VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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PLAN COMMISSION

MINUTES ● AUGUST 20, 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	Present	
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 - Aug 6, 2019 7:00 PM

   Mr. Noonan made a motion to approve the minutes of August 6, 2019; seconded by Mr. Fedota.

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

III. PUBLIC HEARINGS

1. 223 E. Northwest Highway

   Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on August 5, 2019 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. Palatine Plaza Plat of Survey
5. Palatine Plaza Site Plan
6. Floor Plan
7. Business Plan

Sworn in Petitioner: Mr. Michael Ng - Planet Fitness
Dave Heidke - Architect
Ninos Oshana - General Contractor (Stages Construction)
Albert Barr - Planet Fitness Construction Team member
Charlie Margosian and Charlie Margosian Sr. - Landlords

Mr. Ng stated they are proposing to open Planet Fitness in a portion of the former Hobby Lobby space. He explained it is a 18,840 sq. ft. tenant improvement project with no exterior facade work. Mr. Ng stated Planet Fitness offers traditional weights and black card amenity which includes tanning, hydro massage, massage chairs, and an open seating lounge area. He explained they are a 24/7 operating fitness center. He spoke to the parking and neighboring tenants referring to the site plan slide to show location. Mr. Ng stated Planet Fitness promotes health and wellness and they would like to be part of the Palatine community. He stated they have over 1,800 locations throughout the US and over 45 in the Chicagoland area.

Mr. Hansen asked if they would fill the entire remaining space.
Mr. Ng explained they are taking a portion of it.

Mr. Hansen clarified there would still be vacancy.
Mr. Ng answered yes.

Mr. Ng spoke to the typical fitness center layout referring to the floor plan slide. He spoke to the location and proposed signage referring to the existing condition slides.

Mr. Hansen asked if there would be an exterior change for the tenant that fills the remaining space.
Mr. Margosian stated Mr. Hansen is correct explaining they haven't determined

who the third tenant will be. He further explained there will be a new entrance for the remaining 15,000 sq. ft space to the east but work will be held off until they have a tenant.

Mr. Kolososki asked if the name will be on the façade.
Mr. Ng answered yes there will be exterior signage on both the building and pylon signage visible to Northwest Highway.

Mr. Friedman asked if the pylon is part of the center's existing signage.
Mr. Ng answered yes.
Mr. Margosian explained the signage is part of another zoning variance request that was reviewed by the ZBA.

Mr. Kolososki what is max number of people in gym.
Mr. Ng stated he doesn't have an exact number but peak hours are weekdays early morning and early evenings to late evenings. He added weekend peak hours are early mornings. Mr. Ng explained they are projecting somewhere between 500-700 members but not at one time.

Mr. Kolososki asked what the approximate number of members is at one time.
Mr. Ng explained it is difficult to answer and varies by seasons.

Chairman Dwyer asked if they have experience from other locations.
Mr. Ng explained it is approximately 200-300 at peak hours.

Mr. Hansen asked how many go to gym at 2 a.m.
Mr. Ng pointed out the club is always staffed by a minimum of 4 staff for safety. He explained the attendance varies by locations but average is approximately 25-50.

Mr. Margosian stated they have been the owner of Palatine Plaza since 1998. He spoke to the vacancy since Hobby Lobby left 3 years ago. He further explained they have been working with Planet Fitness for some time and feels they will be a good fit being a low cost option but their facilities are nice and clean.

Mr. Hansen asked if the gym will sell anything.
Mr. Ng answered yes explaining they will have a small portion of retail including apparel, workout gear, tanning lotions and drinks.

Mr. Hansen clarified they will generate sales tax.
Mr. Ng answered yes.

Mr. Friedman pointed out the limited parking on that side of the center and asked if the peak hours of the gym the reason why it will work is.
Mr. Margosian explained they considered many factors one being peak operations. He explained it doesn't tend to be as busy with many of the sections. He further explained it is a nice compliment with the pet resorts model since they use a small portion of the parking because people drop dogs off and are not

there for long periods of time so these spots are available for gym.

