



## VILLAGE OF PALATINE

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

### PLANNING AND ZONING COMMISSION

#### AGENDA • APRIL 22, 2025

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Village Hall - Council Chambers

Regular Meeting

7:00 PM

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#### I. CALL TO ORDER

#### II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Apr 8, 2025 7:00 PM

#### III. PUBLIC HEARING

1. 704 W Euclid Ave

**The Petitioner has withdrawn the Petition for this property.**

a. Planned Development Amendment to add daycares, as a Special Use to the Regency Plaza Planned Development use lists and to permit site plan changes and a building addition to the subject building; and

b. Special Use to permit a daycare.

2. 204 S Ashland Avenue

a. Special Uses to permit an addition to be set back 21 feet from the front lot line, instead of the minimum required 40 feet and approximately 3 feet from the side lot line, instead of the minimum required 5 feet.

#### IV. COMMUNICATIONS

#### V. ADJOURNMENT



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### PLANNING AND ZONING COMMISSION

#### MINUTES • APRIL 8, 2025

Village Hall - Council Chambers

Regular Meeting

7:00 PM

#### I. CALL TO ORDER

| Attendee Name       | Title            | Status  | Arrived |
|---------------------|------------------|---------|---------|
| Patrick Noonan      | Commissioner     | Present |         |
| Cindy Roth-Wurster  | Commissioner     | Present |         |
| Eric Friedman       | Vice Chairperson | Present |         |
| Jan Wood            | Chairperson      | Present |         |
| Rodney Bettenhausen | Commissioner     | Present |         |
| Robert Kolososki    | Commissioner     | Absent  |         |
| Kevin Cavanaugh     | Commissioner     | Present |         |
| Stephen Fedota      | Commissioner     | Present |         |
| Tim Schubert        | Commissioner     | Present |         |

#### II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Mar 25, 2025 7:00 PM - **Accepted**

|                  |                                                                                 |
|------------------|---------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                                                     |
| <b>MOVER:</b>    | Patrick Noonan, Commissioner                                                    |
| <b>SECONDER:</b> | Cindy Roth-Wurster, Commissioner                                                |
| <b>AYES:</b>     | Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Cavanaugh, Fedota, Schubert |
| <b>ABSENT:</b>   | Kolososki                                                                       |

Minutes Acceptance: Minutes of Apr 8, 2025 7:00 PM (Meeting Minutes)

### III. PUBLIC HEARING

1. 600 N. North Ct, Suite 150 - **Recommend To Approve**  
**SU-000161-2025 - 600 N North Ct - Unit 150**

Notice was published in the Journal & Topics on March 20<sup>th</sup>, 2025 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

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

**Background:**

Staff - Mr. Auer provides background and states the Petitioners are proposing to operate a physical therapy business, which includes massage services. The Petitioners are requesting Special Use to permit a massage therapy business at the subject property.

**Sworn in petitioner:** Patarintra Visutdhi & Kanpiwat Himacharoen - 600 N. North Court, Palatine, IL

Ms. Visutdhi explains the nature of the business, stating that the practice is dedicated to helping individuals manage pain. She describes that they specialize in providing corrective movement therapy and Neurokinetic Therapy (NKT), which assists clients in overcoming chronic pain through personalized assessments and tailored treatment plans.

Chairman Wood asks if they are licensed Physical Therapists. Ms. Himacharoen states they are not licensed Physical Theapists but are certified massage therapists.

Chairman Wood asks if they have any other locations and inquires about their background in this type of therapy. Ms. Himacharoen responds that he has been at Northwest Community Hospital in the wellness center for over 20 years as a Neurokinetic and Massage Therapist.

Chairman Wood confirms that this would be a private business.

Commissioner Fedota asks if they have special certification beyond II Massage

Therapy. Ms. Himacharoen states that he has additional certification specifically for NKT Therapy.

Ms. Visutdhi states that Ms. Himacharoen has over 12 years of experience with NKT therapy. Commissioner Fedota asks if NKT is associated with the TENS unit. Ms. Himacharoen clarifies that it is not; it is more of a manual medicine. Commissioner Fedota comments that it is a hands-on therapy, and Ms. Himacharoen agrees.

Chairman Schubert asks if there will use of any aromas or incense or any other obnoxious orders. Ms. Himacharoen states that there would not be any use of aromas.

