



PLANNING AND ZONING COMMISSION

FEBRUARY 10, 2026 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

Chairman Wood called the meeting to order at 7:10PM

II. ROLL CALL

PRESENT :	Planning & Zoning Commissioner Jan Wood, Planning & Zoning Commissioner Tim Schubert, Planning & Zoning Commissioner Kevin Cavanaugh, Planning & Zoning Commissioner Stephen Fedota, Planning & Zoning Commissioner Eric Friedman, Planning & Zoning Commissioner Patrick Noonan, Planning & Zoning Commissioner Rodney Bettenhausen, Planning & Zoning Commissioner Robert Kolososki
ABSENT :	Planning & Zoning Commissioner Cindy Roth Wurster
ARRIVED :	

III. APPROVAL OF MINUTES

Commissioner Bettenhausen moved to approve the minutes, Commissioner Kolososki seconded the motion. Motion approved by Voice Vote

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Rodney Bettenhausen
SECONDER:	Robert Kolososki
AYES:	Jan Wood, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYS:	None

A. PZC Minutes 1-27-2026

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Bettenhausen
SECONDER:	Kolososki
AYES:	Jan Wood, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

IV. PUBLIC HEARING

- A. Special Use for a Unique Use at 2105, 2111, and 2115 N. Rand Road

SU-000238-2026 – 2105, 2111 and 2115 N Rand Road

Notice was published in the Palatine Journal & Topics on January 22, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Business Plan**
2. **Site Plan Update 1/9/2026**
3. **Property Owner Affidavit of No New Improvements**
4. **Public Notice**
5. **Deerpath Lake Objection**
6. **Deerpath Lake Pictures**

Background:

Mr. Vyverberg provides background and states the Subject Property is zoned B-5 and was annexed into the Village in 1994. It consists of 3 separate lots, with the building and parking lot being confined to the 2 lots fronting on Rand Road. Historically, this property operated as a used auto dealership prior to its annexation and Top Notch auto obtained a Special Use for used auto sales and repair in 1994. After a brief period of vacancy on the property, the 3.64-acre property has functioned as a used auto and repair dealer consistently since annexation and was most recently transferred to the last last used auto sales' tenant in 2021. Northwest Trucks has also operated on N. Rand Road (across the street from the Subject Property), since annexation into the Village in 1989. Northwest Trucks and the Village entered into an annexation agreement in 1988, prior to receiving the initial special use to allow for truck, trailer, and parts' sales, in addition to truck repair of said trucks. The Petitioner expanded the original use to 2200 N. Rand Road in 2021. The Petitioner indicates that the business is operating at 110% capacity and has a contract to purchase the Subject Property and is therefore requesting a Special

use for a Unique Use to allow for truck, trailer, and parts' sales for the property at 2105, 2111, and 2115 N. Rand Road

Sworn in petitioner: Kurt Kassulat – Owner -Northwest Trucks, Inc - 2120 N. Rand Road

Mr. Kassulat states that his business has operated in Palatine since 1984 as a truck dealership. He explains that the request is for additional overflow parking for new truck inventory. He notes that the properties were originally purchased for different development purposes, but the current proposal is limited to overflow parking only. The site would also be used for file storage, supplies, tools, and parts inside the existing building. He confirms that no hazardous materials will be stored on-site.

Commissioner Noonan indicated that he know the Petitioner from athletic coaching with him many years ago, but that would in no way impact his ability to objectively evaluate this proposal.

Mr. Kassulat presents photographs regarding visibility. He notes that some photos were not included in the packet but were available for viewing at the meeting. He explains that residential homes are not visible from where vehicles would be parked due to a dense hedge line and tree buffer. He states that even in winter conditions, visibility into the parking area is largely blocked. He notes that some resident-submitted photos were taken from elevated balconies behind hedge lines and do not fairly represent actual visibility conditions. He acknowledges a limited area of approximately 75–100 feet where visibility is more open and states he would be willing to enhance hedging in that area. He confirms that only existing pavement will be used and that no new pavement is proposed.

Commissioner Friedman asks about the site plan and what the yellow areas represent.

