



VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

MINUTES • MARCH 25, 2025

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Patrick Noonan	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Eric Friedman	Vice Chairperson	Present	
Jan Wood	Chairperson	Present	
Rodney Bettenhausen	Commissioner	Present	
Robert Kolososki	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Absent	
Stephen Fedota	Commissioner	Absent	
Tim Schubert	Commissioner	Present	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Mar 11, 2025 7:00 PM

Mr. Schubert made a motion to approve the minutes of March 11, 2025; seconded by Mr. Noonan

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tim Schubert, Commissioner
SECONDER:	Patrick Noonan, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Schubert
ABSENT:	Cavanaugh, Fedota

III. PUBLIC HEARING

1. Public Hearing and Review of the Proposed Village of Palatine Comprehensive Plan

Notice was published in the Journal & Topics on March 6, 2025.

Ms. Roth Wurster made a motion to open the Public Hearing, seconded by Mr. Noonan, unanimously approved.

Ms. Wood noted the submitted exhibits:

Petitioner's Exhibits:

1. Final Draft Palatine Comprehensive Plan
2. Public Notice

Mr. Jacobs gave a brief summary of the process, which began in early 2023. He thanked those involved including Village Departments, Mayor and Council Members, stakeholders, meeting groups, steering committee members, and community open house participants and online feedback providers.

**Sworn in petitioner: Mr. Andy Cross senior planner with The Lakota Group
1 E. Wacker Drive, Chicago, IL**

Ms. Alexis Stein planner at Lakota group

Mr. Cross explained he will provide an overview of the project/plan, the background of its preparation, and how it was put together. He explained the presentation will explain how the plan was developed and comprised, including aspects of its implementation. He explained the planning process is broken into three phases: state of the village, community visioning, and the completed comprehensive plan.

Ms. Stein stated a key component of the comprehensive plan is the community engagement process, which included a specific comprehensive plan website surveys, stakeholder interviews, several open houses and steering committee meetings, which resulted in engaging thousands of participants. She stated that, through the engagement process, a community informed vision statement was created. She explained the comprehensive plan creates a roadmap and guidance for development and policy to achieve the vision.

Mr. Cross spoke to the structure of the plan divided into three themes, including the built environment, economy and growth, and community & neighborhoods. He explained within the themes the plan identified goals and developed strategies, which were broken down into actions. He discussed the themes and explained the goals and strategies for each. He also spoke to the future land use plan.

Ms. Stein stated the future land use plan is one of the main tools of the comprehensive plan. She explained it shows where the community anticipates going. She explained that, when creating the strategies, the goals were to enhance the downtown and surrounding areas and preserve the character of the neighborhoods, while also strengthening the commercial corridors. The strategies also envisioned certain potential redevelopment activities on key opportunity sites. She further explained the future land use map and the opportunity sites, which are also susceptible to change.

Mr. Cross spoke to implementing the plan and making it actionable. He went over the matrix identifying each goal, strategy, and action. He explained that using the comprehensive plan would also be used as a guide for future capital and budget plans.

Commissioner Kolososki asked why the available areas do not include the downtown area.

Mr. Cross stated it was not overlooked. He explained the key opportunity sites were sites that were most susceptible to change. He spoke to the strategies to change and improve things in the downtown area but pointed out there were not specific properties in the downtown that were identified specifically susceptible to change in the 5-10 year time frame.

Ms. Stein spoke to a concurrent TOD plan in process. She stated they did not want to interfere with the plan, but it is recognized and addressed in the plan.

Commissioner Kolososki spoke to other towns knocking down buildings and doing something spectacular asking if that would work in Palatine.

Mr. Cross explained that is more strategic than this comprehensive plan. He stated the 2016 TOD study identified some blocks for potential reconfiguration. He stated the current comprehensive plan did not identify any additional specific properties for Village acquisition and redevelopment.

Chairman Wood asked what is envisioned or suggested for improving the entry way and corridors to the Village.

Mr. Cross stated the key element is to look at the opportunity sites. He spoke to a few sites including the Cotillion that could be functional gateways to the community.

