



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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PLANNING AND ZONING COMMISSION

MINUTES • JULY 11, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Patrick Noonan	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Eric Friedman	Vice Chairperson	Absent	
Jan Wood	Chairperson	Present	
Jerry Luszczak	Commissioner	Absent	
Rodney Bettenhausen	Commissioner	Present	
Robert Kolososki	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
Stephen Fedota	Commissioner	Present	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Jun 27, 2023 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota
ABSENT:	Friedman, Luszczak

III. PUBLIC HEARING

1. 2120 N. Rand Road

SU-000048-2023 - 2120 N. Rand Road

Notice was published in the Daily Herald on June 22nd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Variation Application
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Sign Elevation - Freightliner 7-5-23
6. Public Notice

Mr. Vyverberg gave a brief overview of the request and provided clarity to the original request. He stated the petitioner originally requested 2 variations. One to permit a 3rd freestanding sign and the 2nd variation to increase the sign height to 20'. The Petitioner has reduced the sign height to meet the village code and ordinances and therefore will not apply to tonight's hearing. The Variation request tonight will address the approval of a 3rd freestanding sign.

Sworn in petitioner: Karen Dodge, 325 Sand Pebble Dr., Aurora, IL - Permit Expeditor on behalf of the owners. Works with the sign company.

Ms. Dodge states there are currently 3 ground size cabinets on the property. The sign on Rand & Hicks is currently 40' and replacing with a 36' sign, the sign in the middle of the lot is not being altered and sign #3 would be at the Northern most part of the lot and would like to add a 36' square cabinet to the existing pole. She provides a site plan to show the existing and proposed sign locations. She explains that there is 476' of Frontage on Hicks Rd and 394' of Frontage on Rand Rd. The entrance to the business along Rand is in the middle of the lot and can be easily missed. Having signage on both ends of the lots will help the motoring public to identify the Freight Liner business. She states it is imperative for the semi-trucks to recognize the business on the approach as it is difficult to maneuver the semis if they miss the turn.

Chairman Wood notes that the 3rd sign appears to be close in distance to the 2nd sign and what would the 3rd sign accomplish.

Ms. Dodge states it would help motorists to identify the business prior to the entrance while traveling on Rand Rd.

Mr. Vyverberg states there is a uniqueness to the property as there is frontage on both sides of the business at Rand Rd and at Hicks Rd. He states there is an IDOT stub and the petitioner is working with IDOT to get that vacated. He

presents a picture of the existing conditions and points out the existing pole with no sign which is the sign pole they would like to utilize.

Chairman Wood asks what is non-conforming about the sign.

Mr. Vyverberg states that the sign can't be expanded but is accepted as is.

Commissioner Cavanaugh asks about the property to the west shown in the aerial picture. He asks to confirm if the property to the west is also part of the same business.

Mr. Vyverberg states that is correct.

Commissioner Cavanaugh states that part of the rationale is based on the property to the north.

Mr. Vyverberg states it is unique to the fact that it is not typical that two properties under the same ownership and have services that benefit each other, one having sales and service and one providing parts and these are separated by IDOT frontage.

Commissioner Kolososki states that the signs reference two business names - two of the signs reference the business as "Freightliner" and the third sign references "Northwest Trucks".

Eric Kassulat is sworn in and states he is one of the owners of Northwest Trucks.

Mr. Kassulat explains that the two Freightliner signs are the company they represent. Northwest Trucks is the dealer for Freightliner. The intentions of the adjoining lots working with IDOT to put a culvert that will allow the drive to connect the two plots which will eliminate one access point. Which is why they are petitioning to allow this sign as it would now be at the entrance.

Commissioner Cavanaugh asks if there is an entrance on South bound on Hicks.

Mr. Kassulat states that is correct.

Commissioner Roth -Wurster asks if there are signs on the building.

Mr. Kassulat states there is a sign on the building but no other exterior signs.

STAFF RECOMMENDATION:

The Petitioner is proposing to reuse an existing sign pole towards the north end of the lot to install a new sign cabinet, which will function as the third freestanding sign on the subject property. While the pole is an existing condition, it has not contained any signage for an extended period of time.

The property is unique as there are entrances on both N. Hicks Road and N. Rand Road. In addition, Freightliner has also expanded their part/service and auto repair operations to the building north of the IDOT access drive servicing UPS off of Rand Road. This expansion increases the already significant amount of lot frontage near the intersection of two major thoroughfares. The re-introduction of the third freestanding sign should help to direct access to the subject property accordingly. Ultimately, the proposal should not alter the character of the locality. Therefore, Staff recommends approval of the proposed

Variation subject to the following conditions:

1. The Variation shall substantially conform to the Site Plan and Sign Elevation Plans submitted by the Petitioner, Karen Dodge, Northwest Freightliner, except as such plans may be changed to conform to Village Codes and Ordinances.

