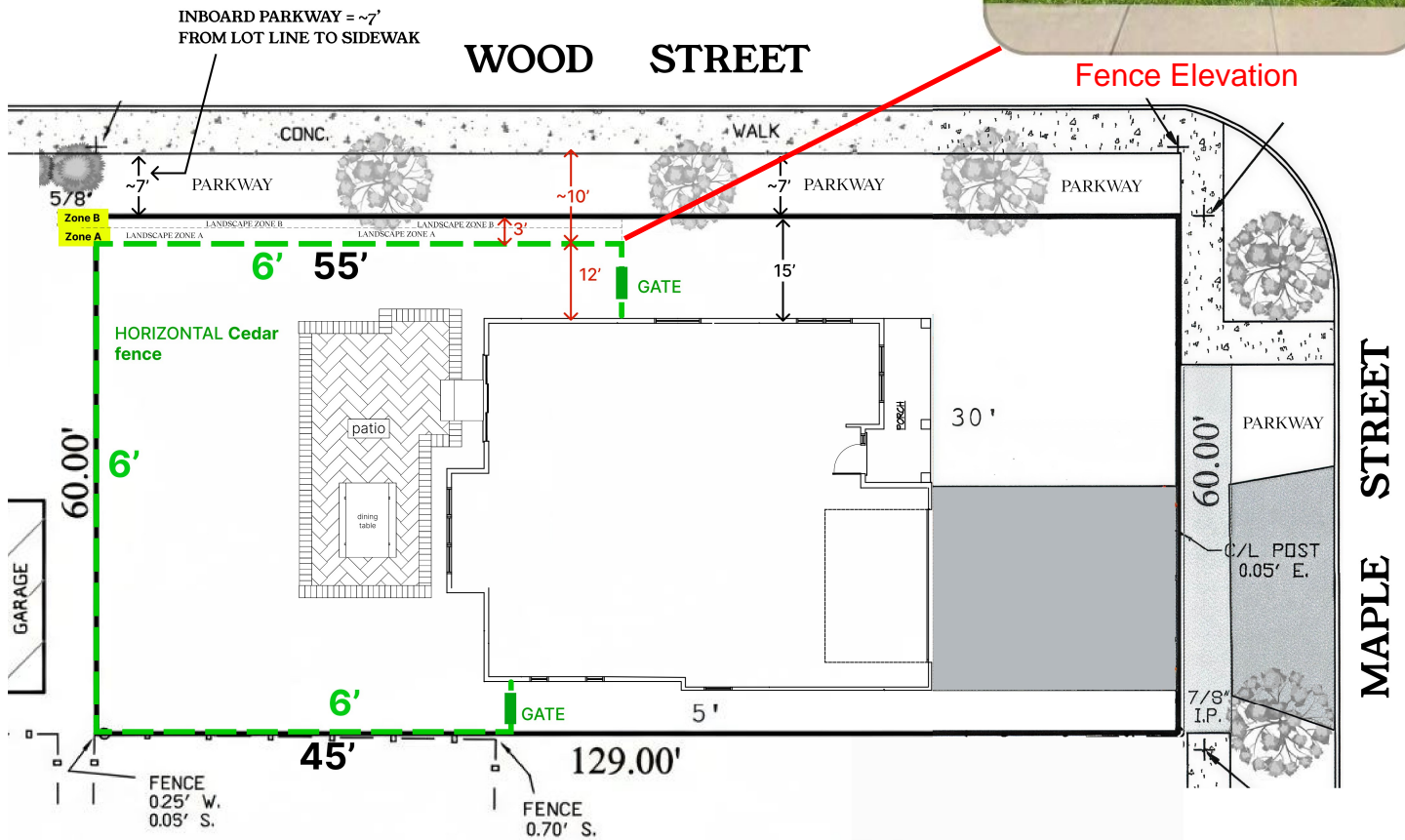
LOT 12 IN SCHRAM'S SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1927, AS DOCUMENT NO. 9695691, IN CO ILLINOIS.

