



PLANNING AND ZONING COMMISSION

MAY 26, 2026 AT 7:00 PM

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

AGENDA

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 5-12-2026 PZC Draft Minutes

IV. PUBLIC HEARING

- A. 649 W. Revere Lane

- 1. Special use to permit a rear yard setback of 34 feet, instead of the minimum required setback of 40 feet in the R-2 zoning district.

- B. 100 E. Wood Street

- 1. Special use to permit a fence in side yard abutting a street, where the side lot line of the side yard abutting a street abuts the side lot line of a front yard of an adjacent lot.
 - 2. Variation to not include landscaping between a fence in a side yard abutting a street, and the abutting street.

V. PUBLIC COMMENT

VI. COMMUNICATIONS

VII. ADJOURNMENT



PLANNING AND ZONING COMMISSION

MAY 12, 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 7:05PM

II. ROLL CALL

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

III. APPROVAL OF MINUTES

RESULT:	APPROVED
MOVER:	Rodney Bettenhausen
SECONDER:	Robert Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

A. Draft PZC Minutes - 04/28/2026

IV. PUBLIC HEARING

A. 4-20 E. Slade Street

1. Planned Development Amendment to permit a raised exit landing, with stairs providing access to the yard and a patio on the west side of the property of Lot 1 (4 E. Slade Street); and

2. Special Use for a fence in a side yard abutting the street, which abuts the side yard of a front yard of an adjacent lot at Slade Street Crossing;

FPD-000258-2026 – 4-20 E Slade St – District #6

Notice was published in the Journal & Topics on April 23rd, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Lot 1 Plans – Fencing & Landing**
4. **Fence Elevation**
5. **Slade Street Planned Development Files**
6. **Public Notice**

Background:

Mr. Auer provides background and states the Subject Property was previously approved as a five-lot single-family residential Planned Development. Four of the lots have been developed with single-family homes, while Lot 1, located at the northeast corner of E. Slade Street and N. Plum Grove Road, remains vacant. The petitioner is proposing a 4-foot tall picket-style fence along the Plum Grove Road frontage of the lot, set back approximately 3 feet from the western property line. Although the proposed fence height, setback, and openness would typically be permitted through a standard building permit review, the Zoning Ordinance requires Special Use approval because the fence is located within a side yard abutting a street and adjacent to the side lot line of a front yard.

Mr. Auer further states the petitioner is also requesting a Planned Development Amendment to revise the approved architectural plans for Lot 1 to allow for an approximately 84 square-foot patio on the west side of the home, along with a raised exit landing and stairs providing access to the yard within the side yard abutting the street.

Sworn in petitioner: Greg Rose – GWR Builders -47 N Bothwell, Palatine, IL

Mr. Rose states the existing subdivision is a Planned Unit Development with four homes already constructed. The petitioner is proposing to build a ranch-style residence that fits within the required setbacks and overall parameters of the development. He states the request is for a minor amendment to the Planned Development to allow a deck and patio within the side yard setback area. He further explains the petitioner is requesting a 4-foot tall picket-style fence located approximately 3 feet from the sidewalk at the front of the home, extending along the

sidewalk and back toward the garage. Mr. Rose states the patio and landing are not covered structures.

Chair Wood asks whether the request is primarily for safety purposes related to children and dogs, and Mr. Rose confirms that it is.

Mr. Rose states the Planned Development does not permit larger 5- or 6-foot fences and they are attempting to work within the existing parameters of the ordinance.

Commissioner Kolososki asks about the distance between the curb and the proposed fence. Mr. Rose states the setback would be a minimum of approximately 7 feet, increasing to approximately 9 to 10 feet moving north along the property.

Commissioner Schubert asks whether gates are proposed. Mr. Rose states there would definitely be a gate at the rear of the fence and potentially one near the front.

Mr. Rose states the footprint of the proposed home, excluding the garage, is identical to the other homes previously constructed within the development. He notes the request is not related to the size of the home, but rather the fencing, patio, and stair landing, which are outside the original Planned Development approvals. He further states the home will be a raised ranch design.

Chair Wood asks about the proposed height difference between the new home and the neighboring residence to the east. Mr. Rose states the proposed home would be approximately 8 feet shorter than the adjacent home and would provide a good visual transition along the busy roadway.

Commissioner Kolososki asks whether the attic space would be used for storage and whether roof trusses are proposed. Mr. Rose states the home would be stick-built and acknowledges the attic could potentially accommodate an additional room in the future, although no such plans are currently proposed.

Chair Wood asks whether the neighboring property owners had been contacted regarding the proposal. Mr. Rose states the neighbor to the east had been spoken with regarding the request.

Commissioner Fedota asks about the size of the proposed patio. Mr. Rose states the patio would measure approximately 7 feet by 12 feet. He further states the landing extending from the house would project approximately 4 feet, with a 42-inch by 42-inch landing and full-width stairs leading to the patio area.

Mr. Auer provides additional information regarding the request and explains the petitioner is seeking an amendment to a previously approved Planned Development. He reviews the requirements associated with the Special Use request and provides clarification regarding the proposed fence and deck improvements. Mr. Auer states Staff does not anticipate the proposal would create adverse impacts on the surrounding properties or area.

Staff Recommendation:

The Village Code requires Special Use review for the proposed fence, as the side yard abutting a street for Lot 1 abuts the side lot line of the front yard of the property to the north. With the proposed height and openness of the fence and the approximately 37- foot setback from the shared property line, there should be no impact upon that property. Additionally, the proposed style and height are directly comparable to other fencing in the established neighborhoods around the downtown area within the Village. The proposed architectural modifications for the patio and existing landing on the west side of the home, while an amendment from the approved final Planned Development, also maintain the overall development's characteristics. Therefore, Staff recommends approval of the Planned Development Amendment and Special Use for the proposed 4- foot tall picket-style fencing, subject to the following conditions:

1. The final architectural plans shall substantially conform to the Lot 1 plans date 2/10/26, except as such plans shall be revised to conform to Village Codes and Ordinances.
2. The fencing site plan and elevation shall substantially conform to the fencing site plan, dated 3/17/26, except as such plans shall be revised 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 Roth-Wurster

DISCUSSION:

Commissioner Schubert states this is the final piece of the puzzle at the Slade Street crossing development. He states it is nice to see the last home being developed and believes the proposal will complement the existing homes while improving the functionality of the property with the porch and deck improvements. He notes the use of the side yard will be beneficial and states the proposed 4-foot fence style is common in the area, low in height, and does not create a safety concern. He believes the request meets the required standards and will be a nice addition to the neighborhood.

Commissioner Roth-Wurster agrees the request meets the applicable standards and states the proposed fence style is a popular feature within the downtown area that fits the character of the neighborhood. She believes the proposal will be a nice addition to the development.

Commissioner Kolososki states the development has been well done from beginning to end.

Chair Wood states there were initial concerns from neighbors during the original development process, but the homes have turned out very nicely and have enhanced the appearance of the area. She states the proposal will continue to add value to the neighborhood and believes nearby residents should be pleased with the final result. She notes the requested changes are modest in nature, will not negatively impact property values, and the proposed fence is not an overreach. She believes the request meets the required standards.

Mr. Auer states the proposal meets the standards for corner yard fencing and would not adversely impact neighboring properties.

Chair 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 May 18th, 2026.

RESULT:	MOTION APPROVED BY ROLL CALL
MOVER:	TIM SCHUBERT
SECONDER:	CINDY ROTH WURSTER
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

B. 315 W. Johnson Street

1. Preliminary Planned Development to permit a new 4-unit townhome building.

PPD-000016-2026 – 315 W. Johnson Street – District #2

Notice was published in the Journal & Topics on April 23rd, 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, Floor & Elevation Plans**
5. **Public Notice**

Background:

The Subject Property, at approximately .5 acres, is currently vacant and zoned R-2 Single Family Residential. The Petitioner is proposing to construct a 4-unit townhome development. Therefore, the Petitioner is requesting: Preliminary Planned Development to permit a 4-Unit Townhome Residential Development

Sworn in petitioner:

Janusz Luterek, J Darien Corp – 2265 Inverrary Rd. – Inverness, IL – Owner/Developer

Bobby Taylor – Warren Johnson Architects – 19 N. Greeley Street – Palatine, IL

Ms. Taylor presents the proposal for a new two-story building containing four townhouse units. She states each unit would contain approximately 2,366 square feet of habitable living space, in addition to unfinished basements, and would include a private driveway, front entrance walkway, patio area, open living and dining area on the first floor, attached garage, and second-floor bedrooms with loft space. She reviews the proposed exterior materials and light/dark color scheme and states the building materials are intended to complement the surrounding area and nearby development to the east.

Chair Wood comments that the proposal would be a nice addition to the street and asks about the landscaping and fencing plans, noting there are currently many overgrown trees and vegetation on the property.

Mr. Luterek states the development would be managed through a homeowners association and some trees would be removed and replaced with new landscaping and trees, including additional plantings along the east side of the property. He states there may also be privacy fencing installed toward the rear yards.

Chair Wood asks whether the arborvitae along the front of the property would remain.

Mr. Luterek states they would like to preserve them if possible, although it is still under consideration. He notes a large tree on the side of the property would need to be removed. He also states new bushes would be planted along the east and west property lines.

Commissioner Roth-Wurster asks whether the existing creek on the property would be impacted.

Mr. Luterek states additional engineering review would still be required before any final determinations are made.

Chair Wood asks about the fencing plans.

Commissioner Bettenhausen asks whether the fencing would serve as a perimeter fence or individual fenced areas for each unit. Mr. Luterek states the fencing would extend toward the rear of the property and all fencing would be privacy fencing.

Commissioner Bettenhausen asks about the proposed fence height. Mr. Luterek states the final fence height has not yet been determined.

Chair Wood asks Staff for clarification regarding fencing requirements.

Mr. Auer states there is a 50-foot easement associated with the floodplain area and fencing cannot impede drainage or floodplain function. He notes there are no anticipated conflicts at this time, but the submitted documentation remains preliminary in nature. Engineering staff will conduct further evaluation upon submittal of final engineering plans.

Commissioner Fedota asks about the setback between the parking area and the eastern property line and notes there does not appear to be a proposed barrier other than a privacy fence.

Mr. Auer reviews the site plan and states the proposed development meets the required setback standards.

Commissioner Fedota asks whether landscaping or screening would be required within that setback area, noting the parking appears very close to the property line.

Chair Wood asks additional questions regarding the proposed driveways.

Mr. Auer states landscaping islands are not currently required for this type of planned development or multifamily configuration under the ordinance. Auer continues to state that fencing is included on the site plan and may reduce impacts from vehicle lights.

Additional discussion occurs regarding lighting and the potential for vehicle headlights to shine into neighboring windows.

