



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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PLAN COMMISSION MINUTES • OCTOBER 2, 2018

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	Present	
Jane Robins	Plan Commissioner	Present	
Patrick Noonan	Plan Commissioner	Absent	
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: Mr. Ben Vyverberg and Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

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

Ms. Williams made a motion to accept the minutes of September 18, 2018, seconded by Mr. Fedota.

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

III. PUBLIC HEARING

1. Planned Development Amendment to the Park Place Shopping Center Planned Development (Ordinance #O-132-05)

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on September 17, 2018 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Petition for Hearing
3. Proof of Ownership
4. Plat of Survey/ Site Plan
5. Proposed Site Plan/ Floor Plans
6. Business Plan
7. Playground Equipment Elevation
8. Fence and Playground guardrail elevation
9. Sign Elevations
10. Surrounding zoning map
11. Comprehensive Plan-future land use designation
12. CCSD 15 Narrative and responses to Village traffic questions
13. Park Place Planned Development ORD # 0-132-85

Sworn in Petitioner:

Mr. Craig Philips - Director of Operations for CCSD 15

Dr. Scott Thompson - Superintendent

Michael Adamczyk - Business Financial Manager

Harlan Doland - IMEG Engineering

Mr. Phillips gave a brief overview of the request referring to the site plan slide of the center. He pointed out the request is for the southern half of the center known as the Park Place Shopping Center. He spoke to the traffic accesses off Rand Road. Mr. Phillips stated they are projecting approximately 80,000 sq.ft. of acquisition of property. He explained they have looked in many areas along the northern region of Palatine trying to find a suitable site for an education center. He stated the public and the constituencies of the community are looking for the district to provide all-day Kindergarten and an accelerated early childhood developmental program. Mr. Phillips spoke to the community concerns of taxation and pointed out the development acquisition and regeneration of the property is a venue of 20 million dollars and how buying another property that would be handle the facility would cost \$50,000-60,000, which would be a greater impact to the community. Mr. Phillips spoke to traffic concerns of buses and parent drop off and pickup. He referred to the site plan slide to show the buses in red and parent route in blue. He referred to the proposed floor plan slide to show how the site would be split up including a gymnasium, multi-purpose room, classroom and administration. Mr. Phillips pointed out the area of the lot that

would be removed and replaced with an enclosed playground area to support the student population. He spoke to the playground fencing referring to the slide to show location and pictures. Mr. Phillips spoke to truck deliveries stating there should not be an issue since there is only 3 docks. He referred to the slide to show playground equipment pictures. He referred to the slide to show proposed signage location.

Mr. Hansen asked what ages is included in the early childhood.

Dr. Thompson explained they would be 3 and 4 year olds. He spoke to the research that has shown kids that receive intervention early are more successful later in their schooling. He further explained these would be at risk children that would receive remediation so they would be at a level playing field with the other kids when entering into kindergarten.

Mr. Hansen asked why the fence is 5 feet tall expressing concern with balls going over it.

Mr. Phillips stated there is no state rule explaining he made it 5 feet tall for security to keep kids corralled. He stated if there is a concern they can make the fence higher.

Mr. Hansen referred to proposed floor plan slide and asked about the location of the basketball hoop being near the parking lot vs near a grass area.

Mr. Phillips stated they can modify explaining the plan is just an indication that they are having an outside play area. He further explained they don't always put a basketball net, but rather a tetherball.

Mr. Hansen expressed concern with putting children either next to busy highway or facing a parking lot. He stated if this could work he would like to see as little contact with children and traffic.

Mr. Kolososki asked if there is any concern that most of the classrooms are windowless.

Mr. Phillips stated typically in an education center there would be many more windows but in this case they are going with a 21st century design with walls made out of movable glass partitions. He further explained this is to allow them to have communication as well as natural light. Mr. Phillips stated they plan on installing skylights throughout the area to allow natural light through the roof.

Mr. Fedota expressed concern with parent drop off circling through the east side of building and asked what measures to will be taken to maintain minimal traffic in the back of the building since there are no bollards and the loading dock area is contiguous.

