



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 • AUGUST 7, 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	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	

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jul 17, 2018 7:00 PM

Mr. Noonan made a motion to approve the minutes of July 17, 2018; seconded by Mr Fedota.

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

III. PUBLIC HEARING**1. 892 E. Glencoe Street**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on July 23, 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
5. Site Plan
6. Plat of Subdivision
7. Engineering Plans
8. Lot 2 Site Plan
9. Architectural Plans
10. Engineer's Cost Estimate

Sworn in Mr. Tom Connelly, Petitioner, 892 E. Glencoe Street

Mr. Connelly explained they are looking to either take down the house or move the house. He stated one neighbor is interested in moving the house to his location. Mr. Connelly explained it will be 2 lots mimicking the northeast corner of Leonard Road and Glencoe Street that was done in 2006 or 2008. He explained his engineers have mimicked the same draft and specifications basically asking for the same variances and setbacks.

Mr. Kolososki asked if both homes will have the same floor plan.

Mr. Connelly explained he is leaving it open. He stated this home is for him and his wife who are empty nesters now.

Mr. Friedman spoke to the property layout and how it is more setup for home to be turned 90 degrees.

Mr. Connelly re-explained how they mimicked the northeast corner.

Sworn in staff Ms. Katie Romack and Mr. Ben Vyverberg

Ms. Romack gave a brief overview of the request explaining the existing lot is just under $\frac{1}{2}$ an acre which the petitioner is proposing to subdivide into 2 new lots. She spoke to Lot 1 (interior lot) which meets all the R-2 setbacks with an exception for a variation for lot depth. She spoke to Lot 2 (corner lot) which also needs a variation for lot depth. She spoke to the orientation of the home facing Glencoe Street instead of its legal front yard of Leonard Road. Ms. Romack pointed out it appears to meet the setbacks but because of the property being turned it requires setback relief. She spoke to the Glencoe Corner Subdivision approved in 2006 that the petitioner had mentioned, which received similar relief

for lot depth and setbacks. She pointed out the definition of front yard was different when that subdivision was approved.

Chairman Dwyer asked what the variations for that subdivision were.

Ms. Romack explained they received Preliminary and Final Subdivision for a 2-lot subdivision, Rezoning from R-1 to R-2, Variation of 10 feet to permit the lot to be 100 f feet in depth instead of the 110 feet, Special Use to permit the setback to be 30 feet instead of the required 40 feet.

Chairman Dwyer clarified they had fewer variations than this request.

Ms. Romack answered yes.

Ms. Romack referred to slides showing existing conditions. She stated Engineering has commented they will be required to re-grade the front and side swales to accommodate the drainage for the parkway for the 2 lots to the north. She referred to the engineering plans for Lot 2 slide. Ms. Romack stated new sewer and water service will be provided by connecting to the existing services in the Glencoe Street right-of-way. She stated they will be installing sidewalks along Leonard Road and will have to install parkway trees. Ms. Romack referred to the slides of the elevations and floor plan explaining it is being proposed as a single-story residence.

Mr. Fedota asked if the surface drainage is from north to south.

Ms. Romack explained referring to the aerial.

Sworn in Mr. Robert Lange, 28 S. Leonard Road Palatine, IL

Mr. Lange spoke to the drainage provision. He spoke to conversation he has had with Mr. Garcia the Village Engineering inspector, who explained to him that his property is in the summit and how the water is supposed to drain both ways on Leonard Road. He stated both him and Mr. Garcia thinks the storm sewer has collapsed over the years. Mr. Lange stated he has spoken to Mr. Ruppert who said he would come out and look at it to help the flow of water. He spoke to the standing water and the mosquitos. He stated he just found out the proposal will change the grass ditches. He spoke to the character of the neighborhood with all homes being within 2 feet as close to Leonard Road. Mr. Lange pointed out with this property the homes will not be symmetrical and aesthetically it doesn't fit. He pointed out 40 S. Leonard will be affected both from the front and the rear. Mr. Lange stated their block is on septic so doesn't know what kind of impact that will have on the efficiency of their septic fields.

Sworn in Ms. Trina Callo, 40 S. Leonard Road Palatine, IL

Ms. Callo stated she has lived their 20 years and likes her neighbor. She stated she bought her home because it was a nice open area and pointed out the second home will have a view right into her backyard. She spoke to how her backyard drainage drains toward the lot with the second home. Ms. Callo stated she is concerned if they build the home her septic field will be destroyed. She stated she doesn't want to break his dreams but explained this home has been her dream for 20 years.

