



PLANNING AND ZONING COMMISSION

MARCH 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

Meeting was called to order by Chairman Wood @ 7:02 PM

II. ROLL CALL

PRESENT :	Planning & Zoning Commissioner Jan Wood, Planning & Zoning Commissioner Cindy Roth Wurster, 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
ABSENT :	Planning & Zoning Commissioner Robert Kolososki
ARRIVED :	

III. APPROVAL OF MINUTES

Commissioner Schubert moved to approve the minutes. Commissioner Fedota seconded the motion. Motion approved by Voice Vote

RESULT:	MOTION APPROVED AS AMENDED BY VOICE VOTE
MOVER:	SCHUBERT FEDOTA
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

- A. February 10, 2026, Draft Planning and Zoning Commission Minutes

IV. PUBLIC HEARING

- A. 606 E. Kenilworth Avenue

1. Variation to construct a 12-foot wide stoop in the required side yard abutting a street, instead of the maximum width of 9 feet, for stoops as a permitted obstruction.

VAR-000242-2026 - 606 E Kenilworth Avenue

Notice was published in the Palatine Journal & Topics on February 19, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Petitioner Narrative**
6. **Public Notice**

Background:

Mr. Vyverberg provided background and stated that the petitioner is requesting a variation to construct a 12-foot-wide stoop instead of the permitted 9-foot width within the side yard abutting a street. The property is zoned R-2 Single Family Residential. The request would expand the existing stoop width, while maintaining the current depth of 5 feet. The Village Code permits stoops as an obstruction within the required setback area but limits their size to 9 feet by 5 feet. The petitioners are requesting a variation to increase the width to 12 feet while maintaining the existing 5-foot depth. Mr. Vyverberg stated that staff reviewed other homes in the surrounding neighborhood. As the area is well established, several properties were identified with stoops and patios that exceed the permitted obstruction dimensions. Based on this review, staff did not identify concerns regarding impacts on surrounding properties.

Sworn in petitioner:

Barbara Kornacki – 606 E. Kenilworth Avenue

Victor Kornacki – 606 E. Kenilworth Avenue

Ms. Kornacki stated that she and her husband have lived in the home for approximately 54 years and enjoy sitting on their front stoop in their friendly neighborhood. She explained that she has undergone three major surgeries and can no longer comfortably sit directly on the steps or concrete surface. She stated the requested extension would provide approximately 18 inches on each side, allowing space for two chairs so they can continue to sit outside and enjoy their front porch.

Chairman Wood asked whether the current stoop design is not wide enough to accommodate seating.

Mr. Kornacki stated that the existing stoop is not wide enough. Ms. Kornacki

confirmed there is currently no room to place chairs.

Commissioner Schubert asked whether railings or handrails would be installed if the stoop were widened.

Ms. Kornacki stated there are currently railings and that the extension would also include railings. A photo of the home was shown, and she explained the railings would begin at the brick wall and continue around the extension.

Commissioner Friedman asked whether the 5-foot dimension referenced by staff includes the stairs, noting that the area near the door appears narrow.

Mr. Vyverberg stated the 9-foot by 5-foot dimension applies only to the stoop itself and does not include the steps leading to the sidewalk.

Mr. Kornacki confirmed that the full 5-foot depth will remain and stated there will be adequate room to exit the doorway. He also explained that when they purchased the home, the final step leading to the door was not built to the proper height, which required the addition of a limestone piece to correct the transition. He noted that this has created a tripping hazard over the years. The proposed project would correct the issue by extending the stoop directly from the door threshold, eliminating the uneven step condition.

Commissioner Friedman asked whether the existing structure would be removed and rebuilt.

Mr. Kornacki stated that nothing will be torn out, as the existing stairs are part of the foundation of the home.

Commissioner Friedman asked whether the new stoop would be poured over the existing structure.

Mr. Kornacki stated it would not be poured over, and the extension would be constructed using engineered wood.