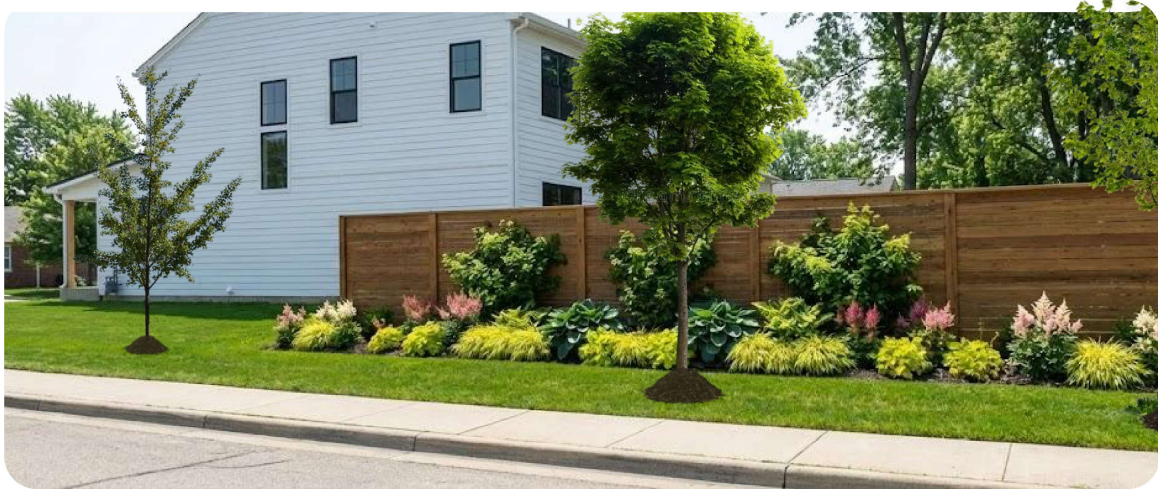
NORTH: 15' SETBACK
WEST: 40' SETBACK
SOUTH: 5' SETBACK
EAST: 30' SETBACK

DISTANCE RELATIONSHIPS
10' FROM SIDEWALK TO FENCE
12' FROM FENCE TO SIDE OF HOUSE.



Fence Elevation





render including proposed fence and landscaping

158 N Maple Fence Proposal

Fence specification

6' horizontal cedar fence, 2 gates.

Ordinance variation ask

3 foot fence setback for the side yard abutting Wood Street, resulting in 10 feet distance from sidewalk to fence.

Variation rationale

158 N Maple is a narrow lot measuring 60 feet in width, featuring an atypical inboard parkway. The sidewalk is positioned directly adjacent to the street, with the lot line set back 7 feet from the sidewalk's edge.

A fence, set back 3 feet from the lot line, combined with landscaping, will create a distance of 10 feet from the sidewalk edge to the fence, providing 12 feet of usable side yard for the residence.

Additional Considerations:

Wood Street primarily accommodates commuter traffic, resulting in a significant volume of both pedestrians and vehicles that do not reside in the neighborhood. This situation raises concerns, particularly with small children potentially playing in the backyard while numerous individuals commute to and from the train.

There is a vehicle ingress/egress point for the condo association(s) across the street that is in direct line of sight of north west 158 N Maple. Vehicle headlights will illuminate the back yard as well as the inside of the home in the hours absent of light.



Landscape approach

Considering the fence and sun positions throughout the year, employing a two-zone strategy with deep shade-tolerant plants and adaptive shade plantings in the front row will ensure a vibrant and lush landscape during the entire growing season.

PLANTING PROPOSAL

ZONES

Zone A: The Back 2 Feet (Deep Shade)

- Condition: Always shaded by the fence.
- Plant Strategy: Deep shade tolerant plants that rely on foliage texture rather than blooms.
- Height Goal: Taller plants to mask the fence base.