Mr. Kassulat explains that the yellow areas originally represented proposed new pavement for a different development concept, which is no longer being pursued since the business acquired another property (the former Holiday Inn Express site at Dundee and Route 53).

Chairman Wood asks whether the area will be used for overflow customer parking or vehicle storage.

Mr. Kassulat states it will be used only for new truck inventory overflow parking. He explains that the current site can accommodate approximately 150–180 trucks and that overflow could range between 15–40 trucks, depending on inventory levels. Only new tractors (truck cabs) will be stored—there is not a current need to park trailers on the subject property.

Chairman Wood asks whether he owns or leases the property.

Mr. Kassulat confirms ownership.

Chairman Wood asks whether the long-term plan is to relocate overflow parking to the former Holiday Inn property.

Mr. Kassulat states that this is the long-term intent but that redevelopment would

take approximately 2–3 years due to permitting, demolition, and construction requirements.

Chairman Wood references the site plan and notes that rear shrubbery does not appear dense.

Mr. Kassulat responds that there is approximately 8–10 feet of shrubbery at the edge of the pavement extending to Hicks Road and that it forms a solid visual buffer.

Chairman Wood asks about truck height.

Mr. Kassulat states that the trucks are approximately 13 feet tall and to block their visibility would require 15 feet in height. Mr. Kassulat indicates with their current sales cycle, nothing would be parked on the site for the next 3-4 months.

Commissioner Schubert clarifies that the anticipated volume is approximately 15–40 trucks at a time.

Mr. Kassulat confirms that current numbers are lower but that inventory growth could require that level of overflow capacity.

Chairman Wood asks whether there is a landscaping or fencing plan and whether additional buffering would be added along the residential property line.

Mr. Kassulat reiterates that existing hedge lines and tree buffers already block most views and that the angle of visibility is largely obstructed.

Chairman Wood asks about noise levels and times of operation.

Mr. Kassulat states that deliveries occur during normal business hours only, with no activity after 4:00 p.m. Operations begin at 7:00 a.m., and trucks would leave the lot starting around 8:00 a.m. Trucks parked in the subject property which have gone through a predelivery process and all trucks are delivered and 99% of sales are pre-ordered. He confirms there will be no nighttime operations.

Commissioner Friedman asks whether the existing building will be used for maintenance.

Mr. Kassulat states it will not be used for maintenance—only for storage of files and obsolete equipment.

Commissioner Friedman asks whether trucks will move between properties.

Mr. Kassulat states that once trucks are parked, they will remain on-site until delivered. The only rare exception would be if a new vehicle would not start, which should not occur, as these are new vehicles and prepared for delivery. If that rare instance occurred, it would be to have a starting unit brought over to that property.

Commissioner Schubert asks whether tow trucks will be used.

Mr. Kassulat states no tow trucks will be needed.

Commissioner Cavanaugh asks about truck operation while parked.

Mr. Kassulat states trucks do not need to be started, have battery shutoffs, and can remain parked for up to six months without operation.

Commissioner Schubert asks about vandalism or theft history.

Mr. Kassulat describes a theft ring incident from several years ago involving

computer thefts from trucks as part of a nationwide operation. He states that there have been no similar incidents for over a year and that in 42 years of operation, theft has not been a recurring issue.

Commissioner Bettenhausen asks whether the existing building will be remodeled. Mr. Kassulat states no remodeling is planned; the building will remain structurally maintained for storage use only.

Commissioner Kolososki asks about future plans for the property once the Holiday Inn site is developed.

Mr. Kassulat states the property could be sold for retail redevelopment in the future.

Mr. Vyverberg provides staff background, zoning context, and site analysis, noting that the Rand Road corridor is zoned B-5 and consistent with surrounding commercial uses.

Mr. Noonan inquired as to if the property were to redevelop, what the required setback from the residential property. He presents zoning maps, site photos, and notes the required 25-foot buffer distances from the residential property. He also summarized the limited nature of the proposed use.

Public Comment:

Victoria Halminiak, 475 E. Fawn Lane, expresses concerns regarding visibility, landscaping quality, potential vandalism, crime, visual impact, and property values. She questions the use of only one parcel and the future of the other properties.

Marsha Bjornseth, 503 E. Fawn Lane, raises concerns regarding property use and future development.