Mr. Hansen asked which direction it drains.

Ms. Callo stated it drains toward Glencoe Street and has pitched that way since she bought it.

Sworn in Mr. Peter Larson, 911 E. Glencoe Street Palatine, IL

Mr. Peter Larson asked about the 4-way stop sign at Leonard Road and Glencoe Street, and if both dwellings face Glencoe Street would it be closer to Leonard Road. He stated the sign has been there for years and many run through it. Mr. Peter Larson explained his concern is if the house is pushed out towards Leonard Road it will affect the stop sign.

Chairman Dwyer pointed out they are asking for a lot of variations and asked if they are necessary to make this work.

Ms. Romack explained though on paper the other subdivision didn't need the extra variations if they came through today they would be asking for similar relief.

Chairman Dwyer clarified the special use for setbacks were just because of the way the homes are positioned on the lot.

Ms. Romack answered yes and explained it is due to the legal front yard being on Leonard Road, but the proposed home would face Glencoe Street. Ms. Romack referred to the site plan slide showing the red dotted lines indicating how the homes could be built facing Leonard Road and be within code.

STAFF RECOMMENDATIONS:

The proposal is consistent with the Glencoe Corner Subdivision located directly east of the subject property. Additionally, the orientation of the proposed home on Lot 2 is such that its functioning front yard is Glencoe Street but the legal front yard is Leonard Road; therefore, requiring a Special Use for front and rear yard setbacks. With that being said, Staff recommends approval of the proposal, subject to the following conditions:

1. The development shall substantially conform to the Subdivision Plan prepared by Lambert and Associates and Land Technology dated 05/19/2018 last revised 07/02/2018 and the Lot 2 Site Plan prepared by Lambert and Associates and Land Technology dated 05/19/2018, last revised 07/02/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. A Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
3. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
4. The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by Lambert and Associates and Land Technology dated 07/03/2018 and attached hereto.
5. A Subdivision Improvement Agreement shall be submitted.

6. Recording fees in the amount of \$300 shall be submitted.
7. The Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.
8. Parkway trees shall be planted across the frontage at a spacing no greater than 40' on center in a manner acceptable to the Director of Planning and Zoning.
10. The Leonard Road parkway and culverts shall be graded and placed at an elevation that ensures drainage for the parkway and 2 lots to the north in a manner acceptable to the Village Engineer.

Mr. Hansen asked the Petitioner if they can and will comply with staff's conditions.

Mr. Connelly answered yes.

Mr. Kolososki spoke to the windows in the attic and asked if they are for possible future.

Mr. Connelly answered no explaining they are for decoration.

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

DISCUSSION:

Chairman Dwyer spoke to the stop sign concerns. but stated he thinks that is just the way it is.

Mr. Kolososki stated a series of bushes would be more detrimental because you are still 30 feet off the road. He spoke to the neighbor's concern of water drainage and pointed out it will still flow in the same direction off her land.

Chairman Dwyer asked if it will still flow south.

Ms. Romack answered yes and explained the re-grading that is required.

Mr. Kolososki spoke potentially lower the pitch of the house to maybe help height concerns.

Mr. Hansen asked if the request is for the splitting of the land or for this particular plan.

Mr. Kolososki stated it is tied to this plan.

Chairman Dwyer stated they are requesting to change the zoning to R-2 so it would be able to do anything that is permissible to R-2 zoning.

Mr. Fedota clarified the board is voting on if it is an appropriate use of this land.

Chairman Dwyer answered correct explaining is dividing this corner lot into 2 lots is appropriate.

Mr. Friedman clarified the recommendations on the Special Uses will be for size and positioning of the house on Lot 2 as submitted.

Chairman Dwyer answered yes.

Mr. Fedota asked what the estimated aggregated lot coverage of the 2 buildings compared to existing lot coverage is.

Ms. Romack stated she does not have those numbers but pointed out they will have to follow the R-2 standards, if approved.

Mr. Fedota asked about what is the allowed percentage in the R-1.

Ms. Romack answered 30% building coverage and 35% lot coverage.

Mr. Fedota spoke to the loss of speculation related to coverage.

Ms. Romack stated if there is a concern with the height of the proposed home, then a condition can be added restricting it a single-story home.

Chairman Dwyer pointed out generally a two-story home would take up less ground space than a ranch.

Chairman Dwyer spoke to the streetscape concern.

Mr. Hansen asked if it would be consistent with the homes to the east on Glencoe Street.