Staff Recommendation:

Staff does not anticipate the request to bring forth any adverse impact upon the subject property or surrounding area. The proposed stoop shares design qualities of the nearby area. Staff confirmed stoops in the nearby area exceed the permitted 9-foot maximum width. The proposal does not conflict with any additional zoning standards set forth by the Palatine, IL zoning ordinance.

Therefore, Staff recommends approval of the proposed Variation subject to the following conditions:

1. The Variation shall substantially conform to the plans prepared by the Petitioner, dated 02/04/2025, 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 Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Fedota

DISCUSSION:

Commissioner Noonan stated the improvement would look nice once completed. Commissioner Roth-Wurster stated the request meets the applicable standards. Commissioner Fedota stated he regularly uses his own front porch and believes the proposal is a good solution that addresses two issues: correcting the tripping hazard and allowing the homeowners to comfortably sit on their front porch. Commissioner Friedman expressed concern regarding the proposed construction solution, noting that the plans submitted did not include construction documents. He stated that the project would need to meet all applicable building code requirements and emphasized the importance of ensuring adequate plans are submitted. Mr. Vyverberg responded that licensed architectural drawings would be required and reviewed as part of the building permit process to ensure compliance with the applicable building codes.

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 16, 2026.

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

B. 763 N. Franklin Avenue

1. Preliminary/Final Plat of Subdivision to permit a 2-lot single-family residential development.

PFSUB-000014-2025 - 763 N. Franklin Avenue

Notice was published in the Journal & Topics on February 19, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Plat of Subdivision**
5. **Public Notice**

Background:

Mr. Vyverberg provided background on the request for a Preliminary and Final Plat of Subdivision for the property located at 763 N. Franklin Avenue. The proposal would re-subdivide the property from three existing lots of record into two lots. The existing home at 763 N. Franklin Avenue would remain, and one additional vacant lot would be created.

Sworn in petitioner:

Eduard Khutornyy – 4 Northville Court, Lincolnshire, Illinois

Owner of the Turnkey LLC managing the property – 963 Wildness Lane, Long Grove, Illinois

Mr. Khutornyy stated he purchased the property last year. He explained that the property is currently configured as three lots, and he is requesting to subdivide it into two lots. The existing home would remain on one lot, and he intends to construct a new single-family home on the newly created lot.

Chairman Wood asked whether the existing home is currently occupied.

Mr. Khutornyy confirmed the home is occupied.

Commissioner Bettenhausen asked whether there were any drainage issues on the property.

Mr. Khutornyy stated there are no known drainage issues and confirmed the existing home is connected to Village water and sewer services.

Mr. Vyverberg explained that the property is currently platted as three lots of record. The existing house, driveway, and garage partially extend across what would be the southern lot. Technically, if the existing home and garage were removed, three homes could potentially be constructed if all zoning requirements were met. The petitioner is proposing instead to combine and reconfigure the property into two lots. All utilities are available in the area, and the newly created lot would have access to existing utilities.

Mr. Vyverberg stated that as part of the subdivision process, sidewalks would be required to be extended along both lots. The existing sidewalk system currently stops south of the property, and the extension would be required to complete the sidewalk network.

He further stated that the proposed lots generally meet the R-2 zoning standards; however, the northerly lot would contain an existing nonconforming side yard setback. The garage structure does not meet the required 10-foot side yard setback and instead has approximately a 5.5-foot setback. This condition is pre-existing and would remain as a legal nonconformity.

Commissioner Friedman asked whether there was also a nonconforming front yard setback.

Mr. Vyverberg clarified that the R-2 zoning district requires a 30-foot front yard setback and confirmed the existing home does not encroach onto the required front yard setback of the northerly lot.

Further discussion occurred regarding the side yard setback.

Commissioner Friedman stated he wanted to confirm that the subdivision would not create additional nonconforming conditions for the new lot.

Mr. Vyverberg explained that the nonconforming condition applies only to the northerly lot due to the existing structure. The newly created southerly lot would meet all zoning requirements, including the required 5-foot side yard setback.

Commissioner Friedman clarified that the dimensions for the newly created side yard setback provide the required 5-foot clearance between the lot line and the existing garage or accessory structure.