Mr. Phillips stated their initial intent would be to put up a sign at the north end indicating the hours when drop-off would be taking place so other vehicles would know this operation was in process. He further explained they would have staff out to monitor traffic. He stated based on conversation with the local police there was a recommendation to make the entrance on the south end a right turn in and out only which would diminish people stacking up on that lane. Mr. Phillips stated

this will encourage traffic to go to a controlled intersection where there can be supervised assistance by the local police like they have at some of the other local school. He pointed out presently Goodwill is the only one with a truck dock which is located on the far north. He stated they have observed the center for 30-40 days and there has been very little truck traffic in the back but that's because it is vacant.

Mr. Fedota explained his concern is with parent drop off coming from the north down the back of the building and intersecting with the indicated traffic flow. Dr. Thompson stated they have worked closely with the police and fire department in the past about traffic issues. He stated they will work with them to see what the best solution. Dr. Thompson spoke to the possibility of having a temporary barrier so no one can come that way during parent drop off. He stated safety is their primary concern.

Mr. Fedota asked if the pedestrian crossing to the playground would it be mounded.

Dr. Thompson stated yes. He stated drop off is 2 times a day and they would not have kids crossing during that time.

Mr. Fedota asked if the facility viewed to be the ECE for the entire district.

Dr. Thompson explained they would like it to be early childhood for 3 and 4 year olds and kindergarten for 5 year olds. He stated there is not enough space to house all early childhood and kindergarten district wide but rather relieve lot of stress and congestion and allow to expand from half day kindergarten to full day. Dr. Thompson further explained many students on the east side of district would attend but the children on the west would most likely remain in their own buildings. He spoke the size of the district pointing out in just a mile and a half square area in northeast Palatine is where 22% of all students reside so there is a high density of students in the area that would have to travel a short distance to get there.

Ms. Robins asked if the total amount of kids is 600.

Dr. Thompson answered yes explaining there would be 20 kids per classroom with 32 classrooms.

Ms. Robins asked if there would be 80 staff members.

Dr. Thompson answered yes.

Ms. Robins stated that is almost 700 people which is a lot. She asked if all classes would start and leave at the same time.

Dr. Thompson answered yes typically all kids would be on the same buses.

Ms. Robins expressed concern with the possible mess at 6:00 am in the morning Dr. Thompson stated the engineer can speak to his observation since he was there early this morning.

Ms. Robins asked about the start and release times.

Dr. Thompson explained staff would start at 6:00 am but students would not arrive until 8:00 am and would be released at 3:00 pm. He further explained staff would remain until approximately 5:00-6:00 pm. He spoke to the afterschool programs for parents who work, which would keep a minority of kids around but most would be there 8:00 am -3:00 pm.

Mr. Doland stated they are looking at traffic for the district. He stated the proposed use would be less of an impact than if commercial development came back into the space. He spoke the school drop off hours of 8:00 am & 3:30 pm to how a lot of the commercial businesses not opening till 9:00 am. Mr. Doland stated Walmart does open at 6:00 am, but that is north of the access road. He stated his staff went out during pick-up hours and spoke to the amount of cars came in and out and how the cars that came in went directly north to Walmart so the flow of traffic will not be impacted. Mr. Doland stated 14 buses is less impactful than the use of cars.

Ms. Robins asked how this will impact Rand Road especially during the morning rush hour.

Mr. Doland stated 14 buses and the cars should not be very impactful.

Dr. Thompson pointed out the buses are already there now just picking up the kids and taking them to different locations.

Mr. Hansen clarified they don't have buses in the center now.

Dr. Thompson stated that is correct but they have them on Rand Road and Dundee Road so the traffic on Rand Road and Dundee Road will not be significantly different.

Ms. Robins asked how long parents will have to wait in line.

Dr. Thompson stated they encourage parents in all their school to use the provided transportation. He stated they think there will be fewer cars dropping off and more kids riding the busses.

Mr. Hansen asked if they are discouraging people from walking here.

Dr. Thompson stated there is no safe route to get to this school.

Mr. Friedman asked about the district perimeters who qualifies for free buses.