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

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Ruth-Wurster.

DELIBERATIONS:

Commissioner Cavanaugh states it meets standards and seems that the signs are important to the Northwest. He believes it will benefit the semi-trucks and thinks it gives them a better opportunity to locate the business and not miss the turn. Meets the standards and is in the best interest of health and safety for the community.

Commissioner Kolososki states he agrees and it would make sense to have the signage.

Commissioner Roth-Wurster agrees that it meets the standards and the signage will give more navigational direction.

Chairman Wood states she normally is conservative with sign requests but believes it will identify another access area and notes that the business is on large acreage, sign is under 20' and is a reasonable height. It is also comparable to other business signs along the Rand Rd. corridor and is therefore in favor of the request.

Chairman Wood 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 August 7th, 2023.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota
ABSENT:	Friedman, Luszczak

2. 1855 N. Hicks Road

PPD-000004-2023 - 1855 N. Hicks Road

Notice was published in the Daily Herald on June 22nd, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. 1855 Hicks Rd - Preliminary Engineering Plans
2. 1855 Hicks Road Concept Set 3.31/23
3. Revised Elevation - 1855 Hicks Rd
4. 1855 Hicks Rd Elevation 6.2.23
5. 1855 N Hicks Rd - Utility and Firm
6. Preliminary Planned Development Application and pro
7. Shelter Inc.'s Empowerment Program Grant Draft mlm
8. Plat of Survey
9. Public Notice - certificate of publication
10. Email from Mr. Eric Vining
11. Email from Ms. Chelsea Laliberte Barnes
12. Email from Mr. Matt Walling

Mr. Vyverberg gave a brief overview of the request stating the petitioner is proposing to develop a residential supportive housing building and use, with up to 12 residents and support staff provided by Shelter, Inc. He provided information regarding the zoning history and future land use map recommendation. He also gave an overview of the process for Preliminary Planned Development and what is being requested for this meeting. Final Architectural plans and engineering plans would be required at Final Planned Development.

Sworn in petitioners:

Ms. Carina Homann Santa Maria - Executive Director of Shelter, Inc. - Owner and Operator of the proposed property.

Mr. Richard Koenig - Exec Director of Housing Opportunity Development Corporation - 5340 Lincoln Ave - Skokie, IL - developer.

Ms. Santa Maria provides background on Shelter Inc. She explains that the agency would be operating the land and the shelter. They've been operating in Arlington Heights since 1975. Shelter Inc. was founded by a former Arlington Heights Deputy Policeman and a librarian, who identified a need for youth housing. Shelter Inc. has worked in the Northwest suburbs for over 45 years. She states that the staff employed at the shelter receive thorough DCFS training and background checks. Shelter Inc. has operated in Palatine for over 30 years and operates a facility for youth in crisis. She states they have a great working

relationship with everyone in the Palatine community, including the school district and the police department.

The Mission of Shelter Inc. is to provide a comprehensive network of services to end the cycle of child abuse. She talks about the programs provided by Shelter, Inc.

Mr. Koenig states that his company is a non-profit affordable housing developer and has been around for 40 years. He states they have done over \$200 million of real estate projects throughout the suburbs. They have one property here in Palatine called Spruce Village. The goal is to create housing that benefits the community. This is a unique opportunity that combines the strengths of a service provider and a developer to create homes for people, who would otherwise not have a place to live.

Ms. Santa Maria talks about their services and their goal is to create a program specific to the trauma that their clients have endured. They are certified in providing trauma services by Northwestern Feinberg School of Medicine. She provided additional information regarding the training and the services provided.

Mr. Koenig states the development will have a positive impact on the community and will be replacing the current dilapidated property. The development would be working with civil engineering on storm water mitigation and reduce area flooding and work to make the property more adaptable for future storm activity. He states that the development would have no impact on traffic and they would provide enough parking for 15 vehicles, but don't anticipate those parking spaces would be fully utilized at any given time. He states the construction for the housing would use shipping containers which is environmentally friendly and cost effective and energy efficient. The site is 3 acres and would maintain many of the current trees. He provides an elevation of the proposed house and states it would be a 12-bedroom house in a very comfortable home environment.

Ms. Santa Maria states they have a great reputation and is requesting support from the Village of Palatine.

Chairman Wood asks if they are the owner of the property.

Mr. Koenig states they have not purchased the property, but have an option to purchase the property.

Chairman Wood confirms that they would be purchasing all three parcels.

Mr. Koenig states they would be purchasing all three.