Commissioner Schubert asked whether the south edge of Lot 15 is a private drive or a public road and whether the Village maintains it.

Mr. Vyverberg stated that the roadway is a private drive and is not maintained by the Village.

Commissioner Fedota asked about the proposed condition regarding landscaping removal and referenced the shrubs shown in the photograph. He asked why this condition is included.

Mr. Vyverberg explained that the shrubs are located within the public right-of-way and are not permitted in that location. As part of the subdivision process, landscaping located within the right-of-way must be removed.

Commissioner Fedota asked whether this requirement would apply only to the newly created lot or also to the existing lot.

Mr. Vyverberg stated that any landscaping located within the right-of-way on the property would need to be removed as part of the subdivision process.

Public Testimony:

John Hammond – 898 W. Chesterfield Court

Mr. Hammond asked for clarification regarding the open space area shown on the plans and whether the proposal is to create one new lot with one new home.

Mr. Vyverberg stated that there are currently three platted lots on the property. In theory, if the existing structures were removed, additional homes could be constructed if all code requirements were met. The petitioner is requesting to re-subdivide the property into two lots, with the southerly lot remaining vacant at this time.

Commissioner Friedman clarified that the current request is only for the subdivision of the property. No request or approval for a specific building plan is being considered as part of this process. The zoning designation allows single-family residential use, but any future construction would require separate review and compliance with all Village codes.

Mr. Vyverberg added that while the lot would be zoned for single-family residential use, no building plans or dimensions are being reviewed at this time. Any future home construction would be required to meet all applicable zoning and building code requirements.

Chairman Wood asked whether, under the current configuration, the property could theoretically accommodate three homes.

Mr. Vyverberg stated that if all zoning requirements were met, that scenario could be

possible.

Tom Meagher – 743 N. Franklin Avenue

Mr. Meagher asked whether the R-2 zoning district allows single-family homes or duplexes.

Mr. Vyverberg explained that the R-2 district allows single-family residential uses. Duplexes or multi-family uses would require a separate zoning process and Public Hearing review, with notice.

Mr. Meagher asked whether approval of the two-lot subdivision would remain in place unless another zoning process was initiated.

Mr. Vyverberg confirmed that any change to the zoning or lot configuration would require a separate Public Hearing review process.

Patricia Troccoli – 762 N. Franklin Avenue

Ms. Troccoli expressed concern about drainage and noted there is a culvert behind her property. She asked how drainage would be addressed with the future development.

Mr. Vyverberg explained that the current request is only for the re-subdivision of the property. If approved, any future construction on the new lot would require a full engineering review and approval. Final engineering plans would need to demonstrate that drainage would not negatively impact surrounding properties.

Mr. Khutornyy stated that his intention is to construct a single-family home and that the development would include improved drainage conditions compared to what currently exists.

Staff Recommendation:

The Petitioner is requesting to re-subdivide from 3 lots into 2 lots while retaining the R-2 zoning designation. The proposed lot and addition plans are consistent with the Comprehensive Plan recommendations and comply with the underlying R-2 zoning requirements. Additionally, the re-subdivision will create 2 lots that meet the current R-2 standards. Therefore, staff recommends approval of the Plat of Subdivision, subject to the following conditions:

1. The Final Plat of Subdivision shall be submitted on Mylar, in a manner acceptable to the Village Engineer, and shall substantially conform to the Plat of Subdivision prepared by Horizon Survey LLC, except as such plans may be revised to conform with Village Codes and Ordinances.
2. The Final Engineering Plans and Final Engineer's Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning, including the addition and extension of public sidewalks along N. Franklin Avenue.
3. Review fees, in the amount of 1.5% of the total project improvement costs (as defined in the Village Code), based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
4. A Public Improvement letter of credit in an amount of 115% of the EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village

Engineer.

5. A Subdivision Improvement Agreement shall be required.

6. The existing landscaping along the Franklin Avenue ROW (shrubs and plantings) shall be removed from the Subject Lots, in a manner acceptable to the Village Engineer.

