



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS

MINUTES • JANUARY 26, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Brent Larson	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Jan Wood	Commissioner	Present	
Jerry Luszcak	Commissioner	Absent	
Theodore McGinn	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Absent	

Staff present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Dec 22, 2020 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	James Dittrich, Commissioner
SECONDER:	Kevin Cavanaugh, Commissioner
AYES:	Larson, Roth-Wurster, Wood, McGinn, Cavanaugh, Dittrich
ABSENT:	Luszcak, Pirog

III. PUBLIC HEARING

1. 1248 N. Sherwood Lane

2. 423 E. Dundee Road

Notice was published in the Daily Herald on January 11, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Floor Plan
4. Quest Diagnostics Business Plan
5. Plat of Survey
6. Public Notice

Sworn in Staff: Ms. Lyn Bremanis

Sworn in petitioner: Ms. Wendy Sparta Patient services manager 640 S Washington Naperville, IL

Ms. Wood read into record Objector #1 letter from Karen on Waterbury Circle and petitioner's exhibit #7 email from Mark from Quest Diagnostics

Ms. Sparta explained they are requesting a special use for Jewel Osco's space to be used as a clinic as used in the past. She spoke to the protocols to ensure it is a safe environment. She stated the lab is regulated by CLEO, CAP and OSH with annual audits to ensure no hazardous material access to patients. Ms. Sparta spoke to the store in store model that has been used since 2016 and has a proven track record of safe environment in those environments. She stated the space will be contained and restricted to ensure there is no access to the public.

Ms. Wood asked about the business operations.

Ms. Sparta explained it will be the same as their Northwest Hwy location. She stated they will have blood and urine collection with no testing on site. She explained samples will be prepared for shipment to Wooddale.

Ms. Wood asked if their space is connected to the pharmacy.

Ms. Sparta explained they have 3 other locations within 40 miles with the same setup. She stated they are next to the pharmacy but are separate.

Ms. Wood asked about the floor plan.

Ms. Sparta explained the lab is where specimens are prepared for shipments. She stated the couriers pick up and place specimens in specially marked containers.

Ms. Wood asked if there is a reason to be in a grocery store.

Ms. Sparta explained it is for convenience being close to home and ability to shop after. She stated they may bring in extra traffic to grocery store.

Ms. Wood asked for comparable locations.

Ms. Bremanis stated there aren't any in Palatine but there are some in Barrington, Rolling Meadows and Arlington heights

Discussion other clinics including this location.

Ms. Roth-Wurster asked about hours of seeing patients and pickup

Ms. Sparta spoke to the hours being Monday-Friday 8-4 and Saturday 8-12.

Ms. Roth-Wurster asked if pickups are after hours

Ms. Sparta explained they are usually close to close around 6pm. She further explained the courier would have keyed access to space.

Ms. Roth-Wurster asked if it will be similar to Quest on Northwest Hwy

Ms. Sparta answered yes.

Ms. Wood asked where the other locations are.

Ms. Sparta stated they have location in Walmart in Round Lake Beach, Bloomingdale, and Plainfield. She stated it is a footprint that they have seen success in due to the convenience.

Ms. Wood asked if this location will be the same business plan

Ms. Sparta answered yes

Discussion on other similar locations

Ms. Wood asked if any other locations have any problems

Ms. Sparta answered no not to her knowledge. She stated her Walmart locations have been very successful

Ms. Wood asked how many square feet.

Ms. Sparta answered approx. 514

Ms. Bremanis gave a brief overview stating it is a planned development that follows the B2 standards so are required to get a special use. She referred to the slides to show the floor plan showing the location of the lab and the entrance on the existing conditions slides.

Mr. Cavanaugh referred to the floorplan and asked if there is access from pharmacy to space

Ms. Sparta answered no explaining the floorplan on slide is existing and they will modify to make the space exclusive,

STAFF RECOMMENDATION:

The Subject Property contains a Jewel Osco with an existing pharmacy and health care clinic area within the store. Quest Diagnostics is requesting to occupy the vacant clinic area to continue the operation of an existing clinical laboratory testing and collection center located 337 W. Northwest Highway. As the

Petitioner is filling a vacant clinic area previously used for similar purposes, Staff does not have any concerns with the business operations, and the proposed use would not have an impact on parking. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

- 1. The Special Use shall substantially conform to the business plan and floor plan submitted by the Petitioner, Quest Diagnostics, except as such plans may be changed to conform to Village Codes and Ordinances.**

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

Mr. Larson made a motion to approve subject staff's conditions; seconded by Mr. Cavanaugh

DELIBERATIONS:

Mr. Larson stated it meets the standards and will be operated in a manner consistent with the public health safety and welfare and will have no negative impact on the area. He stated the area is hidden in the corner right by door in the nonfood area of store. Mr. Larson stated there used to be a clinic in this location where sick people would go

Mr. McGinn stated Quest has extensive experience. She stated clinics are more often seen in grocery stores and Walmart. He stated this is common and meets the standards.

