



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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PLAN COMMISSION MINUTES • JANUARY 18, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Dennis Dwyer	Chairman	Present	
Patrick Noonan	Plan Commissioner	Absent	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Absent	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Present	
Stephen Fedota	Plan Commissioner	Absent	

II. APPROVAL OF MINUTES

- Plan Commission - Regular Meeting - Dec 7, 2021 7:00 PM

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Teri Williams, Plan Commissioner
SECONDER:	Robert Kolososki, Plan Commissioner
AYES:	Dwyer, Williams, Bettenhausen, Kolososki
ABSENT:	Noonan, Friedman, Fedota

III. PUBLIC HEARING

IV. CASE STAFF STATEMENTS

1. 1101 E. Dundee Road - Planned Development Amendment to the Park Place Shopping Center Planned Development to allow for the Construction of a New Multi-Tenant Building; and 2. A Special Use to Permit a Restaurant, with Drive-Through, as a Tenant in the New Building.

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on January 3rd, 2022 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Project Narrative & Menu
2. Planned Development Amendment
3. Special Use & Variation Application
4. Plat of Survey
5. Cross Access Easement
6. Public Notice
7. Park Place Planned Development

Sworn in Petitioner: Mr. Mario Valentini - MRV Architects on behalf of petitioner Kelsi Hall (Hamra Chicago LLC)

Mr. Valentini explains that the request is proposing to construct a new, approximately 4,000 square foot multi-tenant building with an additional 2,450 square foot restaurant and drive-through on the end cap of the new building. The existing building on the property will be demolished once the utilities have been disconnected. Mr. Valentini presents a site plan, a building grading plan showing the intended landscaping and notes that all trash enclosures would be located in the back of the building. He states that the new building materials would coincide with surrounding storefront establishments. A tentative floor plan is presented and he states that floor plans would be finalized once tenants have been established. Mr. Valentini provides further information regarding the construction for the Wendys restaurant and drive thru construction requirements. He also provides information on the parking and access points. He states that Hamra Chicago LLC worked out a cross access agreement with Einstein Bagels which would allow another access point onto Dundee Road. Vehicles could either access east bound Dundee Road through Einstein's property or connect to a full access point to the east and presents drawings for the proposed cross access at Einstein Bagels.

He states that the existing water service will be disconnected and a new service is proposed. Portions of the existing sanitary and storm will be abandoned and new services are proposed. They intend to reuse as much of the existing utilities as possible. He also states that the photometric plan would exceed what the

Village would normally allow.

Mr. Kolososki asks if the signage would be illuminated?

Mr. Valentini states that the signs would be as per the village ordinance.

Mr. Kolososki asks if there will be mechanical equipment on the roof of the new building.

Mr. Valentini states that there would be.

Mr. Kolososki asks if there is any way to eliminate some of the parking spots in lieu of additional landscaping

Mr. Valentini states that final parking would be based on tenant confirmation and there is no intention at this time to eliminate any of the parking.

Sworn in staff - Mr. Ben Vyverberg

Mr. Vyverberg provides a summary of the proposed project.

STAFF RECOMMENDATION:

RECOMMENDATION:

The proposed building continues the outlot redevelopment along the Park Place Dundee Road frontage. Panda Express and Sonic are examples of recent redevelopments, in this area. Drive through uses are common along Rand and Dundee Roads. The proposed restaurant and drive through comply with the parking and stacking requirements. Although the existing property is angular, the location of the drive through and proposed traffic patterns will function within the surrounding properties and median along Dundee Road. As noted, the cross access agreement will provide a benefit to the subject and surrounding properties. The proposed new multi-tenant building conforms the underlying Planned Development requirements and adheres to the zoning bulk standards. Therefore, Staff recommends approval of the Planned Development Amendment and Special Use, pursuant to the following conditions:

- 1. The Planned Development Amendment and Special Use shall substantially conform to the site plan and elevations prepared by MRV Architects, dated 12/08/2021 and engineering plans by Northwestern Engineering Consultants, dated 12/08/21, and business plan, except as such plans may be changed to conform to Village Codes and Ordinances**
- 2. The signage shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Park Place Planned Development Ordinance requirements.**
- 3. Parking lot lighting shall be revised in a manner acceptable to the Village**

Engineer.

- 4. IDOT and MWRD permits are required.
- 5. A cross access agreement with the property owner at 987 E. Dundee Road (Einstein's), shall be revised and executed in a manner acceptable to the Village Attorney.
- 6. The final traffic directional sign plan within the subject property shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
- 7. The Special Use shall be granted to Hamra Chicago LLC.

Commissioner Dwyer made a motion to close the public hearing.

DISCUSSION:

Mr. Bettenhausen made a motion to accept case #19-73 - 2nd by Mr. Kolososki; Unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 4-0. This item will tentatively go to the Village Council on Monday, January 24th, 2022.

Communications:

Mr. Vyverberg states that Village Council did not recommend approval of the Quentin Road apartments.

There will be no meeting on 2/1/2022

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Rodney Bettenhausen, Plan Commissioner
SECONDER:	Robert Kolososki, Plan Commissioner
AYES:	Dwyer, Williams, Bettenhausen, Kolososki
ABSENT:	Noonan, Friedman, Fedota

V. COMMUNICATIONS

VI. ADJOURNMENT