Zone B: The Front 1 Foot (Variable Sun)

- Condition: Hot sun in June, full shade in September.
- Plant Strategy: "Adaptive" plants that won't scorch in June but can tolerate the lower light levels of late summer while avoiding delicate deep-shade plants as they will burn in early summer.



render including proposed fence and landscaping

PLANTING PLAN

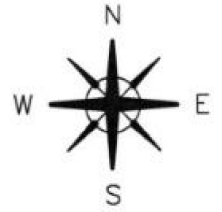
Plant Species	Common Name	Placement / Spacing	Functional Justification
Hydrangea anomala subsp. petiolaris	Climbing Hydrangea	Vertical Anchor Mount on independent trellis system.	Selected to soften the hardscape verticality without compromising fence structural integrity. Slow-growing woody vine provides high-density seasonal screening.
Polygonatum odoratum 'Variegatum'	Variegated Solomon's Seal	Zone A (Back) 18" O.C. from fence line.	Shade-obligate species selected for the permanent shadow zone. Variegated foliage increases visibility in low-light conditions; root system is non-invasive to fence posts.
Hosta 'Blue Angel' (or similar lg. leaf)	Blue Giant Hosta	Zone A (Back) 18" O.C. from fence line.	High-biomass perennial chosen for weed suppression and ground coverage. Large leaf surface area thrives in the low-light environment created by the solid fence barrier.
Heuchera 'Citronelle'	Alumroot (Lime/Chartreuse)	Zone B (Front) 12" O.C. from bed edge.	Selected for high adaptability to seasonal solar shifts (tolerates June peak sun and September structural shade). Lime coloration provides necessary contrast against dark fencing material.
Hakonechloa macra 'Aureola'	Japanese Forest Grass	Zone B (Front) 12" O.C. from bed edge.	Soft texture breaks the rigid horizontal lines of the slat fence. High tolerance for transitional light conditions ensures consistent coverage from edge-to-edge.
Astilbe x arendsii	Astilbe	Zone B (Front) Interspersed in front row.	Provides vertical variation to complement horizontal fencing. Species is water-tolerant, handling potential drip-line moisture variance from the fence structure.