Mr. Noonan pointed out looking at the aerial there is already inconsistency.

Mr. Fedota pointed out the other side of Leonard Road is also not consistent.

Ms. Romack explained Mr. Lange's concern is because the east side of Leonard Road line up very closely, while the proposed home on the west side of Leonard Road would be setback 20 feet instead of approximately 50 feet similar to the existing homes to the north.

Chairman Dwyer stated he doesn't like all the Variations but that is the trend.

Mr. Friedman stated it is interesting if you turn the same home the quantity of relief being sought goes down dramatically so the concern is not so much the massing or the size of it.

Chairman Dwyer asked if there is concern with the direction the homes are facing.

Mr. Friedman spoke to the change in the definition of the front yard causing it to be in this condition. He spoke to the Petitioner following the same setup as the homes to the east.

Discussion on which street the home faces and how affects the setbacks

Mr. Friedman spoke to the concerns on storm water control. He pointed out the plans submitted addressed this and the Village's Engineering Department will be taking a hard look before approving the plans so is comfortable that a subdivision like this can maintain the necessary drainage.

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

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

2. 1775, 1791, 1801, & 1815 N. Rand Road

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on July 23, 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. Project Narrative (Petitioner)
5. Knoppers-Petitioner Narrative
6. Plat of Survey
7. Final Plat of Subdivision
8. Engineering Plans
9. Landscaping Plans
10. Site Plan
11. Trash Enclosure
12. Mazda Exterior Rendering/Elevations
13. Mazda Floor Plan
14. Subaru Exterior Rendering/Elevations
15. Subaru Floor Plan
16. Carwash Exterior Rendering, Floor Plan & Elevations
17. Sign Elevations & Location

Sworn in Ms. Megan Roche attorney for Roto Sales Inc Napletons Mazda and Subaru

Steve Napleton- Napleton Auto Group

Michael Mondus - Spaceco Inc.

Simon Yu - Simon Design Group

Ms. Roche, gave a brief overview of the request explaining that the petitioner is proposing purchasing two parcels of property. She stated the first is the Menards property from the Village of Palatine and second the Knoppers Garden Center. She stated they are currently doing business in Arlington Heights owning and managing 2 car dealerships and are proposing to relocate to the Village of Palatine. Ms. Roche explained the Mazda dealership would be approximately 17,000 sq.ft. and the Subaru would be approx. 25,000 sq.ft. and in addition there would be a free standing car wash. She also stated that the developer would initially leave the Knupper's property as is and manage the business. She stated in total it would be approximately 15 acres of property. She spoke to the Engineering and Architectural plans that were submitted and stated they have been working with Village for a redevelopment agreement.

Mr. Mondus engineer - Spaceco Inc. - 9575 Higgins Rd Rosemont, IL

Mr. Mondus stated that Spaceco Inc. is the civil engineering/ surveying firm working for Mr. Napleton. He stated most of the engineering plans have been

submitted and initially reviewed by staff. He stated they acknowledge and accept the conditions relative to those approvals. Mr. Mondus stated the property has Village utilities including sanitary, water and storm connections which allow the redevelopment of the property utilizing some of the existing infrastructure. He spoke to the site access explaining they are proposing to reuse the access point on Old Hicks Road and the 2 access points on Rand Road. Mr. Mondus stated they have to work with staff on delivery and fire turns, which will be resolved.

Mr. Simon Yu - Architect - Simon Design Group

Mr. Yu stated they are the architects for all three buildings. He gave a brief overview of the design explaining it is a classic Mazda design. He pointed out it is rare to have ground up building and this will include 2 ground up buildings. He spoke to materials referring to the slides. He stated they will use aluminum panels and the sides and rear will be concrete precast panels which is low maintenance. Mr. Yu stated the car wash will be single story building and will be a self-drive thru carwash.

Mr. Friedman asked if the car wash would be a standalone business or exclusively or primarily for the dealership.

Mr. Napleton explained it would be a \$3 standalone carwash. He further explained the plan is to give some kind of a deal associated, when buying a car from the dealer. Mr. Napleton stated it will have a full conveyer with blowers and wax just like other freestanding carwashes.

Mr. Bettenhausen asked about the hours of the carwash.

Mr. Napleton stated they will have to check what hours the Village would allow but explained it would be within normal range of other carwashes in area being open 7 days a week.

Mr. Friedman spoke to the site design, sign placement and Village sign ordinance. He asked why they chose an EMB location so close to Culvers existing sign when they have such a large frontage.

