



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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PLAN COMMISSION MINUTES • JANUARY 15, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff Present: Ms. Katie Rivard

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Dec 18, 2018 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Conrad Hansen, Plan Commissioner
AYES:	Hansen, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota
ABSENT:	Dwyer, Robins

III. PUBLIC HEARING

1. 37 E. Northwest Highway

Sworn in Mr. Luke Praxmarer 1306 W. Border Drive, Palatine - Trustee at Quest Academy and President of the Palatine Retail Centre LLC
Ms. Amanda Davey - Director of Enrollment Management at Quest Academy representing the leadership and administration of Quest
Mr. Gary Mann - Quest Academy art teacher and artistic director of the proposed children's museum

Mr. Praxmarer explained they are requesting an amendment to the code to allow for the children's museum. He stated they have worked with staff and plan on cooperating. He stated they have discussed staff's conditions and agree to abide.

Ms. Davey explained Quest focuses on allowing the students to feel empowered to share what they have learned and to look for ways to contribute in the community. She stated this will allow the students to grow and contribute to the community. She stressed the students involved with the museum are no older than 3rd grade. Ms. Davey stated this will give the younger children the opportunity to be presenters and use the skills they work on such as eye contact and being articulate.

Mr. Mann stated the museum is built by children for children. He spoke to the other children's museums he had done in the past showing examples of artwork they have been working on.

Mr. Praxmarer spoke to the hours of the museum being a few hours during the day and on weekends are only by appointment. He stated there will not be any traffic issues with the buses.

Mr. Hansen asked how this will differ from the previous museums.
Mr. Mann explained his past museums were done by junior high kids. He stated this will be younger children and will incorporate drama, music and art.

Mr. Kolososki asked if the exhibits will change.
Mr. Mann answered yes.

Mr. Friedman referred to aerial slide and asked about the path to and from museum to school through parking lot.
Mr. Praxmarer pointed out they already have classes in the center and the museum would be right next door. He referred to the aerial to show the walking route and stated the safety is already in place.

Mr. Hansen asked if the road way on the east side of the building is blocked with cones when school is in session.
Ms. Davey answered yes it is blocked from start to pick up time.

Mr. Kolososki asked if the building is sprinkled.

Mr. Praxmarer answered yes explain not only the retail center but the main building as well.

Ms. Rivard asked if he is speaking of Quest or the shopping center.

Mr. Praxmarer answered both.

Mr. Bettenhausen asked about the field trips with 30 kids at a time and about the expected bus sizes.

Ms. Davey explained it would be one smaller school bus. She explained they envision this catering to smaller preschools, daycare, and homeschools that have smaller enrollment. She stated there will be no more than 1 school bus.

Mr. Fedota asked if the entire shopping center meet State of Illinois Life Safety Standards or just the classrooms.

Mr. Praxmarer stated they will work with the Village and their architect to make sure they meet the requirements.

Mr. Fedota asked if this space already meets the Life Safety Standards.

Mr. Praxmarer stated it is to the best of his knowledge but if it is not they will meet with Fire Marshal and health department to bring it to code.

Mr. Kolososki asked if there is a door at the end of the hallway going into the bathroom.

Mr. Praxmarer answered yes and stated there is also another one in back of building to exit.

Mr. Fedota referred to the floor plan slide and asked if the wall divides the room into two independent spaces.

Mr. Praxmarer stated to the best of his knowledge it is not a demising wall but rather simply underpinned.

Mr. Friedman pointed out there is no door shown and asked if there would be a permanent opening.

Mr. Mann answered yes.

Mr. Kolososki asked if there is a bathroom.

Mr. Praxmarer referred to slide indicating location of bathroom.

Sworn in staff Ms. Katie Rivard

Ms. Rivard gave a brief overview of the background of the shopping center. She spoke to the special use and variation that was approved in 2018 for 2 new restaurants. She spoke to the parking requirements with the added children's museum being 244 spaces up from 227. Ms. Rivard referred to the aerial slide to show the parking lots and the restaurants and museum locations. She spoke to the conditions of the center's ordinance including the occupancy percentage limit put in place limiting Quest to no more than 50% of the total square footage of the

retail tenant space explaining even with the museum they would only be at 25%. Ms. Rivard explained the need for the amendment is because assembly uses were prohibited in the original approval. She explained how parking is calculated. She referred to slides to show floor plan and existing conditions.

Mr. Fedota asked for clarification on the term western building asking if the center is one or two separate buildings.

Ms. Rivard explained it is two separate buildings referring to the slide.

Discussion on direction.