Mr. Fedota asked if there is a plan if the gym starts to utilize the spots designated for the pet resort.
Mr. Margosian stated there is no formal plan but will listen to suggestions. He explained the other tenant isn't concerned but if there is an issue they will address it.

Mr. Fedota asked what type of tenant they are looking at for the other third of the space.
Mr. Margosian explained they have no firm prospects but would be nice to get a retail use to compliment some of the service uses. He pointed out retail users for large tenant spaces are few and far between.

Mr. Bettenhausen asked if the lot striping will remain the same.
Mr. Margosian answered yes that's the plan.

Mr. Margosian Sr. stated they have owned the center since 1998 and visits it frequently and has never seen the parking at that end filled.

Sworn in staff: Ms. Katie Rivard
Ms. Rivard gave a brief overview of request explaining Planet Fitness is proposing an 18,000 sq. ft. fitness center in the Palatine Plaza. She spoke to the hours of operations with their peak hours being from 4pm-10pm Monday-Friday and 9am-12pm Saturday and Sunday. Ms. Rivard spoke to the parking requirements and the variation of 30 spaces requested. She pointed out the third tenant space is accounted for in the parking calculation.

Mr. Fedota clarified the space is considered assembly use.
Ms. Rivard answered yes.

Mr. Hansen stated he visited the center at 4:00 p.m. and the lot had 2 vehicles in it which included his own.

STAFF RECOMMENDATIONS:
The proposed health club is occupying a portion of the former Hobby Lobby space in the Palatine Plaza shopping center. This use is compatible with the other retail, service, and restaurant uses that presently occupy the shopping center. While a Variation for 30 parking spaces is required, the Petitioner's business plan and justification indicate that the frequency and need for parking is clustered at particular times during the day, as opposed to a continual use throughout their hours of operation. Also, the required parking variation is also a reflection of how the Zoning Ordinance regulates parking for health clubs, as an assembly use. The required parking takes must provide parking for 30% of the maximum capacity of the tenant space, as determined by the Life Safety Code.

Given the current tenant mix and anticipated non-conflicting times of significant parking demand, Staff believes that there are the necessary parking resources to

accommodate
this use. The proposed use should complement the surrounding uses and properties and should not alter the essential character of the locality. Therefore, Staff recommends approval of the Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the floor plan prepared by RGLA Solutions, Inc., dated 07/10/2019, and the business plan submitted by the Petitioner, Michael Ng (Planet Fitness), except such plans may be changed to conform to Village Codes and Ordinances.
2. The parking variation is granted to the Subject Property, in consideration of the floorplan, business plan, and site plan for Planet Fitness. If the Subject Business is sold or transferred or used in a different manner, additional Village review will be required.

Mr. Hansen asked the Petitioner can he and will he comply with the conditions.
Mr. Ng answered yes to the best of his knowledge.

Mr. Noonan made a motion to close the public hearing; seconded by Ms. Williams.

DISCUSSION:

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

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on September 3, 2019.

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

2. 1811 & 1911 N. Rand Road

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on August 5, 2019 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. Final Plat of Subdivision
5. Engineering Plans
6. Napleton Lot 5 Narrative dated 8/15/2019
7. Email regarding petition dated 8/15/19

Sworn in Petitioner:
Ms. Megan Rosche - Attorney for Petitioner
Mr. Michael Mondus - SpaceCo Engineering

Ms. Rosche stated they are requesting a Planned Development Amendment explaining last year they filed for Preliminary and Final Planned Development for a new car dealership that was approved. She spoke to the current construction that is underway. Ms. Rosche explained Lot 5 was always planned for future development. She further explained this request would be to take the current lot that is covered in trees and vegetation and replace with 95 additional parking spaces for use by the car dealership. She stated the lot would be gated and lighted. Ms. Rosche acknowledged the regulations for lighting and screening. She spoke to the location and surrounding properties. Ms. Rosche stated they will keep some vegetation pursuant to the Village.

Mr. Hansen asked about Lot 4 which is overgrown.
Mr. Mondus referred to the overall landscaping plan and explained Lot 4 is part of the carwash. He explained the overgrown area is Lot 5.
Discussion on Lot 5 location.
Mr. Mondus stated he believes it was the dump when they built the Menards.

