



PLANNING AND ZONING COMMISSION

DECEMBER 9, 2025 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

RESULT:	APPROVED
MOVER:	BETTENHAUSEN
SECONDER:	NOONAN
AYES:	Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

A. Planning and Zoning Commission — Regular Meeting — November 25, 2025 7 PM

IV. PUBLIC HEARING

A. 1800 N. Rand Road

1. Special use to permit the operation of a medical office.

Request has been withdrawn

B. 1597 N. Rand Road

1. Special Use to permit a restaurant with a drive-thru; and
2. Variation to permit 19 parking spaces, instead of the minimum required 25 parking spaces at 1597 N. Rand Road.

3. Variation to permit 534 square feet of total signage instead of the maximum permitted total signage of 186 square feet.

SU-000213-2025 – 1597 N Rand Rd

Notice was published in the Journal & Topics on November 20th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Engineering Plans**
4. **Floor Plans**
5. **Elevations**
6. **Sign Package**
7. **Business Plan**
8. **Public Notice**

Background:

The subject property is zoned B-2 (General Business) and was annexed into the Village in 1999. In October 2024, the lot was included in a resubdivision and received approval for a drive-through restaurant (KFC); however, the project was never constructed. The Petitioner is now requesting approval of a new Special Use and Variation to redevelop the site for a Hawaiian Bros restaurant, with a drive-through.

The Petitioner is requesting:

1. Special Use to permit a restaurant with a drive-thru
2. Variation to permit 19 parking spaces instead of the required 25.
3. Variation to permit 534 square feet of total signage instead of the maximum permitted total signage of 186 square feet.

Staff – Ms. Bremanis provides background and states the property is zoned B-2. The front portion was part of a subdivision with an approved Special Use, and the lots were subdivided. Lot 3 had previously been approved for a drive-thru, but that project did not move forward. The new petitioner is proposing to open a drive-thru restaurant and is requesting a variation for parking and a variation for signage.

Commissioner Cavanaugh asks if there had been a previous variation for parking.

Ms. Bremanis confirms that there was, and notes that this new request provides two additional parking spaces compared to the earlier plan.

Sworn in Petitioner: Raj Patel – 200 Frontage Ave., Burr Ridge, IL

Mr. Patel states that they are working on multiple Hawaiian Bros locations in the region and have received approvals in several other communities. For this site, they intend to demolish the existing structure and construct a new freestanding Hawaiian

Bros building. The design will be consistent with their standard prototype and will feature an open-ceiling concept.

Commissioner Kolososki asks if the building is two stories.

Mr. Patel confirms that it is not; it has an open ceiling but is a single story.

Commissioner Bettenhausen asks whether other Hawaiian Bros locations are in operation.

Mr. Patel states there are no local operating sites yet. Several are under construction and progressing through approvals. Montgomery has approved, Romeoville is awaiting permits, and plans have been submitted in Elgin and Schaumburg.

Chairman Friedman asks whether the Palatine building design is the brand's prototypical model.

Mr. Patel states that it is, except for end-cap locations which vary.

Chairman Friedman asks whether the existing foundation will be reused.

Mr. Patel states that the dimensions are similar and therefore the existing foundation will work for the new building.

Commissioner Fedota asks about the sizable signage variation and what drives the requested square footage.

Mr. Patel explains that the size is based on Hawaiian Bros' standard branding protocol.

Chairman Friedman notes that Palatine's method of calculating signage may differ from other communities.

Commissioner Fedota references another retailer that had undergone a rebranding effort.

Commissioner Roth-Wurster asks about parking demand and how many interior tables are planned.

Mr. Patel states that approximately 80% of business is online orders or drive-thru, with 15% walk-in and sit-down. Seating is limited.

Chairman Friedman asks about any standards associated with new locations and whether they have experience with existing operational sites.

Mr. Patel explains that they do not own any open locations yet but have completed training at other corporate sites.

Chairman Friedman asks about standard municipal code requirements for drive-thru stacking.

Mr. Patel stated Hawaiian Bros recommend 3-4 stacking spaces.

Ms. Bremanis summarizes key issues. Code requires 7 stacking spaces; the petitioner is providing 7. The business model relies heavily on drive-thru traffic. Hours

are 8 a.m. to 11 p.m. daily. Seven employees per shift. Estimated customer volume: 20 walk-ins, 40 drive-thrus. The landscaping plan softens the site. The restaurant includes 35 seats.

Regarding signage, Ms. Bremanis explains how sign area is calculated and presents a table. Code allows 186 square feet, but Hawaiian Bros' decorative and irregular sign elements count toward total sign area.

Chairman Friedman asks about an elevation element marked E13 located high on the building and whether its material and illumination would make it a sign.

Ms. Bremanis clarifies that any graphic or image is considered signage. The sample provided is a representative piece and would be illuminated.

Ms. Bremanis adds that the freestanding sign is 66 square feet, which is within the code allowance of up to 100 square feet.

Staff Recommendation:

The Petitioner is requesting approval to reuse the existing building foundation and construct a new drive-thru restaurant. The proposed building and drive-thru lane comply with the B-2 District bulk standards as well as the required stacking provisions. Drive-thru uses are also common within the Dundee/Rand Road corridor, making this use consistent with the surrounding commercial area. A parking variation is requested as part of the proposal. Based on the business plan, the majority of customers are expected to utilize the drive-thru. As a result, Staff believes the proposed parking supply should be adequate for the intended operations. In addition, while the requested sign variation is significant when calculated per Code, much of the proposed signage consists of decorative elements and negative space. As a result, Staff does not believe the signage will alter the character of the area, given that the actual sign area is substantially less than the calculated variation square footage. Further, any approval would be tied to the specific sign elevations submitted, ensuring that a future operator with different signage plans could not rely on this variation for unrelated designs. Because the actual sign square footage is well below the noticed variation square footage, Staff finds the request to be reasonable. Therefore, Staff recommends approval of the Special Use and Variations, pursuant to the following conditions:

1. The Special Use and Variation shall substantially conform to the engineering plans prepared by Weaver Consultant Group dated 8/28/2024, elevations prepared by Design Plus dated 8/19/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer or Director of Planning and Zoning.
3. The final landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

Commissioner Bettenhausen notes that minor work appears to be planned at the entrance, including cement work, and asks whether an IDOT permit will be required.

Ms. Bremanis confirms that an IDOT permit would be necessary and states that those requirements will be addressed during the building permit application process.

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

Commissioner Noonan Made a motion to approve subject staff's conditions; seconded by Commissioner Roth-Wurster

DISCUSSION:

Commissioner Noonan states that this appears to be a straightforward request. Commissioner Fedota comments that it is a good use of the property, represents an improvement, and introduces a unique concept. Commissioner Ruth-Wurster notes that the proposal had been approved previously, the parking layout is improved with more focus on drive-through operations, and the decorative signage elements contribute to a nice and distinctive design.

Chairman Friedman summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday January 5th, 2026

RESULT:	APPROVED
MOVER:	NOONAN
SECONDER:	ROTH-WURSTER
AYES:	Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT

There was no public comments

VI. ADJOURNMENT

SUBMITTED BY:

Annette Schwab
Customer Service Representative
Support Services Team