Ms. Rivard stated they are able to occupy tenant spaces 23-47.

Mr. Fedota asked if permits would be required for electrical use as exhibits change.

Ms. Rivard explained inspections won't be needed unless there are issues. She spoke to some of the conditions the Petitioner has been made aware to avoid obstructing the sprinkler spray pattern, blocking exit paths and obstructing audio visual devices.

Mr. Fedota spoke to the Palatine Ordinance on entertainment tax and asked if since it is retail space that is being converted to non-for profit would the Village have the capacity for donations for "usage".

Ms. Rivard stated she would have to look into it.

Mr. Friedman asked about it being miscatergorized as a children's museum versus an extension of the school.

Ms. Rivard explained when wording in the public notice they attempted to word it as a Quest Academy Children's Museum only with specifics to this business plan including hours.

Mr. Fedota clarified if the museum was housed in their primary building then no variance would be required because it allows assembly space.

Ms. Rivard explained the Village doesn't have museum uses so taking a retail space is different than them displaying in their gym. She pointed out assembly use was a prohibited use within the past ordinance so they need an amendment.

Mr. Friedman asked if they are just expanding their educational footprint.

Mr. Fedota asked if staff has a concern with parking with 2 new restaurants coming in.

Mr. Kolososki pointed out the kids will be brought in by busses so no cars would be involved.

Mr. Fedota asked if the other businesses would be affected on the weekends by homeschoolers visiting.

Ms. Rivard stated during the week it would be school busses only with the exception of homeschoolers. She stated the weekends are more for parents, students, and teachers but several tenant spaces are not open on weekends especially on Sunday. She spoke to the parking count and how it is calculated.

Mr. Fedota stated given the vacant space it is an allocation of 31 parking spaces.

STAFF RECOMMENDATIONS:

As amended, the Planned Development did not contemplate additional assembly uses occupying additional tenant spaces within this center. These uses were excluded to ensure that parking and occupancy conflicts were not expanded therein. The proposal is for a school museum to be partially open to the public on Saturday and Sunday with scheduled field trips during the week. Therefore, while the use is classified as an assembly occupancy, the limited scope and use is anticipated to be far less intense in scope and use than that of another school use of a large size. Also, there are two new restaurants that recently received Special Uses and are presently under building permit review. With the limited hours, advanced scheduling, and school monitoring, the use and parking implications could be effectively monitored and addressed. Therefore, Staff recommends action at the discretion of the proposal, subject to the following conditions:

1. The proposed use shall substantially conform to the business plans prepared by Quest Academy, except as such plans may be revised to conform to Village Codes and Ordinances.
2. If approved, the children's museum shall be operated by Quest Academy only. If Quest Academy no longer operates the children's museum, a Special Use Amendment shall be required.
3. The exhibits shall be displayed and created by Quest Academy students only. No outside schools, students, or other outside non-Quest Academy entities shall be permitted to display or create exhibits within this tenant space.
4. If the use is approved, the Petitioner shall submit a Life Safety Plan in a manner acceptable to the Fire Marshall.
5. The Petitioner shall work with the Community Services Department and Fire Prevention Department to determine if a building permit is required prior to occupancy.
6. Buses used to transport students from other schools shall be permitted to load and unload directly adjacent to the tenant space in a manner that does not obstruct pedestrian and vehicular traffic. Bus parking is limited to the West Campus parking lot. The Petitioner shall submit a parking and traffic management plan.
8. Any changes or modifications to the approved hours of operation shall require additional Village review.
9. A six-month review shall be conducted by Staff; and, if deemed necessary, Staff may recommend to Village Council additional conditions of approval.
10. Any proposed signage shall comply with the Planned Development.

Mr. Hansen clarified the wording should be "Staff recommends action at the discretion of the Commission not the proposal"

Mr. Hansen asked the Petitioner if they can and will meet all of staff's conditions.
Mr. Praxmarer answered yes.

Mr. Hansen spoke to the variation wording.
Ms. Rivard stated they can call out the name of the center.

Mr. Hansen made motion to close; seconded by Mr. Noonan.

Mr. Hansen made motion to approve subject staff's conditions; seconded by Mr. Kolososki.

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

IV. COMMUNICATIONS

Ms. Rivard stated the next Plan Commission scheduled for Tuesday, February 5th will be cancelled. The next meeting is tentatively scheduled for Tuesday, February 19th.

V. ADJOURNMENT

1. Motion to Adjourn

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Robert Kolososki, Plan Commissioner
AYES:	Hansen, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota
ABSENT:	Dwyer, Robins

