



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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<http://www.palatine.il.us>

PLANNING AND ZONING COMMISSION

MINUTES • DECEMBER 12, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Nov 14, 2023 7:00 PM

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

III. PUBLIC HEARING

1. 721 E. Mill Valley Road

SU-000081-2023 - 721 E. Mill Valley Rd

Notice was published in the Journal & Topics on November 23rd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- 1. Variation Application**
- 2. Proof of Ownership**
- 3. Plat of Survey**
- 4. Site Plan**
- 5. Public Notice**

Mr. Bradshaw outlines the request and specifies that the petitioner is seeking a variation for a driveway extension that surpasses the width approved by the building permit. The driveway, in question, exceeds both the maximum permitted total width and the maximum permitted width within 5 feet of the property line.

Sworn in petitioner: Jodi Hill - 721 E. Mill Valley Rd

Ms. Hill states that she is seeking a variation for her driveway extension, which was finished in September 2021. She applied for and obtained two permits: one for the concrete driveway and a separate permit for the paver project, including a paver walkway and a 2-foot paver ribbon along the length of the driveway. Ms. Hill explains that two years after the construction, she received a notification from the Village indicating that the final inspection for the concrete permit was never completed.

Upon scheduling the final inspection, the inspector found that the driveway width did not comply with the code and was oversized by 13 inches. Additionally, it was determined that the driveway was too close to the property line, measuring at 2 feet instead of the required 5 feet. As a result, Ms. Hill is now seeking a variation to address these issues.

Chairman Wood raises a question regarding whether the driveway was installed according to the approved plans.

Mr. Bradshaw responds, stating that it was not installed according to the approved plans.

Commissioner Cavanaugh inquires if the contractor is ultimately liable for the improperly executed installation.

Mr. Bradshaw explains that the project has been cited and is presently in adjudication. The petitioner is seeking remedy through the variation process and is hopeful for approval to avoid the necessity of tearing apart the driveway.

Chairman Wood asks if the contractor is willing to remedy the situation.

Ms. Hill responds, stating that they are willing to remedy the issue if required, but they would prefer to have the variation approved to avoid further construction.

Chairman Wood asks why pavers were added to the driveway.

Ms. Hill responds, explaining that the pavers were added to accommodate the larger cars they currently drive. She clarifies that they do not drive on the pavers but use them as a step-out area.

Commissioner Fedota questions if the pre-pour framing was inspected prior to the concrete pour.

Mr. Bradshaw clarifies that two permits were required for the project, and the framing pre-pour inspection was completed and passed. However, once the paver ribbon was added, as per the second approved permit, it caused the driveway to no longer meet code requirements.

Chairman Wood asks if there have been any complaints from surrounding neighbors.

Ms. Hill states there have not, and she mentions that one neighbor is present to support the construction.

Mr. Kolososki asks if the impervious surface is affected.

Mr. Bradshaw responds that it is not.

Mr. Bradshaw provides additional information, stating that the constructed expansion exceeds what was approved for the building permit and also surpasses the maximum total driveway width and the maximum driveway width within 5 feet of the property line. However, he notes that the driveway does not encroach on the required 2-foot setback from the adjacent side property line. Furthermore, the existing lot coverage and building coverage are under the maximum permitted by code. All relevant departments have reviewed the situation, and no issues were identified.

Resident - Ryan Carlson - 957 N. Hedgewood Dr.

Mr. Carlson asserts that the homeowner should not be held liable for the miscommunication, as they diligently followed the process and applied for the required permits. He highlights that the permits were approved, and he attributes any discrepancies to disconnects within the Village system. Mr. Carlson emphasizes that despite these challenges, the constructed project looks impressive.

Chairman Wood asks if flooding is an issue.

Mr. Carlson stated they do not have any flooding issues due to this project.

Resident - Gene Hill - 125 E. Russet Way

Mr. Hill expresses the belief that the Village failed to coordinate the permits appropriately and should have checked for other permits pulled for the property. He asserts that the homeowner should not be held liable for what he perceives as the Village's incompetence.

STAFF RECOMMENDATION:

The Petitioner is requesting Variations to permit an already constructed driveway expansion, which exceeds maximum widths permitted by Code. While Staff understands the need for an additional off-street parking space identified by the Petitioner, there are no unique circumstances that would warrant the driveway width to go beyond what is permitted by Code. Furthermore, the excess driveway width within 5 feet of the property line is out of character when compared to the general locality. Therefore, Staff recommends denial of the Variations. If the Planning and Zoning Commission recommends approval, Staff recommends the following condition:

1. The Variations shall substantially conform to the Site Plan submitted by the Petitioner, Jodi Hill, except as such plans may be changed to conform to the Village's Codes and Ordinances.