Nicholas Burbulis, Property Manager, 50 E. Commerce Drive, Schaumburg, IL, raises concerns regarding vandalism risk, residential proximity, lighting, business operations, and long-term use. He submits written statements from property owners and requests Commissioner Noonan's recusal.

Mr. Vyverberg responds that Commissioner Noonan is not required to recuse himself and knowing the Petitioner through athletic coaching many years ago would not specifically require a recusal, particularly after it was disclosed to the Commission.

Alan Reizman, 479 E. Fawn Lane, expresses opposition to truck visibility from residential properties.

Mary Seroczynski, 478 E. Fawn Lane, raises concerns regarding emissions, traffic congestion, and environmental impacts.

Kristina Ness, 457 E. Fawn Lane, raises concerns regarding lighting and glare into residential units.

Jerry Horning, 482 E. Fawn Lane, raises concerns regarding safety, vandalism, and neighborhood character.

Chairman Wood invites the petitioner to respond.

Mr. Kassulat addresses concerns regarding theft, lighting, emissions, and storage. He states no additional lighting will be installed, no outdoor storage will occur, and only trucks will be stored. He offers to disconnect backward-facing lights. He confirms no signage will be added and that the site will not be used for customer operations.

Staff confirms fence height standards (8 feet maximum in commercial abutting residential zones).

Staff Recommendation:

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards. The petitioner is requesting to construct a Special Use for a unique use to accommodate the further expansion of the existing business. The petition and proposed plans will produce a negative impact upon the value of the surrounding area. Furthermore, the proposal meets the standards of the remaining 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 site plan attached hereto and the business plan, dated January 9, 2026, except, as such, may be changed to conform with Village Codes and Ordinances.
2. The final fencing, screening plan, or landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
3. The final vehicle parking and layout plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. Page 12 of 86

Ms. Bjornseth expressed opposition to the petition, citing concerns about visual impacts and the effect of truck storage on adjacent residential properties.

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 thanked the residents for attending and providing public input. He noted that the subject property had previously been used for vehicle-related purposes and stated that the proposed use does not materially differ from prior

storage of cars and vehicles. He indicated that he did not believe the request would negatively affect surrounding properties and expressed support for the petition.

Commissioner Kolososki stated that the proposed landscaping would provide substantial screening. He referenced existing environmental conditions in the area, including traffic congestion and vehicle emissions along Rand Road, and acknowledged the unfortunate circumstances but did not believe the request would create additional negative impacts beyond existing conditions.

Commissioner Fedota noted the small residential footprint within an area predominantly surrounded by commercial uses, buffered by landscaping, and located along a commercial corridor. He stated that the proposal represents an appropriate and balanced land use between commercial and residential development.

Chairman Wood stated that she carefully weighed the request and expressed familiarity with the area and its context. She acknowledged resident concerns regarding visual impacts, including views from patios and balconies, and considered public safety, property values, and general welfare. She noted that the property is zoned for such uses and is surrounded by similar development, and that alternative commercial or warehouse uses would also present similar concerns. She indicated that the site may benefit from improved landscaping and buffering over time and expressed understanding of the neighbors' concerns, while recognizing the zoning and land use context of the area.

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 March 2, 2026

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

- B. Preliminary Planned Development to allow a 40-unit townhouse development at 885 W. Dundee Road and 1490 N. Quentin Road - **THIS ITEM WAS CONTINUED UNTIL THE MARCH 10, 2026 PLANNING AND ZONING COMMISSION MEETING**

PPD-000014-2025 – 1490 N Quentin Rd & 885 W Dundee Rd

Notice was published in the Journal & Topics on January 22nd, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Engineering Plans**
2. **Architectural Plans**
3. **Elevations**
4. **Landscaping Plans**
5. **Developer narrative**
6. **Site Access letter**
7. **Preliminary Planned Development Description**
8. **Real Estate Disclosure Contract**
9. **2025 Comprehensive Plan**
10. **Annexation Publication**
11. **Public Notice**

Mr. Vyverberg provided background on the subject property, approximately 4.8 acres, currently located in unincorporated Cook County. The developer (contract purchaser) has submitted an application for Preliminary Planned Development review to allow for a 40-unit rental townhouse development (8.26 dwelling units per acre).