Mr. Napleton explained it is the corner of the property. He pointed out the carwash is a substantial investment and since is located on Old Hicks rather than highly trafficked Rand he needs to bring customer traffic in so it doesn't make sense to have it further north. Mr. Napleton stated it is unfortunate to have a sign so close but are hoping to get the relief needed and make this a successful project.

Chairman Dwyer asked why there is a need for an EMB sign for a carwash.

Mr. Napleton explained it is a blended use sign and the EMB part of it is more for the car dealership.

Chairman Dwyer spoke to the possibility of having a regular sign on the corner for the carwash and having a separate sign for the dealer further down.

Mr. Napleton explained it is dual purpose in a high visible corner and thinks it works best on the corner to be most successful.

Mr. Vyverberg gave a brief overview of the request stating the Subject Property was previously occupied by the former Menard's store and lumber yard and Knupper nursery. After Menard's vacated this store location, the Village subsequently acquired the property. The Petitioner, ROTO Sales Inc. d/b/a Napleton Mazda Subaru, entered into discussions with the Village to acquire the former Menard's site. Separate from that process, the Petitioner reached an agreement with the Knupper's property owner to also acquire that site. The Petitioner intends to construct 2 separate auto dealerships, and a car wash building.

ANALYSIS:

Zoning and Site Design

The Subject property is approximately 15.25 acres and contains a vacant commercial building and an associated parking lots. The property is presently zoned Planned Development, which dates to its annexation in 1992, and is specific to the Menard's development and use. The Menard's buildings are approximately 103,000 square feet and the remainder of the property is improved with an existing parking lot.

The former Knupper property is located on the northwest side of the former Menard's property and consists of an approximately 15,100 square foot main building and a 9,000 square foot out-building.

The plans call for the demolition of the Menard's buildings and the main greenhouse building. Thereafter, the Petitioner is proposing to develop a Subaru dealership (24,900 square feet), a Mazda dealership (17,300 square feet), and a separate stand-alone car wash (5,200 square feet). Overall, there are 684 parking spaces provided for these uses. Collectively, the Zoning Ordinance requires 158 parking spaces for these uses (47,400 square feet @ 1 space/300 square feet). Many of the parking spaces are for the storage of additional auto inventory for the dealerships.

The proposed car wash is located in the southeast corner of the property and directly across from the Culver's restaurant. Although the car wash does not have a separate dedicated escape lane, the queue is exposed to both the parking lot and access drive. As the final architectural plans and elevations are not presented, the final car wash plan will require a separate site plan review with the Village Council to ensure that there are not any noise issues for the surrounding properties with the operation of the car wash. Also, the landscaping plans call for the existing landscaping and screening along Old Hicks Road and adjacent to the car wash to be maintained, in addition to the new landscaping and screening for the car wash property.

The proposed development would subdivide the property into separate commercial lots for each of the dealership properties and the car wash. While there is not a determined long range plan for the approximately 3.38 acres, representing a portion of the former Knupper property, Staff will recommend that

any re-use of that property shall adhere to the B-5 (Rand Road corridor) use lists. Initially, the Petitioner intends to operate a limited season flower sales' business from approximately April through July.

Traffic and Access

There are three separate access points to the site, which consists of two full access areas (northernmost along Rand Road - approximately 940 feet from the intersection - and along Old Hicks Road - approximately 240 feet from the intersection) and a right-in/right-out (approximately 340 feet from the intersection), also along Rand Road. All of these access points are existing and will be maintained for the new development.

Rand Road is an IDOT jurisdiction. The intersection of Rand Road and Old Hicks Road is fully signalized. Once the site is accessed, there are a series of internal and shared drive aisles, which traverse the site. Although there is internal site access, each of the uses has an associated parking area, within the proposed lots.

The site previously functioned with two commercial uses occupying approximately 127,000 square feet of buildings. The proposed development will be three initial commercial buildings, occupying 47,400 square feet. Through use of the existing access points and the shared internal drive aisles, with cross access, the site will accommodate the anticipated traffic accordingly.

Truck and delivery traffic should primarily access the site using the Rand Road access areas.

Engineering

As a developed site, this property has access to all of the necessary utilities and the proposed development will receive utility service through connections to existing structures. There is an approximate 20-foot grade differential down moving north to south on this site, with the low point terminating at the Old Hicks Road intersection.

Stormwater will be managed through the 4 separate detention basins spaced throughout the site. As is required, the basins will provide the necessary volume control and ultimately connect to the existing storm sewer system. Additionally, the plans call for the use of permeable pavers for several sections of the parking areas throughout the site.