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

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

Commissioner Fedota asked whether cash-in-lieu of installing sidewalks would be permitted.

Mr. Vyverberg stated that the determination would ultimately be made by the Village Engineer during the permit review process. He explained that sidewalks are typically required to be installed as part of a subdivision. However, if there are no sidewalks in the surrounding area, cash-in-lieu may be considered, with the final decision made during the engineering and permit review stage.

Commissioner Friedman asked whether sidewalks exist to the north of the property. Mr. Vyverberg stated there are currently no sidewalks to the north, but the sidewalk legs to the south and east were installed with Sutton Park Place,

Commissioner Cavanaugh Made a motion to approve subject staff’s conditions; seconded by Commissioner Roth-Wurster

DISCUSSION:

Commissioner Noonan commented that it appears the property will likely accommodate families living there.

Commissioner Friedman stated that the proposal seems like a logical step to reconfigure the property from three lots into two and noted that he looks forward to seeing what may eventually be constructed on the new lot.

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 16, 2026.

RESULT:	APPROVED
MOVER:	CAVANAUGH
SECONDER:	ROTH-WURSTER
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

- C. Preliminary Planned Development to allow a 40-unit townhouse development for the property at 885 W, Dundee Road and 1490 N. Quentin Road - **THE PETITIONER**

REVISED THE PRELIMINARY PLANNED DEVELOPMENT PLANS TO ALLOW A 38-UNIT TOWNHOUSE DEVELOPMENT**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**
12. **Revised Petitioner Narrative**
13. **Revised Site Plan**
14. **Revised Site and Architectural Plans**
15. **Revised Engineering Plans**

Background:

Mr. Vyverberg provided background on the request for the property located at 1490 N. Quentin Road and 885 W. Dundee Road. This item was previously reviewed by the Planning and Zoning Commission at the February 10, 2026 meeting and was continued to the current meeting to allow the Petitioner additional time to address questions and concerns raised at the previous meeting.

The request remains before the Commission for consideration, following the continuance of the prior meeting.

Chair Wood stated the item was continued to this date and that additional materials were provided for the Commission's review. She noted that the Commission would not revisit the entire previous discussion and would instead focus on the revisions that were made since the last meeting.

Mr. Vyverberg explained that the petitioner revised the site plan following comments from residents and the Commission. The revised proposal reduces the number of units from 40 to 38 and includes updates to the architectural and engineering plans.

Sworn in petitioners:

Lawrence Freedman – Attorney for the Applicant – 95 Revere Drive, Northbrook
Mr. Schwartz – Cornerstone LLC, Developer and Applicant – 3190 Doolittle Drive, Northbrook

Mr. Freedman stated they are appearing before the Commission again following the continuance to address concerns previously raised, particularly regarding density. He explained that the original proposal included 40 units, which created site constraints. Two units have been removed, reducing the proposal to 38 units.

Mr. Schwartz summarized the revisions and stated he appreciated the feedback from the Commission. He explained that the removal of two units—one at the northwest corner near the billboard and one at the southeast corner—allowed for several improvements to the site design. The southeast corner now provides space for an open detention area with a sloped design instead of a retaining wall, along with additional landscaping.

Mr. Schwartz stated the revisions reduce the overall density while remaining within the R-3 zoning district. The updated design lowers the impervious surface area by approximately three percent and provides additional open space. The detention area has been modified and the retaining wall design has been adjusted to create a less steep condition.

Mr. Schwartz also referenced the zoning map and noted that several nearby properties designated as multi-family Planned Unit Developments include townhomes or apartment-style developments. He stated the proposed development is consistent with surrounding land uses and would improve a corner property that has remained vacant for a significant period of time.

Mr. Freedman added that annexation of the property into the Village would provide the Village with greater control over development standards. He noted that the property is currently subject to Cook County regulations, which are less restrictive than Village regulations.