SCALE: 1" = 20 FEET

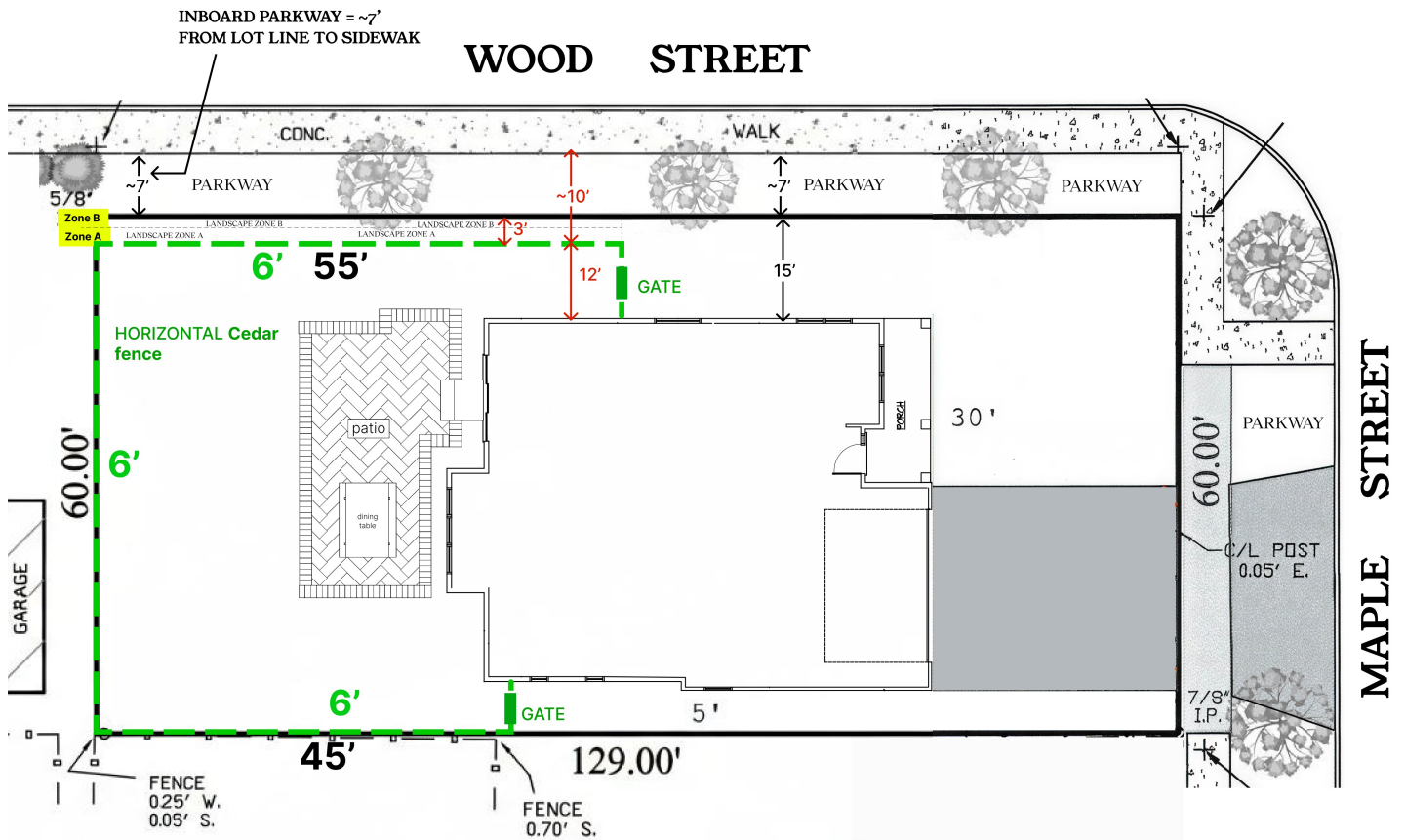
PLAT OF SURVEY

OF



LOT 12 IN SCHRAM'S SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1927, AS DOCUMENT NO. 9695691, IN COOK COUNTY, ILLINOIS.

<p>NORTH: 15' SETBACK WEST: 40' SETBACK SOUTH: 5' SETBACK EAST: 30' SETBACK</p>	<p>DISTANCE RELATIONSHIPS 10' FROM SIDEWALK TO FENCE 12' FROM FENCE TO SIDE OF HOUSE.</p>
--	--