Chairman Bettenhausen asks if Ms. Visutdhi has any license or certification. Ms. Visutdhi states she does not - she is the owner and business operator only. Commissioner Bettenhausen notes that the plan shows 2 therapy tables and asks if there will be multiple patients being serviced at one time. Ms. Himacharoen states there will only be one patient at a time.

Commissioner Schubert clarifies that it would be by appointment only. Ms. Himacharoen states that is correct - by appointment only.

Sworn In: Martha Bell - 241 N Bothwell

Ms. Bell states that she has been a customer of Ms. Himacharoen for over 20 years and is here to support the request. She emphasizes that she is very good at his job, has integrity, is trustworthy, and would be a good addition to the community.

Sworn In: Jody Williams - 505 Grove St - Wood Dale, IL

Ms. Williams expresses her support for the request, stating that she has worked with Ms. Himacharoen for 10 years. She shares that he has helped her with physical ailments through his massage therapy and emphasizes that his services are essential and would be a great addition to the community.

#### **STAFF RECOMMENDATION:**

The Petitioner is proposing to open a wellness practice, with massage therapy as a component of the variety of specialized treatment plans offered. The proposed location is at an existing office complex. The petitioner currently practices as a licensed massage therapist, without any identified issues. With no change to the required parking and as the hours of operation are comparable to the other uses in the office complex, the proposed use should not cause injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan



submitted by the above mentioned petitioners, except as such plans may be changed to conform to the Village's 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.**

**DISCUSSION:**

Commissioner Fedota states that he is excited for this alternative medicine option within the existing medical building. He recognizes it as an established and valuable addition to the community.

Commissioner Schubert states that it is good to see businesses moving back into the area and believes this will be a positive addition, as it meets Village standards.

Chairman Wood states that the business meets the "B-2" district standards for professional use. She mentions that this type of business would benefit the residents and notes that there would be no parking issues. She also emphasizes that it would not have any negative impacts on the surrounding neighborhood or businesses.

**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 April 21<sup>st</sup>, 2025.**

|                  |                                                                                 |
|------------------|---------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMEND TO APPROVE [UNANIMOUS]</b>                                         |
| <b>MOVER:</b>    | Patrick Noonan, Commissioner                                                    |
| <b>SECONDER:</b> | Kevin Cavanaugh, Commissioner                                                   |
| <b>AYES:</b>     | Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Cavanaugh, Fedota, Schubert |
| <b>ABSENT:</b>   | Kolososki                                                                       |

2. 1890 N Rand Road - **Recommend To Approve**  
**SU-000162-2025 - 1890 N Rand Rd**

Notice was published in the Journal & Topics on March 20<sup>th</sup>, 2025 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

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

Chairman Wood and Commissioner Roth-Wurster acknowledges that they are familiar with the petitioner and it would have no impact on this matter.

Staff - Ms. Bremanis provides background:

The Subject Property is zoned B-2 General Business District and is a single user lot containing Morkes Chocolates. The Petitioner is requesting to include accessory liquor service and an expanded menu, within the existing outdoor seating area. The Petitioner is requesting Special Use to permit a restaurant to operate, with a liquor license.

**Sworn in petitioner:** Rhonda Dehn 1890 N Rand Rd., Palatine, IL

Ms. Dehn states that Morkes Chocolates has been in business since 1967. She provides business details, explaining that they make chocolate, offer activities for kids, host parties, and runs a bakery in the morning. They are looking to increase business during the summer months, which tend to be slow. The business employs 20 people and aims to maintain operations during the summer. She mentions that they previously invested in a small patio area and now would like to implement a small wine garden with small bites. The wine garden would be available Monday through Saturday, until sundown, weather permitting, and closed on Sundays.

Chairman Wood asks how the patio is used now and notes the plan shows 30 seats in the patio area. She asks for clarification on what the patio is used for currently.

Ms. Dehn responds that while many candy stores may offer ice cream, she prefers not to have that option at Morkes. She explains that during the summer months, customers often use the patio to enjoy coffee and donuts, and parties may also wait in the patio area before their session begins.

Chairman Wood notes that parking would not be an issue.

Ms. Dehn states that there is plenty of parking.

Commissioner Shubert asks if there have been any complaints since the patio area was added.

Ms. Dehn states there have been no complaints.

Chairman Wood notes the request is to have the patio area open for the wine garden during June, July, and August. She asks if September could potentially be added to the request in the future.