Commissioner Friedman asks what the next steps would be if this variation request is not approved.

Mr. Bradshaw states it would continue in judication and they would ultimately have to remedy to meet code.

Mr. Bremanis further states that the contractor is licensed and bonded and has stated they would fix at no further expense to the homeowner.

Commissioner Friedman asks if all required inspections were completed.

Commissioner Schubert asks if there are passed inspection reports on file.

Mr. Bradshaw states that there are.

Commissioner Friedman notes that the pavers were started and finished before the concrete was poured due to an overseen delay by the concrete contractor.

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

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Friedman.

DELIBERATIONS:

Commissioner Cavanaugh states that he understands that the existing condition is ultimately non-conforming. He notes that the neighbors seem to have no issues with the extra-wide driveway and believes that approving the variation request would be the right decision.

Commissioner Friedman agrees, adding that it is not out of character for the neighborhood. He points out that the owner followed the proper steps to obtain the permits, and the Village did not raise the issue until two years after completion.

Commissioner Fedota suggests that if the contractor is willing to change the angle of the cut and correct the issue to bring it into compliance with the code, the ordinance should be enforced to prevent other residents from requesting

similar variations.

Commissioner Cavanaugh argues that the issue was beyond the homeowner's control, and they should not be punished for it.

Commissioner Friedman emphasizes that cutting back the concrete to meet code would leave a noticeable scar on the property.

Chairman Wood notes that the Village has consistently enforced a permitted width of 25'. She acknowledges the uniqueness of the circumstances and leans towards approving the variation, considering that the petitioner had no intent to violate the Village Code requirements, and the proposed fix seems excessive for the area in question.

Commissioner Cavanaugh adds that it has been two years since the installation, and enforcing a drastic measure to conform might not be necessary.

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 January 15th, 2024.

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

2. 1 N. Oak Street

PFSUB-00002-2023 - 1 N Oak Street

Notice was published in the Journal & Topics on November 23rd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application
2. Proof of Ownership
3. Plat of Survey
4. Plat of Subdivision
5. Existing Utilities
6. Public Notice

Sworn in petitioner: Jim Holder - Palatine Park District - Superintendent of Parks & Planning - 250 E Wood St.
Gary Altergott - Board Member -St. Paul United Church of Christ - 144 E Palatine Rd.

Ms. Bremanis outlines the request, stating that the petitioner is applying for a Preliminary and Final Subdivision to permit a 2-lot single-family residential subdivision. Additionally, the petitioner is seeking Variations to permit a corner lot width of 61 feet, instead of the minimum required 85 feet, and a Variation to permit a corner lot area of 8,147 square feet, instead of the minimum required 10,000 square feet.

Mr. Holder explains that the Park District is seeking to subdivide the existing property into two lots while maintaining the current R-2 single-family residential zoning without any alterations to the current conditions. Lot 1 would continue to serve as the parking lot for St. Paul's United Church.

Chairman Wood inquires if there is currently a home on the lot.

Mr. Holder confirms that there is a home on the lot, and they plan to leave it in place for now, though there might be considerations for demolition in the future.

Chairman Wood asks if the parking lot will remain for church use.

Mr. Altergott confirms that the parking lot would continue to function for church use.

Chairman Wood questions what requirements the park district would need to fulfill.

Ms. Bremanis explains that the property is zoned R-2, and the park district intends to consolidate the subject lot with the vacant lot directly east, meeting the required lot standards. Any usage would need to adhere to R-2 standards.

Chairman Wood asks if Lot 2 could be used as a parking lot.

Ms. Bremanis states that such use would not be approved under the R-2 zoning.

STAFF RECOMMENDATION:

The subject property currently functions as two separate lots; one of which functions as a church parking lot and the other as a single-family home. Although Lot 2 requires two variations from the current R-2 standards, the Park District ultimately intends to consolidate it with the existing lot to the east. Staff also notes there are several adjacent lots with comparable lot widths and sizes to the subject Lot 2. The three lots along Palatine Road were also improved with single-family homes, with the lot directly to the east also acquired by the Palatine Park District. Therefore, the proposed lots are comparable to the surrounding properties and would continue to function, as they presently exist. The proposed subdivision and variations should not alter the existing conditions of the area. Therefore, Staff recommends approval of the proposal subject to the following conditions.

