



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
<http://www.palatine.il.us>

PLAN COMMISSION MINUTES • SEPTEMBER 8, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jul 20, 2021 7:00 PM

Minutes accepted with changes to be made as noted

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

III. PUBLIC HEARING

IV. CASE STAFF STATEMENTS

1. 2019 and 2095 N. Rand Road - 1. Preliminary and Final Plat of Resubdivision to permit a 2-lot Subdivision for the 2095 N. Rand Road (Arlington Toyota property); 2. Preliminary and Final Plat of Resubdivision to permit a 2-lot Subdivision for the 2019 N. Rand Road property (proposed Belle Tire property); 3. Rezoning from Planned Development to B-5 - Highway Business District (approximately 13,000 square feet of the Arlington Toyota property would be subdivided and rezoned into the proposed Belle Tire property); 4. Planned Development Amendment and Rezoning from B-5 to Planned Development to incorporate approximately 24,000 square feet of the proposed Lot 2 (2019 N. Rand Road property) into the Arlington Toyota Planned Development (2095 N. Rand Road property) for continued use as a parking lot associated with Arlington Toyota; 5. Special Use to allow for an automobile service and repair store (Belle Tire) at 2019 N. Rand Road, pursuant to Section 11.06 (e) 20 of the Village of Palatine Zoning Ordinance.

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on August 19th, 2021 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Final Plat of Subdivision Application
3. Special Use Application
4. Final Plan Development
5. Preliminary Final Plat of Subdivision
6. Combined Plans - Belle Tire
7. Architectural Elevations - Belle Tire
8. Business Plan
9. Dumpster Enclosure
10. Renderings
11. Floor Plan
12. Proof of Ownership
13. Survey

Sworn in Petitioner: Mr. Christopher Enright of Christopher Enright Architects - 628 E. Parent Ave #106, Royal Oak, MI 48067

Mr. Enright provides an overall description of the special use request and explains that Belle Tire is proposing to acquire the property at 2019 N Rand Road, demolish the existing building and construct a new building. The Belle Tire building will be a 10,000 square foot building with 10 service bays and an

auto parts facility. Their plans include new landscaping, lighting and updates to the storm water facilities. He describes the building exterior details and provides details for the customer service area. Mr. Enright explains the usage for the bay areas and the repairs that will be done within the service bays. He states that there will be no service work performed in the exterior areas of the building, there will be no outdoor displays and nothing will be stored outside the building. All service takes place within the bay areas.

Mr. Enright states that there will be approximately 10-12 employees maximum on site at any given time. He also talks about the plan for scrap disposal and explains that a service would be scheduled twice a week to remove the waste.

Chairman Dwyer asks if the Commission has any questions at this time.

Mr. Friedman asks what the rear parking lot will be used for.

Mr. Enright refers to the site plan and explains that the parking lot is being split and will become part of the development and the existing line is being moved approximately 25' to the west to accommodate and improve the detention area.

Mr. Friedman asks if the adjacent property will remain the detail center for the Toyota Facility.

Mr. Enright confirms it will remain as is.

Mr. Fedota asks is the detailing center will be on Belle Tire property or is it being subdivided.

Mr. Enright explains that the building will be on its own property but giving up a portion.

Mr. Fedota asks about the storm water detention pond and how it will be accessed.

Mr. Enright states that the detention basin would be owned by Arlington Toyota and service both properties.

Sworn in staff - Mr. Ben Vyverberg

Mr. Vyverberg provides a summary of the submitted plans and talks about the grading plan, storm water flowage, dumpster enclosure, floor plans, elevations and site plans. He explains that staff has no specific concerns. Mr. Vyverberg confirms that the rear parking lot is owned by Arlington Toyota and will be used for overflow parking of their vehicles.

Mr. Kolososki asks if there is any other signage planned besides what is currently on the existing building.

Mr. Vyverberg states that petitioner has not proposed any signage but conditions are noted in the recommendation.

Mr. Kolososki asks if there are any triple basin plans for disposal of oil or gas.

Mr. Enright states that specifications for the basin plans are detailed in the plumbing plans.

STAFF RECOMMENDATION:

The Subject Properties are both part of the Rand Road corridor and the collection of auto sales and related repair uses, which are not uncommon in this area. In addition to the proposed Belle Tire use, there is also an existing auto repair use at 2017 N. Rand Road, directly to the south and the proposed maintains the established character of uses in the area.

The bay doors are facing north and directed toward the surrounding commercial uses and additional landscaping would be included within the detention area to further buffer the residential properties to the north. The proposed rezoning will maintain the current zoning for both Arlington Toyota and the underlining B-5 district zoning for 2019 N. Rand Road. Finally, the expansion of the cross access will continue the Village's goal to provide concurrent cross access along IDOT roads in the Village. Therefore, Staff recommends approval of the resubdivision, Special Use for Belle Tire, and the rezoning to P and B-5 for 2095 and 2019 N. Rand Road respectively, subject to the following conditions:

1. The Special Uses shall substantially conform to the Belle Tire business plan, floor plan, architectural plans, and engineering plans submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Subdivision and Planned Development Amendment shall substantially conform to the Plat of Subdivision prepared by CAGE Civil Engineers, last revised on August 12, 2021 and Arlington Toyota narrative, except as such plans may be revised to conform to Village Codes and Ordinances.
3. The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by CAGE Civil Engineers
4. If required by the Village Attorney, a Subdivision Improvement Agreement shall be submitted.
5. A cross access and parking easement shall be revised in a manner acceptable to the Village Attorney.
6. MWRD and IDOT permits are required and shall remain a condition of approval.
7. The final landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning.
8. The declarations for shall be revised in a manner acceptable to the Village Attorney to reflect the shared use of the detention basin between both properties.
9. The sign plans shall comply with the Zoning Ordinance B-5 district requirements.

Commissioner Dwyer made a motion to close the public hearing.

Mr. Noonan made a motion to accept case # 21-60 with the (9) Conditions - 2nd by Mr. Fedota; Unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to the Village Council on Monday, September 20th, 2021

Communication:

1113 N Grove was heard by Council and approved

874-920 N Quentin has been withdrawn

Meeting Scheduled for 9/21/21 has been cancelled.

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

V. COMMUNICATIONS

VI. ADJOURNMENT