Mr. Luterek states privacy fencing should help address those concerns.

Commissioner Bettenhausen asks about rear yard topography and the existing land conditions.

Mr. Luterek responds regarding the site conditions.

Commissioner Bettenhausen asks whether basement flood elevations have been evaluated.

Mr. Taylor states additional topographic information is still needed.

Chair Wood states anything located within the floodplain would need to be identified and addressed.

Mr. Auer confirms that is correct.

Commissioner Bettenhausen asks whether consideration was given to adding additional bedroom windows for cross ventilation and views.

Mr. Taylor states additional windows were not proposed because the units primarily face north and south.

Mr. Auer provides additional information regarding the surrounding area and proposal. He states the project consists of townhomes on a vacant half-acre parcel with a proposed 44-foot driveway configuration. He reviews the proposed setbacks and states they exceed the minimum zoning requirements and are compatible with surrounding properties and density patterns in the area. He states the proposed materials are compatible with surrounding development and existing utilities are available. Engineering staff reviewed the preliminary plans and did not identify significant concerns. He further states the proposal is generally consistent with the Comprehensive Plan vision for the area and does not exceed maximum height requirements.

Commissioner Fedota asks about sidewalks within the area and notes they are not shown on the proposal. He also expresses concern regarding the arborvitae near the driveway and the length of the proposed driveway, noting the possibility of multiple parked vehicles.

Mr. Auer states the setbacks are compatible with surrounding properties, and agrees that driveways would allow for multiple vehicles. He states landscaping would be modified as necessary and any visibility concerns related to driveway access would be addressed during final review.

Commissioner Fedota expresses concern regarding the long driveway and visibility near the arborvitae plantings.

Chair Wood agrees the concern should be noted.

Commissioner Fedota states neighbors across the street could potentially be viewing numerous parked vehicles and questions whether the rear setback area feels constrained compared to the typical 30-foot setback within the R-3 District.

Mr. Auer states the intent was to align the setbacks with surrounding development patterns.

Commissioner Fedota clarifies he is not specifically requesting revisions but suggests consideration be given to shifting the building farther forward to allow for additional rear yard space.

Commissioner Kolososki asks whether there would be a homeowners association.

The petitioner confirms there would be a homeowners association, and Commissioner Kolososki notes parking limitations could potentially be addressed through HOA regulations.

Commissioner Roth-Wurster asks whether sidewalk plans would be reviewed further.

Mr. Auer states sidewalk improvements would continue to be reviewed during final engineering and permit review.

Commissioner Roth-Wurster also expresses concern regarding line-of-sight visibility.

Mr. Auer states Staff anticipates any sidewalk or visibility concerns must meet the standards established by Public Works review and addressed during final plan review.

Staff Recommendation:

The Petitioner has provided sufficient preliminary land use information to complete the Preliminary Planned Development review. The size of the lot would also support the proposed number of dwelling units, and the overall parking provided exceeds the minimum code requirements. Additionally, the proposed residential density is within the allowances of the zoning code and is comparable to other non-single-family residential developments in the vicinity of the subject property. The proposed architectural plans are comparable to several of the surrounding developments. Therefore, Staff recommends approval of the Preliminary Planned Development, subject to the following conditions:

1. The final architectural and material elevation plans shall be submitted in a manner acceptable to the Village and in coordination with the attached submitted plans (Warren Johnson Architects, INC.), except as such plans shall be revised to conform to Village Codes and Ordinances.
2. 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.
3. If required, a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
4. A Planned Development letter of credit shall be submitted in the amount of \$40,000 in a manner acceptable to the Director of Planning and Zoning.
5. 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.

6. Recording fees in the amount of \$300 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. Fencing may be permitted within designated easements or buffer areas, provided it does not impede drainage or access. No fencing of any kind shall be permitted within the Regulatory Floodway. All proposed fencing shall be clearly shown on the final engineering plans for review and approval.
9. The Regulatory Floodway shall be shown on final engineering plans in a manner acceptable to the Village Engineer.
10. The southwest (SW) corner of the subject property contains a designated Regulatory Floodway. In accordance with Village regulations, no alterations to the land, including grading or filling, shall be permitted within this area. The Floodway boundary shall be clearly delineated on all site and engineering plans and labeled as a Non-Disturbance Zone.
11. All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.

Commissioner Fedota asks whether HOA requirements are included within the current specifications.

Mr. Auer states those details would be addressed during final review.

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

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

DISCUSSION:

Commissioner Kolososki states there are still several details that should be reviewed further, but he believes the proposal is a nice project for the street and fits well with the townhouse developments across the street. He states the dimensions should continue to be evaluated but believes it would be a good addition to the area. He also notes the creek limits development options on the property.

Commissioner Fedota states the proposal fits with the overall plan for utilizing the property and believes the architectural design is attractive. He notes there are still issues related to screening and landscaping that should be addressed, but overall he

believes the request meets the applicable standards and is a good solution for the property.

Chair Wood states the recent developments in the area have been positive additions to the street and notes the property has remained overgrown and undeveloped for some time. She believes redevelopment of the property would improve the surrounding area and neighboring properties. She states the proposal generally fits the area and multifamily development is appropriate for the location, although some concerns still need to be addressed.

Commissioner Roth-Wurster states that for a preliminary plan, she believes the proposal is of high quality. She compliments Warren Johnson Architects on the design and states she likes the layout with the lower-level living space opening toward the rear yard. She notes additional window considerations can still be addressed during final review.

Commissioner Fedota states he hopes the development does not feel overly constrained and notes the property is a large piece of land. He reiterates concerns regarding the amount of fencing proposed and maintaining openness within the deep rear yard areas.

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 June 1st, 2026

RESULT:	MOTION APPROVED BY ROLL CALL
MOVER:	STEVEN FEDOTA
SECONDER:	ROBERT KOLOSOSKI
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

- C. Text Amendments to the Village of Palatine Zoning Ordinance, Appendix A - Article 10 (Residential Districts)

2026-892B – Text Amendment

Notice was published in the Journal & Topics on April 23rd, 2026

Petitioner's Exhibits:

- 1. Proposed Text Amendment**
- 2. Public Notice**

Background:

Mr. Auer provides background and states this item is revisiting a text amendment item previously discussed on 4/14. The proposed amendment addresses the side yard abutting a street setback requirements in the R-1B zoning district. Staff identified that the majority of R-1B lots are not compliant with the current setback (35') or proposed amendment (4/14/26) for a 30-foot corner yard setback. Based on that review, the proposed amendment has been revised to establish a 20-foot setback, which would bring a large majority of properties into compliance.

Commissioner Fedota asks whether there is any data indicating how many of the existing nonconforming lots resulted from prior hearings versus pre-existing conditions.

Mr. Kolososki notes that these are *not* large-lot, "Inverness-style" properties, but rather smaller residential lots that developed under different conditions.

Commissioner Fedota asks what the typical lot size is in the R-1B district.

Mr. Auer responds that the intent of the R-1B zoning standards, as confirmed in prior Village Council discussions and minutes, was established for anticipated future development patterns.

He notes that the newly proposed R-1A and R-1B standards were adjusted to reduce setbacks in order to better align with existing lot configurations and development feasibility.

Commissioner Fedota expresses concern that the amendment could lead to unintended consequences if not carefully controlled.

Mr. Auer responds that the area consists of smaller residential lots (compared to traditional R-1 zoning) and that the intent is to allow reasonable use of those properties without negatively impacting surrounding neighborhoods. He states the amendment is not intended to enable oversized or incompatible development.

Commissioner Fedota asks whether broader changes are being contemplated.

Mr. Auer reiterates that the proposal is limited in scope and is intended to address compliance issues while maintaining neighborhood character and existing development patterns. Further discussion occurs regarding the text amendment and its implications.

Staff Recommendation:

Staff recommends approval of the Text Amendments to the Village of Palatine Zoning Ordinance, Appendix A — Article 10 (Residential Districts), as outlined.

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

Commissioner Schubert Made a motion to approve subject staff’s conditions; seconded by Commissioner Kolososki

DISCUSSION:

Commissioner Roth-Wurster states there is no crystal ball to determine how this amendment will ultimately affect R-1B properties. She notes that approximately 90% of existing homes do not currently comply with the existing standards, and expresses concern about the broader implications for features such as fencing and similar improvements.

Commissioner Noonan states the proposed change is a significant adjustment but indicates trust in staff’s review and believes the revised standard is the most reasonable approach.

Commissioner Bettenhausen asks whether limiting the amendment to R-1B is appropriate and questions the recommendation from professional planning staff, noting that while he may have questions, he generally relies on staff expertise in zoning matters.

Commissioner Roth-Wurster adds that in reviewing other developments, particularly on corner lots, there are already established sidewalk and setback conditions that should be considered in the overall analysis.

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 June 1st, 2026.

RESULT:	APPROVED BY ROLL CALL
MOVER:	TIM SCHUBERT
SECONDER:	ROBERT KOLOSOSKI
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT

No One Came Forward

VI. COMMUNICATIONS

2240 N Rand Road - Logistics Planned Development for trucking company was approved at Village Council Meeting on 5/11/2026
951 S Benton - Planned Development was approved at Village Council Meeting on 5/11/2026
Next Planning & Zoning Meeting is anticipated for 5/26/26 with two items on the agenda

VII. ADJOURNMENT

RESULT:	APPROVED TO ADJOURN AT 8:30 PM
MOVER:	CINDY ROTH-WURSTER
SECONDER:	STEVEN FEDOTA
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

649 W. Revere Lane

STAFF REPORT:

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Dhaval Parekh, Property Owner

PLAN NUMBER: SU-000261-2026

BACKGROUND:

The Petitioner is requesting to construct a rear addition to the principal structure on the subject property. Therefore, the petitioner is requesting:

Special use to permit a rear setback of 34 feet, instead of the minimum required rear yard setback of 40 feet in the “R-2” zoning district, pursuant to Section 10.06(c)(12) of the zoning ordinance.

KEY ISSUES:

- The Subject Property is zoned R-2, Single-Family and is within the Plum Grove Hills Unit 3 Subdivision. The property is approximately 9,120 square feet and consists of a single-family residence.
- The Petitioner is proposing to construct a “three seasons” room on the rear side of the principal structure. The addition will encroach upon the 40-foot minimum required rear-yard setback for principal buildings in the R-2 Zoning District. Setback reductions are contemplated as a Special Use in the zoning district.
- The proposal complies with the height, building, and lot coverage maximums, within the R-2 Single Family Zoning District.
- The majority of the surrounding area is also zoned R-2, Single Family Zoning District.

