



PLANNING AND ZONING COMMISSION

DECEMBER 23, 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

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

A. Draft PZC Minutes: 12/09/2025

IV. PUBLIC HEARING

A. 1307 N. Doe Road

1. Special use to permit a corner side yard abutting a street setback of 21 feet, instead of the minimum required 40-foot setback for corner side yards abutting a street.

SU-000230-2025 – 1307 N Doe Rd

Notice was published in the Journal & Topics on December 4th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Plans**

5. Ordinance - 0-99-23**6. Public Notice****Background:**

The petitioner is proposing to construct a new 3-car garage to be attached on the side of the existing residence. The attached garage will be set back 21 feet from the corner side lot line abutting Dundee Road. The Petitioner is requesting a Special use to permit an addition to be setback 21 feet from the side lot line abutting a street, instead of the minimum required 40 feet.

Sworn in petitioner: Adam Plawer – 1307 N Doe Road

Mr. Plawer states that he appeared before the Commission a couple of years ago regarding a detached garage at 1055 Doe Road. The existing garage is constructed on a slab with no foundation and was built in 1955. He explains that the project includes significant construction improvements for longevity, as well as new siding and a facelift to the house to improve curb appeal. He notes there was no Doe Road address issue at that time. He also wishes to update the front porch to make it more user-friendly for himself and his wife. Chairman Wood asks if there is a reason the request did not move forward previously. Mr. Plawer responds that contractor availability was an issue, particularly during COVID, but contractors are more available now. He notes that an addition at the back of the house was originally contemplated but is no longer part of the plan. Instead, a mudroom addition is being built as part of the attached garage. Commissioner Bettenhausen asks whether there are any drainage issues. Mr. Plawer responds that there are none, noting the property is at one of the highest elevations on the east side of the street.

Commissioner Schubert asks if there are any changes from the previous plan. Mr. Plawer states there are no changes to the proposed setbacks, and, the size of the rear addition has been reduced. Commissioner Fedota asks staff if they can explain the standard procedure for address designation. Staff member Mr. Auer responds that he is unfamiliar with the standard procedure for address designation. Mr. Plawer states that he purchased the home in 2014 and it has always had a Doe Road address. Mr. Auer provides additional staff information, stating that the petitioner is proposing a three-car garage to replace the existing garage, which encroaches into the required setback. The primary variance request is to allow a 21-foot setback where a 40-foot setback is required. With the increased garage size, lot coverage would increase. Mr. Auer displays assorted site photos, explains the location of the addition, and notes that several surrounding properties have current setbacks less than 40 feet.

Staff Recommendation:

The petitioner is requesting to construct an attached 3-car garage at the north side of the property. The proposed garage will be set back at a distance similar to the corner side yard setbacks of nearby residential properties and should not negatively impact the value of the surrounding area. Furthermore, the proposal meets the standards of

the remaining bulk standards of the “R-2” zoning district. Therefore, Staff recommends approval of the proposed Special use, subject to the following conditions:

1. The Special Use shall substantially conform to the plans prepared by the Petitioner, dated 05/15/2025, except as such plans may be changed to conform to Village 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 Fedota

DISCUSSION:

Commissioner Fedota states that this is an easily resolved petition, similar to one approved previously, and notes that a lot across the street has similar conditions. Commissioner Schubert states that the proposal is an improvement to the residence and is a well-designed plan. Chairman Wood states that the standards for approval are met, there are no health, safety, or welfare concerns, and no negative impact to surrounding properties. She notes the generous parkway and that the reduced setback will not be noticeable in the area.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on Monday January 5th, 2026.

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

B. 609 S. Oak Street

1. Special use to permit a rear yard setback of 25 feet, instead of the minimum required rear yard setback of 40 feet in the “R-2” zoning district.

SU-000219-2025 – 609 S Oak St.

Notice was published in the Journal & Topics on December 4th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Architectural Plans**
6. **Public Notice**

Background:

The petitioner is proposing to construct a 168 square-foot addition at the rear of the existing residence. The addition will be set back from the rear lot line at a distance of 25 feet. The Petitioner is requesting a Special use to permit a rear setback of 25 feet, instead of the minimum required rear yard setback of 40 feet in the "R-2" zoning district.

Sworn in petitioner: Mr. Channabasavaiah – 609 S Oak St.

Mr. Channabasavaiah states that they are proposing construction of a three-season room / addition totaling approximately 168 square feet. A project that they've wanted to do for many years. Commissioner Friedman asks about the separation between the proposed addition and nearby power lines. Mr. Channabasavaiah states that utility poles do not run along the area of the proposed addition. Commissioner Friedman asks whether there are any drainage issues or water accumulation in the yard. Mr. Channabasavaiah states there are no drainage issues.

Mr. Auer provides additional information, noting that the proposed three-season room would encroach into the required rear setback. The property requires a 40-foot setback, and the proposed setback would be approximately 25 feet. The addition does not exceed height restrictions, maximum building coverage, or lot coverage requirements. Mr. Auer notes that a review of surrounding properties shows several with rear setbacks below the minimum requirement.

Mr. Auer further states that the properties to the rear (east) are manufacturing uses located along Vermont Street, separated by a landscape buffer area along the rear lot line. The only residential properties are to the north and south, which staff does not anticipate any negative impact on surrounding properties.

Staff Recommendation:

The petitioner is proposing to construct an addition to the rear of the principal structure, resulting in a rear yard setback encroachment. The surrounding area includes rear yard setbacks that are below the "R-2" zoning district minimum of 40 feet. Staff believes the proposed addition will not negatively impact the value of the surrounding properties. Furthermore, the proposal complies with the lot and building

coverage limitations and does not conflict with the remaining bulk standards of the "R-2" zoning district. Therefore, Staff recommends approval of the proposed Special use, subject to the following conditions:

1. The Special Use and shall substantially conform to the plans prepared by the Petitioner, dated 11/07/2025, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DISCUSSION:

Commissioner Schubert states the proposed 12-foot by 14-foot addition is small, will not change the character of the neighborhood, and allows the homeowners to enjoy additional usable space. He notes there would be no impact to neighboring properties and expresses support for the request. Commissioner Fedota states the property is a small lot adjacent to a manufacturing district with a significant buffer between buildings and the property line. He notes there are no concerns with neighboring properties to the north or south and that the only issue is the reduced setback, which he finds reasonable. Mr. Auer adds that staff received no negative responses from surrounding property owners.

Chairman Wood states there are no health, safety, or welfare concerns, nor any anticipated injury to surrounding property values. She notes the addition is not large, approximately 14 feet in width, and expresses support for the request. Commissioner Friedman states he has no concerns with the request itself but notes the packet is missing information, specifically clear elevation drawings of the house. He states the proposal appears appropriate but would like to see a supplemental submission with the required documentation. Mr. Auer responds that staff believes the submittal meets minimum requirements, however, acknowledges clarification may be needed regarding elevations.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on Monday January 5th, 2026.

RESULT:	APPROVED
MOVER:	Schubert
SECONDER:	Fedota

AYES:	Jan Wood, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

V. PUBLIC COMMENT

VI. ADJOURNMENT