The existing sidewalks will be maintained with this development. The Rand Road sidewalk is on private property and the plat will be revised to include an access easement for the sidewalk.

Architecture

The Napleton Mazda building will be 26 feet in height and the building materials consist of EIFS, metal panels, and a predominate window façade along Rand Road.

The Napleton Subaru building will be 28 feet in height and the building materials consist of a Subaru slate tower, metal panels, and concrete panels. There is

also a substantial window façade along the Rand Road frontage.

Signage

The development is proposing 4 freestanding signs:

- ☐ A 98 square foot Subaru sign (20 feet tall);
- ☐ A 100 square foot Mazda sign (20 feet tall);
- ☐ A 125 square foot Napleton sign (with a 50 square foot EMB sign) (25 feet tall);
- ☐ A proposed freestanding sign for the car wash.

The B-5 District - appropriate Rand Road zoning district for comparison would allow one sign per lot, with a maximum height of 25 feet and maximum size of 125 square feet.

Per the Zoning Ordinance, electronic message boards require Special Use review. The EMB portion cannot exceed 40% of the total sign area. The proposed EMB is 50 square feet and complies with that requirement. In addition to the operational controls (video display and scrolling is prohibited and a minimum hold time of 15 seconds is required), there is also a spacing distance of 500 feet between EMB signs. As proposed, the Napleton EMB is approximately 90 feet from the existing Culver's EMB sign to the south across Old Hicks Road. It is also taller than the Culver's sign to offset the potential for line of sight conflicts.

Business Operations

Napleton Mazda Subaru will employ initially 57 employees, which is anticipated to increase per the business plan. The dealerships will be open from 9 AM to 9 PM; Monday through Friday; and 9 AM to 6:30 PM on Saturday; and is closed on Sunday. The service department is open from 7 AM to 6 PM; Monday through Friday; and 8 AM to 5 PM; Saturday. It is also closed on Sunday.

Mr. Kolososki spoke to the retaining wall on Old Hicks Road and how the carwash will be higher and more visible. He asked if there are any grading plans to lower that section as far as elevation goes.

Mr. Vyverberg explained from a staff perspective a carwash is a special use in all the corridors. He stated staffs' concerns are related to noise, screening and impact to the surrounding properties. Mr. Vyverberg explained the petitioner has submitted a general site plan and elevations for discussion tonight. He further explained it will go through further review if they get approved. He stated as they get there plans together it will be reviewed and changes will be required to accommodate a car wash.

Mr. Kolososki expressed concern on landscaping that side of the project.

Mr. Fedota asked about the stacking for the car wash and the projected traffic patterns based on other carwash stacking.

Mr. Vyverberg explained they reviewed the traffic patterns. He stated there is not a dedicated escape plan with the car wash but pointed out the stacking is completely visible from the street side to anyone preparing to turn in as it relates to it. Mr. Vyverberg stated staff is not concerned with the numbers that can queue pointing out there is enough room for 7 cars to stack. Mr. Vyverberg stated

because it is completely visible and not hidden staff is comfortable with proposal as it relates.

Chairman Dwyer asked if code requires an escape lane for a carwash or just for drive thrus Mr. Vyverberg explained the code would relate to it as it pertains to drive-thrus and is reviewed under special use. He spoke to other requests and conditions put in place.

Chairman Dwyer spoke to the turn on the north end pointing out it seems like a tight radius. He stated the plan he has is slightly different than the one on the screen.

Discussion on the difference in site plans

Mr. Vyverberg spoke to the site plans prepared by Spaceco explaining they have been reviewed by the Village Engineer and Director of Public Works and there was not a specific concern related to the turn radius.

Discussion on the difference between architectural and engineering site plans

Chairman Dwyer spoke to the increased traffic on Old Hicks Road and asked if it is up to the additional usage.

Mr. Vyverberg spoke to the condition for the proposed subdivision for an additional dedication of right of way. He pointed out there is an existing full access curb cut that was ultimately annexed from Cook County. He spoke to the annexation agreement that memorialized the use which still remains in place. Mr. Vyverberg stated as part of the review they did not receive feedback or comments relative to ant required upgrades relative to Old Hicks Road although as a component of the plat of subdivision is a dedication of right of way along Old Hicks Road.

Chairman Dwyer spoke to the parking and asked if they should include a condition requiring a certain amount of open parking spaces to allow customers a place to park.