Chair Wood stated that while density had been discussed, she still has concerns about whether the development fits within the character of the surrounding neighborhood. She referenced landscaping and the Comprehensive Plan and stated she visited another property developed by the applicant in Mount Prospect and observed limited landscaping.

Mr. Schwartz responded that the Mount Prospect development referenced is a significantly different development and denser, consisting of 29 units on approximately 1.8 acres, whereas the current proposal includes 38 units on approximately 4.8 acres.

Chair Wood stated that the Mount Prospect development appears much denser and suggested the proposed development may not fit well within the surrounding neighborhood.

Mr. Schwartz stated the layout is different and emphasized that the proposed development is designed to be walkable with individual driveways. He stated the design is consistent with surrounding developments and referenced similar residential developments in the area.

Chair Wood noted that many nearby properties consist of large homes on large lots. She also referenced a newer development located south of the site along Quentin Road, where homes are oriented toward Quentin Road. She stated the proposed development faces Dundee Road rather than Quentin Road and expressed concern that the orientation may not present well from Quentin Road.

Mr. Schwartz responded that staff previously requested that units not face either Quentin Road or Dundee Road due to traffic conditions. He explained that a berm and landscaping along the perimeter would provide screening and would be more consistent with the surrounding area. He noted that the homes would face internal drives rather than major roadways. He presented aerial views and renderings to illustrate the design approach and noted that nearby homes along Dundee Road also do not face directly toward the roadway.

Commissioner Cavanaugh asked for clarification regarding the removal of the two units and confirmed that one unit was removed near the billboard area and one near the detention area.

Chair Wood returned to the topic of landscaping and asked whether the renderings accurately depict the proposed landscaping.

Mr. Schwartz stated the renderings are intended primarily to illustrate the architectural style of the buildings and are representative rather than detailed landscaping plans. He stated there would be sufficient space to provide landscaping and screening.

Commissioner Bettenhausen expressed concern regarding the detention pond proposed near the southeast corner and asked about protection measures to prevent vehicles, pedestrians, or bicyclists from entering the pond area.

Mr. Schwartz stated the pond area would include fencing and shrubs and would not remain an open hazard. He explained that the north side of the detention area would utilize a sloped design rather than a retaining wall and would include a line of shrubs. Commissioner Bettenhausen asked whether the detention area would be fenced around its perimeter.

Mr. Schwartz stated that if the pond area would be sloped, fencing may not be required but indicated that fencing could be considered if necessary.

Commissioner Bettenhausen expressed concern about the possibility of a vehicle leaving the roadway and entering the detention area.

Mr. Schwartz stated a barrier could be added if needed.

Commissioner Bettenhausen asked whether deeper detention areas, such as five or six feet, would require fencing and asked whether overflow protection would be provided.

Mr. Schwartz stated the final design would be engineered to meet Village standards and reviewed through the engineering approval process.

Commissioner Friedman asked about pedestrian circulation and whether residents would have accessible paths connecting to public sidewalks. He also asked whether wetlands exist on the property.

Mr. Schwartz stated there are no wetlands on the property. He stated the team would review opportunities to provide pedestrian access to surrounding sidewalks, although he was not certain of a natural connection point at this time.

Commissioner Schubert asked about the two proposed access points and whether they function as right-in and right-out entrances. He also asked how vehicles would enter the development from Quentin Road and whether a median island is present. Mr. Schwartz stated the entrances allow vehicles to turn into the development and confirmed that no median island is proposed.

Commissioner Bettenhausen asked whether the street extension at the southwest corner could be extended slightly to provide additional space for snow storage and possibly allow for additional parking spaces.

Mr. Schwartz stated that the suggestion could be considered during further design review.

Mr. Vyverberg summarized the revisions made to the plan, noting that the removal of two units reduces the overall density. He stated there were no changes to the architectural design.

He explained that the proposal is being reviewed as a Preliminary Planned Development and that the engineering plans provided exceed the level of detail typically required at this stage. He discussed access points from Quentin Road and Dundee Road and noted the property has been evaluated for development opportunities over several years.

