



PLANNING AND ZONING COMMISSION

OCTOBER 28, 2025 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. DRAFT PZC Minutes - 10/14/25

The Planning and Zoning Commission discussed the draft minutes.

For the Variation application at 502 N. Brockway Street, Commissioner Roth-Wurster requested that the minutes reflect the "iron pipe" in the rear yard used to locate the corner point of the lot and not the drain pipe referenced in the DRAFT minutes.

For the petition at 550 Knox Street, the Planning and Zoning Commission reiterated that the project was evaluated as a new request.

The minutes were subsequently approved with Staff review.

IV. PUBLIC HEARING

A. 42 W. Robertson Street

1. Variation to permit a driveway to be setback one foot, instead of the minimum required 2 feet, pursuant to Section 7.04 (i)(2) and a Variation to permit lot coverage of 55%, instead of the maximum permitted coverage of 45%.

VAR-000216-2025 – 42 W Robertson St.

Notice was published in the Journal & Topics on October 9th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application
2. Plat of Survey
3. Proof of Ownership

4. Site Plan
5. Letter of Support
6. Public Notice

Mr. Auer provides background on the request and states the petitioner is requesting to expand the existing driveway by two feet with paver stones. The proposed driveway will be setback 1' from the nearest lot line, instead of the required 2' setback set forth in the driveway regulations. The proposal also conflicts with lot coverage maximum for the "R-2" zoning district as the final lot coverage following the proposed installation will cover 55% of the subject lot instead of maximum of 45%.

Sworn in petitioner: Kelly Schnell, Owner – 42 W Robertson St.

Mr. Schnell stated he purchased his house last June and noted that some modifications to the landscaping are needed. There is a space between the two lots with approximately 50 elm trees that are over 30 years old. Removing them would be a big change to the property's appearance.

He mentioned establishing a good relationship with his neighbor. He refers to a site plan and explains that the area to the left of the yellow line was planted by him, though it extends slightly onto the neighbor's side.

Mr. Schnell also discussed his plan to install two paver ribbons, referencing a similar layout he had at his previous home at 349 N Plum Grove. He said it was one of his favorite features because it provided both function and safety for his family while also being aesthetically pleasing.

His neighbors, David and Margaret, understand the project and are aware that the new paver area would be located near the property line.

Mr. Schnell explained that his driveway is only 10 feet wide, which requires parking all the way to one side in order to exit the vehicle. The paver ribbons would make it easier to maneuver around the cars.

Commissioner Kolososki clarified the square footage of the existing lot coverage and noted that the property already exceeds the maximum allowed for the "R-2" zoning district, with coverage increasing from 4,254 square feet to 4,492 square feet—already above the 45% limit. He added that the proposed 238 square feet is not equivalent to 10%.

Mr. Auer confirmed that the existing conditions already exceed the maximum lot coverage for "R-2" zoning at 52% for existing coverage, and adding the 238 square-foot paver ribbon would further increase the nonconformity to 55% of lot coverage.

Chairman Wood noted that a patio had been removed and requested the size of the patio that had been removed.

Mr. Auer and the homeowner were unable to confirm the square footage of the patio that was removed.

Mr. Schnell stated that the patio was removed to expand the amount of green space in the backyard for the children and for entertaining purposes.

Chairman Wood reiterated that the property already exceeds the permitted lot

coverage.

Mr. Schnell commented that one of the challenges of owning an older home is that the rear garage and the driveway leading to it consume a significant portion of the lot coverage allowance.

Mr. Auer explained that the request is to construct a 2-foot-wide paver ribbon to expand the existing driveway. The proposal encroaches on two zoning regulations: the required 2-foot minimum driveway setback and the maximum 45% lot coverage permitted in the "R-2" district.

He noted that the review of this request considers both the unique circumstances of the property and any potential impact on surrounding properties. The positioning of the home on the lot limits the available driveway width, resulting in a substandard driveway compared to contemporary driveway designs.

Mr. Auer further stated that the rear garage requires a long driveway, which contributes significantly to the overall lot coverage. He clarified that there will remain a one-foot open space between the proposed paver ribbon and the property line. A letter of support was received from the adjacent neighbor for this project. To display the proposal's conformity to the surrounding character, Auer referenced an approved petition in the nearby area. This proposal included an old, small-width lot where a 1.5-foot driveway expansion was approved. This request is comparable and staff does not foresee that it will adversely affect the character of the surrounding area. Commissioner Friedman sought clarification regarding the lot coverage calculations.

STAFF RECOMMENDATION:

The applicant is requesting to widen the existing driveway at the subject property. The expansion will result in an encroachment upon the minimum two-foot setback for residential driveways. The principal structure and driveway are positioned near a lot line and does limit the owner's ability to expand the driveway in either direction. The proposed improvements will exceed the lot coverage maximum for the respective zoning district. Staff does not anticipate the request to conflict with the standards for variations. Therefore, Staff recommends approval of the requested variation with the following conditions:

1. The variation shall substantially conform to the plans prepared by the petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.

Following staff reading the recommendation, Mr. Schnell asked for clarification regarding the lot coverage.

Commissioner Friedman observed that there may have been a transposed number in the initial figures.

After recalculating, Mr. Auer determined that the lot coverage following the proposal would be approximately 52% (Staff's standard practice is to round up - calculation is 51.5%). The new lot coverage maintains the need for zoning relief, as it exceeds 45% lot coverage.

Commissioner Friedman noted that the public notice referenced a request for 55% lot coverage. However, the new lot coverage does not conflict with the legality of the notice. Mr. Auer agreed. The updated lot coverage is still within the scope of the published notice and staff recommendation. The new lot coverage (52%) remains valid for the Commission to review and make a recommendation to the Village Council.

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

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

DISCUSSION:

Commissioner Fedota stated that the request makes sense, noting that it prevents the need to step out of the driver's side into mud. He added that the neighbor's approval supports the request and that this is not an uncommon issue on narrow, substandard lots in the R2 district. He viewed the proposal as a good solution.

Commissioner Roth-Wurster stated that the project would not alter the character of the neighborhood. She noted that older homes were built when cars were smaller, and the lot configuration creates a unique circumstance that meets the standards for a variation.

Commissioner Friedman observed that the neighbor most affected by the request has expressed support and engaged in discussions with the applicant.

Chairman Wood commented that the property is narrow but long, which contributes to the lot coverage challenge. She added that the proposal provides a practical solution for maneuvering vehicles and bicycles and meets the standards for a variation.

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 November 10th, 2025.

RESULT:	APPROVED
MOVER:	FEDOTA
SECONDER:	NOONAN
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT

VI. ADJOURNMENT