Ms. Dehn confirms this and explains that her intent is to start small, but she may request to add an additional month later on. She mentions that September marks the beginning of fall activities, such as caramel apples, so they currently only anticipate operating through August.

Chairman Wood asks if the request could be amended in the future.

Ms. Bremanis responds that a minor special use amendment could be signed off on if they decide to add an additional month.

Commissioner Fedota asks if there is service to the outdoor patios. Ms. Dehn states that customers would order inside, and staff may bring the order out to them, but there will not be outdoor service.

Commissioner Friedman notes that the floor plan in the packet from 3/2020, where double doors were added, and asks if the doors are in place.

Ms. Dehn states they are.

Commissioner Friedman asks if customers would be coming in and out of the doors.

Ms. Dehn states they would not.

Ms. Bremanis notes that the packet should have shown that area as work completed to avoid confusion.

Commissioner Bettenhausen asks if there is indoor seating.

Ms. Dehn states there are a couple of tables but most customers come and go.

Commissioner Cavanaugh asks staff if the liquor license will be for wine and beer as there is no specific license for just wine.

Ms. Bremanis agrees it would be for wine and beer.

Commissioner Cavanaugh asks if employees are basset trained.

Ms. Dehn states that would be completed after the request is approved.

### **STAFF RECOMMENDATION:**

The Petitioner is proposing to expand their current business to include seasonal wine service and introduce additional food components to the existing bakery. The floor and site plans would remain unchanged. Additionally, the business and outdoor area have operated at this location for many years, without issue. The limited hours and seasonal use of this area also do not raise any initial or specific Staff concerns.

Given the existing outdoor area and its current accessory use, the proposed changes and business plan are not anticipated to negatively impact or cause

injury to the surrounding neighboring properties and are anticipated to ensure the protection of public health, safety, and welfare.

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

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

Commissioner Fedota asks if there would be any new signage added.

Ms. Dehn states there would not be - possibly a banner - no permanent signage is planned.

Ms. Bremanis states any temporary signage would require a permit.

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

**Commissioner Roth-Wurster a motion to approve subject staff's conditions; seconded by Commissioner Noonan.**

#### **DISCUSSION:**

Commissioner Roth-Wurster states it meets the standards for special use and adding something friendly to keep busy during the slow season. It's good for the neighborhood.

Chairman Wood notes the business has operated responsibly for over 60 years and doesn't anticipate they would jeopardize the business or their standing in the community, and she has a level of trust. It's not a drastic change and will be a nice addition. It meets the standards, and she is in favor.

Commissioner Fedota states that keeping steady employment and filling in the gap with a business plan to maintain a consistent workforce meets the standards and is a great model for the community.

Commissioner Bettenhausen states that given the difficult economic times, he is glad to see a business doing well and expanding for customers while maintaining the current employees.

**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 Monday April 14<sup>th</sup>, 2025.**

|                  |                                                                                 |
|------------------|---------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMEND TO APPROVE [UNANIMOUS]</b>                                         |
| <b>MOVER:</b>    | Cindy Roth-Wurster, Commissioner                                                |
| <b>SECONDER:</b> | Patrick Noonan, Commissioner                                                    |
| <b>AYES:</b>     | Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Cavanaugh, Fedota, Schubert |
| <b>ABSENT:</b>   | Kolososki                                                                       |

**IV. COMMUNICATIONS****V. ADJOURNMENT**

**VILLAGE OF PALATINE  
Planning and Zoning Commission**

**SCHEDULED 04/22/25 07:00 PM**

**STAFF REPORT (ID # 9777)**

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**704 W Euclid Ave**

**TO:** Palatine Planning and Zoning Commission  
Jan Wood, Chair

**FROM:** Lyn Bremanis

**PETITIONER:** Matt Taylor, Primrose Schools

**PLAN NUMBER:** FPD-000152-2024

**BACKGROUND:**

The Petitioner recently submitted a letter to the Village withdrawing its Petition for 704 W. Euclid Avenue. Therefore, no further action is required on this matter.