Mr. Vyverberg spoke to the zoning parking requirements and other car dealers.

Sworn in Mr. Chris Tondola 1829 Laurel Palatine, IL

Mr. Tondola stated he is a former car wash owner and stated cars stack up quick. He expressed concern with the light being very long and when it does change it is very fast.

Mr. Tondola expressed concern with this increasing traffic for the residents that live there who are trying to get out. He stated he thinks the car wash and dealerships will be a hinderance on an already bad traffic area. He pointed out the area already has oil change places and other car washes. Mr. Tondola expressed concern with effect on property values

Sworn in Mr. Andrew Prociuk 1765 N. Lynda Palatine, IL

Mr. Prociuk stated the renderings are beautiful and is definitely an upgrade from Menards. He stated his original concern was with the EMB but the cap on the height eases some of the concerns. He expressed concern with light pollution from the car dealer. He stated he already has light from billboards shining in his

home at night. Mr. Prociuk agreed with the concern of increased traffic from the carwash and disagreed the traffic plans won't change. He agreed the traffic light is not great and thinks the stacking mentioned earlier will be a bigger issue. Mr. Prociuk spoke to the noise concern and stated he is in the landscaping business and no amount of trees or shrubs will screen the noise. He stated they want to enjoy their Sundays and Saturdays and are not thrilled with the weekend hours. He stated future resale of these homes is a concern.

Sworn in Ms. Janet Mulhausen 1735 N. Lynda Palatine, IL

Ms. Mulhausen expressed concern with the exit on Rand Road. She stated she lives in Capri Subdivision across the street and even though there is "No Turn" signage she was almost hit by a truck because they don't read the signs. Ms. Mulhausen pointed out there is no center lane only the four driving lanes. She stated she would like the exit onto Rand Road to be moved over because it is dangerous. She asked about the location of the repair part of the project.

Mr. Yu explained it will be on the top and left side referring to the floor plan slide. Ms. Mulhausen expressed concern the noise of the drills. She stated she is also worried about the signage pointing out the Toyota complex lights up the sky. Ms. Mulhausen stated she hopes after close they would lower the lights and possibly aim the lights at the cars so the light pollution doesn't affect their yards

Mr. Yu addressed the concerns. He spoke to the access points on Rand Road being a right in and a right out and pointed out the main exit further down. He spoke to the noise of the brakes and hammers stating they are a lot quieter than they use to be. Mr. Yu spoke to the Village light pollution standard and hopes that alleviates some of the concerns.

Chairman Dwyer pointed out it is not always the light that overflows but rather the fact that there is a ball of light that comes from the dealer itself.

Mr. Fedota asked if there is a maximum light standard for parking lots
Mr. Vyverberg spoke to the commercial standards for foot candles at the property line and how it is calculated for properties approximate to residential areas. He spoke to the sign code and how it requires signs to be off at 11:00 pm and not be turned back on until 7:00 am., when a business is not in operation. Mr. Vyverberg spoke to the usage of sound amplification and pager systems in car dealers and how they cannot be audible from outside the property lines.

Mr. Napleton stated he is too cheap to keep the lights on all night long. He explained at 10:00 pm they will be turned down to security lights. He spoke to the stacking and escape plan pointing out it will be attended by an employee and will accommodate a 3 point turn to get out. Mr. Napleton explained the conveyer type system is able to service 80 cars an hour so will get the cars out quick.

Chairman Dwyer stated if the carwash is busy and successful it will block Old Hicks and prevent people from going north. He asked about the possibility of widening the road to the entrance.

Mr. Napleton stated there are plenty of carwashes in the area so can't imagine theirs exceeding the 80 cars an hour.

Chairman Dwyer pointed out the commercial property borders a lot of residential which will have an impact. He stated maybe the carwash shouldn't be on northeast.

Mr. Napleton pointed out the building that is currently there is nasty looking and they are proposing to put top of the line buildings in an 18 million dollar investment.

Mr. Bettenhausen asked if there will there be 2 rows of cars for carwash.

Mr. Napleton answered yes and will include free vacuum stations. He stated they will need to keep things moving. Mr. Napleton stated the final design will have a softer radius because the building went down approx. 1,000 sq. ft.

Chairman Dwyer asked if a traffic study is required.

Mr. Vyverberg explained since all access points were not changing staff did not see the need to require an additional traffic study.

Chairman Dwyer asked how this traffic compares to Menards and Knuppers back when Menards was in operation.

Mr. Vyverberg explained in review staff came to the conclusion it did not require an additional traffic study.