1. The development shall substantially conform to the plat of subdivision prepared by R.E. Allen and Associates LTD except as such plans may be changed to conform to Village Codes and Ordinances, including any necessary public utility easements identified by the Village Engineer.
2. Recording fees in the amount of \$300 shall be submitted.
3. If Lot 1 and/or Lot 2 are developed in the future, and, if directed by the Village Engineer and pursuant to the Code requirements, the Owner(s) shall submit final engineering plans in a manner acceptable to the Village Engineer.

Commissioner Fedota asks if there would be any fencing requirements.

Ms. Bremanis responds that once it is subdivided, it would have to meet the R-2 requirements, and no fencing would be required.

Commissioner Friedman refers to the Staff Recommendation and asks if this is a temporary application variance, as there is nothing in the conditions or a timeline for new projects. He questions if the variance is permanent and, in theory, can stay forever.

Ms. Bremanis confirms that it is correct; the variance would be permanent. The village does not require them to consolidate.

Commissioner Friedman asks about the village guidelines for land use and if there is any established plan for the creation of open space by the Park District.

Ms. Bremanis states that the comprehensive plan was for residential use.

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

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

DELIBERATIONS:

Commissioner Kolososki states that the Park District's move is a positive one, considering that this area serves as a gateway to the downtown Palatine area and would make for a beautiful park.

Commissioner Friedman agrees, noting that there would be no significant change to the neighborhood.

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 January 8th, 2024.

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

3. 1581 N. Quentin Road

SU-000078-2023 - 1581 N. Quentin Road

Notice was published in the Journal & Topics on November 23rd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Site Plan**
4. **Floor Plan**
5. **Business Plan**
6. **Plat of Survey**
7. **Public Notice**

Sworn in petitioner: Lauren Schneider - 1581 N. Quentin - Attorney for petitioner

Ms. Schneider states that the petitioner is requesting to open a massage spa specializing in various massage techniques, including deep tissue, Swedish, sports, trigger, stretch, couples, and prenatal massage. The chosen location is deemed ideal due to its proximity to residential areas, and it is anticipated to be a valuable addition to the existing plaza. She further notes that the owners possess over 8 years of experience, are licensed in Illinois, and actively keep up to date with business requirements. The owners commit to adhering to Palatine ordinances and the State of Illinois requirements.

Chairman Wood asks if they have any other locations.

Ms. Schneider states they have one location on Rand Rd in Palatine and another location in Highland Park.

Commissioner Fedota asks if the original location on Rand Rd would remain.

Ms. Schneider states it will remain open as there is a 5-year lease. The owner's plan is to work between all locations based on scheduled appointments.

Commissioner Bettenhausen asks if a receptionist will be assigned to a front desk area.

Ms. Schneider states that position is not necessary as the appointments will always be scheduled. Walk-in appointments are normally not allowed.

Mr. Bradshaw explains that the Rand Rd location was approved by a special use transfer. The new location would be expecting 30 clients per week by appointment, and parking would remain the same - there were no issues noted from other departments.

Chairman Wood asks how long their other locations have been in business.

Ms. Schneider states that the Rand Rd location has been in business for 1 year, and the Highland Park location has been in business for 3 years.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a message therapy business at an existing

shopping center. The Petitioner has experience operating stated licensed massage businesses, one in Palatine and another in Highland Park, and no issues have been reported with their existing locations. With no change to the required parking and as the hours of operation are comparable to the other uses in the shopping center, the proposed use should not cause injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Yanfei Huang, Bali Hai Spa LLC, except as such plans may be changed to conform to the Village's Codes and Ordinances.

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

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Fedota.

DELIBERATIONS:

Commissioner Cavanaugh states that it would be a good use of the space.

Commissioner Bettenhausen adds that it appears to be a useful business, and the owner has a good reputation with two other locations.

Chairman Wood states that it meets the health, safety, and welfare requirements and will add life to the plaza. It's good to see another business being added.

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 Monday, January 8, 2024.

