



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

MINUTES • MARCH 11, 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	Absent	
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 - Jan 28, 2025 7:00 PM

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

III. PUBLIC HEARING

1. 328 N. Plum Grove Road

SU-000159-2025 - 328 N Plum Grove Road

Notice was published in the Journal & Topics on February 20th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- . **Proof of Ownership**
- . **Real Estate Disclosure**
- . **Affidavit of No Improvements**
- . **Special Use Application**
- . **Plat of Survey**
- . **Site Plan/Foundation Plan**
- . **Elevations**
- . **Public Notice**

Background:

The Subject Property is zoned R-2 (Single-family residential), approximately 26,139 SF (.60 acres), and contains a single-family home and two accessory structures. As existing conditions, the detached garage (functional rear yard) is legally non-conforming, as it partially encroaches into the required front yard (25-foot setback). Additionally, there is a metal shed, with a .31-foot side yard setback. With the proposed improvements, both of these structures would be removed. Subsequent to the Public Notice, the petitioner revised the site plan and the proposed driveway conforms to Code. The Petitioner is requesting approval for a Special Use to permit an addition to be set back 20 feet from the front lot line, instead of the required 30 feet.

Sworn in petitioner: Tamra Wille - 530 N Lake Shore Drive, Chicago, IL - Owner of 328 N Plum Grove Rd.

Ms. Wille states that the current garage is original to the house and is in poor condition. She explains that the garage will be demolished and replaced with a new attached garage. An attached garage is preferred for aesthetic reasons and ease of use. To accommodate the new garage, they plan to move the driveway to the east. She also mentions that there was a shed on the property, which has since been removed.

Chairman Wood inquires how long she has owned the property.

Ms. Wille states that her parents owned the house, and she grew up there. The house has been in the family for 51 years, and she is now the current owner.

Commissioner Kolososki asks if she will occupy the house.

Ms. Wille states that the house will be her primary residence.

Commissioner Bettenhausen asks if they have considered alternative driveway designs to preserve the existing tree that would need to be removed for the new location.

Ms. Wille states that she, too, is a tree lover but has no other way to construct the driveway without removing the oak tree. She further states that they will be replacing it with three new trees, which should be adequate.

Chairman Wood asks if there will be any other exterior upgrades.

Ms. Wille states that they plan to update the roof, windows, and siding, along with some landscaping improvements.

Sworn In: Robert Wille - 530 N Lake Shore Dr - Chicago, IL - owner's husband

Mr. Wille states that they carefully considered options to save the large tree but ultimately determined it was not feasible. He explains that they have been working extensively on the exterior landscaping, including removing dead pine tree. He expresses concerns about the older trees and the potential danger to the house. He assures the commissioners that they will implement a thoughtful landscaping plan and have a clear vision for restoring the home's former charm. He also mentions that neighbors have inquired about the project and have been very supportive. Given the home's sentimental value, they want to ensure the renovations are done safely and thoughtfully.

Mrs. Bremanis clarifies that the purpose of the hearing is to address the front yard setback, as the petitioner is seeking relief for the garage addition. She provides context regarding the surrounding properties and their setbacks, stating that this addition would not negatively impact any sightlines. She further clarifies that a number of properties along Sherman have a present setback of 20 feet or less from the street. She confirms that the addition complies with height and lot coverage requirements and remains well under the allowable limits. She also notes that the removal of tree in the parkway has been coordinated with Public Works, which has agreed that replacing the removed tree with three new ones is sufficient. The cost of removal and replacement will be the responsibility of the owner.

Commissioner Cavanaugh clarifies that the lot coverage calculation includes the entire property.

Ms. Bremanis confirms that this is correct.

STAFF RECOMMENDATION:

Based upon the removal of the non-conforming detached structures and in review of the existing setback characteristics of the neighborhood, Staff does not think that the proposed addition will have a negative impact on either the public health, safety, welfare or be injurious to the properties in the neighborhood. The existing home's location and 71-foot setback from Plum Grove Road also impact the location of the proposed addition. Therefore, Staff recommends approval of

the proposed Special use. If the Planning and Zoning Commission recommends approval, Staff recommends the following condition(s):

1. The Special Use shall substantially conform to the site plan submitted by the petitioner dated 02/27/25 and elevation submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
2. Set forth by the Palatine *Subdivision, Site Development and Floodplain Regulations: Section 8.10(c) "Parkways"*, three (3) parkway trees would be required, as part of the proposed addition and removal of the existing parkway tree. The cost of removing the tree and replacing with parkway trees is borne solely by the Petitioner.

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

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

DISCUSSION:

Commissioner Kolososki states that the project is a welcome improvement to the property and will enhance the neighborhood.

Commissioner Fedota expresses enthusiasm for the planned improvements and notes that the addition will make the home more livable. He states that the setback will not encroach on the vista or impact the values of surrounding properties and commends the petitioner for their improvement plan.

Chairman Wood acknowledges the long-time ownership of the home and describes the neighborhood as a beautiful area with well-maintained homes. She expresses excitement for the planned renovations, stating that the project will enhance the property while maintaining the integrity and beauty of the neighborhood. She further notes that removing the old shed and garage is an improvement and that the project meets all necessary standards, adding value to the property.

Commissioner Roth-Wurster states that the proposal is a good solution.

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 March 17th, 2025.

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

2. 704 W Euclid Ave

This petitioner requested to continue the item to the April 22nd Village Council hearing. Commissioner Cavanaugh Made a motion to approve the request; seconded by Commissioner Fedota.

RESULT:	CONTINUED [UNANIMOUS]
AYES:	Noonan, Roth-Wurster, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert
ABSENT:	Friedman

IV. COMMUNICATIONS

All items from previous meeting were approved at Village Council:

15 S. Rose St

783 N. Quentin

1101 S. Smith St.

The next meeting scheduled for 3/25/25 will discuss the Village Comprehensive Plan

V. ADJOURNMENT