Mr. Hansen asked about the comments about keeping Knupper's open.

Mr. Napleton stated Knuppers has been quite successful for the past 80 years. He stated they originally only wanted the Menards the project but it didn't fit. He stated the main showroom will be gone but will be open as a seasonal business April- July as kind of a tent structure.

Mr. Hansen clarified it won't be a vacant building.

Mr. Napleton explained the plan is to be busy for 4 months of the year and then vacant for the other 8 months. He spoke to the cleanup plans of the property and what buildings will remain.

Chairman Dwyer suggested maybe it can remain open in November and December for Christmas trees.

Mr. Napleton stated it is a possibility if they can find someone who would be interested. He stated maybe Knights of Columbus or another charity.

Mr. Tondola expressed concern with the noise from the carwash vacuums when they are self-serve and running all together. He stated the impact wrenches are even louder than they used to be. Chris stated the noise level will be increased.

Sworn in Mr. Musa Dabeca 645 E. Diane Drive

Mr. stated he built his home in 1991 and has no objections with the dealerships but expressed concern with the carwash. He stated he lives in the best subdivision in the Village of Palatine. He expressed concerns that it will attract

kids with loud music. He stated he pays top taxes and has been there for 30 years and thinks this will attract unbelievable noise. He spoke to people testing cars from the Toyota dealer right in front of his house and now will have two more dealers that will add to the safety concern for his grandchildren.

STAFF RECOMMENDATIONS:

The legislative intent for the B-5 district indicates that the use intention is to "...provide for intensive retail or wholesale sales with appeal on a regional basis." Auto-related uses are anticipated and typical uses along the Rand Road corridor. There have been several such new developments over the last 10 years. Also, the previous uses on the subject property were also larger commercial uses, with a regional draw.

The uses are appropriate for the Rand Road corridor. And, the proposed development plan integrates the uses into the existing property and provides shared access in the same manner as the previous commercial uses. Therefore, Staff recommends approval, subject to the following conditions:

1. An auto-turn plan exhibit shall be submitted in a manner acceptable to the Village of Palatine. This shall include both the Fire Department and truck delivery requirements for the site.
2. The Plat of Subdivision shall be revised in a manner acceptable to the Village Engineer and Village Attorney to ensure that necessary watermain and sanitary sewer easements are appropriately dedicated to the Village. The storm sewers and detention basins should remain private and an association shall be created to ensure their maintenance and functionality.
3. The declarations shall be prepared in a manner acceptable to the Village Attorney to also include a cross access and shared parking easement a maintenance agreement.
4. An easement will be required for the public sidewalk and watermain along Rand Road. The public sidewalk at the entrances shall be upgraded to meet the ADA requirements.
5. The final signs plans shall be revised in a manner acceptable to the Village of Palatine. Any sign encroachment over the watermain or public walk shall be revised to avoid this conflict.
6. All future uses shall follow the B-5 district use lists. A separate business and maintenance plan for the 3.88 acre parcel on the northern edge of the property shall be revised in a manner acceptable to the Village of Palatine. This should include the interim maintenance of the property and future compliance with Village Codes, related to any reuse of the property.
7. The final landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning and shall include additional parkway trees and parking lot landscaping.
8. The Village Council shall review final architectural and site plan for the car wash and the building materials shall coordinate with the dealership buildings.

9. The final engineering plans, prepared by SPACECO, initially dated 06/01/18, shall be revised in a manner acceptable to the Village Engineer. The revisions shall include the Engineers Estimate of Probable Cost. The revised engineering plans should also properly address any required abandonment of the utilities, resulting from the demolished buildings.
10. The final lighting and photometric plans shall be revised in a manner acceptable to the Village Engineer.
11. All outside permits, including MWRD, IDOT, NPDES, and IEPA will be required.
12. All rooftop equipment shall be 100% screened on all sides in a manner acceptable to the Village of Palatine.
13. The final refuse areas shall be submitted in a manner acceptable to the Director of Community Services.
14. A Public Improvement letter of credit shall be submitted in a manner acceptable to the Village of Palatine.
15. A Planned Development letter of credit shall be submitted in a manner acceptable to the Village of Palatine.
16. Plan review fees based upon 1.5% of the total improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village.
17. Recording fees shall be submitted in a manner acceptable to the Village.

Mr. Hansen asked about condition #5 and if that meant to imply the plans are currently not acceptable.