**VILLAGE OF PALATINE  
Planning and Zoning Commission**

**SCHEDULED 04/22/25 07:00 PM**

**STAFF REPORT (ID # 9747)**

## 204 S Ashland Avenue

**TO:** Palatine Planning and Zoning Commission  
Jan Wood, Chair

**FROM:** Lyn Bremanis

**PETITIONER:** Michael Fragakis

**PLAN NUMBER:** SU-000160-2025

**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 and 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 Petitioner is proposing to build an addition, which encroaches into the minimum required front and side yard setbacks. Therefore, the Petitioner is requesting the following:

**Special Use to permit an addition to be set back 21 feet from the front lot line, instead of the minimum required 40 feet and approximately 3 feet from the side yard to the north instead of the minimum required 5 feet.**

**Surrounding Zoning/Uses:**

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

**KEY ISSUES:**

- The Petitioner is proposing to demolish the existing detached garage and construct a small one-story addition (approximately 277 square feet) and an attached 2-car garage of approximately 550 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 3.39 feet. However, the width of the encroachment would increase from approximately 20 feet to 50 feet.

- Based on Staff's review of the Subject Property, the required setbacks and lot configuration restrict the property, such that any addition to the front or side of the primary structure, inclusive of an attached garage, would require zoning relief.
- The proposed plans meet both building and coverage requirements at 24% and 35.5%.

**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:**

The Petitioner proposes to construct an addition to the side and front of the existing residence. 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. Additionally, the existing side yard setback is limited, posing challenges for any significant addition.

The subject and surrounding lots in the subdivision all have a privately recorded 40-foot building line from the front property line, compared to the minimum R-2 district required 30-foot front yard setback. The proposed 19-foot encroachment (resulting in a 21-foot setback from the front lot line) into the required 40-foot setback is substantial and generally inconsistent with the character of the surrounding neighborhood. However, 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.

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 03/21/2025, 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.

**ATTACHMENTS:**

- Aerial Map
- Application
- Plat of Survey
- Architectural Plans
- Public Notice



Attachment: Aerial Map (204 S Ashland Ave - SU setbacks)

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:

Special Use to permit an addition to be set back 21.70 feet from the front lot line, instead of the minimum required 40 feet. (building line).

### 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 current location of the existing car garage is limited to accommodate a two-car garage. In addition to that, my clients need to have an attached garage to provide direct access into the house, especially due to weather conditions

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

The current location of the existing car garage is limited to accommodate a two-car garage. In addition to that, my clients need to have an attached garage to provide direct access into the house, especially due to weather conditions

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

The new front and side addition is proposed to be 3.39 feet from the property line and approximately 12 feet from the neighboring structure on the north side, resulting in a total distance of approximately 15.39 feet from structure to structure.

Attachment: Application (204 S Ashland Ave - SU setbacks)