Historically, the property operated as a gas station and car wash for many years. The gas station improvements were demolished, and the site was cleared in preparation for redevelopment.

The subdivision directly south of the subject property, Lakeside Estates, is located within the Village. Additionally, with the exception of the property directly west, the adjacent subdivision along W. Aspen Court (Lakewood's Aspen Woods Resubdivision) is also incorporated within the Village, with both subdivisions following R-2 zoning standards. Deer Grove–West, part of the Cook County Forest Preserve, is located directly across W. Dundee Road from the subject property.

As part of the Preliminary Planned Development application, the property owners have also submitted an annexation application. That application will not be acted upon by the Village Council until the Final Planned Development and related zoning petitions are reviewed by the Village Council at a future date.

Sworn in petitioners:

Lawrence Freedman, Attorney for Petitioner
Ash, Anos, Freedman & Logan
95 Revere Drive, Northbrook, Illinois

David Schwartz, Developer / Contract Purchaser
Cornersite LLC
3190 Doolittle Drive, Northbrook, Illinois

Mr. Freedman stated that he is familiar with the subject property at Quentin Road and Dundee Road, noting that it was previously developed and zoned under Cook County jurisdiction. He indicated that the intent of the petition is to annex the property into the

Village of Palatine and rezone it to a Planned Development (PPD), which would allow the Village to exercise regulatory control through an annexation agreement and provide an additional level of enforceability for both the Village and the property owner.

Mr. Schwartz stated that Cornersite LLC is a development firm with experience in retail and residential projects, including the Starbucks development on Northwest Highway. He discussed the firm's track record with recent rental developments in other communities, including a project in Arlington Heights. He indicated that the typical rental range for similar developments is approximately \$3,900 to \$4,500 per month, with a target market of empty nesters and young professional couples, including individuals working from home.

Mr. Schwartz presented aerial imagery of the subject property and discussed the surrounding land uses. He stated that the development team reached out to the vacant property owners to the west regarding a potential acquisition, but that property was not available for sale.

Mr. Schwartz reviewed the Comprehensive Plan and discussed the existing billboards located on the property. He stated that one billboard is subject to a short-term lease and would be removed, and the second billboard is subject to a long-term lease of approximately ten years. He discussed access rights associated with the billboard lease and noted that full access to the development would be from Quentin Road, with right-in/right-out access from Dundee Road.

Mr. Schwartz presented the preliminary site plan and stated that the development team has worked with Village staff to refine the design. He noted that the Village expressed concerns regarding density and massing, and that several units were removed from earlier versions of the plan. He stated that the design was modified to reduce the "wall effect" through building orientation, the use of three side-facing buildings, berming, and landscaping. He further noted that access to the property to the west was considered as part of the planning process.

Mr. Schwartz presented floor plans for two-story and three-story units and described how the buildings would be arranged to avoid a continuous wall effect. He stated that each unit would have two parking spaces and reviewed the total parking count for the development.

Mr. Schwartz also presented preliminary elevations and aerial renderings and discussed the proposed building materials, which he described as traditional in character. He stated that the development team is excited about the project and believes it will be a high-quality addition to the area.

Commissioner Schubert asked about the proximity of the billboard to the proposed townhomes.

Mr. Schwartz stated the billboard is approximately 15–20 feet from the townhomes and noted that the pitch of the roofline prevents overlap with the roof structure.

Commissioner Friedman asked whether the billboard was drawn to scale on the plans, noting it appeared to overlap the patio area.

Mr. Schwartz stated he would verify the scale on the drawing and confirmed the billboard is well above the roofline.

Commissioner Schubert asked whether the billboard would be removed when the lease expires.

Mr. Freedman stated that the annexation agreement will prohibit renewal or extension of the lease and that the billboard will be removed upon lease expiration.

Commissioner Friedman asked whether the billboard lease includes an easement and inquired about the nature of the billboard.

Mr. Freedman confirmed the billboard is electronic and subject to a long-term lease agreement.

Commissioner Friedman asked about the proposed stormwater management location and whether detention could be relocated to the southwest corner of the site.