Surrounding character / area qualities:

- Upon review of the surrounding area, Staff identified a number of properties within the area, which possess a non-compliant rear yard setback, below 40’ from the rear lot line. Each property identified is located in the Plum Grove Hills

Subdivision. One property received zoning relief.

- Identified properties and the respective rear yard setbacks are listed below:

- 833 S. Elm – 39'
- 838 S. Elm – 29' (received relief for setback reduction, #O-173-07)
- 853 S. Valley Lane – 36'
- 639 Revere Lane – 28'

- Staff identified a few properties with a rear setback between 35–40 feet. These setbacks were likely approved administratively. The R-2 district rear setback minimums in the 1976 Zoning ordinance (subdivision platted in 1977) did not differ from the existing R-2 district requirements.
- The former zoning ordinance — active at the time of development — contemplated portions of the principal building as a permitted obstruction in the rear yard. This provision allowed for the principal building to encroach upon the minimum 40' setback. The ordinance contemplated portions of the principal building in the required rear yard, located no closer than 25 feet from the rear lot line.

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.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a "three seasons" room to the rear of the principal structure. The proposal does not conflict with area and bulk standards of the R-2 Single Family Zoning District. Staff identified a number of properties in the surrounding area that were granted setbacks below the minimum required 40 feet. Staff has determined that the proposal is consistent with the character and qualities of surrounding properties. 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 Dhaval Parekh, dated 04/09/2026, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

1. Special Use Application
2. Aerial Map
3. Plat of Survey
4. Site Plan
5. Elevations
6. Public Notice



SPECIAL USE APPLICATION

Department of Planning & Zoning
200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247

Petitioner Name

Parekh, Dhaval

Business Name (if applicable)

Subject Property Address

649 W. REVERE Lane Palatine, IL 60067

Please provide a description of your proposed request:

Construction of a 16'x17'x16' unconditioned sunroom on a concrete pier foundation located off the South/West corner of the property located at 649 West Revere Lane. We are requesting a 5.5ft encroachment into the 40ft rear setback.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

Construction of the addition in this location will provide a usable space in the backyard with protection from the elements. The addition will match the existing color scheme of the home resulting in the appearance of the addition always being here.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

Construction of the addition with the 5.5ft encroachment into the rear yard setback will still have the entire addition located inside of the lot lines, resulting in no effects to the public health, safety or welfare.

The use will not cause substantial injury to nearby property values. Explain:

Construction of the addition with the 5.5ft encroachment into the rear yard setback is an improvement from the existing paver system installed, resulting in no injury to nearby property values.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

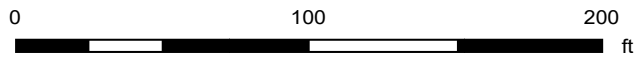
With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

Not Applicable.



Print Date: 5/11/2026

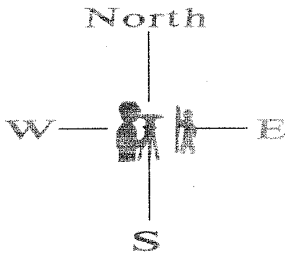
Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.
of

Property located at: 649 REVERE LANE



1 IN. = 16 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC

BASIS OF BEARINGS IS ASSUMED

Legally described as:

LOT 166 IN PLUM GROVE HILLS UNIT THREE, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LINE TABLE

Line	Bearing	Distance	Measure
L1	N.89°57'34"E.	76.00'	76.00'
L2	S.00°02'16"E.	120.00'	120.00'
L3	N.89°53'46"W.	76.00'	76.00'
L4	N.00°02'17"W.	119.81'	119.81'

A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER

	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	.01	.02	.03	.04	.05	.06	.07	.08 = 1 INCH
1 AND	.09	.10	.11	.125	.14	.15	.16	.17 = 2 INCHES
2 AND	.18	.19	.20	.21	.22	.23	.24	.25 = 3 INCHES
3 AND	.26	.27	.28	.29	.30	.31	.32	.33 = 4 INCHES
4 AND	.34	.35	.36	.375	.39	.40	.41	.42 = 5 INCHES
5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.625	.64	.65	.66	.67 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT

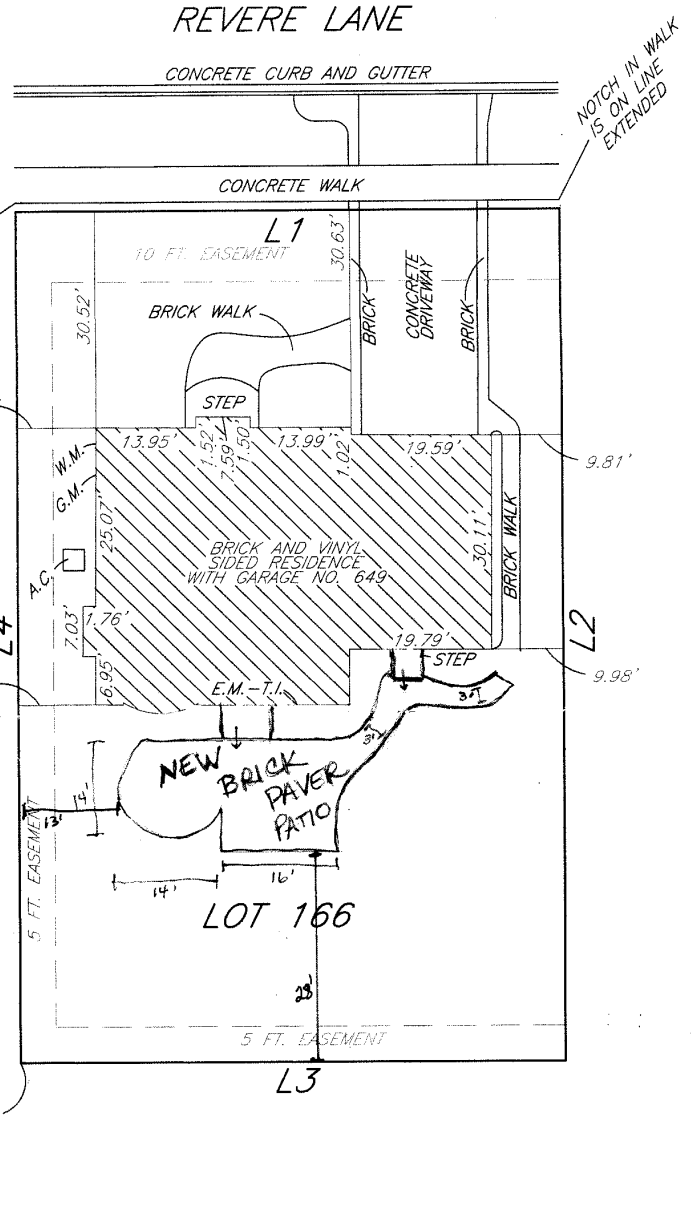
Survey ordered by: Law Offices of Samuel P. Nedeau

State of Illinois)
County of Du Page)

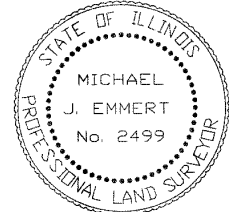
Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
Date of field survey: March 28, 2013

Dated this 28th. day of March 2013

By: _____ President
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2014
Professional Design Firm Land Surveyor Corporation No. 184.004811



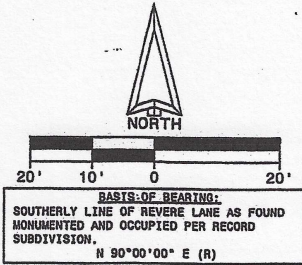
APPROVED
PLANNING & ZONING



original plat is in colors
Michael J. Emmert Surveys, Inc
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387

LEGEND	
A = ASSUMED	NW = NORTHWEST
BL = BUILDING SETBACK LINE	P.O.B. = POINT OF BEGINNING
C = CALCULATED	P.O.C. = POINT OF COMMENCEMENT
C.E. = CITY EASEMENT	P.U.E. = PUBLIC UTILITY EASEMENT
CH = CHORD	P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
D.E. = DRAINAGE EASEMENT	R.O.W. = RIGHT OF WAY
E = EAST	S = SOUTH
F.I.P. = FOUND IRON PIPE	S.I.P. = SET IRON PIPE
F.I.R. = FOUND IRON ROD	S.I.R. = SET IRON ROD
FT. = FEET/FOOT	SE = SOUTHEAST
L = ARC LENGTH	SW = SOUTHWEST
M = MEASURED	V.E. = VILLAGE EASEMENT
N = NORTH	W = WEST
NE = NORTHEAST	-X-X-X-X-X- = FENCE
- - - - - = EASEMENT LINE	- - - - - = SETBACK LINE
- - - - - = INTERIOR LOT LINE	

MORRIS ENGINEERING, INC.
 5100 S. LINCOLN LISLE, ILLINOIS 60532
 MAIN PHONE: (630)271-0770 SURVEY DEPT. PHONE (630)271-0599
 EMAIL: SURVEY@ECIVIL.COM WEBSITE: ECIVIL.COM

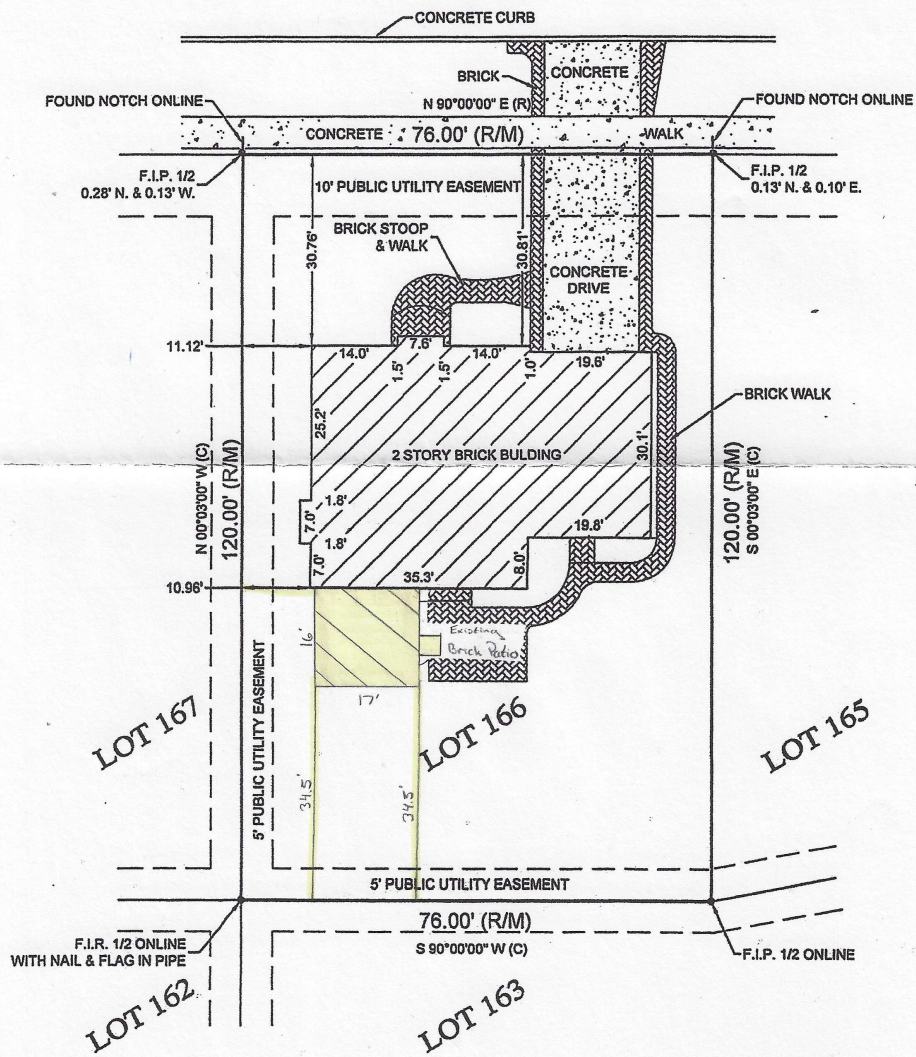


PLAT OF SURVEY
 OF

LOT 166 IN PLUM GROVE HILLS UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:
 CONTAINING 9120 SQ. FT. OR 0.21 ACRES MORE OR LESS