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

315 S. NORTHWEST HIGHWAY  
SUITE 50  
PARK RIDGE, IL 60068

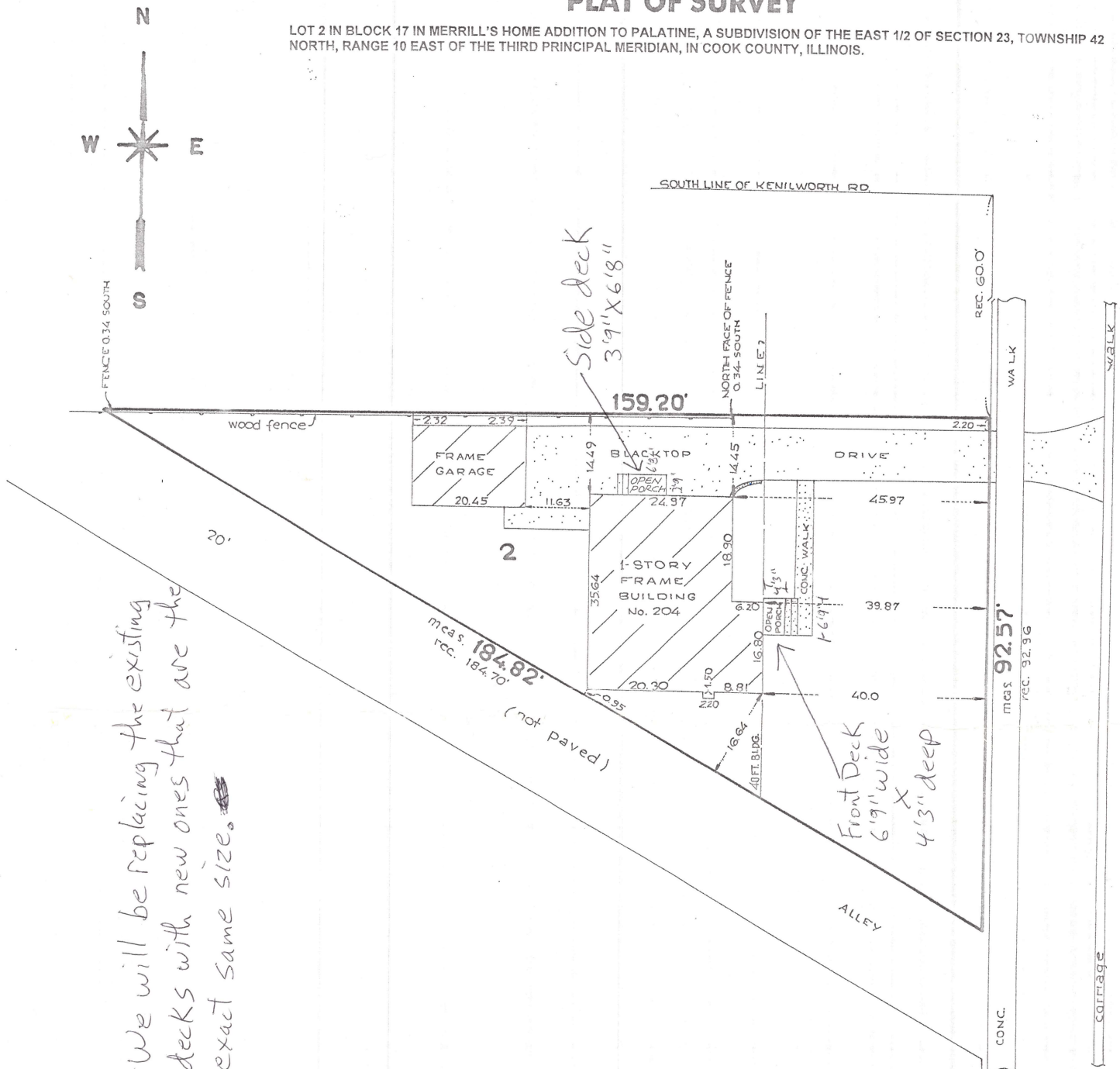
# CERTIFIED SURVEY, INC.

## PLAT OF SURVEY

PHONE: (847) 823-9500  
FAX: (847) 823-9502

3.2.c

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.



\*We will be replacing the existing decks with new ones that are the exact same size.

APPROVED

APPROVED BY 2/28/19  
PLANNING & ZONING

P&Z Due 3/1/19

B19-359 204 S. ind



DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

ORDER NO. **060580**  
SCALE: 0' 16' 32' 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

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY, MONUMENT 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 NOV

# 204 S. ASHLAND AVE. PALATINE IL 60074

COOK COUNTY

PIN: 02-23-213-010-0000

**Zoning: R-4**

- Zoning Description: Single Family
- Zoning Document: New
- Point of Contact: Planning and Zoning (847) 359-0042

**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 lotting date 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
- Maximum 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: 30%; 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:

- Lot Area: 7,462 s.f.

- Actual Building Area =

| Level               | Area |
|---------------------|------|
| Total Area Schedule |      |

|             |         |
|-------------|---------|
| Level-1     | 996 SF  |
| Level-1     | 277 SF  |
| Grand Total | 1273 SF |

-Current & Proposed Building Height: 17'0" to the highest Point to the Roof

-Proposed Building Coverage including Attached Garage: 24% < 35%

-Proposed Lot Coverage: 36% < 45%

| Site Area Coverage | Area    | Percentage |
|--------------------|---------|------------|
| Garage             | 550 SF  | 7%         |
| Existing Building  | 996 SF  | 13%        |
| Paved Area         | 162 SF  | 2%         |
| Paved Area         | 215 SF  | 3%         |
| New Addition       | 277 SF  | 4%         |
| Driveway           | 477 SF  | 6%         |
| Open Space         | 2677 SF | 36%        |
| Open Space         | 2677 SF | 36%        |

|            |         |      |
|------------|---------|------|
| Open Space | 4370 SF | 59%  |
| Open Space | 415 SF  | 6%   |
| Open Space | 4785 SF | 64%  |
| Open Space | 4785 SF | 64%  |
| Open Space | 7462 SF | 100% |