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

4. 1502 W. Northwest Highway

PFSUB-00003-2023 - 1502 W Northwest Highway

Notice was published in the Journal & Topics on November 23rd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Meadowlark Park - Project Narrative**
4. **Site Plan**
5. **Current Zoning Map - with Legend**
6. **Future Land Use Map - Comprehensive Plan**
7. **Plat of Consolidation**
8. **Plat of Survey**
9. **Public Notice**

Ms. Bremanis provides background and states the Petitioner is applying for a Preliminary and Final Subdivision and Rezoning to consolidate (6) properties and rezone the property to R-1 Single Family Residential for development of a neighborhood park, Meadowlark Park.

Sworn in petitioner: Jim Holder - Palatine Park District - Superintendent of Parks & Planning - 250 E Wood St.

Mr. Holder states that they initiated the process in 2019, during which they applied for and received a grant from the Illinois Department of Natural Resources (IDNR) for \$499,000. The purpose of this grant is to develop the property into a neighborhood park. The proposed amenities include two playgrounds, walking paths, a shelter area, activity spaces, and pedestrian access from North Doe Rd. Mr. Holder clarifies that rezoning to R-1 permits the park use. The development will adhere to Metropolitan Water Reclamation District (MWRD) standards, with an impervious area of improvements is 6.4 acres. He further explains that the detention area will be to just south & west of the pathway toward Rt 14, and the retention area will be captured in the low area and released slowly from there. Zoning for property is incorrect for park use which is why they are asking for the rezoning to develop the park and also applying for the consolidation.

Commissioner Friedman asks if there was any discussion between the park district and the village regarding the old road right of way that is adjoining the parcels along Doe Rd. - property to the south. There is a street easement for an 80' wide street.

Mr. Holder states they would have to half to the south neighbor and they would take it if they offer it out.

Chairman Wood asks if the current building will remain.

Mr. Holder confirms it would remain and they would use for storage.

Commissioner Bettenhausen inquires if lighting will be installed at shelter and walking paths.

Mr. Holder states the shelter and parking lot will have lighting but not the walking paths. Park will be open until dusk.

Ms. Bremanis provides additional information and refers to the Existing and Future land maps and states the property was looked at to be residential. No issues were identified during departmental reviews by Community Services, Engineering or Fire Prevention.

Resident - Janet Zimmerman - 1266 N Doe - Lot #4

Ms. Zimmerman notes the retention area is currently at Lot #5 and to the west is a paved parking lot which looks as it will be grassed over. Is lot 5 still the detention area in the future plan.

Mr. Holder states that the elevation in the area will not change - it's a natural low area and they are not changing.

STAFF RECOMMENDATION:

The Petitioner is requesting to combine the existing six lots into one and rezone the property to R-1 single-family to develop a new community park. The proposed rezoning complies with the Future Land Use Map and recommended zoning designation and is consistent with the zoning of the adjacent residential properties. In addition, the proposed consolidation request will unify the properties under the same ownership and use. Therefore, Staff recommends approval of the Rezoning and Plat of Consolidation subject to the following conditions:

1. The development shall substantially conform to the plat of consolidation prepared by R.E. Allen and Associates LTD except as such plans may be changed to conform to Village Codes and Ordinances;
2. Recording fees in the amount of \$300 shall be submitted;
3. The final plat of subdivision shall be revised in a manner acceptable to the Village Engineer and include any necessary public utility easement areas, identified by the Village Engineer.

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.

DELIBERATIONS:

Commissioner Kolososki states that having open space and adding a park is

always a welcome addition.

Commissioner Fedota states it will be a good land use and improve the land value. Good application.

Commissioner Schubert states this will be a great use of the land and will open the stables. It will be an inviting area.

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 January 8th, 2024.

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

5. 1444 W. Algonquin Road

SU-000075-2023 - 1444 W. Algonquin Road

Notice was published in the Journal & Topics on November 23rd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- 1. Special Use & Variation Applications**
- 2. Proof of Ownership**
- 3. Site Plan**
- 4. Floor Plan**
- 5. Business Plan**
- 6. Sample Menu**
- 7. Public Notice**
- 8. Letter of Support from Developer**

Mr. Bradshaw provides background and states that the petitioner is proposing to open a new restaurant at the subject property. The restaurant would be focused around billiards, with both league and tournament play. In addition, the business plan indicates that there would also be live entertainment including live music, limited size dance classes, karaoke and book clubs. Requesting a restaurant to operate with a liquor license, to operate with live entertainment an, to permit variation to permit 39 parking spaces instead of the minimum required of 59 and to permit a parking space to be 8'wide and 16'long instead of the minimum required of 9'wide and 19' long.