Mr. Jacobs explained the intent of this slide is to show what is different than what is there today and to get feedback. He further explained the Village does not own any of these properties and has no acquisition intentions for them. Mr. Jacobs stated they all have their own unique circumstances and there are also potential other locations.

Commissioner Friedman clarified the objective is not to get rid of other subarea plans.

Mr. Jacobs answered yes. He stated there are other documents that aren't modified or superseded. He explained the intention is to maintain them and possibly expand more in the future.

Commissioner Friedman asked if there were any key changes from the 2011 plan.

Mr. Cross answered confirmed, explaining that it comes down to the opportunity sites, including the recently annexed area south of Algonquin Road and east of Roselle Road, north of the Medieval Times. There are also areas along Northwest Highway.

Chairman Wood stated she loves the plan and hopes there is something contemplated for entry ways to be nicer including Rohlwing Road and Northwest Highway, Rand Road, and Lake Cook Road, and the recently approved Dundee Road TIF district at IL Route 53.

Mr. Cross stated it is difficult to find public right of way expansive enough to make anything visionary and further explaining that most along Dundee Road and Rand Road are privately-owned or under IDOT control.

Commissioner Friedman spoke to future redevelopment and the opportunity to add streetscape at that time, along the Rand Road corridor at Lake Cook Road and spoke to the Commission's previous review of

Commissioner Noonan pointed out the need for land and money to do things. He stated the Village does a good job managing its finances.

Chairman Wood stated she liked the emphasis on townhome developments, pointing out there are not an abundance of such developments, aside from more expensive homes, which many cannot afford.

Mr. Cross stated, through the engagement, they identified many single-family detached home areas and multi-family housing. He stated during the engagement process, residents expressed interest in remaining in the area, with the ability to downsize from larger homes.

Commissioner Noonan stated there is an affordability problem in Illinois and other areas of the United States.

Ms. Stein agreed.

Commissioner Roth-Wurster asked what happens if a use is already approved for one of the sites

Mr. Cross explained the future land use is visionary and guiding and the zoning code is granular.

Commissioner Roth-Wurster spoke to other towns moving from big box retail to mixed use.

Mr. Cross stated amendments to the comprehensive plan can reviewed and made, when warranted for specific locations and situations.

Mr. Jacobs explained it has been a 2 year process and staff tried to make sure projects during that time were reflected on the land use map. He stated they work together, but there will never be an opportunity for them to be exactly the same. In response to a question about the potential relocation of the Chicago Bears, Mr. Jacobs stated if that is the outcome, it would likely warrant a review of certain aspects of the Comprehensive Plan.

Commissioner Noonan pointed out there were projects along Rand Road over the last few years that were approved by the Commission and Village Council, but not implemented. He asked if there are developers intrigued in these certain locations.

Mr. Jacobs spoke to some sites on Rand Road that have fallen apart, but stated Staff remains in contact with the brokers and there is always potential for those projects to be restart the review process. He spoke to developments through the Village, which included the apartment building at the former Kinch Garden Nursery, which is complete and occupied, the Oak Alley redevelopment, and the Carriage Way townhouse development on Quentin Road. He stated there is remains continued interest on other sites through the Village, as well. Mr. Jacobs stated the new TIF district on Dundee Road at IL-Route 53 was created to help with redevelopment and create additional opportunities.

Commissioner Kolososki asked if the land off Roselle Road at Algonquin Road is zoned residential.

Mr. Jacobs explained that land is owned by the Archdiocese and per Code, upon annexation is rezoned to R-1 single-family residential. He stated only the warehouse project portion was rezoned, with the remaining property maintaining its residential zoning.

Commissioner Kolososki asked if a different use is possible.

Mr. Jacobs answered yes, while explaining that an opportunity site recommendation does not indicate the only option available.

Commissioner Friedman asked what mixed use commercial includes specifically pointing out the property off Hicks Road, north of Dundee Road.

