



PLANNING AND ZONING COMMISSION

NOVEMBER 25, 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 - 11-11-2025

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

IV. PUBLIC HEARING

A. 204-216 W. Palatine Road and 222 W. Palatine Road

- 1. Final Planned Development to permit a new 4-unit townhouse building, with a shared driveway and parking lot with the existing 4-unit building at 204-216 W. Palatine Road;**
- 2. Preliminary and Final Plat of Subdivision (Plat of Consolidation) for the properties at 204-222 W. Palatine Road; and**
- 3. Rezoning of the Subject Properties from R-3 (multi-family residential) to Planned Development.**

FPD-000173-2025 – 204-216 and 222 W Palatine Road

Notice was published in the Journal & Topics on November 6th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- 1. Engineer Plans**

2. **Architectural Plans**
3. **Preliminary Planned Development Conditions**
4. **Proof of Ownership**
5. **Public Notice**

Background:

Mr. Vyverberg provides background information on the request and states that the Subject Properties, zoned R-3 multi-family, received Preliminary Planned Development approval in 2024 to allow the construction of a new 4-unit townhouse building on the westerly lot (222 W. Palatine Road). The easterly lot (204-216 W. Palatine Road) is an existing 4-unit building will remain, with a relocated parking area constructed on the north side of the Subject Properties. The Petitioner is requesting the Final Planned Development to permit a new 4-unit townhouse building, with a shared driveway and parking lot with the existing 4-unit building at 204-216 W. Palatine Road; Preliminary and Final Plat of Subdivision (Plat of Consolidation) for the properties at 204-222 W. Palatine Road; and Rezoning of the Subject Properties from R-3 (multi-family residential) to Planned Development.

Sworn in petitioner: Mark Silver – 1632 Balmoral Circle – Inverness, IL

Mr. Silver states that he owns several rental properties. He purchased 222 W. Palatine Road several years ago with the intention to demolish the existing structure and construct four townhomes with a shared driveway, eliminating one access point on Palatine Road. He intends to keep the units, not sell them. All prior comments from earlier reviews have been addressed. He believes the project is beneficial for families and a positive improvement for the Village.

Chairman Wood asks about the height of the building to the east.

Mr. Silver states he is not certain.

Sworn In: Jonathan Harwell, 204 W. Palatine Road – tenant – believes the adjacent building is approximately 35' tall and comments on its age.

Chairman Wood asks about designated parking.

Mr. Silver explains that the parcels will be consolidated, the main drive will be shared, and parking will be located at the rear. Each townhouse will have a garage and an additional parking space. Additional shared parking will also be available.

Chairman Wood asks how many units are in the existing building.

Mr. Silver: 4 units.

Mr. Vyverberg: The current site has 8 parking spaces.

Chairman Wood questions whether 8 spaces for the new building are sufficient.

Mr. Silver states that between on-site parking and nearby public parking options (including lots across Smith Street), there will be adequate parking.

Commissioner Schubert asks about fencing along the rear property line.

Mr. Silver confirms there will be fencing and landscaping for privacy.

Commissioner Schubert asks if each townhouse will have its own yard.

Mr. Silver states there will not be individual yards, only shared green space.

Commissioner Schubert suggests stairs from the rear decks for access to green

space.

Mr. Silver notes it had not been considered, but is a good suggestion.

Mr. Vyverberg indicates that this was not part of the proposed final plans.

Commissioner Schubert asks about the flex room shown on the plans.

Mr. Silver says he intends to keep it as utility/storage with concrete flooring and access from the garage.

Commissioner Bettenhausen & Commissioner Kolososki suggests adding additional windows on the south elevation facing Palatine Road for visual interest.

Mr. Silver says the elevations reflect the current window layout but he is open to exploring more creative or architectural window options, possibly arched windows.

Commissioner Fedota comments that the front elevation facing Palatine Road appears flat and could benefit from additional articulation.

Mr. Silver states he will discuss this with the architect since he intends to retain the property long-term.

Commissioner Bettenhausen asks about lighting in the rear parking lot.

Mr. Silver confirms lighting will be provided for safety.