Dr. Thompson explained it is based on distance and safety issues. He stated all students that go to this school would be eligible for free bussing.

Chairman Dwyer pointed out the traffic concern is not on Rand Road or Dundee Road but rather within center itself. He clarified the concern is with buses blocking the other uses such as Walmart and the Learning Center.

Dr. Thompson stated the buses don't all arrive at the same time because they have different routes. He stated they want to be good partners with all the members of the community and thinks their presence could revitalize the whole strip mall.

Mr. Fedota stated he doesn't think the morning arrival will have as much of an impact as the afternoon because that is a peak shopping time for Walmart with passenger cars making a left to go north through the exiting bus line.

Mr. Friedman spoke to the traffic that uses the southern entrance to avoid the Rand Road and Dundee Road intersection. He stated he doesn't know how to discourage that cut through traffic.

Mr. Friedman asked if the diagram is literal on traffic pattern and location of bus loading areas. He asked if it would be literal where no more than 6 buses would be parked and loaded and then they would leave and other buses would pull in. Dr. Thompson answered yes explaining they will all arrive at different times in the morning and at pick up the buses stage themselves to pick up kids so would anticipate an orderly movement of the buses.

Mr. Friedman asked if the center landlord has already approved in terms of an operation like this impacting other tenants such as buses blocking the learning centers parking spots.

Dr. Thompson stated it is in the works, but not completely done. He stated Walmart is the biggest player and they are aware but have not signed off yet. He stated unless this is a viable option they don't want to get too far in.

Mr. Fedota asked where parking for parents that may have an early morning meeting is.

Dr. Thompson pointed out as staff has indicated there are an excessive number of parking spots available. He referred to the slide to show the area most likely used by parents.

Mr. Fedota asked if there are plans to restripe the parking lot where buses are loading and coming in.

Mr. Phillips answered yes that would be changing.

Mr. Hansen asked if the 80 staff includes volunteers.

Dr. Thompson answered no. He stated they do not normally have volunteers unless it's a special day like a holiday.

Mr. Hansen spoke to his wife volunteering at Winston Park School for kindergarten.

Dr. Thompson stated if they had volunteers it would be more than 80. He restated staff has indicated more than 300 parking spots that are available.

Mr. Bettenhausen asked if the staff would be positioned at various points of the lot to assist in traffic flow.

Dr. Thompson answered yes and stated they would be working with Police and Fire to ensure safety.

Mr. Bettenhausen asked if Police would be willing to override the red light to expedite buses.

Dr. Thompson stated they have not asked since they are not that far yet.

Mr. Hansen asked if Police can override the light on Rand Road with it being a state highway

Discussion on Police directing traffic.

Mr. Hansen asked if kindergarten be eliminated at other schools.

Dr. Thompson stated they would be moving many of those classrooms to free them up for other purposes.

Mr. Bettenhausen expressed concern at the close proximity of the playground to the sidewalk. He asked if they considered leaving a gap and possibly adding some trees or shrubbery.

Mr. Phillips stated they have no problem doing so. He referred to floor plan slide showing they have plenty of room to create the buffer as well as guard rail and rod iron fence. Mr. Phillips pointed out this is a five day operation and will not be operating on the weekends.

Mr. Fedota asked if there are guidelines on the amount of square footage per child in regards to the playground outdoor play place.

Mr. Phillips explained it is overdesigned based on what is required by the State of Illinois.

Mr. Fedota asked if it would be mulched.

Mr. Phillips explained it will be mulch except for the hard area.

Sworn in staff Mr. Ben Vyverberg and Ms. Lyn Bremanis

Mr. Vyverberg gave a brief overview of request stating Park Place is in a planned development along with many of the commercial centers along Rand Road. He referred to the slide of the surrounding Zoning and the Comprehensive Plan to show location of proposed use and how it was foreseen for retail use. He referred to slides to show existing conditions. Mr. Vyverberg spoke to the parking requirements referring to the slide to show the centers tenants and calculations per tenant space. He stated the center is presently over parked by approximately 359 parking spaces but does not forecast any new uses that come in. Mr. Vyverberg stated he has no immediate response to the Petitioner's engineer testimony. He stated the proposal was reviewed by the Director of Fire Prevention, Police Chief, and the Village Engineer. He stated when they first applied they were planning on having some of their bus traffic to come in on the east side of their building possessing south from Dundee Road and that presented a host of issues identified by Staff, so the plans were revised.

