

VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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PLANNING AND ZONING COMMISSION

MINUTES • APRIL 22, 2025

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. MEETING MINUTES

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

The Planning and Zoning Commission was called to Order, with Chairperson Wood noting that all were present, save for Commissioner Noonan.

Chairperson Wood noted a few minor grammatical adjustments to the April 8, 2025 PZ Commission minutes. Commission Schubert recommended approval of the revised minutes, seconded by Commissioner Bettenhausen. Unanimously approved.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tim Schubert, Commissioner
SECONDER:	Rodney Bettenhausen, Commissioner
AYES:	Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert
ABSENT:	Noonan

III. PUBLIC HEARING

1. 704 W Euclid Ave

Chair Wood noted that the Petitioner for 704 W. Euclid Avenue has withdrawn the Petition from additional consideration and no further action by the Planning and Zoning Commission is required.

RESULT:	WITHDRAWN
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2. 204 S Ashland Avenue

SU-000160-2025 - 204 S Ashland Avenue

Chair Wood introduced the Petition for 204 S. Ashland Avenue. Notice was published in the Journal & Topics on April 3, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Background:

Ms. Bremanis summarized the underlying property characteristics and the proposed improvements necessitating zoning relief for the proposed addition. 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 a

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 south instead of the minimum required 5 feet.

Sworn in petitioner: Mario Cruz - Architect of Record - 2050 Division Street, Chicago, IL; Michael Fragakis - 204 S. Ashland Avenue

Mr. Cruz introduced the project and proposed addition. The proposed addition includes a new 2-car garage, three-season room, laundry, and a new mudroom. The proposed addition is intended to improve the functionality of the home, while at the same time maintaining aesthetic integrity of the home and surrounding properties.

Mr. Cruz noted the irregular lot size and its impact on the overall proposed design and the Special Use application for setback reductions from the front yard and interior side yard of the Subject Property.

Chair Wood asked the Petition to clarify that there are no business activities ongoing within the home.

Mr. Fragakis clarified that he was uncertain as to any business reference in the application materials, but there are no business activities associated with the property.

Commissioner Fedota inquired about the stairway or a stoop in the proposed addition. Mr. Cruz indicated that there is a staircase in the garage for access to the mudroom. Commissioner Friedman clarified that the demolition plan depicted the transition from finish floor to grade. Mr. Fragakis indicated that it was about 3 steps.

Chair Wood inquired as to how long the Petitioner has resided in the home. Mr. Fragakis indicated 19 years. Chair Wood also inquired as to whether the Petitioner had discussed the proposal with any of their neighbors. Mr. Fragakis indicated that one of the neighbors inquired and that his wife has also discussed with other neighbors in the area.

Chair Wood inquired as to the approximate date of platting and the timing of the privately recorded building lines. Ms. Bremanis indicated that these lots were platted in approximately the 1940's and clarified some of the existing setbacks in the area.

Mr. Fragakis clarified that a purpose of this is to attach the garage and reduce the stair use for laundry with the mudroom.

Commissioner Kolososki asked if there is an existing basement in the home and if one is proposed for the building addition. Mr. Fragakis confirmed that the existing home has a basement, but the proposed addition will be over a crawl space.

Commissioner Friedman inquired about the height of the garage and roofline. Mr. Fragakis and Mr. Cruz indicated that the roofline is intended to match the roofline of the existing home. Mr. Fragakis also noted that the side yard setback is proposed to be one foot increase from the existing garage.

Commissioner Bettenhausen asked if the existing fence was intended to remain along the northern property line. Mr. Fragakis indicated that approximately 10 feet of the existing fencing would be removed and also noted that the utility location on the north side of the property between the porch and garage impacted the proposed addition and setback on the north side of the property.

Commissioner Fedota inquired as to whether they spoke to the neighbors to the north at 202. Mr. Fragakis indicated that they had not, but always exchange

pleasantries when they see the neighbors, but do not typically see them. He also noted that they would have seen the sign and also received the Village mailing.

Ms. Bremanis clarified that the side yard setback would increase with the proposed, but that there would be an expanse, with the proposed garage addition. She also spoke to the setback of the home at 202 N. Ashland Avenue, which is 10 feet. Ms. Bremanis also noted that the southern portion of the lot is bounded by the commercial properties along Northwest Highway.