Mr. Vyverberg provides a technical overview:

- All parcels are currently zoned R-3.
- Utilities exist on the south side of Palatine Road and will be connected via directional boring.
- Fencing is contemplated and shown on the plans.
- Parking will comply with code; 1.5 spaces per unit are required and additional spaces are being provided.
- Units will contain 2 bedrooms and 2.5 bathrooms.
- He reviews the proposed elevations, materials, and architectural features, including stone veneer and siding.
- Maximum height allowed is 50' in the R-3 district.
- Site grades incline north to south; stormwater will be directed toward Palatine Road.
- MWRD submittal was completed and engineering plans received conditional recommendation.

Sworn in Resident - Thor Walt, 223 W. Slade Street – property directly behind:

- Supports the overall development overall.
- Concerned about parking spaces extending too close to his property line; prefers more green space for stormwater absorption.
- Notes that all stormwater in the area drains toward the northwest corner; asks that final grading not worsen ponding in his yard.
- Opposes rear stairs due to added impervious area.
- Requests snow not be pushed against his fence; prefers it be piled toward the back/west.

Chairman Wood asks whether his preference for green space is aesthetic or related to stormwater.

Mr. Walt confirms it is for drainage concerns.

Nancy Opasser, 235 W. Wilson Street –

Opposes the project. Concerns include:

- Raising the grade and increasing water runoff
- Noise during and after construction
- Increased crime due to rentals
- Proximity to her historic 150-year-old home

Jonathan Harwell, 204 W. Palatine Road – resident of 11 years:

- Provides further information regarding parking demand and doesn't believe there will be issues with parking.
- He addresses late night noise and doesn't believe there will be an issue with residents.

Mr. Silver responds:

- Tenants undergo background checks and screening
- Landscaping and fencing will be enhanced
- Snow will continue to be pushed toward the rear of the lot, not against neighboring fences

Mr. Walt reiterates concerns about snow piling and requests it be kept in the west corner where space is available.

Staff Recommendation:

The subject property is currently zoned for multi-family uses and the Comprehensive Plan recommends a continued multi-family use of the property. Additionally, it is surrounded by other multi-family properties and was approved for a Preliminary Planned Development approval in 2024. The final architectural plans refined the initial plans and provided the requisite elevation material definition and the architectural plan changes, which were discussed at the Preliminary Planned Development review. The Final Planned Development plans are consistent with that approval and, therefore, Staff recommends approval, subject to the following conditions:

1. The Final Engineering Plans and Final Engineer's Cost Estimate shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning. This includes the final parking lot plan for the north side of the

property.

2. If required, a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer and a Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.

3. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.

4. A shared driveway access easement shall be prepared and submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning. The access drive may also have to be noted as "no parking" on either side, as part of the Fire Prevention Final Planned Development review of the final driveway plan.

5. Recording fees in the amount of \$300 shall be submitted.

6. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.

7. All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.

8. The final landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

9. A plat of consolidation shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.

10. IDOT permits will be required for all utilities (sanitary and water are both on the south side of Palatine Road) and driveway connections. This will also require a maintenance of traffic plan. 11. Cash-in-lieu of detention will be required, at .26/SF or \$5,659.16.

Commissioner Friedman clarifies that a photometric lighting plan is not a condition because it will be required during the permit stage.

Mr. Vyverberg confirms this is correct.

Commissioner Fedota asks whether fencing is required.

Mr. Vyverberg explains fencing and landscaping are part of the multifamily standards and a final landscape plan will be required. Petitioner also has some flexibility to work with neighbors on screening.

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 Noonan states the proposal reflects all prior discussion and updates. Commissioner Friedman notes key issues were addressed during the preliminary review and the elevation improvements make the building more acceptable.

Commissioner Bettenhausen states the petitioner has incorporated requested modifications and improved the plan.

Chairman Wood states that the petitioner is significantly improving the property and that the development will enhance surrounding property values. She reiterates a desire to see enhanced architectural interest on the Palatine Road elevation but believes the standards have been met and the project represents a positive step.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday December 8th, 2025

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

V. PUBLIC COMMENT

NO PUBLIC COMMENTS

VI. ADJOURNMENT

SUBMITTED BY:

Annette Schwab
Customer Service Representative
Support Services Team