(60' R.O.W.)
REVERE LANE

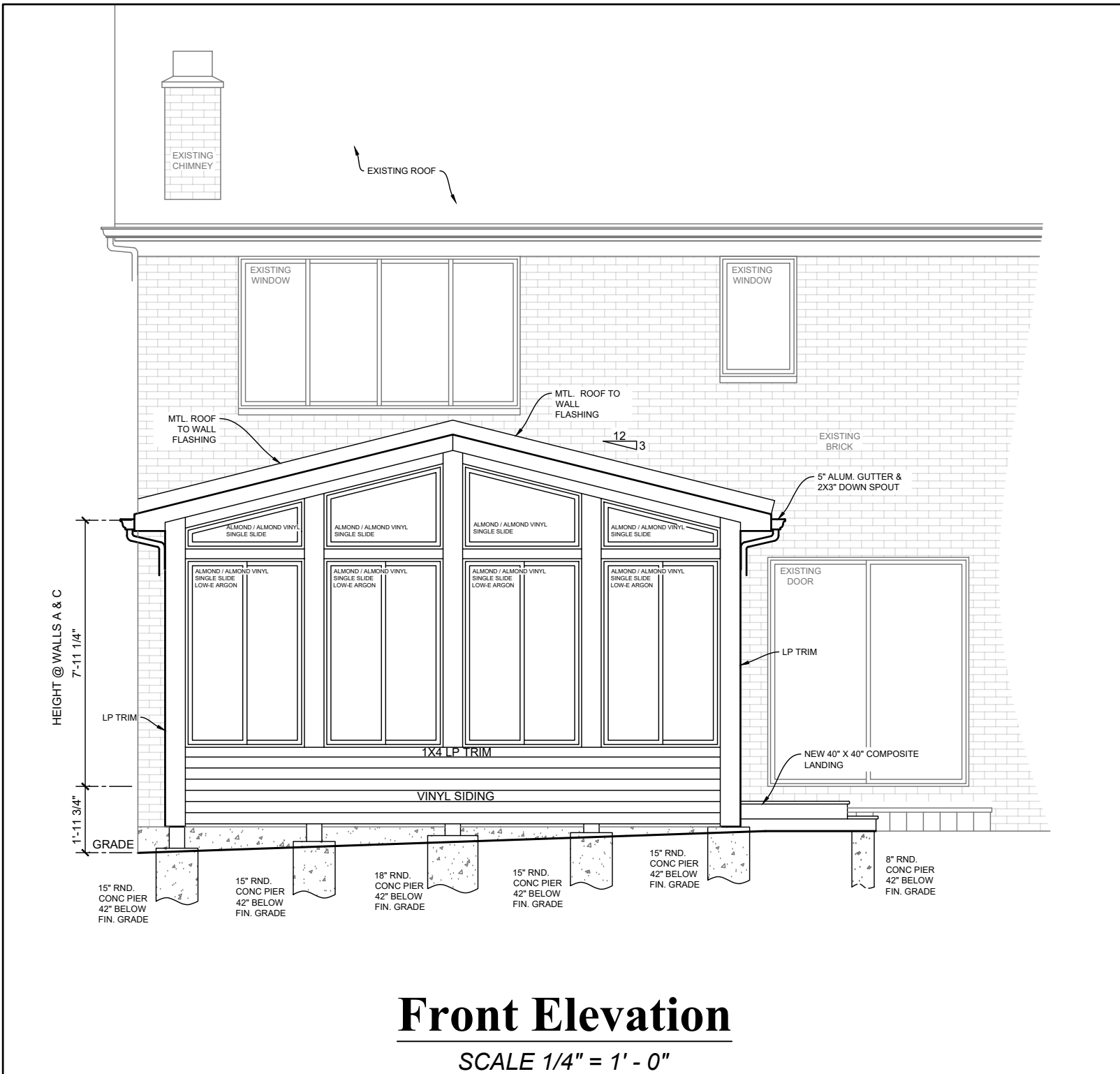


STATE OF ILLINOIS)
 COUNTY OF DUPAGE)SS
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
 DATED, THIS 18TH DAY OF AUGUST, A.D., 2015, AT LISLE, ILLINOIS.
 Stacy Ferguson
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2952
 LICENSE EXPIRATION DATE NOVEMBER 30, 2016
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245



- NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 649 REVERE LANE
 PALATINE, ILLINOIS
 CLIENT JAMES C. SIEBERT & ASSOCIATES LAW OFFICE
 JOB NO. 15-08-0143
 FIELDWORK DATE/CREW CHIEF 08-14-15 (JJ/RW)
 DRAWN BY: RT REVTRP:



NOTES:
 IRC. 2021
 NEC. 2020

NOTES:
 ROOM IS AN UNCONDITIONED SPACE

ASSUMED WIND LOAD = 115 MPH ULTIMATE
 ASSUMED SNOW LOAD = 30 PSF
 ASSUMED SOIL BEARING PRESSURE = 3000 PSF

ALL FASTENERS & CONNECTORS TO BE HOT DIPPED GALVANIZED

PROJECT: PAREKH

DATE: 4-9-2026

PAGE #: 1

REVISION: A

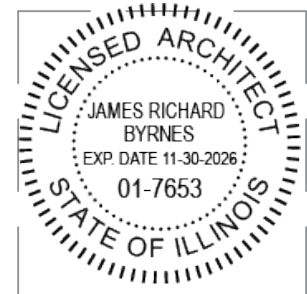
DRAWING SCALE: 1/4" = 1'0"

DRAWN BY: TH

Front Elevation

CUSTOMER

Dhaval Parekh
 649 West Revere Ln.
 Palatine, IL. 60067



ARCHITECT SEAL

TimberBuilt™

TimberBuilt Inc. 841 Equity Dr. St. Charles, IL 60174 Ph. 630-443-7100 **Rooms**

Front Elevation

SCALE 1/4" = 1' - 0"

NOTES:

PROJECT: **PAREKH**

DATE: **4-9-2026**

PAGE #: **2**

REVISION: **A**

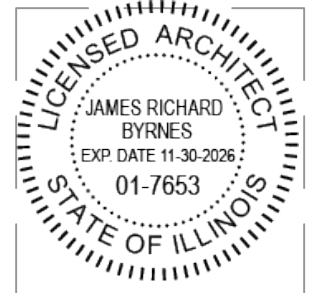
DRAWING SCALE: **1/4" = 1'0"**

DRAWN BY: **TH**

Left Elevation

CUSTOMER

Dhaval Parekh
649 West Revere Ln.
Palatine, IL. 60067

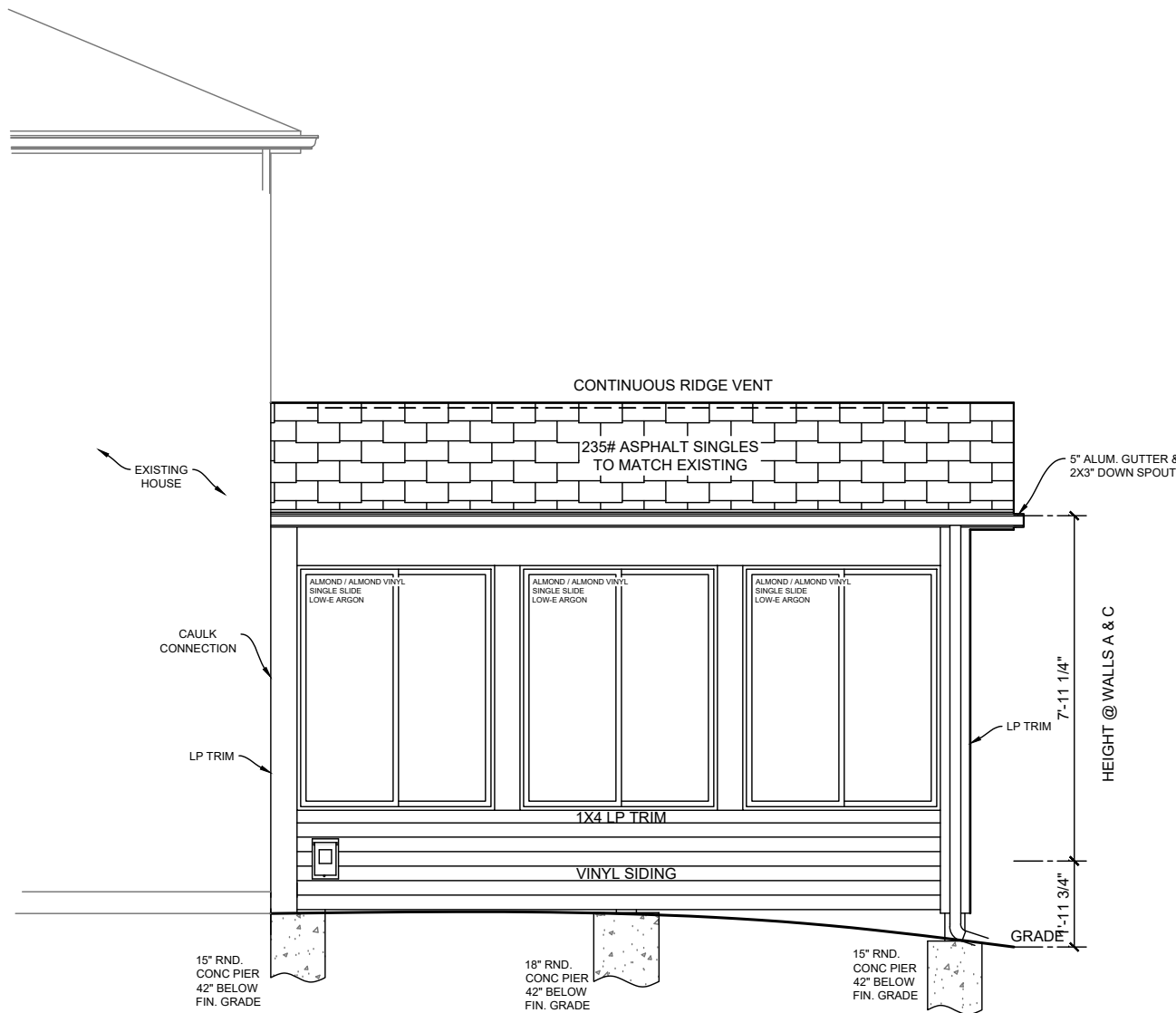


ARCHITECT SEAL

TimberBuilt™

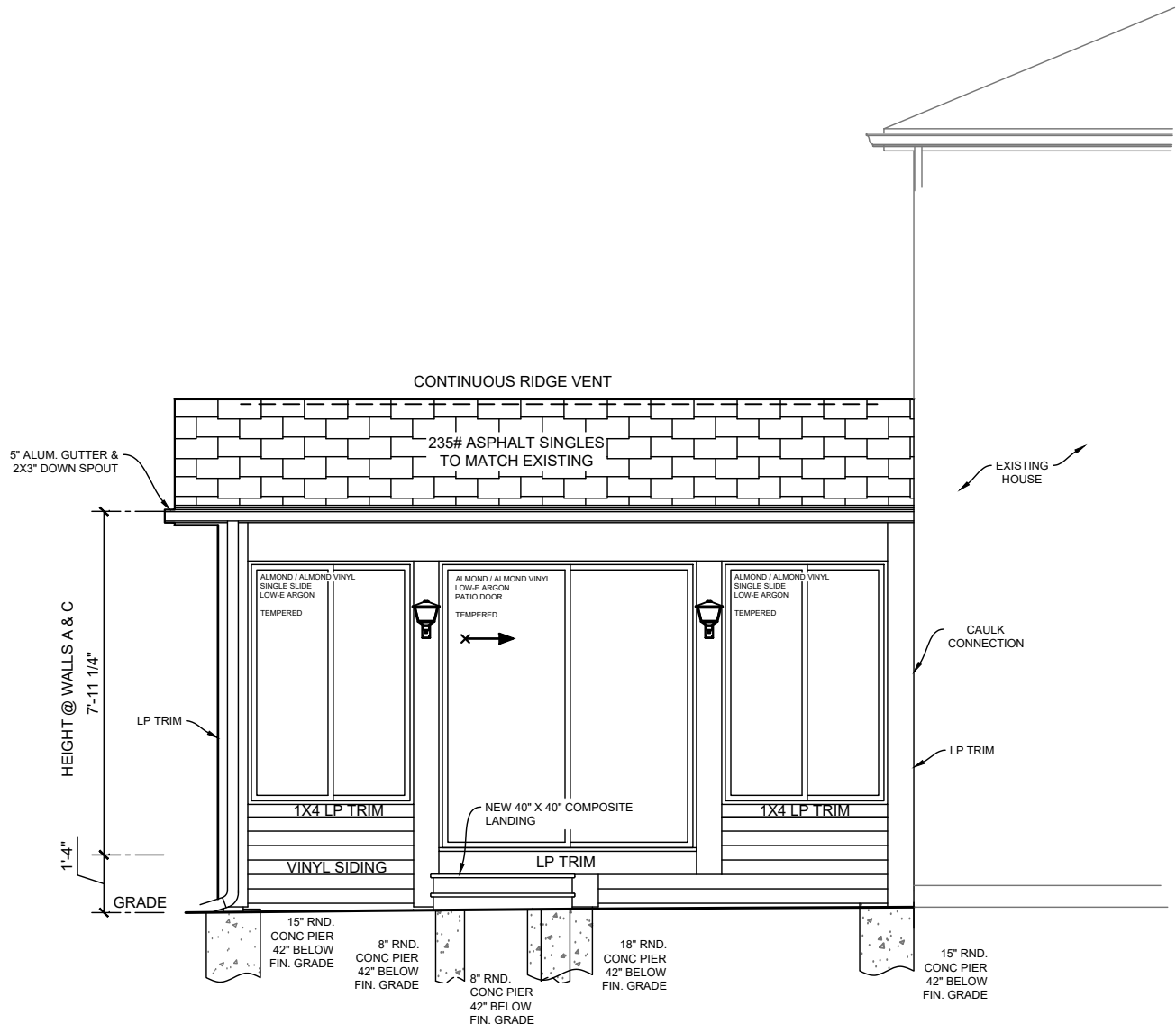
TimberBuilt Inc. 841 Equity Dr.
St. Charles, IL 60174 Ph. 630-443-7100

Rooms



Left Elevation

SCALE 1/4" = 1' - 0"



NOTES:

PROJECT: **PAREKH**

DATE: **4-9-2026**

PAGE #: **3**

REVISION: **A**

DRAWING SCALE: **1/4" = 1'0"**

DRAWN BY: **TH**

Right Elevation

CUSTOMER

Dhaval Parekh
649 West Revere Ln.
Palatine, IL. 60067



ARCHITECT SEAL

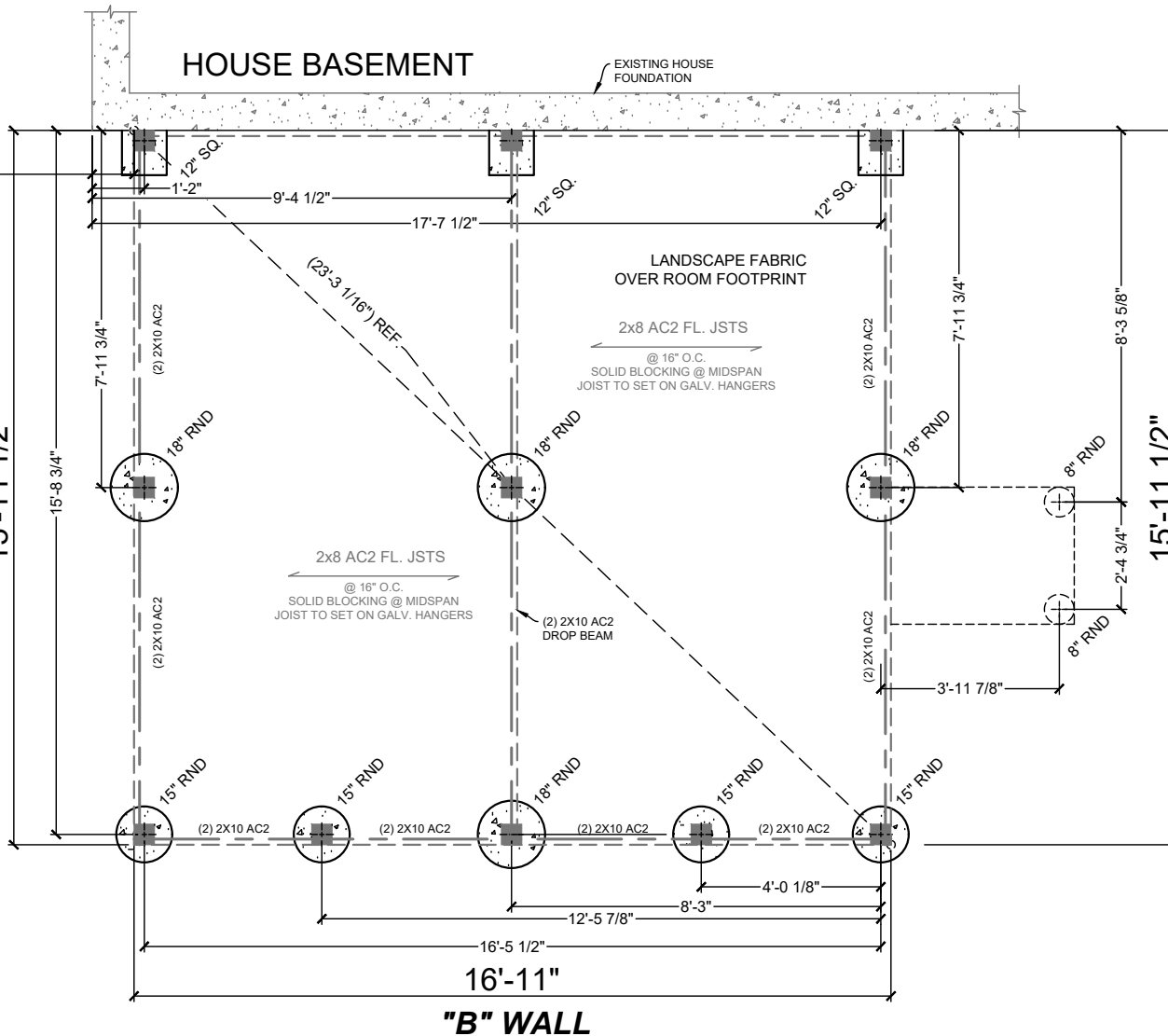
Right Elevation

SCALE 1/4" = 1' - 0"

TimberBuiltTM
 Rooms

TimberBuilt Inc. 841 Equity Dr.
 St. Charles, IL 60174 Ph. 630-443-7100

11 1/4" REF. DIM.
START FROM CORNER
OF HOUSE FOUNDATION



Foundation Plan

SCALE 1/4" = 1' - 0"