Mr. Vyverberg explained it is standard because the proximity of the EMB sign is seen by staff as a policy decision for Village Council so staff took a neutral position as it relates to it. He stated the reason for #5 is a previous iteration showed conflict that needs to be revised in the water main and the public walk for the sign plans and want to ensure they are revised accordingly.

Mr. Noonan asked Mr. Napleton about reports from the local newspapers that if this process moves forward they would approach Cook County for some tax rebates.

Mr. Napleton explained Cook County real estate taxes are extremely high for car dealers. He stated they have asked for 7C relief which discounts are approximately half and stated they do not plan on closing on property unless they get that. Mr. Napleton explained the relief can be up to 10 years on projects that are in that kind of circumstances. He stated they expect Cook County will approve, but first the Village has to endorse it.

Mr. Noonan expressed concern if approved that they will then hire out of state contractors. He asked if Mr. Napleton would be willing to verbally agree to hire local contractors.

Chairman Dwyer stated that is out of our scope.

Mr. Vyverberg agreed with Chairman Dwyer that it is outside of the scope of the land use discussion and that the Petitioner does not have to address that question.

Mr. Napleton stated they have not chosen the contractors yet and they will be chosen based on qualifications and price. He pointed out a Wisconsin contractor constructed the new Village hall. He stated chances are they will go with an Illinois contractor but can't guarantee.

Mr. Bettenhausen asked if they could consider an updated traffic study.

Mr. Vyverberg stated if the Plan Commission would like to add a condition for a traffic study or traffic report they can but in initial review which included the Village Engineer, Planning and Zoning, Community Services, Public Works, Police and Fire, it was not something that came forward as a requirement, as it relates to the site.

Mr. Hansen asked Mr. Napleton if he can and will meet all conditions.

Mr. Napleton answered yes.

Mr. Noonan made a motion to close the public hearing seconded by Mr. Hansen.

DELIBERATIONS:

Mr. Noonan stated he is not keen on the car wash. He stated the car dealer is a great use and great revenue and the plans look fantastic, but is not sold on the carwash.

Chairman Dwyer agreed with Mr. Noonan on the carwash in its current location. Discussion on moving to northwest side of property and how it may alleviate some of the concerns.

Chairman Dwyer stated the board can add a condition to move the carwash to the west side of property. He pointed out though it is a commercial corridor a good chunk of the property abuts residential properties.

Mr. Kolososki agreed with moving the carwash stating it is too close to the residential neighborhood and with it being elevated higher than the street it will be very visible

Mr. Friedman asked how to address concerns when the request is for preliminary and final.

Chairman Dwyer explained the ability to add conditions to resolve concern with the message board being 50 ft. from another message board.

Discussion on alternative location of EMB.

Mr. Fedota spoke to the concerns.

Mr. Friedman pointed out the condition says the photometric plan would be revised but he stated he didn't have one in his packet.

Discussion on photometric plan and maximum light level.

Chairman Dwyer stated the board can leave some items as policy decisions for council or if someone feels strongly enough about the car wash or EMB they should be added into the recommendation.

Mr. Friedman expressed concern with the language of the recommendations being the approval would require substantial changes.

Discussion on recommending approval with changes or recommending denial.

Chairman Dwyer suggested approval subject staffs' 17 conditions plus #18 moving carwash to west side and #18 the EMB moved at least 300 ft. from existing.

Mr. Fedota made a motion to approve subject staffs' 17 conditions with the addition of #18 relocation of carwash to the west/northwest portion of property #19 to move the EMB west along Rand Road to maximize the distance to other EMB in the area and to properly identify the car wash to the possible relocation and #20 to reevaluate the lighting relative to directionality and glare of the light in a manner that is acceptable to the Planning and Zoning Department; Seconded by Mr. Noonan.

Mr. Vyverberg asked if the second condition is to move the EMB 300ft.

Mr. Fedota stated he didn't give a distance but will make condition #19 to a minimum of 300 ft.

Eric asked about the direction for the carwash location and the EMB and if they both should be northwest.

Discussion on verbiage used for direction.

Mr. Vyverberg stated this item will tentatively to go Council on August 20, 2018.

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

IV. COMMUNICATIONS

Ms. Romack indicated that there will be 2 items on the next Plan Commission hearing. This includes Hicks and Garden and a 4-lot subdivision on Hillside Street. The next Plan Commission meeting is scheduled for Tuesday, August 21st.

V. ADJOURNMENT

Mr. Fedota made a motion to adjourn; seconded by Mr. Noonan. The meeting was adjourned at 8:56 PM.