Ms. Stein explained it would represent any mix of uses, such as commercial on the ground floor and residential on top. She explained it is flexible thinking of the potential character of a site and not getting granular representation.

Mr. Jacobs stated those properties also have a good deal of lot depth, which could allow for greater opportunity.

Mr. Jacobs noted both the Comprehensive Plan Steering Committee and Staff recommend approval of the Final Comprehensive Plan.

Sworn in Mr. Dennis Dwyer 1032 W. Raven Lane

Mr. Dwyer stated he is happy he lives in Palatine. He inquired about the implementation matrix portion of the plan and discussed its status and process.

Mr. Jacobs explained the first objective is the presentation of the plan to the Planning and Zoning Commission and then review with the Village Council for adoption. Once that is completed, the various components would be reviewed and prioritized.

Mr. Dwyer discussed the green space and park areas, noting that the Park District is typically seeking larger properties. He asked if there is any opportunity for cooperation with Park District.

Mr. Jacobs discussed the Subdivision Code requirement about park land dedication and identified a townhouse development on Lake Cook Road, where the Park District sought a smaller park dedication, which was a component of that development. He explained green space can mean other things like downtown enhancements or landscaping.

Mr. Dwyer spoke to the challenges to redevelopment, with shallow lots along Northwest Highway and Dundee Road. He asked if other communities, with similar situations were examined.

Mr. Jacobs spoke to the challenges along those areas and that the future land use includes additional lot depth to provide additional screening.

Mr. Dwyer suggested providing a land use strategy layout that shows the changes. He stated pg. 49 there are 2 comments that state pedestrian and should say bicycles. Mr. Jacobs noted he had made a similar comment and this would be amended accordingly, prior to Village Council review.

Chairman Wood inquired about the process.

Mr. Jacobs stated once the Plan is adopted, Staff can work to prioritize the plan recommendations from an implementation and budget perspective.

Sworn in Mr. Brandon Parrott-Sheffer 1928 N High Grove Lane

Mr. Parrott-Sheffer thanked the Lakota group for the information and presentation. He stated he went to every community involvement meeting and feels the feedback was included in plan. Mr. Parrott-Sheffer stated he wished the Walmart shopping center would be redeveloped, pointing out it is an untapped area. He requested more trees in the area pointing out the car dealerships have taken away all the trees.

Mr. Jacobs agreed. He stated the Village entered in a redevelop agreement with the center. He stated U-Haul took over part of the center and the center is in active development for a new grocery store and remodel, which includes a façade update along the existing frontage through to the Goodwill store. Mr. Jacobs added the vacant site next to Einstein's is approved for Wendy's with a drive thru.

Chairman Wood agreed pointing out it is a busy corridor and uncertain if anything can be added in the new TIF district to add trees.

Mr. Jacobs stated it is a good point taken, but explained trees can screen businesses, which is sometimes a question, but the landscaping requirements would be reviewed with future projects.

STAFF RECOMMENDATION:

Mr. Jacobs reiterated that Staff and the Steering Committee recommend approval.

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

Commissioner Noonan made a motion to approve; seconded by Commissioner Roth-Wurster

DELIBERATIONS:

Commissioner Roth-Wurster stated that a lot of effort and time went into the plan. She stated Lakota has given guidance about how to achieve the goals.

Commissioner Kolososki agreed, stating it is nice to know the city planners are planning.

Commissioner Friedman stated it is an accumulation of a lot of work and time by a lot of people and will serve the community.

Commissioner Schubert stated it is well put together plan, with a lot of opportunity and additional guidelines.

Chairman Wood stated the Lakota group did a great job. She stated she attended meetings where residents could provide further insight. She stated she loves the action plans, bicycle plans, and implementation recommendations.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on April 14, 2025

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Schubert
ABSENT:	Cavanaugh, Fedota

IV. COMMUNICATIONS**V. ADJOURNMENT**

1. Motion to Adjourn

Mr. Schubert made a motion to adjourn; Seconded by Ms. Roth-Wurster

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Tim Schubert, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Schubert
ABSENT:	Cavanaugh, Fedota