Mr. Schwartz stated that poor soil conditions exist in that portion of the site and that it is largely unbuildable. He noted that safety measures such as fencing and landscape screening may be incorporated.

Commissioner Friedman expressed concern about vehicles backing into traffic near the roadway and potential safety issues.

Commissioner Friedman asked about pedestrian connectivity and ADA-accessible routes from the development to public sidewalks.

Mr. Schwartz stated the site plan is preliminary and acknowledged the connectivity issue, indicating it may be addressed near the corner of the internal drive line.

Commissioner Friedman asked whether steeper parking lot slopes are common in similar developments compared to gradual grading.

Mr. Schwartz stated that grading solutions are developed with civil engineers and reflect existing natural grade conditions.

Commissioner Friedman asked whether Dundee Road is designated as emergent wetlands and if preservation requirements were identified.

Mr. Schwartz stated that wetlands were not identified in their research.

Commissioner Bettenhausen asked whether the former gas station site met EPA remediation requirements.

Mr. Schwartz confirmed that all required environmental remediation was completed.

Commissioner Bettenhausen expressed concern regarding driveway width and safety, noting the 19-foot minimum aisle width and potential unloading conflicts in the street.

Mr. Schwartz stated the drive aisles meet Palatine code requirements, exceed industry standards, and are compliant with Village standards.

Commissioner Bettenhausen raised concerns about the three-story townhome elevations, noting the rear façades face perimeter properties and appear visually unengaging.

Mr. Schwartz stated the orientation is intentional to preserve privacy and courtyard-facing living spaces, explaining that reversing the orientation would result in driveway-facing units.

Commissioner Kolososki asked how many dwelling units per acre were proposed. Mr. Schwartz stated the density is 8.26 dwelling units per acre.

Commissioner Kolososki stated the site appears overcrowded and expressed concern that maximizing density may reduce overall quality and guest parking availability.

Commissioner Bettenhausen referenced a 2001 ordinance indicating 6–7 dwelling units per acre and stated the proposed density of 8.2 units per acre is excessive. Mr. Freedman stated the density is comparable to other developments within the Village.

Chairman Wood asked whether the units would remain rental properties. Mr. Vyverberg stated they are proposed as rental units and would require a condominium plat and Village approval to convert to ownership units. Mr. Freedman stated the development will remain under single ownership and is not proposed as for-sale units.

Chairman Wood asked whether an HOA would be established. Mr. Schwartz stated the property would be owner-managed and professionally maintained.

Chairman Wood asked about snow removal planning. Mr. Schwartz stated snow removal would be professionally managed and that dense developments are routinely serviced without operational issues.

Chairman Wood asked whether traffic impacts had been evaluated. Mr. Schwartz stated that on a roadway with approximately 20,000 vehicles per day, the project would not create a significant traffic impact.

Chairman Wood asked about typical household occupancy per unit. Mr. Schwartz stated the typical occupancy is approximately two persons per unit, primarily empty nesters and young professionals, with minimal children.

Commissioner Friedman asked whether on-site maintenance staff would be present. Mr. Schwartz stated maintenance would be provided on-call and by appointment.

Chairman Wood asked about rental occupancy at similar developments. Mr. Schwartz stated the Mount Prospect project was completed in 2024 and is fully rented, with rents ranging from approximately \$3,400 to \$4,500.

Commissioner Kolososki asked about density comparisons to other projects.

Mr. Schwartz stated a separate project consists of 1.7 acres with higher density and lower parking ratios, noting no operational issues.

Chairman Wood asked about the landscaping and buffering plan.

Mr. Schwartz stated a 4–5 foot berm is proposed along Dundee and Quentin Roads and that final landscaping plans will exceed minimum code requirements.

Mr. Vyverberg provided additional information, including site photos, private drive measurements, parking ratios, utility access, zoning context, comprehensive plan consistency, and traffic impact analysis. He stated the use is consistent with long-standing comprehensive plan recommendations and comparable developments within the Village.

Public Testimony:

Dina Kaner, 777 W. Anthony Drive, asked about the anticipated construction timeframe and whether the development would be a gated community. She stated the intersection of Quentin Road and Dundee Road is difficult to navigate and noted frequent accidents, adding that both roadways are narrow and congested.