REFERENCE PHOTOS



neighbor shrubs encroaching sidewalk

townhouse/condo ingress/egress

property line

REFERENCE PHOTOS



vehicle headlight line of sight



vehicle leaving

property line

SPOT SURVEY OF

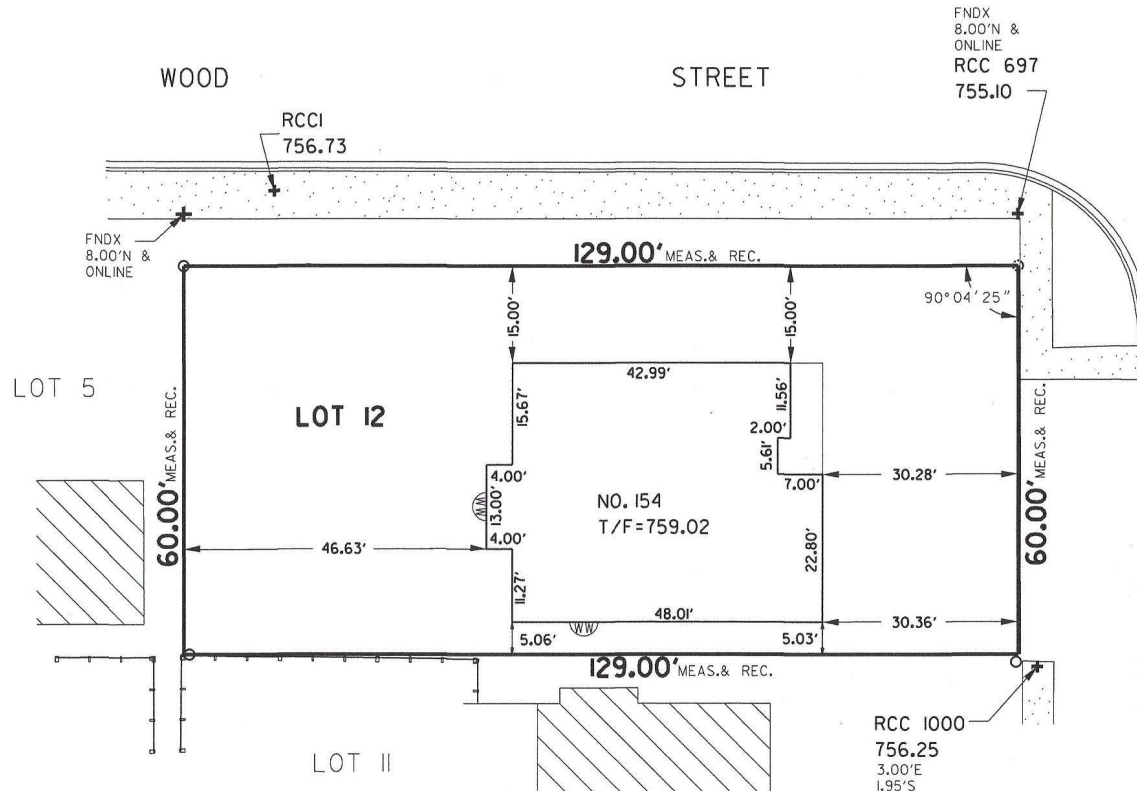
LOT 12 IN SCHRAM'S SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHEAST 1/4 OF SECTION 15,
TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED JUNE 23, 1927 AS DOCUMENT NUMBER 9695691, IN COOK COUNTY, ILLINOIS.

PIN NO.: 02-15-411-018
COMMONLY KNOWN AS: 154 N. Maple Ave., Palatine IL 60067



Scale: 1 Inch = 20' Feet
Distances are marked in feet and decimals.

KANTHAPHIXAY LAND SURVEYING
17 N. Ridge Court
Streamwood, IL 60107
Phone: (630)736-5633
Cell: (630)973-7491



AVENUE

SPOT SURVEY
APPROVED ON :05/09/2025
APPROVED BY: J.Nelson

LEGEND

- FOUND IRON ROD
- FOUND IRON PIPE
- SET IRON PIPE
- IRON PIPE OR ROD NOT FOUND
- CHAIN LINK FENCE
- +— WOOD OR IRON FENCE
- ▨ CONCRETE
- ▩ BRICK PAVER



N. MAPLE

STATE OF ILLINOIS) s.s.
COUNTY OF COOK)

I, **RICHARD R. KANTHAPHIXAY**, a Illinois Professional Land Surveyor, hereby certify that a survey has been made, at and under my direction, of the property described above, and that the survey hereon drawn is a correct representation of said survey and conforms to the current Illinois minimum standards for a boundary survey.

Streamwood, Illinois, May 4, A.D. 2025

By
Illinois Professional Land Surveyor
Certificate No. 3807
Expiration date: 11-30-2026

NOTES:

- a.) Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.
- b.) Compare all points before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your abstract, deed contract or zoning ordinance.

Ordered BY: Tim Spies

Field work done on 5-3-25

Drawn By: RK

ORDINANCE NO. O-88-24

**AN ORDINANCE GRANTING A SPECIAL USE AT
THE VACANT LOT NORTH OF 152 N. MAPLE STREET
SOUTHWEST CORNER OF MAPLE STREET AND WOOD STREET**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on October 14, 2024**

ORDINANCE NO. 0-88-24

**AN ORDINANCE GRANTING A SPECIAL USE AT THE
VACANT LOT NORTH OF 152 N. MAPLE STREET
(SOUTHWEST CORNER OF MAPLE STREET AND WOOD STREET)**

WHEREAS, pursuant to a petition and public hearing on October 8, 2024, 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 a home to be setback 15 feet from the side yard abutting a street lot line, instead of the required 20 feet pursuant to Section 10.06 (h) (4) of the Palatine Zoning Ordinance on the following legally described property:

LOT 12 IN SACHRAM'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 29 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1927, AS DOCUMENT NO 9695691 IN COOK COUNTY, ILLINOIS.