Ms. Wood stated after looking at the operations it makes sense. She stated they will operate in a manner consistent to the public health safety and welfare. She stated Quest has a great track record at other locations and are commonly popping up in other stores. Ms. Wood pointed out it is located on the Osco side so makes sense and will not have a negative impact on properties.

Ms. Roth-Wurster agreed. She state Quest is organized and has had no problems with their other locations.

Ms. 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 February 1, 2021.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Brent Larson, Commissioner
SECONDER:	Kevin Cavanaugh, Commissioner
AYES:	Larson, Roth-Wurster, Wood, McGinn, Cavanaugh, Dittrich
ABSENT:	Luszczak, Pirog

3. 309 E. Northwest Highway

Notice was published in the Daily Herald on January 11, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Proof of Ownership
3. Business Plan
4. Menu
5. Floor Plan
6. Plat of Survey
7. Public Notice

**Sworn in petitioner: Ms. Munkh-Orgol Shijirbaatar Owner of Modun Inc
2135 S Tonne Dr Arlington Heights, IL**

Ms. Shijirbaatar explained she is requesting a special use in the Palatine Plaza. She stated the space was a bakery shop and she wants to open a Japanese restaurant.

Ms. Wood asked Ms. Shijirbaatar if she had ever opened a restaurant. Ms. Shijirbaatar explained she has experience from working in a Japanese restaurant and living in Japan. She stated this will be her first restaurant but has experience.

Ms. Wood asked if there will be dine in and carryout. Ms. Shijirbaatar answered yes.

Ms. Wood asked if they will apply for a liquor license. Ms. Shijirbaatar answered yes.

Ms. Wood asked about business hours. Ms. Shijirbaatar spoke to the hours being from 9am-10pm

Ms. Bremanis gave a brief overview stating the shopping center is zoned B2 and being a restaurant it requires a special use. She explained the variation requested is mainly based on Planet Fitness which used up the excess parking when they opened based on maximum occupancy. Ms. Bremanis stated due to location staff is comfortable with the petitioner's request referring to an existing conditions slide to show location in plaza. She stated Community Services, Environmental Health and Fire Prevention have all reviewed and have no issues. She spoke to business plan including 13 employees and 30 seats.

STAFF RECOMMENDATION:

The proposed use of the property as a restaurant would occupy a vacant tenant

space and continue the mixture of retail, office and service uses within the shopping center. While a parking variation is required based upon the assembly use parking for Planet Fitness, the proposed restaurant will have 30 seats and the location should not conflict the parking demands elsewhere in the center. Finally, the parking variation associated with Planet Fitness was based upon the maximum occupancy of their tenant space and not necessarily the parking needs for the use. Therefore, Staff recommends approval of the Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the business plan and the floor plan submitted by the Petitioner on 12/29/20 except as such plans may be changed to conform to Village Codes and Ordinances.

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

Mr. Cavanaugh made a motion to approve subject staff's conditions; seconded by Ms. Roth-Wurster

DELIBERATIONS:

Mr. Cavanaugh stated the standards have been met in terms of the parking variation. He stated the center has parking readily available with the busier area being by the fitness center and hardware store. Mr. Cavanaugh stated it was formally a food place so good space for food preparation. He stated he is in favor of more restaurants and thinks it is a good use of the space.

Ms. Roth-Wurster agreed with Mr. Cavanaugh. She stated it will be a nice addition. She spoke to another Asian restaurant in location and agreed the area needs more good restaurants.

Ms. Wood stated it is a large plaza and currently has only one food restaurant so can support another. She stated she has been there for 20 years and can attest to having plenty of parking. Ms. Wood stated it meets the standards and should not be a problem for variation.

Ms. 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 February 1, 2021.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Larson, Roth-Wurster, Wood, McGinn, Cavanaugh, Dittrich
ABSENT:	Luszczak, Pirog

IV. COMMUNICATIONS

V. ADJOURNMENT