NOTES:
NO BASEMENT EXITS OR
ESCAPE WINDOWS WILL
BE REMOVED OR
BLOCKED BY THIS ADDITION

ASSUMED SOIL BEARING PRESSURE
= 3000 PSF

PROJECT: **PAREKH**

DATE: **4-9-2026**

PAGE #: **4**

REVISION: **A**

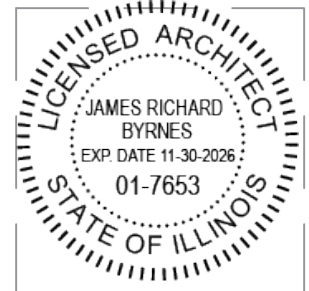
DRAWING SCALE: **1/4" = 1'0"**

DRAWN BY: **TH**

Foundation Plan

CUSTOMER

Dhaval Parekh
649 West Revere Ln.
Palatine, IL. 60067



ARCHITECT SEAL

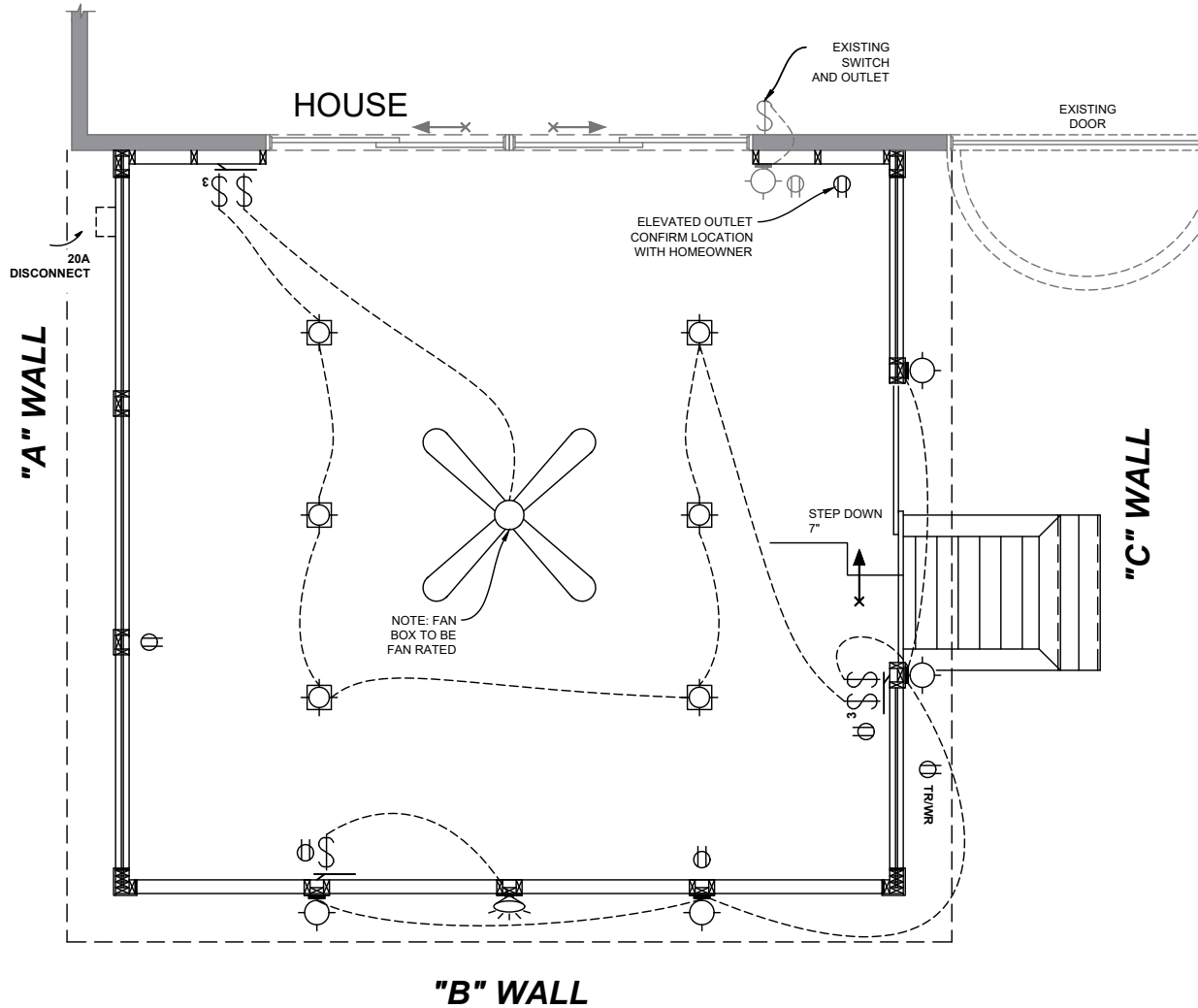
TimberBuilt™

TimberBuilt Inc. 841 Equity Dr.
St. Charles, IL 60174 Ph. 630-443-7100

Rooms

ELECTRICAL SYMBOL LIST

	CEILING SURFACE LIGHT
	WALL MOUNTED FIXTURE
	SPOTLIGHT
	TRACK LIGHT ASSEMBLY
	SWITCH
	THREE-WAY SWITCH
	DIMMER SWITCH
	SINGLE RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	QUADRUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET-SPLIT WIRED
	DEDICATED 240 V / 20A OUTLET
	WEATHERPROOF DUPLEX OUTLET
	GROUND FAULT PROTECTED RECEPTACLE
	FLOOR DUPLEX RECEPTACLE OUTLET



Electric Plan

SCALE 1/4" = 1' - 0"

NOTES:
NEC. 2020

ROOM CIRCUIT IS AFCI / GFCI PROTECTED
ALL RECEPTACLE ARE TYPE WR / TR

EMT CONDUIT

PROJECT: **PAREKH**

DATE: **4-9-2026**

PAGE #: **6**

REVISION: **A**

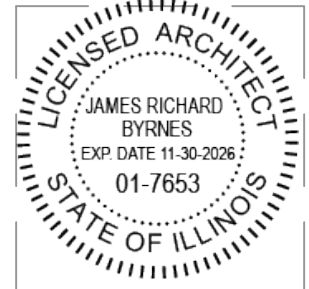
DRAWING SCALE: **1/4" = 1'0"**

DRAWN BY: **TH**

Electric Plan

CUSTOMER

Dhaval Parekh
649 West Revere Ln.
Palatine, IL. 60067



ARCHITECT SEAL

TimberBuilt

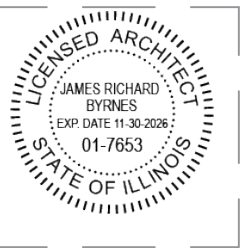
TimberBuilt Inc. 841 Equity Dr.
St. Charles, IL 60174 Ph. 630-443-7100

Rooms

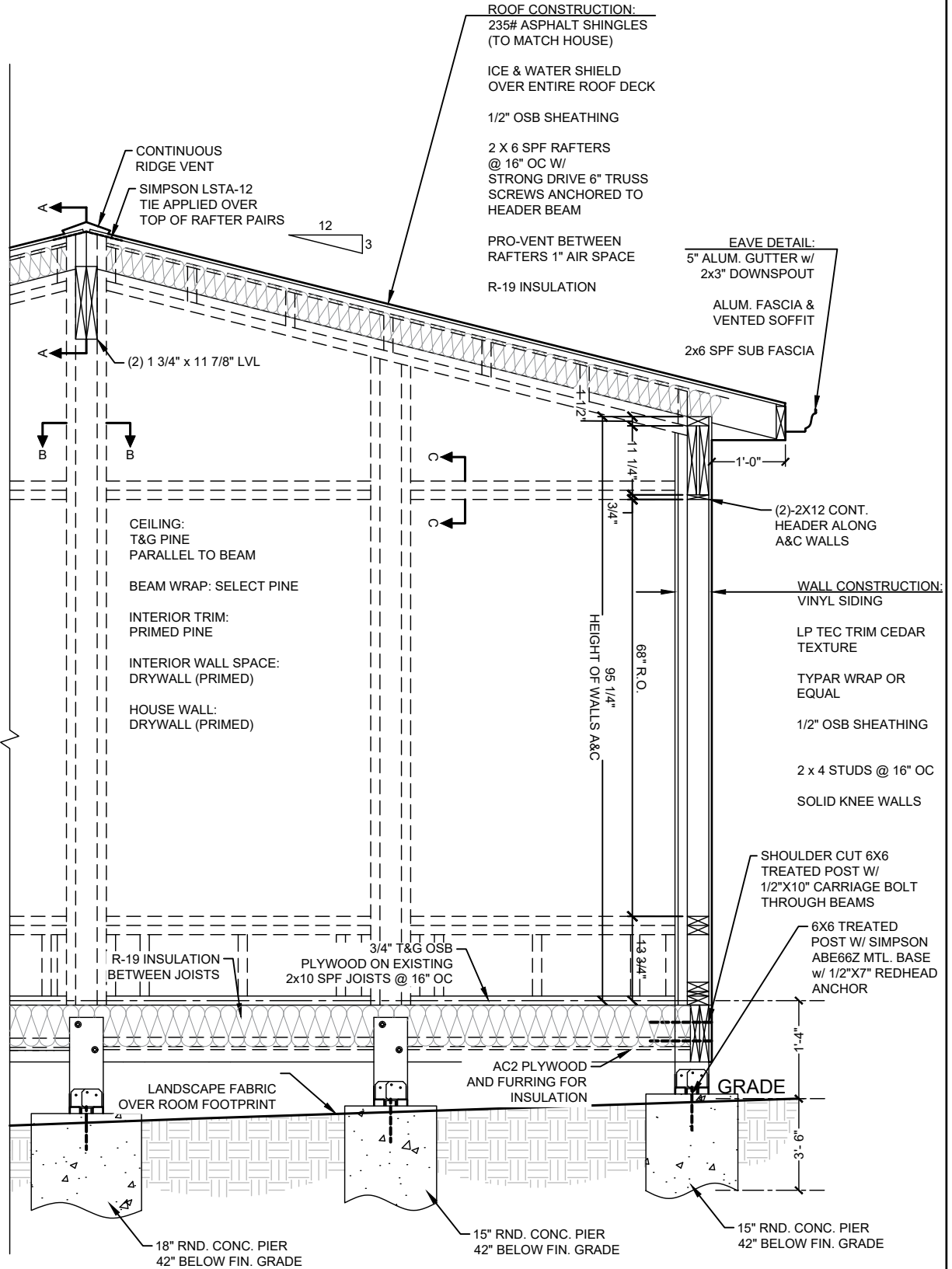
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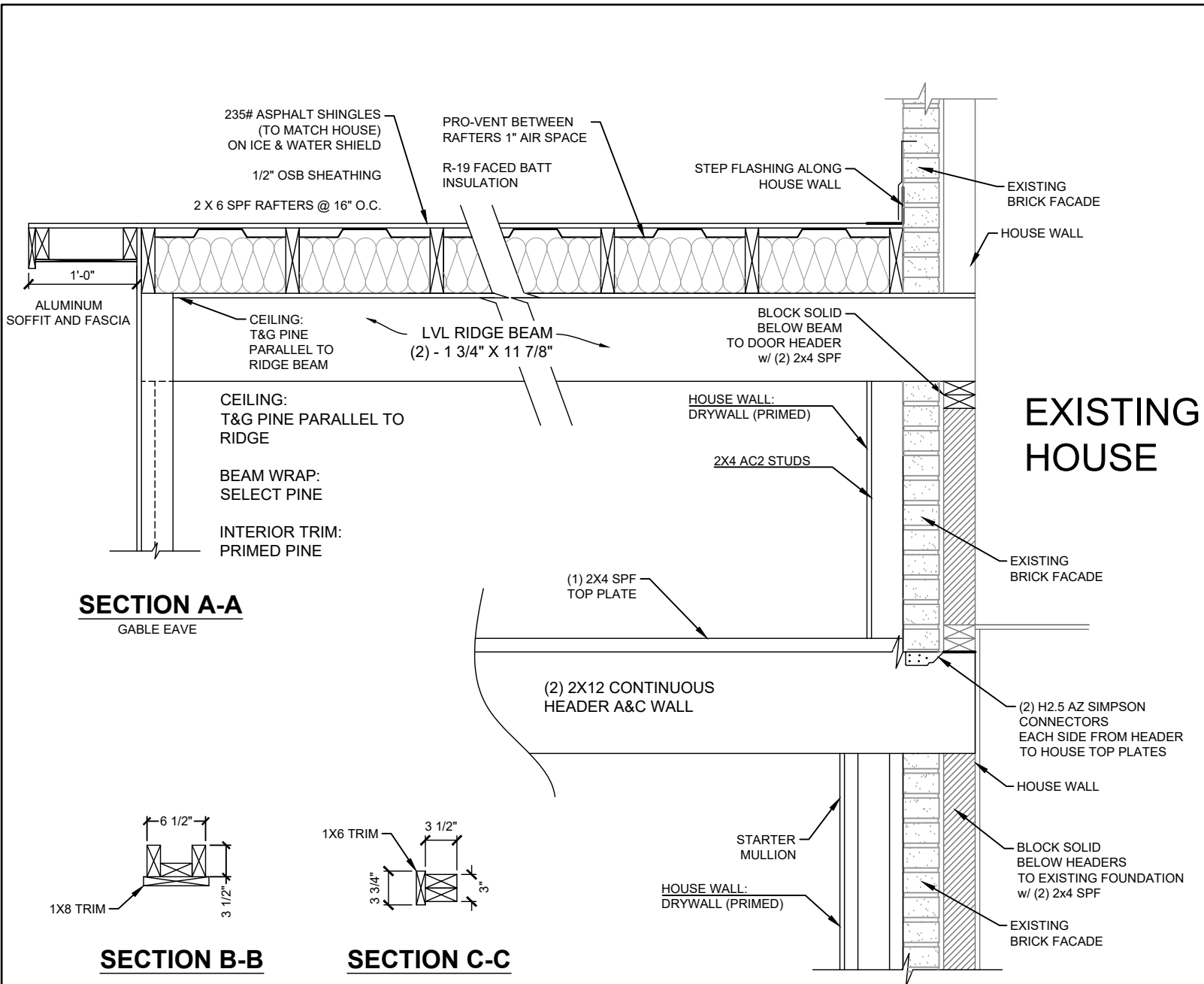
PROJECT: PAREKH
DATE: 4-9-2026
PAGE #: 7
REVISION: A
DRAWING SCALE: 7/16" = 1'0"
DRAWN BY: TH