Sworn in petitioner:

Irene Bahr - 1751 S. Naperville Rd., Wheaton, IL - Attorney for Petitioner

Arturo Ramirez - 1444 W. Algonquin Rd - Petitioner

Christopher Lonergan - 18 Executive Court - Barrington, IL - Managing Partner and Architect at Kioxin

Ms. Bahr states they are requesting the approval of the special use request which will require a liquor license, entertainment license, food license and business license. If approved, they would be applying for all of these licenses. She states they would be compliant and working to protect the health, safety and welfare of the surrounding area.

Mr. Ramirez provides information regarding the intended business and states his vision if for younger adults to learn and play billiards. He provides information on his background and states that his family has been members of the Palatine community. He has never run a business such as this and states his background has been in Science & Technology for the past 40 years. He states that he is looking bring culture to his community with clean, wholesome fun. He provides further information on his background and states he has been a part of a national

league for billiards that will travel to different parts of the country to complete.

Mr. Cavanaugh asks if there is a cross-access agreement for this location.

Mr. Bradshaw states that there is a cross-access agreement between the animal hospital to the west and then to the gas station. You are able to access the businesses off Algonquin and off Roselle Rd.

Mr. Lonergan speaks regarding the parking issue. He states the original intent for this space was for retail or takeout restaurants. He states the Village Code parking is substantially less for those types of businesses vs. a sit-down restaurant. He notes that 31 spaces are approved on the lot, but it doesn't accommodate the sit-down restaurant that they are requesting. He provides detail on the number of spaces per code. He explains the floor plan and intent of the restaurant and believes that 1 parking space per 2.5 seats for their business would be a better way to look at this because it is not a full sit-down restaurant.

Ms. Bahr further states there would be varied uses and explains that special events would be scattered on the calendar and would not be going on at the same time. She also states that the dance classes will not be offered at this time and may considered 6 months down the road.

Commissioner Kolososki asks for clarification on how the parking analysis is determined per the zoning ordinance.

Mr. Bradshaw states it is calculated on the threshold in its entirety - gross square footage of seating, whichever is greater.

Chairman Wood asks what is the normal time frame for a tournament.

Mr. Arturo states it is normally a 4-hour event. He anticipates approximately 48 participants and would mitigate the number of people that would attend which would deter friends and family from attending.

Chairman Wood asks if overflow parking would be available.

Mr. Arturo states there is no overflow parking available.

Commissioner Cavanaugh asks if there an estimate of max occupancy per fire code.

Mr. Bradshaw states there is and it would be determined during the permit process.

Commissioner Cavanaugh wonders how they would turn away potential customers if they exceed the maximum occupancy.

Mr. Arturo states they would not exceed whatever occupancy is assigned to the space.

Commissioner Friedman asks if seat count includes the activities that are standing such as the billiards.

Mr. Lonergan states that the seat count includes the standing activities.

Commissioner Fedota asks how snow removal will be handled.

Mr. Lonergan states that snow would be removed as the same as it was in the past. Does not imagine an issue with snow management.

Commissioner Fedota observes that any snow taking up a parking spot would limit the parking further.

Mr. Lonergan states the landlord is managing the snow removal.

Commissioner Fedota also notes that the bathrooms per the drawing are noted 2 stall per bathroom - undersized.

Mr. Lonergan states it is consistent with building code occupancy guidelines.

Chairman Wood questions the intent of live entertainment.

Mr. Arturo states they envision a small band. 3-4 member bands and there may be vocals.

Chairman Wood asks how far this business is from residential areas.

Mr. Bradshaw states that any residential area is a distance away and is not a concern of staff.

Mr. Arturo states that events or live entertainment would not be going past midnight.

Commissioner Bettenhausen notes that the floor plan doesn't have an area to accommodate a small band.

Mr. Lonergan states they would move tables or chairs to an office area or a corner to accommodate the event.

Commissioner Schubert asks if there are any plans for outside seating.

Mr. Arturo states there is not.

Mr. Friedman questions the parking and refers to the site plan. He notes that one parking spot - parallel parking on the west side. He talks about the normal dimensions for in and out traffic. He observes that there is a conflict of use and questions the safeness.

Mr. Lonergan states there is an existing curb and uses a minimum width and the drive aisle is 1' wider than required.

Friedman states that main way in and main way out would require 24' of driving space for in and out traffic.

Mr. Lonergan states that there is not 24' there now.