Mr. Kolososki asked if the lights will be on 24 hours.
Ms. Rosche explained the hours of operation are Monday-Friday 8am-9pm, Saturday 8am-6pm and closed on Sunday.

Mr. Hansen asked if there would be security lighting.
Mr. Mondus explained the current lighting at the dealerships would be extended onto Lot 5.
Ms. Rosche stated there will be 6-foot tall board-on-board fence. She further explained it will be gated with no entrance off of Old Hicks Road.

Mr. Fedota asked if there were screening requirements in the original plan along

Old Hicks Road.
Mr. Mondus explained in the original Planned Development the agreement was to keep the fence that was existing along the Menards property line. He further explained during demo they realized the fence was not supported properly and created a safety issue. Mr. Mondus stated they have been working with staff on a solution and the current plan is to replace with board-on-board fencing per Village approval.

Mr. Fedota asked if the fence will continue along Old Hicks Road.
Mr. Mondus explained it will tie into the cemetery fencing showing the location on site plan slide. He pointed out there is extensive vegetation on both sides of the road.

Mr. Kolososki asked if they will keep the vegetation bordering Old Hicks Road.
Mr. Mondus explained the frontage will need to be cut down for grading but they will plant parkway trees and dedicate the right of way. He further explained they are installing fencing with bushes in front to offer screening.

Mr. Friedman asked if the detention basin is specifically for the paved area.
Mr. Mondus answered it is just for this lot.

Mr. Bettenhausen asked if the lot will only be used during normal business hours.
Ms. Rosche explained the lot will be used to store overflow cars and only accessible to employees.

Mr. Bettenhausen clarified there will be security lighting through the night.
Ms. Rosche stated it will have the same lighting as the rest of dealership and it's gated.

Discussion on dealerships lighting.
Mr. Mondus stated he thinks there will be security lighting overnight.
Discussion on lighting foot candles.

Chairman Dwyer asked to make a note to address the lighting at the Economic Development Committee.
Ms. Rivard pointed out there is a condition to address the lighting.

Mr. Fedota asked if there will be outdoor paging speakers in this area.
Ms. Rosche stated there will not be any additional speakers other than what was already approved.

Ms. Rivard gave a brief overview of the request explaining the proposed lot will provide 95 parking spaces with access only through the car dealership. She stated the plans call for a new 6-foot tall board-on-board fence along Old Hicks Road and will keep the existing landscaping to the north and south. She spoke to the proposed new parkway trees and bushes. Ms. Rivard stated it will be gated, have security lights and only be accessible to employees. She spoke to the surrounding properties and explained the required landscaping and buffer.

Chairman Dwyer read into record an email that was submitted to Staff.

Sworn in Ms. Deborah Lustyk 1830 N. Laurel Drive
Ms. Lustyk stated the back of her property faces Old Hicks Road so she has a clear view to construction site and is having issues with the dust coming into her house. She spoke to Menard's privacy fence that was taken down and expressed concern of safety with the new driveway. She spoke to the current crime issues in the area and stated she thinks this will add more crime to the area.
Discussion on access to the Lot being only internal.

Ms. Lustyk asked if there will be a privacy fence.
Ms. Rivard explained the chain-link fence will be replaced with a board-on-board fence.

Ms. Lustyk spoke to her concerns with the construction.
Ms. Rivard explained they can further discuss her construction concerns after the meeting but they are not part of this request.

Ms. Lustyk clarified where the Lot will be located.
Ms. Rivard explained the location referring to site plan slides repeating there is no entrance off of Old Hicks Road.

Ms. Lustyk expressed safety concerns with car theft.
Chairman Dwyer pointed out there will already be car parking explaining this is just additional.
Ms. Lustyk stated she thinks it should be located somewhere other than backing to a residential area.

Sworn in Ms. Eleonora Ekberg 727 E. Rand Grove Lane
Ms. Ekberg spoke to neighboring towns and their business growth pointing out Palatine has many car dealerships. She stated the area has many families and elderly that needs protection pointing out the area has a lot of criminals. She expressed concern with pollution form car dealerships.

