



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 10, 2024

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	Present	
Stephen Fedota	Commissioner	Absent	
Tim Schubert	Commissioner	Present	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Nov 26, 2024 7:00 PM

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Rodney Bettenhausen, Commissioner
SECONDER:	Eric Friedman, Vice Chairperson
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Schubert
ABSENT:	Fedota

III. PUBLIC HEARING

1. 235 W. Northwest Highway

SU-000145-2024 – 235 W Northwest Hwy

Notice was published in the Journal & Topics on November 7th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- . **Special Use Application**
- . **Proof of Ownership**
- . **Site Plan**
- . **Floor Plan**
- . **Business Plan**
- . **Sign Plan**
- . **Public Notice**

Background:

The Subject Property is zoned B-2 General Business and operates as the United Center shopping plaza. The proposed business will occupy the space previously occupied by Team Rehabilitation. The other tenants in the building are Dunkin' Donuts and Subway. The Petitioner is proposing to open Palatine Cigar and Liquor Store, to sell tobacco products and liquor. The Petitioner is requesting Special Use to permit a package liquor and tobacco store.

Sworn in petitioner:

Jaimin Parekh (owner)– 3098 W Windhill Dr. – Palatine, IL

Ujaval Darji (co-owner) - 8 Liberty Way – Monroe Township, NJ 08831

Mr. Parekh presents his request to open a premium cigar and liquor store at this location and provides a detailed business plan. He explains the security measures planned to ensure safety both inside and outside the store, including methods for securing products and verifying customer identification.

Chairman Wood highlights that the business plan specifies all IDs will be checked.

Mr. Parekh confirms this policy.

Mr. Darji shares his background, noting that he has prior business experience and has operated a tobacco business in New Jersey since 2016.

Chairman Wood inquires if he will continue to reside in New Jersey and manage his existing business.

Mr. Darji confirms that he will remain in New Jersey as an offsite partner while Mr. Parekh oversees the day-to-day operations of the proposed business.

Commissioner Cavanaugh requests clarification regarding the New Jersey beer and tobacco store. He asks whether the business involves selling products directly to customers or if it is engaged in manufacturing and distribution.

Mr. Darji clarifies that it is a retail business focused on selling beer and tobacco products.

Chairman Wood asks how the proposed business might affect surrounding businesses and inquires about the specifics of the signage, including whether it would include neon signs and the overall size.

Mr. Darji responds that there will be minimal window signage, with the primary sign being located on the building's façade, displaying the business name.

Mr. Parekh adds that the business name will also be included on the strip mall's shared signage.

Commissioner Roth-Wurster inquires about the location of the humidor.

Mr. Darji confirms that the office space will be converted into the humidor. He also clarifies the location of the beer coolers.

Commissioner Roth-Wurster asks whether cigar smoking will be permitted in the store.

Mr. Darji states that it will strictly be a grab-and-go store with no smoking allowed on the premises.

Chairman Wood asks if there will be any taste testing.

Mr. Darji states it is not planned.

Chairman Wood asks for confirmation on business hours.

Mr. Parkehi states it will be Sun-Thurs 9am-10pm and Friday-Saturday from 9am-12am

Commissioner Kolososki asks about the anticipated foot traffic inside the store at any given time.

Mr. Darji estimates that there will typically be 5-6 customers present at one time.

Commissioner Kolososki then questions whether parking will be an issue, given that the lot is shared with two other businesses.

Mr. Darji assures that parking should not be a concern, referring to the site plan to explain that the rear of the building will be used for deliveries and overflow parking if necessary.

Commissioner Bettenhausen inquires about the location of the stock room as shown on the plan.

Mr. Darji states that they will utilize existing storage for the stock room, including the beer cave.

Mr. Parekh adds that deliveries will be unloaded and either stocked on the shelves or stored in the designated storage area if not immediately needed.

Commissioner Friedman asks if building permits will be required for the planned interior changes and security enhancements.

Mr. Dargi confirms that they will apply for all necessary permits for the building, electrical work, and any other required modifications.

Ms. Bremanis provides additional details, noting that the store will occupy approximately 3,000 square feet, combining two vacant spaces in the strip mall, resulting in a total of three businesses in the location.