Mr. Vyverberg presented aerial images of the surrounding area and discussed previous development concepts considered for the property. He noted that the proposal provides approximately a 40-foot setback between the proposed development and the Lakeside Estates subdivision to the south, creating a backyard-to-backyard relationship.

He also reviewed surrounding developments and provided comparisons of density levels for nearby properties.

Public Testimony

Jim Freeberg – 933 W. Aspen Court

Mr. Freeberg asked about anticipated rental costs and noted that at the previous meeting rents were estimated to be between \$3,900 and \$4,400 per month. He asked whether the development could lower rental rates if those estimates are not achieved. Mr. Schwartz stated rental rates would ultimately be determined by market conditions and that the estimates were based on his familiarity with the property and surrounding market.

Mr. Freeberg asked whether there is any limitation on how low rents could go and expressed concern that lower rents could impact the character of the development. Commissioner Friedman stated that the approval process does not establish or regulate rental rates.

Mr. Vyverberg explained that the Preliminary Planned Development process focuses on land use, site design, and building materials. Rental rates or business models are not part of the zoning approval process. He noted that if a developer were to later propose significant changes to building materials or design that differed from what was approved, Staff could require additional review to ensure the development

remains consistent with the approved plans.

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. 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.
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.
5. 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. The plat should include all necessary easements and any required maintenance language, in a manner acceptable to the Village Engineer.
6. Recording fees in the amount of \$600 shall be submitted.
7. 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.
8. All required extra agency (e.g. IDOT, CCHD, MWRD) permits shall be submitted in a manner acceptable to the Village Engineer.
9. The final architecture and elevation plans shall be revised and submitted in a manner acceptable to the Village.
10. 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.

11. 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

Commissioner Cavanaugh asked whether the Village will require removal of the existing billboard once the lease expires.

Mr. Vyverberg stated that the Village would require financial security to be posted to ensure removal. Once the billboard lease is terminated, the structure would be required to be removed.

Commissioner Friedman referenced Condition No. 11 regarding Rules and Regulations and asked whether the language implies that a homeowners association would be established.

Mr. Vyverberg clarified that the development is proposed as a rental community and therefore would not have a homeowners association. The property would remain under single ownership and management by the developer, and the reference to rules and regulations pertains to property management rather than an HOA structure.

Cindy asked whether a lighting plan had been provided.

Mr. Vyverberg explained that because the request is for a Preliminary Planned Development, detailed lighting plans would be reviewed during the final development stage. He noted that all lighting would be required to comply with the Village's lighting code requirements.

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

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

DISCUSSION:

Commissioner Friedman stated that he voted in favor of the proposal at the previous meeting and continues to support the project. He stated the proposed density is appropriate for the land use and that the revisions made since the last meeting further improve the development. He commented that the layout of the property appears appropriate from a life-safety standpoint and that he appreciates the scale and massing of the buildings, noting that the taller and denser portions are located toward the center of the development. He stated he believes the project would be a positive addition to the area.

Chairman Wood stated that the revisions represent improvements to the proposal and that redevelopment of the property would be beneficial. She noted that the inclusion of sidewalks is a positive feature and commented favorably on the design of the central area of the development. She stated she would still prefer additional landscaping and expressed continued concern about how the development presents along Quentin Road. She acknowledged that the petitioner took time to address the

Commission's concerns and stated the project could be a positive addition to the area.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-1. This item will tentatively go to Village Council on Monday, April 6, 2026

RESULT:	APPROVED
MOVER:	NOONAN
SECONDER:	FRIEDMAN
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen
NAYES:	Kevin Cavanaugh

V. PUBLIC COMMENT

No One Came Forward

VI. ADJOURNMENT

Commissioner Noonan moved to Adjourn the meeting, Commissioner Roth-Wurster seconded the Motion
Meeting adjourned at 8:25pm

VII. COMMUNICATIONS

Mr. Vyverberg provided communications.

*2101, 2105 & 2115 Rand Road will be heard at the April 6th, 2026 Meeting

*There will be (2) Items on the Agenda for the March 24th, 2026 Meeting