|            |         |      |
|------------|---------|------|
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|------------|---------|------|
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|            |         |      |
|------------|---------|------|
| Open Space | 4370 SF | 59%  |
| Open Space | 415 SF  | 6%   |
| Open Space | 4785 SF | 64%  |
| Open Space | 4785 SF | 64%  |
| Open Space | 7462 SF | 100% |

|            |         |      |
|------------|---------|------|
| Open Space | 4370 SF | 59%  |
| Open Space | 415 SF  | 6%   |
| Open Space | 4785 SF | 64%  |
| Open Space | 4785 SF | 64%  |
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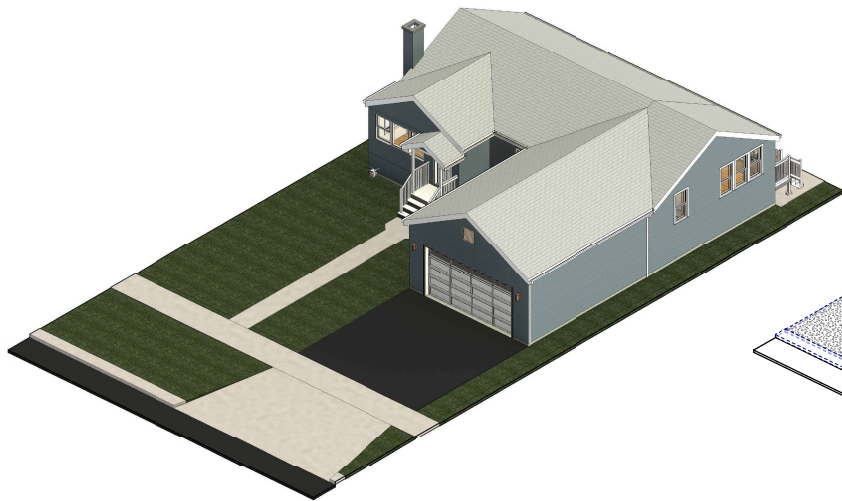
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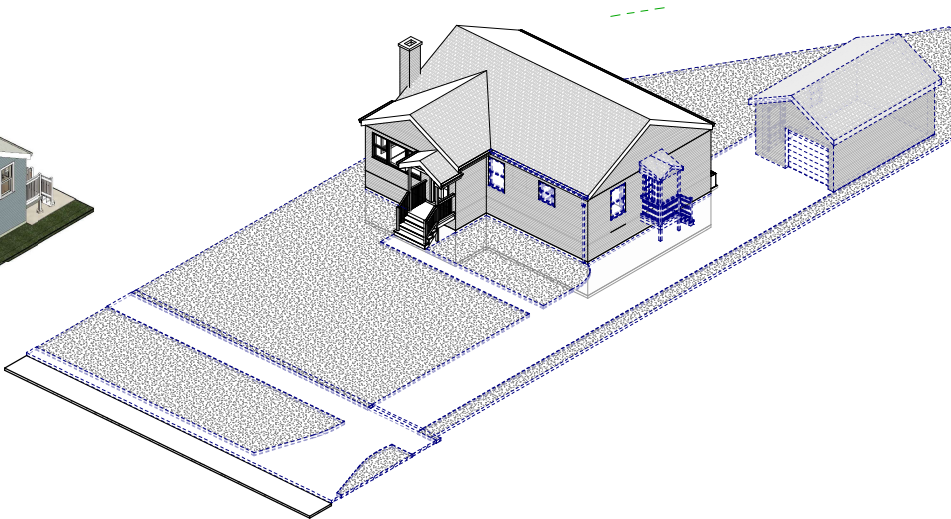
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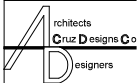


2 Proposed Conceptual View



1 Existing Conceptual View-1

NOTE:  
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No. 184.008136-0001

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Mario G. Cruz  
ARCHITECT

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EXP. DATE 12/31/2025

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MARIO G. CRUZ (LICENSE 001-023446)  
Date: January 2025  
Drawn By: MC PROJECT MANAGER  
Check By: SP PROJECT MANAGER

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204 S.  
ASHLANI  
AVE.