Chairman Wood questions the cross-access agreement and asks if it is a parking cross access agreement.

Commission Wood and Mr. Bradshaw state is only a cross access agreement.

Chairman Wood questions overflow parking and what options are available.

Mr. Lonergan states that there may be potential for rule breakers to park on other property but there is no agreement and it would be at their own risk.

Commissioner Bettenhausen expresses his concern for the parallel parking which he believes could be a hazard or an accident waiting to happen.

Mr. Bradshaw states the parallel parking spots do meet code.

Commissioner Cavanaugh notes that one landlord for this area - what is the total count of parking available.

Would they consider working with the landlord to request additional spots at the gas station area.

Mr. Bradshaw states it would have to be negotiated between the petitioner and the landlord. If they were to negotiate for overflow parking it would have to be reviewed by staff.

Mr. Bradshaw provides further information and states there are drive thru lanes throughout the site and an escape lane. The hours of operation are 10am to 2am and the kitchen would be open from 12pm to 10 pm during her week and until 11pm on the weekends. He states that the business plan indicates a total of 14 employees. The petitioner is proposing to alter the parking layout. He states the snow removal is done in aggregate and is pushed wherever they push for the gas station. Per the petitioner's business plan, various events would be hosted and occur within a staggered schedule to avoid potential parking. All departments reviewed and did not identify issues.

STAFF RECOMMENDATION:

The Petitioner is proposing to build-out the interior of the existing building adjacent to The Pride Gas Station, on the northwest corner of Algonquin Road and Roselle Road. In consultation with Staff, the Petitioner and the contracted architect to develop a site plan that would provide the largest number of parking spaces, while maintaining a functional flow of traffic. The Petitioner has also taken steps to stagger planned events to avoid potential issues that may arise with the limited on-site parking. Nevertheless, the proposed uses require a parking variation of 11 parking spaces and the proposed uses represent a new concept and business model.

Therefore, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval of the Special Uses and Variations, then Staff recommends the following conditions:

1. The Special Uses and Variations shall substantially conform to the Business Plan, Floor Plan, and Site Plan submitted by the Petitioner, Arturo Ramirez, RiRi's Rack & Sports Bar, LLC, except as such plans may be changed to conform to the Village Codes and Ordinances.
2. The final traffic directional signage or pavement markings for one-way drive aisles shall be submitted in a manner acceptable to the Village Engineer.
3. Landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
4. The final signage plan shall be submitted in a manner acceptable to the Village of Palatine and should conform to the B-2 zoning district regulations.

5. The proposed dance classes shall not be permitted to be implemented until after the restaurant has been in operation for a period of 6 months and a corresponding Staff review of their operations has been completed. This review will allow for Staff to determine if the implementation of the dance classes would be accessory to the submitted business plan or require a special use amendment to determine if additional conditions are warranted. If authorized in the future, the dance classes shall only be permitted on the days designated as part of the business plan submitted by the Petitioner.

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

Discussion:

Commissioner Cavanaugh asks if they want to consider a condition for the cross-access agreement.

Chairman Wood states they don't have enough information for that condition to be added.

Mr. Bradshaw states the petitioner would have to further investigate and come back to staff if they had a new resolution.

Commissioner Cavanaugh made a motion to approve subject staff's condition; seconded by Commissioner Schubert.

Motion to approve has been withdrawn

Commissioner Cavanaugh made a motion to continue to 1/9/24 - 2nd by Commissioner Kolososki

DELIBERATIONS:

Commissioner Kolososki states not enough information to approve.

Commissioner Bettenhausen agrees.

Commissioner Fedota states he likes the concept and good use of building but parking issues need to be resolved.

Commissioner Schubert states that the college adjacent to the venue may be an issue as he sees the students looking for a place to collaborate but parking is limited.

Chairman Wood states it would be a great addition to the area but is not comfortable approving until all avenues are explored. Needs a little more development in regards to the parking issue.

Mr. Bradshaw states the petitioner, at this time, would like to continue this matter to the next public hearing on Tuesday, January 9th, 2024.

Chairman Wood summarized that this request has been continued to Tuesday, January 9th, 2024

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Robert Kolososki, Commissioner
AYES:	Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert
ABSENT:	Noonan, Roth-Wurster

IV. COMMUNICATIONS

The deck on Michigan Ave was approved at Village Council

The Final Planned Development at Glencoe & Northwest Highway was approved

The next meeting is planned for 1/9/24

V. ADJOURNMENT