Vince Delugio, attorney for the owners of the vacant property to the west, 1000 George Street, Barrington, stated he represents the owners of 885 W. Dundee Road (Kathleen Delugio and Vincent Delugio). He stated the owners support redevelopment efforts but requested coordination with their property. He asked that a full development package be considered and requested efforts to incorporate access and connectivity to the adjacent vacant parcel.

Vincent Delugio, Sr., co-owner of the adjacent vacant property, stated that previous development efforts were unsuccessful due to access and fire department requirements. He expressed interest in future redevelopment of his property and requested that the proposed development provide roadway access through the subject site. He raised concerns regarding wetlands, drainage, stormwater runoff impacts onto his property, density, and how the proposed layout may affect future development potential.

Kathleen Delugio raised concerns regarding incorrect property addressing in the plans and issues related to billboard placement and lighting impacts.

A representative of the Delugio family requested that any development plan include coordinated access to the adjacent property and a comprehensive, unified site approach.

Frank Hannon, 1289 Shoreside Court, stated he is a resident of the subdivision south of the subject property. He expressed support for the development, stating the site has been an eyesore for many years. He noted concerns regarding the south-facing elevations but stated the project would be a positive improvement and not a low-quality development.

Larry Tartakovsky, 777 W. Anthony Drive, expressed concerns regarding stormwater retention and overflow protection. He stated the development would increase traffic congestion.

James Burg, 933 W. Aspen Court, stated concerns regarding property values, density, compatibility with surrounding single-family homes, and the introduction of multi-family development in the area. He asked whether the project would include subsidized or affordable housing units and stated the density does not fit the surrounding neighborhood.

Tim Walsh, 913 W. Aspen Court, echoed prior concerns regarding building height, density, rental occupancy, and community compatibility. He stated concerns that renters may not maintain properties to the same standard as owners and requested reconsideration of the scale and density of the development.

Dina Kaner returned to the podium and reiterated concerns regarding three-story buildings and height impacts.

Petitioner Response:

Lawrence Freedman, attorney for the petitioner, stated that the anticipated construction timeframe is approximately 18–20 months from the start of site work. He clarified that the development would not be a gated community and confirmed there would be no affordable or subsidized units included in the project.

David Schwartz, developer, stated that the project is intended to be rental-only, managed by the owner rather than an HOA. He emphasized that the design and layout consider the surrounding properties and that the three-story units are placed thoughtfully to minimize impacts on adjacent homes.

Commissioner Friedman asked whether the petitioner had considered cross-access to the vacant property to the west. Mr. Schwartz stated that while the developers are willing to cooperate, they cannot guarantee full access; however, they would work with the Village and adjacent property owners to make the connection compatible with site constraints.

James Burg asked about the timeframe to reach construction. Mr. Vyverberg replied that the timeframe depends on completion of all necessary permits and approvals, and that final site plan approval would follow the preliminary review.

Chairman Wood asked the petitioner to address concerns regarding density and property values. Freedman stated that the plan is preliminary and that adjustments to aisle widths or layout could be made at the final development stage, but the number of units would likely remain unchanged. He noted that the billboard is under a long-term lease and not under the petitioner's control, so its removal cannot be guaranteed before the lease expires.

Commissioner Noonan asked Mr. Vyverberg to clarify the difference between preliminary and final planned development approvals for the benefit of the residents. Mr. Vyverberg explained that preliminary approval establishes the general layout and

concept, while final approval requires detailed engineering, landscaping, architecture, and other plans to ensure compliance with Village standards.

Commissioner Fedota asked about the difference in height between the two- and three-story buildings. Schwartz confirmed the three-story units are only marginally taller than the two-story units and designed to minimize visual impact.

Commissioner Friedman requested to see renderings of similar developments completed by the petitioner to better visualize the design. Schwartz presented examples, emphasizing the thoughtful layout, scale, and design appeal of the buildings.

Commissioner Cavanaugh asked if the petitioner's presentation materials would be included in the Village Council packet. Mr. Vyverberg confirmed that the presentation would be included and encouraged residents to review it to understand how the development would appear in practice.

Chairman Wood asked for confirmation of the total acreage for the development. The petitioner stated the site is approximately 4.8 acres.