Typical Wall Section
Room Addition
CUSTOMER
Dhaval Parekh
649 West Revere Ln.
Palatine, IL. 60067



ARCHITECT SEAL





NOTES:

PROJECT: **PAREKH**

DATE: **4-9-2026**

PAGE #: **8**

REVISION: **A**

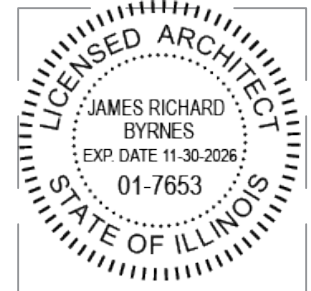
DRAWING SCALE: **3/4" = 1'0"**

DRAWN BY: **TH**

House Connection Detail

CUSTOMER

Dhaval Parekh
 649 West Revere Ln.
 Palatine, IL. 60067



ARCHITECT SEAL

TimberBuilt™

TimberBuilt Inc. 841 Equity Dr.
 St. Charles, IL 60174 Ph. 630-443-7100

Rooms

House Connection Detail - Room Addition

SCALE 3/4" = 1' - 0"

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 649 W. REVERE LN.

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 7TH day of MAY, A.D. 2026, and the last publication thereof was made on the 7TH day of MAY, A.D. 2026.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- Des Plaines Journal
- Elk Grove Village Journal
- Mt. Prospect Journal
- Niles Journal
- Park Ridge-Golf Mill Journal
- Prospect Heights Journal
- Rosemont Journal
- Arlington Heights Topics
- Buffalo Grove Topics
- Palatine Topics
- Rolling Meadows Topics
- Wheeling Topics
- Suburban Journal
- Northwest Journal
- Glenview Journal



Mary A. Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 7TH day of MAY A.D., 2026.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 7TH day of MAY A.D., 2026.

My commission expires the 6TH day of AUGUST A.D., 2029.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, May 26, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

- **Special use to permit a rear yard setback of 34 feet, instead of the minimum required setback of 40 feet in the R-2 zoning district.**

The property is commonly known as 649 W. Revere Lane.

The Petitioner is requesting a Special Use be granted to allow 275 square-foot “sun room” addition to the rear of the principal structure.

The above petition has been filed by Dhaval Parekh, Owner, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000261-2026

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 7th day of May 2026

RA

100 E. Wood Street**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Brandon Naser, Owner

PLAN NUMBER: SU-000262-2026

BACKGROUND:

The Petitioner is requesting approval of a Special Use application to allow for a 4-foot tall open-style fence in a side yard abutting a street (N. Benton Street), with a proposed 3-foot setback from the Benton Street property line. Therefore, the Petitioner is requesting:

- Special use to permit a fence in side yard abutting a street, where the side lot line of the side yard abutting a street abuts the side lot line of a front yard of an adjacent lot.
- Variation to not include landscaping between a fence in a side yard abutting a street, and the abutting street.

KEY ISSUES:

- The Subject Property is zoned R-2, Single-Family, and is within the Jarczyk's Subdivision. The property is approximately 7,675 square feet and consists of a single-family residence and detached garage.
- The Petitioner is proposing to construct a 4-foot-tall aluminum open-style fence in the side yard along Benton Street. The fence abuts the side lot line of the front yard at 149 N. Benton Street.
 - The proposed fence will be set back approximately 3' from the lot line abutting N. Benton Street.
 - **Public sidewalk is located on the subject property**, abutting the subject lot line. Therefore, the public sidewalk possesses 2.5' of the immediate side yard depth. The fence is proposed to be setback 6" from

the edge of the sidewalk (nearest to the residence).

- The proposed fence will be used to enclose the yard for pets and children.
- The zoning ordinance contemplates fences in a side yard, abutting a street, and abutting the side lot line of a front yard as a Special Use.
- The petitioner is requesting approval of a variation to waive landscaping requirements. Fence standards require landscaping (minimum 36 inches in height) for fences in a side yard abutting a street.

Surrounding character / area qualities:

- To determine the proposal's compatibility with the surrounding area, Staff evaluated corner-yard fences located nearby. As the proposed fence is in proximity to a public walk, Staff recorded the distance between the fences and the abutting sidewalk.
- The lots and sidewalks were part of early development in Palatine, and, as a result, vary in distance. Landscaping varies among the properties; some fences are not paired with required landscaping.
- Fence designs (for fences in a corner side yard abutting a street) consisted of the following:

Address	Fence height	Setback	Distance from Sidewalk
157 E. Wood St	4' aluminum decorative, open	5 feet (#O-009-22)	>5'
55 E. Wood Street	4' picket	4 feet	>4'
138 N. Hale St	4' picket	2 feet (#O-041-13)	>3'
125 E. Colfax St	4' aluminum decorative, open	>1' foot, existing non-conforming	>1'
203 N. Benton	4' aluminum decorative, open	1 foot (#O-031-28)	Less than 1'
133 N. Hale St	4' picket	5 feet	>5'

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.

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is requesting approval of a Special Use application to allow for a 4-foot tall open-style fence in a side yard abutting N. Benton Street, with a proposed 3-foot setback from the Benton Street property line. Staff evaluated corner-yard fences (abutting a front yard) located in the surrounding area. Among them, the fences have some variation in design (setbacks and fence height). Setback less than one foot from the sidewalk, the proposed fence is generally inconsistent with the fence setbacks in the surrounding area. To minimize damage to persons or property, the majority of approved fences are set back at a reasonable distance from the sidewalk. Staff believes that the proposed setback of 6" is inconsistent with the majority of observed fences. Staff is recommending that the setback between the fence and sidewalk be increased (corresponding with condition #2). Therefore, Staff is recommending action at the discretion of the Planning and Zoning Commission.

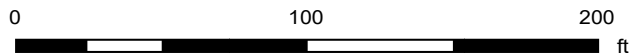
If the Planning and Zoning Commission recommends approval of the project, Staff recommends the following conditions be included:

1. The Special Use shall substantially conform to the plans prepared by Brandon Naser, dated 04/30/2026, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The setback for the proposed open-style fence shall be increased from the property line, with the site plan revised in a manner acceptable to the Director of Planning and Zoning.
3. The fence gate will open only to the inside of the residence.