Commonly known as vacant lot north of 152 N. Maple Street (southwest corner of Maple Street and Wood Street) PIN 02-15-411-019.

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 a home to be setback 15 feet from the side yard abutting a street lot line, instead of the minimum required 20 feet pursuant to pursuant to Section 10.06 (h) (4) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the plans submitted by Petitioner updated 10/09/2024 except as such plans may be changed to conform to Village Codes and Ordinances.

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 14 day of October, 2024

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


APPROVED by me this 14 day of October, 2024



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

14 day of October, 2024



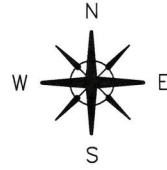
Village Clerk



SCALE: 1" = 20 FEET

PLAT OF SURVEY

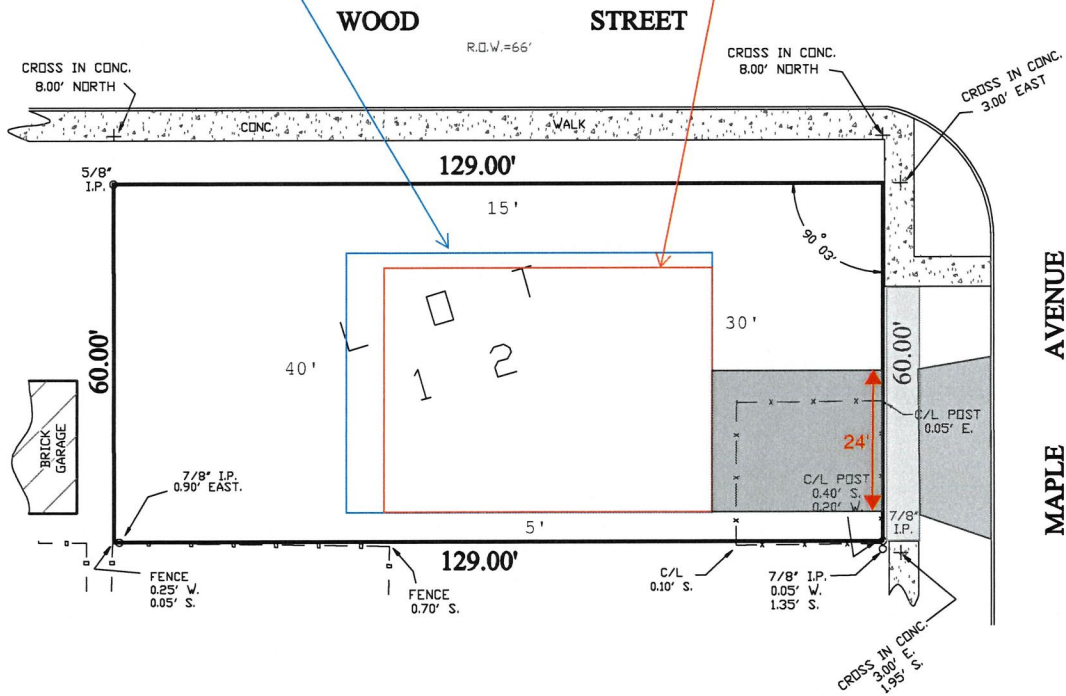
OF



LOT 12 IN SCHRAM'S SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1927, AS DOCUMENT NO. 9695691, IN COOK COUNTY, ILLINOIS.

NORTH: 15' SETBACK
WEST: 40' SETBACK
SOUTH: 5' SETBACK
EAST: 30' SETBACK

BUILDING ENVELOPE: 38' X 51'



STATE OF ILLINOIS
COUNTY OF KANE) SS:

I, ANDREW J. TOBIN, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD, AND THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.