Staff Recommendation:

The Subject Property is located in unincorporated Cook County and functioned as a gas station and car wash for many years therein, until its ultimate demolition and preparation for redevelopment. Over the last 25 years, the Village has adopted Comprehensive Plans recommending that attached single-family residential uses are appropriate for the Subject Property. The proposed plan complies with many of the previously contemplated requirements and also provides a potential access point for the future redevelopment of the unincorporated property directly west of the Subject Property. Staff is also recommending that final architectural plans and elevations are submitted in a manner acceptable to the Village to ensure that the final plans do not ultimately create a wall effect along Dundee and Quentin or within the site. As previously noted, the engineering plans were conditionally approved by the Village Engineer. Therefore, Staff recommends approval of the Preliminary Planned Development, subject to the following conditions:

1. The Final Engineering Plans and Final Engineer's Estimate of Probable Cost shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
2. A Public Improvement letter of credit 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. A separate letter of credit shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning to ensure the ultimate removal of the billboard in the northwest corner of the property. The construction schedule and timing of construction for the 3-unit building in the northwest corner of the property shall be determined in a manner acceptable to the Village of Palatine and in consideration of the adjacent existing billboard on the property.

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. The preliminary and final plat of consolidation (subdivision) shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning and Village Engineer. The plat should include all necessary easements and any required maintenance language, in a manner acceptable to the Village Engineer.
5. Recording fees in the amount of \$600 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 (e.g. IDOT, CCHD, MWRD) permits shall be submitted in a manner acceptable to the Village Engineer.
8. The final architecture and elevation plans shall be revised and submitted in a manner acceptable to the Village.
9. The final landscaping/screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. This would include the final proposed fencing plan and elevation for the proposed fencing plan on the southern and western sides of the property.
10. The final rules and regulations summarizing the requirements for the townhouse operations shall be submitted in a manner acceptable to the Village Attorney and the Director of Planning and Zoning.

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

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

DISCUSSION:

Commissioner Fedota stated that while the site is tight, the footprint is manageable. He noted that the project is designed as rentals managed by the owner, not an HOA. Although tight, it fits the plan and multiple homes could be accommodated. As a preliminary plan, it is a doable project.

Commissioner Kolososki stated the site feels too tight and compressed. While the concept is acceptable, it could be improved. He indicated he would not vote in favor as presented.

Chairman Wood stated that the development is too compressed for the area. She expressed concern about rental density and emphasized the need for more space. She noted that the project does not currently fit with surrounding development and could be redesigned with less density.

Commissioner Friedman stated he is comfortable with the project. He noted that the developer team provides a strong vision that helps visualize the final outcome. He acknowledged the thoughtful design of the two-story units around the perimeter,

which minimizes end-to-end impacts. He expressed concern regarding the stormwater solution and the billboard, stating that it is not appropriate for a residential area and would not want residents living under the sign.

Final Vote / Outcome:

The first motion to approve the Preliminary Planned Development subject to staff conditions was denied by a vote of 5-3.

Following the denial, a second motion was made to deny the project. During discussion, the petitioner’s attorney, Lawrence Freedman, requested that the item be tabled and continued to the next meeting to allow the petitioners an opportunity to address the issues and make any necessary changes.

Chairman Wood announced that the item would be continued to the March 10, 2026, Village Plan Commission meeting.

RESULT:	MOTION TO APPROVE - FAILED
MOVER:	FEDOTA
SECONDER:	CAVANAUGH
AYES:	Tim Schubert, Stephen Fedota, Eric Friedman
NAYES:	Jan Wood, Kevin Cavanaugh, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki

RESULT:	MOTION TO CONTINUE TO 3/10/2026 - APPROVED
MOVER:	FRIEDMAN
SECONDER:	NOONAN
AYES:	Jan Wood, Kevin Cavanaugh, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	Tim Schubert, Stephen Fedota, Eric Friedman

V. PUBLIC COMMENT

No one came forward

VI. ADJOURNMENT

RESULT:	APPROVED TO ADJOURN - 10:45PM
MOVER:	Noonan
SECONDER:	Fedota
AYES:	Jan Wood, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki

NAYES: None