Palatine Illin

Sheet Title:  
Conceptua  
Exterior View  
(For Referen  
Only)

Sheet Number

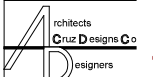
CS-100

Attachment: Architectural Plans (204 S Ashland Ave - SU setbacks)

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**204 S. ASHLANI AVE.**

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Sheet Title:  
**Existing Elevat**

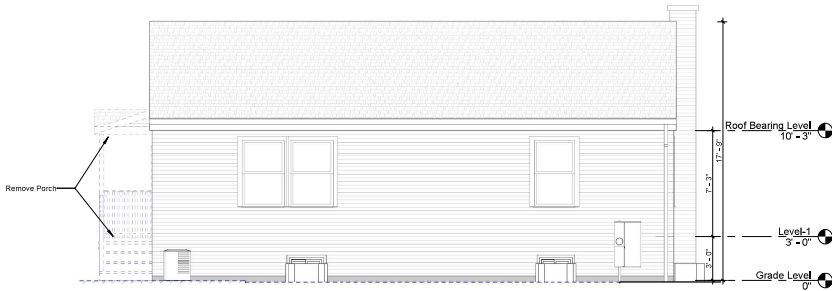
Sheet Number

**D-101**

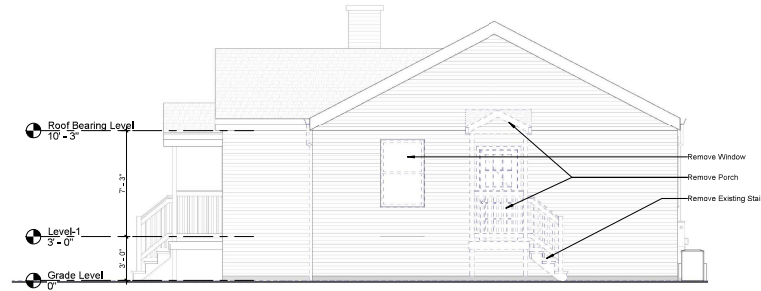
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**General Legend:**

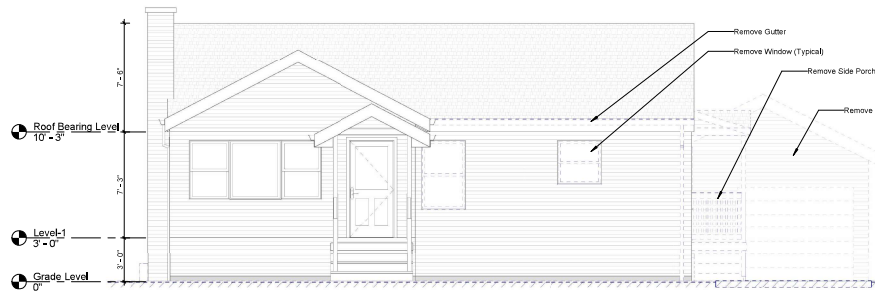
- Existing Walls to be removed in its entirety including but not limited to anchors, clips, bolts, etc. Cap all utilities, if elect. outlets/receptacles are encountered they shall be capped and wires to be pulled to panel box as required, patch floor and existing adjacent partitions as required to match adjacent surfaces.
- Existing framing, plaster and bath to be removed.
- Remove existing door, frame, and associated hardware.
- Remove existing window & Replace where 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 fit different of opening size w/ masonry brick, color and type match the existing.
- Rebase existing window/door and make wall opening bigger for new window or new door.
- Remove existing window.
- Remove existing furnace, gyp. bd. & wall from existing.
- Remove existing masonry or framing wall for new window or door opening.
- Remove Exist. Floor Joist System to accommodate a new staircase.
- Remove existing plumbing fixtures and associated pumps, cap as required.
- Remove existing kitchen cabinets & countertops.
- Mutical panel to remove.
- Revised existing water service new service will be determine by DCOB.
- 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, footing 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 d.g. framing until new framing system will be installed.
- Remove existing Floor system, New will be installed.
- Remove existing Roof.