BY: Andrew J. Tobin
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 35-3519
EXPIRES 11/30/22



ANY DISCREPANCY IN MEASUREMENTS SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION. REFER TO DEEDS FOR EASEMENTS AND BUILDING LINES.

THIS SURVEY IS ONLY VALID WHEN ACCOMPANIED BY AN EMBOSSED SEAL.

DATED: MARCH 22, 2022
PREPARED FOR: SAMMONS LAW OFFICE
SELLER: PANZINO
PROPERTY ADDRESS: 154 N. MAPLE ST.
PALATINE, ILLINOIS
SURVEY ORDER NO.: 22086

INDICATES FOUND STAKE ○ CHAIN LINK FENCING
INDICATES SET STAKE ● WOOD FENCING
INDICATES CONCRETE

ANDREW J. TOBIN

P.O. BOX 42 DUNDEE, ILLINOIS 60118 847-695-4235

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 152 N. MAPLE ST.

 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 19TH day of SEPTEMBER, A.D. 2024, and the last publication thereof was made on the 19TH day of SEPTEMBER, A.D. 2024.

- 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 Alice 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 19TH day of SEPTEMBER A.D., 2024.

By Todd Wessel

President
 Title of Corporate Officer

County of Cook
 State of Illinois

Subscribed and sworn to before me this 19TH day of SEPTEMBER A.D., 2024.

My commission expires the 15TH day of JULY A.D., 2025.

Ryan Auer

From: [REDACTED]
Sent: Wednesday, January 21, 2026 7:10 PM
To: Ryan Auer
Subject: RE: var-000234-2025

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Please submit my e-mail as concern for the zoning request

Bill Klaves

[REDACTED]

-----Original Message-----

From: Ryan Auer <RAuer@palatine.il.us>
Sent: Wednesday, January 21, 2026 4:22 PM
To: [REDACTED]
Subject: RE: var-000234-2025

Bill,

Please confirm if you would like to submit your previous email as a letter of objection for the application.

If so - We will include the email in the staff report and verbalize to the Planning and Zoning Commission. Sensitive information will be redacted.

Ryan Auer | Planner
Planning & Zoning Department
200 E. Wood Street | Palatine, IL 60067
T: 847-359-9056 | RAuer@palatine.il.us

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, January 21, 2026 2:59 PM
To: Ryan Auer <RAuer@palatine.il.us>
Subject: var-000234-2025

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

I am not sure of the material for the fence, but to be consistent with the other fences facing Wood, I would prefer a 3ft. aluminum fence along Wood

St. I would strenuously object to a privacy fence. The 3 vs. 5 is not a big issue for me.

Bill Klaves



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.
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Des Plaines, IL 60016-4556**

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

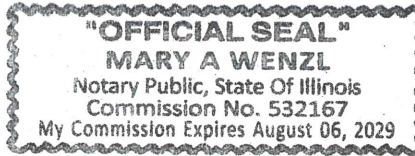
(Village) (Town) (City) (Township) of PALATINE 158 N. Maple St.

 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 8TH day of JANUARY, A.D. 2026, and the last publication thereof was made on the 8TH day of JANUARY, A.D. 2026.

- 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 8TH day of JANUARY, A.D., 2026.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of JANUARY, A.D., 2026.

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

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, January 27, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

- **Variation for a fence to be set back 3 feet from a side lot line abutting a street abutting a side yard, instead of the minimum required 5-foot setback.**
- **Variation not to install landscaping material between the fence and the lot line abutting a public street.**

The property is commonly known as 158 N. Maple Street.

The Petitioner is proposing to construct a 6-foot-tall fence in the side yard abutting a street (W. Wood Street), abutting a side yard abutting a street. The proposed fence does not include required landscaping, pursuant to 6.03(b)(4)(d)(ii) of the Palatine Zoning Ordinance, along W. Wood Street.

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

FILE #: VAR-000234-2025

VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Planning and Zoning Commission