Chairman Dwyer explained her concerns are important but are not related to the proposal and pointed out the dealership will help people by creating sales tax and jobs.
Ms. Ekberg she disagreed with Chairman Dwyer pointing out the other towns has closed their dealerships. She expressed concern with the property values going down.
Chairman Dwyer explained without a licensed appraiser the board cannot accept testimony on property values.

Discussion on dealership causing more crime.
Chairman Dwyer repeated the testimony is not related to the current petition.

Sworn in Mr. Manjit Singh Grewal 1836 N. Laurel Drive

Mr. Grewal stated he has lived in his home for 27 years and have seen the property change multiple times. He expressed his concern with the appearance of the construction and with lighting and noise pollution. He asked about the buildings being built and what they will be used for.

Chairman Dwyer pointed out the buildings are the dealership that is already approved and is outside of the scope of this hearing.
Mr. Noonan explained that was passed over a year ago.

Mr. Grewal expressed concern about the lighting on Lot 5.
Chairman Dwyer explained the difference in lighting during operation and security lighting after hours pointing out the Village has code requirements that will need to be followed.

Mr. Grewal expressed concern with the dealership.
Mr. Noonan asked about the noise when Menard's diesel trucks dropped off lumber pointing out their hours are longer than the dealership.
Mr. Grewal answered yes but it became white noise and since they closed it has been quiet. He pointed out Menards had a fence and asked about the proposed fence.
Ms. Rivard explained they are proposing a board-on-board fence.

STAFF RECOMMENDATION:
The proposed limited use of Lot 5 for the periodic storage of vehicles is not inconsistent with the approved Napleton Planned Development. Also, the parking lot is not open to the public and may only be accessed through the existing parking lots of the commercial developments. Notwithstanding its lack of development, this lot previously maintained a commercial planned development designation and was also included in the Napleton Planned Development. The parking lot with landscaping and screening should further buffer the residential properties from the commercial developments on Rand Road. Therefore, Staff recommends approval of the Planned Development Amendment, subject to the following conditions:

1. The development shall substantially conform to the Engineering plans prepared by Spaceco Inc., dated 06/12/2019, last revised 08/16/2019, and business/operations' plan for the parking lot dated August 15, 2019, except as such plans may be revised to conform to Village Codes and Ordinances.

2. The final fencing and landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning and include sufficient screening to comply with Section 7.04 (g) of the Village of Palatine Zoning Ordinance. The landscaping and screening surrounding the parking shall be maintained, in order to screen the commercial parking lot from the residential properties and in satisfaction of Section 7.04 (f) and (g) of the Zoning Ordinance.

3. Review fees in the amount of total project improvement costs, as required by Code, shall be submitted in a manner acceptable to the Director of Planning and

Zoning and Village Engineer.

4. The final lighting and photometric plan shall be revised in a manner acceptable to the Village Engineer, in compliance with Code and with a specific focus to shield the residential properties from any glare, light spillage, or visual impact. This may also include specific light shields or hooding, as directed by the Village Engineer.

Mr. Noonan asked if they wanted to build a paint shop would they need relief.
Ms. Rivard explained any changes to the Planned Development would likely need additional zoning review.

Mr. Fedota asked about the screening limitation on height of fencing.
Ms. Rivard explained it is height based on the zoning district.

Mr. Hansen asked Ms. Rosche if she can and will comply with Staff's 4 conditions.
Ms. Rosche answered yes.

Mr. Noonan made a motion to close the public hearing; seconded by Ms. Williams.

Chairman Dwyer pointed out residents have concerns with dealership in general but that's already been approved and outside of the scope of discussion.

Mr. Fedota pointed out this space is more secure than the regular area being used for inventory overflow storage and will be locked with fencing all around. He stated it is just an extension of what is already approved.

Mr. Friedman stated he thinks Staff has an opportunity and obligation to make sure lighting and screening is appropriate which will address the residents concern.

Mr. Fedota spoke to the concerns of the paging system which will not be part of this request.

Mr. Noonan made a motion to approve subject to staff's conditions; seconded by Mr. Friedman.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on September 9, 2019.

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

IV. COMMUNICATIONS

V. ADJOURNMENT