Mary Fragakis was sworn in and noted that their vehicles, which presently stay parked in the driveway would be relocated to the garage. Ms. Fragaskis noted the benefit of being able to park the vehicles in the garage.

Discussion about the use and view from the front deck of the property to the north.

Mr. and Mrs. Fragakis also noted that the property to the north also maintained a deck in the rear of the property and that they did not observe the property owners using the deck.

Commissioner Friedman inquired as to the room types for the windows directly adjacent to the proposed addition. The Petitioners indicated that the directly adjacent rooms were an office and front room.

Commissioner Kavanaugh inquired as to the subject lot size of 7,500 SF, house size (proposed 1,300 SF), and proposed coverage. Ms. Bremanis indicated that the lot size is unique to the subject lot and smaller for the area. There is a similar triangularly shaped lot across the street, but the remaining lots in the subdivision are all approximately 9,000 SF.

STAFF RECOMMENDATION:

Ms. Bremanis noted that 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.

Commissioner Cavanaugh inquired about the privately recorded building line and hold harmless letter.

Ms. Bremanis explained that this has been required historically by the Village and the proposed condition would represent a cautious approach to such circumstances. Mr. Fedota also noted an HOA's role with regard to the privately recorded line, were there an HOA present, which there is not in this instance.

As there were no other questions for Staff and its recommendation, the Public Hearing was closed.

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki.

DISCUSSION:

Commissioner Kolososki recommended that the Petitioners should consider revising the plans to include a few windows on the north side of the property to break up the expanse, but also noted that this is a difficult circumstance, given the lot characteristics.

Commissioner Cavanaugh noted the site plan updated referenced by the architect.

Commissioner Fedota noted that architect's design to meet the clients' need, but also the design also created additional impacts, which is why the Petition is before the Commission. He indicated that he doesn't have a specific concern with the front yard setback, as the home across the street and other appear to be closer.

Commissioner Fedota noted that the property to the north received notice and saw the sign and did not object to the plans and sees the proposed as a solution to a complicated problem.

Chair Wood understands the rationale for the garage on a smaller oddly configured lot. She expressed concerns for the view for the property the north and reviewing the proposed relief and trying to measure the impact for the property at 202 Ashland Avenue, with the proposed improvements. Chair Wood also initially discussed the required standards.

Commissioner Friedman indicated his concurrence with the concerns raised and noted that the proposed is a garage addition and not a whole house, but it feels that, given the overall height and perhaps there is an architectural way to lower the height to a more normal level. He also noted the consistency in front yard setbacks in the area and that, the proposed would be in the front yard and the side yard reduction's impact. Both could have a potential impact to the surrounding properties. Also, while the design and floorplan are not necessarily a bad design, it does not feel like a perfect fit in this location.

Commissioner Fedota inquired as to whether shortening the garage by 4 feet, would impact the concerns. Commissioner Friedman indicated that even if the garage were shortened, he still sees the impact and overlap to the property to the north, with the bulk in the front yard.

Commissioner Kolososki agreed that the setback is not ideal, but noted that the other house to the north has a larger side yard setback, with most of the homes in this area having 5-foot side yard setbacks. The larger setback to the north assists the Petitioners' plans. He also noted that the roofline could be lowered.

Commissioner Roth-Wurster noted that the architect implemented the plans and request of the Petitioners and noted that it is less common that the Commission reviews plans where there is an addition to the front of garage. She contemplated about the developer's intention to include a 40-foot building line in this area.

Commissioner Bettenhausen confirmed that the roofline could be lowered, which could lessen the impact to the neighboring property and also could reduce the garage's length. He also noted that larger newer homes are constructed, without specific consideration of the neighboring properties and its views.

Commissioner Kavanaugh confirmed that while the vista could be a concern, there are limits to what the Commission can preserve. He also noted that the neighboring property received notice and the Public Hearing sign was posted, as required.

Chairman Wood summarized that a majority of the board has determined that this request has met the standards and was approved by a vote of 6-2. This item will tentatively go to Village Council on May 12, 2025.

RESULT:	RECOMMEND TO APPROVE [6 TO 2]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Robert Kolososki, Commissioner
AYES:	Roth-Wurster, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert
NAYS:	Friedman, Wood
ABSENT:	Noonan

IV. COMMUNICATIONS

V. ADJOURNMENT