ATTACHMENTS:

1. Aerial Map
2. Plat of Survey
3. Site Plan With Fence Elevation
4. Fence Elevation

5. Public Notice



Print Date: 5/4/2026

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

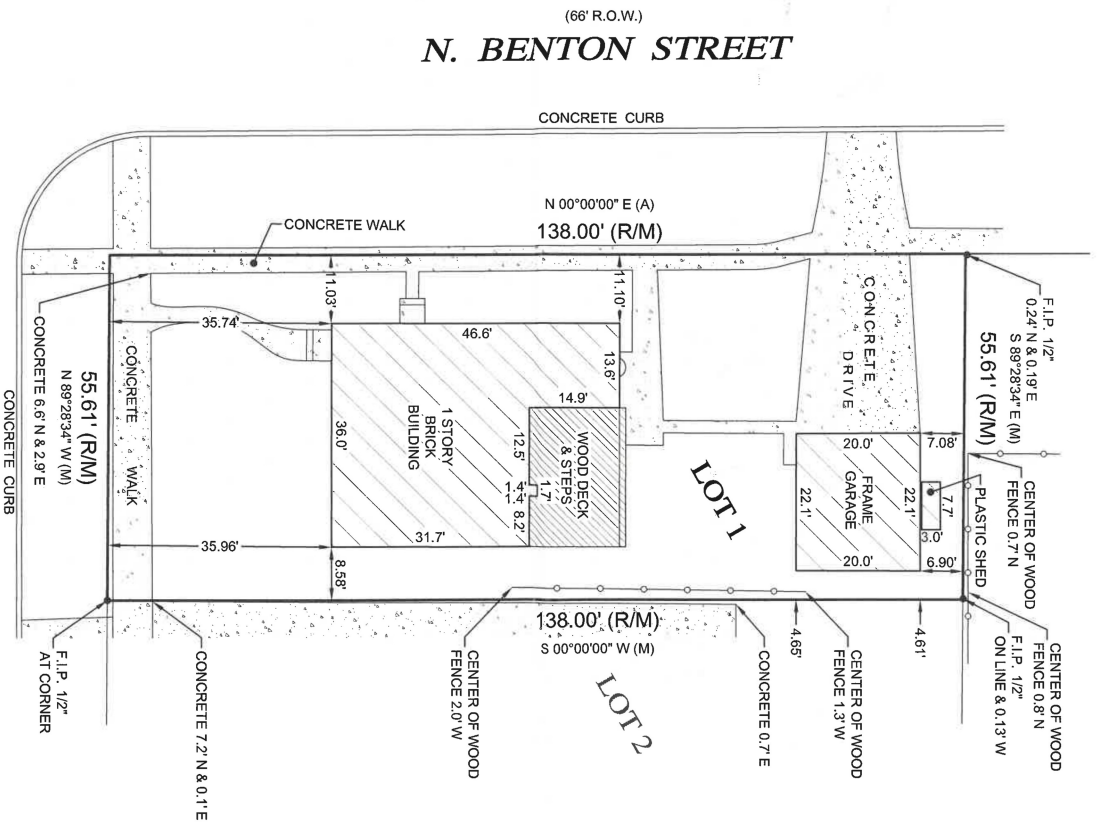
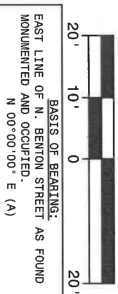
LEGEND
 A = ASSURED
 C = CALCULATED
 CH = CHORD
 CL = CENTERLINE
 D = DEED
 E = EAST
 F.I.P. = FOUND IRON PIPE
 FT. = FEET/FOOT
 L = APC LENGTH
 M = MEASURED
 N = NORTH
 NE = NORTHEAST
 NW = NORTHWEST
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R = RECORD
 R.O.W. = RIGHT-OF-WAY
 RAD = RADIUS
 S 7 P. = SET IRON PIPE
 S 7 L R. = SET IRON ROD
 SE = SOUTHEAST
 SW = SOUTHWEST
 W = WEST

X = CHAIN LINK FENCE
 WOOD FENCE
 VINYL FENCE
 EASEMENT LINE
 SETBACK LINE
 INTERIOR LOT LINE

PLAT OF SURVEY

LOT 1 IN JARCZYK'S SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 24, 1956, AS DOCUMENT 1646689, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:
 CONTAINING 7.974 SQ. FT. OR 0.18 ACRES MORE OR LESS



(66' R.O.W.) N. BENTON STREET

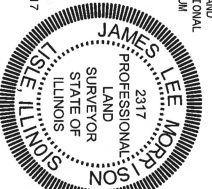
E. WOOD STREET

(66' R.O.W.)



Morris Engineering, Inc.
 515 Warrenville Road, Lisle, IL 60532
 Phone: (630) 271-0770
 FAX: (630) 271-0774
 WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS, SS
 COUNTY OF DUPAGE, JSS
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAY HERON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
 DATED, THIS 20TH DAY OF AUGUST, A.D., 2024, AT LISLE, ILLINOIS.



NOTE:
 1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION. TUNNELS NOTED OTHERWISE.
 2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
 ADDRESS COMMONLY KNOWN AS 100 E. WOOD STREET PALATINE, ILLINOIS
 CLIENT RANDY S. HEDENFELDER ATTORNEY AT LAW
 FIELDWORK DATE (CREW) 09/19/2024 (BV/ET)
 DRAWN BY: RT REVISED: JOB NO. 24-07-0465

LEGEND
 A = ASSURED
 C = CALCULATED
 CH = CHORD
 CL = CENTERLINE
 D = DEED
 E = EAST
 F.L.P. = FOUND IRON PIPE
 F.T. = FEET/FOOT
 L = ARC LENGTH
 M = MEASURED
 N = NORTH
 NE = NORTHEAST
 NW = NORTHWEST
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 R = RECORD
 RAD = RADIUS
 R.O.W. = RIGHT-OF-WAY
 S.F.P. = SET IRON PIPE
 S.L.R. = SET IRON ROD
 SE = SOUTHEAST
 SW = SOUTHWEST
 W = WEST

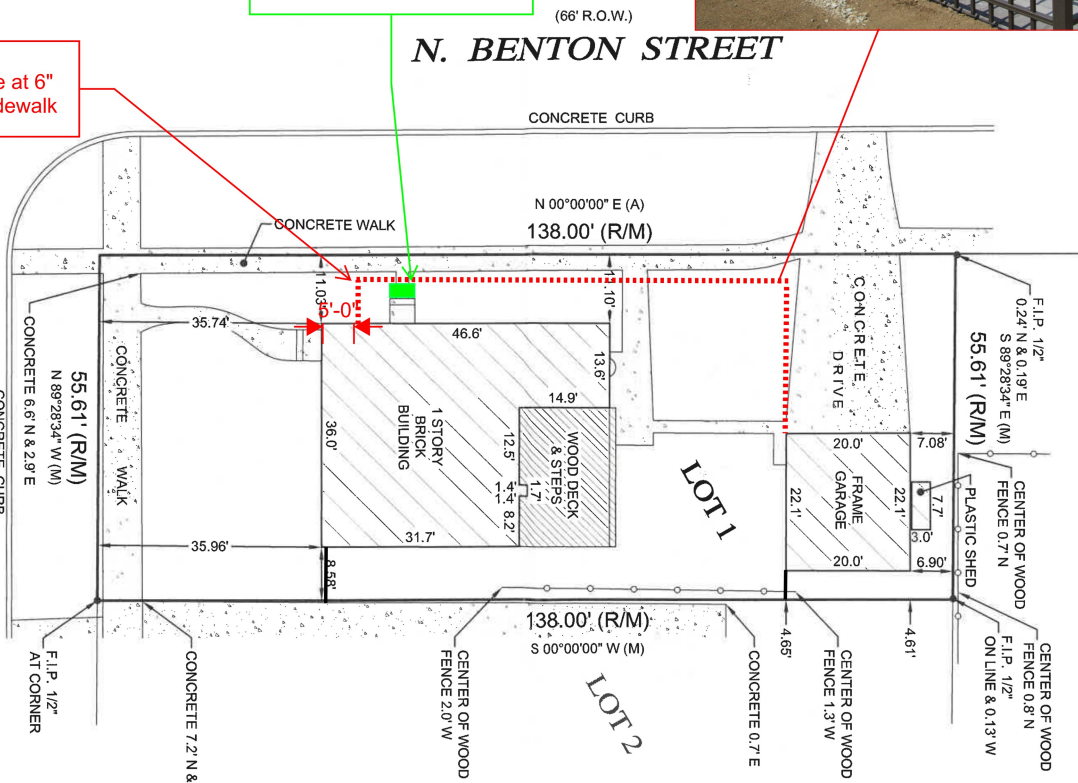
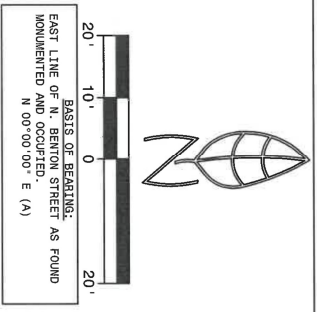
— X — CHAIN LINK FENCE
 — WOOD FENCE
 — VINYL FENCE
 — EASEMENT LINE
 — SETBACK LINE
 — INTERIOR LOT LINE

LOT 1 IN JARCZYK'S SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 24, 1956, AS DOCUMENT 1646689, IN COOK COUNTY, ILLINOIS.

PLAT OF SURVEY

CONTAINING 7.574 SQ. FT. OR 0.18 ACRES MORE OR LESS

AREA OF SURVEY:



Setback 3' from the lot line, the fence will be 3.5' away from the stoop.

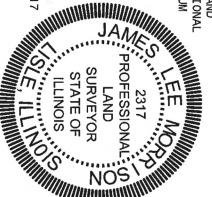
4' tall aluminum open-style fence at 6" setback from sidewalk

E. WOOD STREET
 (66' R.O.W.)

N. BENTON STREET
 (66' R.O.W.)

Morris Engineering, Inc.
 515 Warrenville Road, Lisle, IL 60532
 Phone: (630) 271-1070
 FAX: (630) 271-0774
 WEBSITE: WWW.ECIVIL.COM

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 COUNTY OF DUPAGE, SS
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ADDRESS COMMONLY KNOWN AS 100 E. WOOD STREET PALATINE, ILLINOIS

CLIENT RANDY S. HEDENFELDER ATTORNEY AT LAW PALATINE, ILLINOIS

FIELDWORK DATE (CREW) 09/19/2024 (BV/ET)

DRAWN BY: BT REVISED: JOB NO. 24-07-0465



CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 100 E. WOOD ST.



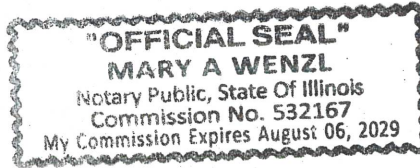
County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 7TH day of MAY, A.D. 2026, and the last publication thereof was made on the 7TH day of MAY, A.D. 2026.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- Des Plaines Journal
- Elk Grove Village Journal
- Mt. Prospect Journal
- Niles Journal
- Park Ridge-Golf Mill Journal
- Prospect Heights Journal
- Rosemont Journal
- Arlington Heights Topics
- Buffalo Grove Topics
- Palatine Topics
- Rolling Meadows Topics
- Wheeling Topics
- Suburban Journal
- Northwest Journal
- Glenview Journal



Mary A. Wenzl
IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 7TH day of MAY A.D., 2026.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 7TH day of MAY A.D., 2026.

My commission expires the 6TH day of AUGUST A.D., 2029.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, May 26, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

- **Special use to permit a fence in side yard abutting a street, where the side lot line of the side yard abutting a street abuts the side lot line of a front yard of an adjacent lot.**
- **Variation to not include landscaping between a fence in a side yard abutting a street, and the abutting street.**

The property is commonly known as 100 E. Wood Street.

The Petitioner is requesting approval of a Special Use application to allow for a 4-foot tall open-style fence in a side yard abutting N. Benton Street, with a proposed 3-foot setback from the Benton Street property line.

The above petition has been filed by Brandon Naser, owner, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000262-2026

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 7th day of May 2026

RA