Mr. Vyverberg referred to the slide to show the traffic concerns with the new proposal. He spoke to the IDOT traffic counts stating Rand Road and Dundee Road was at one point in time the most dangerous intersection for accidents in the state. He spoke to the proposed playground location referring to the slide to show it is coming right off Rand Road. Mr. Vyverberg spoke to the use

consistency concerns referring to the slide. He spoke to delivery and access referring to the proposed playground location slide to show the drive aisle. He stated it may not be possible to restrict access as it relates to other tenants in the center.

Chairman Dwyer asked staff to read the first paragraph of the staff recommendation

Mr. Vyverberg stated Staff clearly understands the goals and objectives of the Petitioner. Ultimately, Staff believes that this is the wrong location, due to the inherent traffic concerns and questions and the potential conflicts with the current and future users in the center. Therefore, Staff cannot support the proposed Planned Development Amendment for a school use and recommends denial of the request.

Chairman Dwyer asked the commission members on their present thoughts to provide the Petitioner with that feedback and perhaps allow a request for a continuance to complete modifications and return to the Plan Commission.

Mr. Friedman - deny

Mr. Bettenhausen - no

Mr. Kolososki - recommends

Ms. Williams - passed

Ms. Robins - deny

Mr. Fedota - based on land use only no

Mr. Hansen - no

Chairman Dwyer stated he thinks it would be beneficial and would provide a benefit to younger kids in area but would not recommend approval based on internal traffic situation.

Ms. Williams - do not recommend

Chairman Dwyer suggested asking for a continuance and come back with an internal traffic pattern that is acceptable by Village staff.

Dr. Thompson asked if they ask for a continuance and then realize there is not enough time based upon the real estate purchase contract could they then forgo the continuance and go straight to Village Council.

Mr. Vyverberg answered if the Petitioner requests a continuation and the Plan Commission votes on it the Petitioner would not be able to go to Village Council.

Mr. Friedman asked if the Plan Commission proceeds with the vote and the vote is negative would the school district have the opportunity to go to Village Council with an amended package including changes addressing comments this evening. Mr. Vyverberg explained regardless of the vote outcome if the Petitioner makes changes there is always a chance the Village Council will remand it back to the Plan Commission because the Plan Commission is the public hearing body for that process.

Chairman Dwyer explained it is up to the Community Economic Development

Committee to remand it back to us.
Dr. Thompson asked for a continuance.

Chairman Dwyer asked if the next meeting has been formally canceled.
Mr. Vyverberg answered yes stating the continuation date would be Tuesday, November 6.

Ms. Williams made a motion to continue the petition to November 6, 2018; seconded by Mr. Kolososki.

Mr. Hansen asked if the Petitioner is aware of the conditions set in the staff recommendation

Mr. Vyverberg stated he believes they do.
Dr. Thompson confirmed they have them.

Chairman Dwyer stated he believes this is a desirable project and will be beneficial to the community. He stated he is sure they will be able to come up with something that will be acceptable to the other tenants in the center as well as Village staff.

Mr. Hansen asked Dr. Thompson about the gas station that is adjacent to the play lot being a possibility to be an addition to this to allow the play lot to be farther from Rand Road.

Dr. Thompson stated it is his understanding that property is being developed as a daycare.

Discussion on the daycare approval.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Teri Williams, Plan Commissioner
SECONDER:	Robert Kolososki, Plan Commissioner
AYES:	Hansen, Dwyer, Robins, Williams, Friedman, Bettenhausen, Kolososki, Fedota
ABSENT:	Noonan

IV. COMMUNICATIONS**V. ADJOURNMENT**

1. Motion

Mr. Fedota made a motion to adjourn; Seconded by Ms. Robins

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