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



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



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



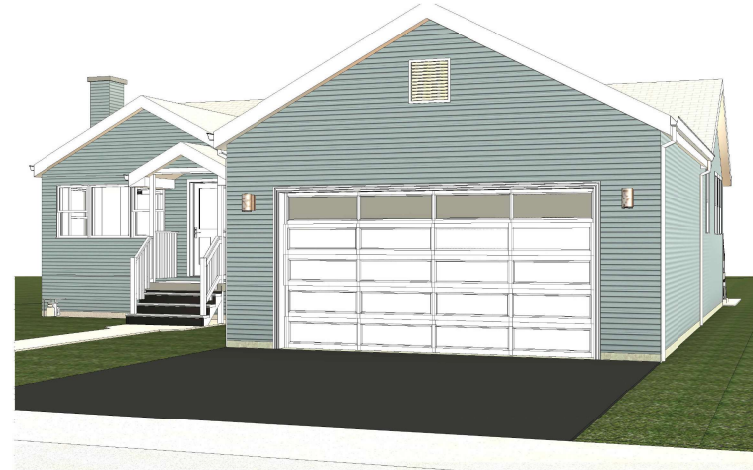
① Existing South Elevation  
1/4" = 1'-0"

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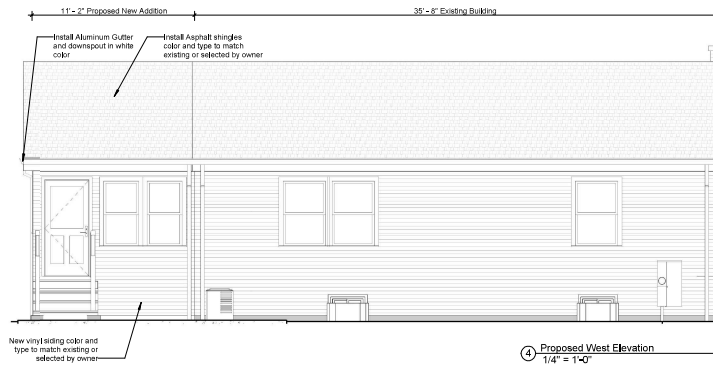
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⑥ Conceptual Exterior View-3



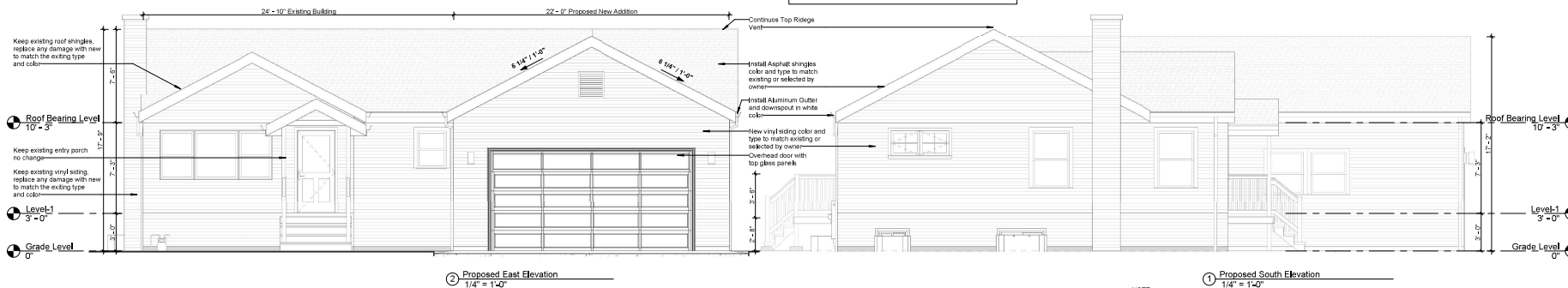
⑤ Conceptual Exterior View-2



④ Proposed West Elevation  
1/4" = 1'-0"



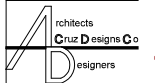
③ Proposed North Elevation  
1/4" = 1'-0"



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

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

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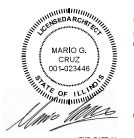
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THESE PLANS TO ANY OTHER PARTY WITHOUT MY  
WRITTEN CONSENT.



LICENSEE SEAL AND SIGNATURE  
MARIO G. CRUZ (LIC#001-023446)  
Date: January 2025  
Drawn By: MC PROJECT MANAGER  
Checked By: SP PROJECT NUMBER:

| No. | Description |
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2/6/2025 1:44:00 PM

# 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 204 S. ASHLAND 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 3RD day of APRIL, A.D. 2025, and the last publication thereof was made on the 3RD day of APRIL, 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 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 3RD day of APRIL, A.D., 2025.

By Todd Wessel

President

Title of Corporate Officer

County of Cook  
State of Illinois

Subscribed and sworn to before me this 3RD day of APRIL, A.D., 2025.

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

Attachment: Public Notice (204 S Ashland Ave - SU setbacks)