She also recommends that the petitioner consider requiring all staff to park in the rear of the building to ensure sufficient parking availability for customers of all businesses in the strip mall.

Chairman Wood asks if staff anticipates any issues with parking. Ms. Bremanis responds that no parking issues are anticipated and highlights areas within the development that are available for parking.

Commissioner Cavanaugh inquires about the façade signage, asking if there are any concerns.

Ms. Bremanis clarifies that the signage will adhere to the village's sign codes, which allow for 1 square foot of signage per linear foot of frontage, with a minimum of 40 square feet and a maximum of 100 square feet.

Commissioner Friedman adds that the packet includes the proposed wall signage, which consists of channel letters that will be individually mounted on the façade.

Iba Swaiss, owner of a business located at 146 W Northwest Highway (Wine and Liquors and Cigars), voices concerns about the proposed business. Swaiss notes that the new business would be located just 500 feet away from his own, directly across the street. He questions the necessity of adding another liquor store, emphasizing that Palatine already has an abundance of liquor stores, with one present in nearly every shopping center. Swaiss expresses concerns about direct competition and the impact on his existing business.

Chairman Wood acknowledges Mr. Swaiss's concerns and clarifies that the request under consideration is for a special use permit. She explains that the purpose of the meeting is to determine whether the proposed business will operate with public health, safety, and welfare in mind, and whether it will cause substantial injury to property values or the neighborhood. Chairman Wood notes that while she understands his concerns, the village does not impose limits on the number of stores in a particular classification.

Mr. Swaiss asks if there are any ordinances regarding minimum distance requirements between similar businesses.

Chairman Wood advises Mr. Swaiss to consult with his councilman to discuss these concerns, as such issues would fall under the council's purview. She acknowledges his frustration and refers him to village staff for assistance in contacting his councilman to address his concerns further.

STAFF RECOMMENDATION:

The proposed liquor store will occupy a vacant tenant space within the United

Center Shopping Plaza, formerly occupied by Team Rehabilitation. In addition to the initial parking in the front of the shopping center, the majority of parking is behind the center and overall center has nine surplus parking spaces, ensuring adequate parking availability.

Dunkin' Donuts, which experiences its highest customer volume during morning hours, is primarily drive-through oriented. This reduces potential parking conflicts with the proposed liquor store, whose peak hours are likely to differ.

The business plan commits the store to implement appropriate security measures, including the installation of surveillance cameras and active collaboration with the Police Department and Crime Prevention Unit to address and mitigate any safety concerns.

Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.
2. The Petitioner shall follow the Village of Palatine's Clean Indoor Air Ordinance and drug paraphernalia regulations in Chapter 12 of the Village Code.
3. In conjunction with the review and direction from the Village of Palatine Police Department, the Petitioner shall coordinate and implement appropriate tenant space/site security measures to address any crime prevention or safety concerns, in a manner acceptable to the Village, as part of the building permit process.

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

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki.

DISCUSSION:

Commissioner Kolososki acknowledges the competition between businesses and points out that similar cases exist, such as gas stations located directly across from each other.

Commissioner Cavanaugh addresses the competition in the area, stating that while it may be an issue for some, the reality of competition in business is not something that can be judged in this context. He emphasizes that the purpose of the review is to evaluate whether the request meets the established standards. While individual opinions can be shared, the committee cannot deny someone

the opportunity to start a business. He expresses sympathy for the objectors' point of view but asserts that the request is an appropriate use of the space. Chairman Wood expresses no concerns, stating that the request meets the standards for public health, safety, and welfare and will not negatively impact the value of surrounding properties. She is in favor of the request and acknowledges the objectors' concerns, but notes that the petitioner is following the correct procedures.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on January 13th, 2025

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

IV. COMMUNICATIONS

Ms. Bremanis notes this is the last meeting of 2024.

The request for a Banquet facility at 1185 E Dundee was not heard at Village Council on 12/9/24 and has been moved to a January meeting.

There is no meeting on 12/24/25 - the next meeting is scheduled for 1/14/25 and will have multiple items on the agenda

V. ADJOURMENT