Chairman Wood asks if the girls accepted in the program have infants or children would they be counted as part of the 12 plus?

Ms. Santa Maria states that children and infants would part of the total count.

Chairman Wood asks if they would be enrolled in local schools.

Ms. Santa Maria explains that they may not be enrolled in the local schools and it would be based on their current educational needs and their trauma needs.

Ultimately, the home school of the residents would be providing the financial and educational services.

Chairman Wood asks how the decision was made on the property and the Palatine area.

Ms. Santa Maria states the property size and location would fit the need and the long-standing relationship with Palatine Police, social workers, and school district makes it an ideal location.

Chairman Wood inquires about other locations in the country.

Ms. Santa Maria provides background on other locations.

Chairman Wood asks if there have been any issues with runaways.

Ms. Santa Maria states that it has happened, but would work with police and social workers to address the situation.

Commissioner Kolososki asks if there would be a fence and states that the elevation shows 6 doors and notes they are not locked.

Ms. Santa Maria states that Illinois does not allow locked residential facilities. Security would consist of security cameras, fencing, and overnight staff that would notify police if there were any breach in security.

Chairman Wood asks what staff would be provided.

Ms. Santa Maria states it would be a ratio of 3:1 at all times.

Commissioner Ruth-Wurster asks what measures are taken to keep the residents safe.

Ms. Santa Maria states that based on the situation of the girls, their policy is to remove cell phones and computers. If involved in exploitation this would deter their devices from being pinged. They have no access to social media and they can't contact or have other people contact them. They also work with local police and FBI depending on the severity to keep them safe.

Commissioner Bettenhausen asks what the fence height would be and inquires about the locked doors.

Mr. Koenig states the fence or fence height has not been determined and explains that the doors would be locked so that entry to the inside could not be obtained but access to the outside from the interior is obtainable.

Commissioner Bettenhausen asks if the entrance would be gated.

Mr. Koenig states it would be gated and closed at night.

Commissioner Noonan asks for details about the container construction.

Mr. Koenig gives insight, as to how this would be handled.

Commissioner Bettenhausen inquires what the recreational area would consist of.

Ms. Santa Maria states it would have exercise equipment and other activities available that are geared toward teenage girls.

Commissioner Bettenhausen inquires how food would be prepared.

Ms. Santa Maria states it would be catered. Snacks and full kitchen would be provided but main meals would be catered.

Mr. Vyverberg provides an overview of the project and location and talks through Zoning Plans, Site Plans, Floor Plans, Engineering Plans and TOPO plans and provides information from each. He also talks about the construction and would work with the petitioner and the builder through the building requirements. He provides information regarding the standards for Planned Development.

Chairman Wood asks if the property is currently vacant.

Mr. Vyverberg states it is vacant and the adjoining properties have been vacant over the last several years.

Chairman Wood asks how many group homes are in Palatine.

Mr. Vyverberg states that he believes there are eight.

Commissioner Cavanaugh asks if this type of modular building practice near the flood plan anticipates any issues.

Mr. Vyverberg states that the flood plain portion of the property does not impact the construction area and points out where the flood plains are noted on the plans and that the Village Engineer has conditionally accepted the engineering plans.

Ms. Ferdinanda Marcic 4216 W Lawrence Chicago- Daughter of current owner. She states her mom has occupied the property up until a year ago. Her mom would like it noted that she supports the project and the mission. Ms. Marcic believes this is an amazing project and states that she knows the property well. She states that the property has not flooded in the decade of ownership. She believes that this would be a good location for this project. It is a safe location with good visibility and surrounded by nature and would be a great space for young people to experience nature. Ms. Marcic believes this project would preserve a green space and provide a safe space for young woman. She hopes for village approval and believes it would be a good addition to Palatine.

Mr. Arnold Gould - 502 E Burr Oak - Arlington Heights. - Mr. Gould states he is a member of the Northwest Suburban Task Force developing supportive care facilities for those with disabilities and he is also a member of the District 21 Board of Education. He's worked with Richard and Corina in the past years and has worked with Corina and Shelter Inc within the last year to secure a property, when they needed a new home in Arlington Hts. He states that if you were to call the Village of Arlington Heights or the Police Department, you would find they are a good organization that knows how to take care of children and run a facility.

Ms. Chelsea Laliberte Barnes -1252 N Arbor Lane - Palatine

Ms. Barnes states from the social work community/mental health community that this is a community that values and upholds safety of children. She believes this is a great opportunity for Palatine. She states that Shelter Inc. would do an unbelievable job serving these women.

Mr. Alex Smith - 404 E Diane Dr - Palatine - His property is directly behind this location and would be proud to have in his backyard.

STAFF RECOMMENDATION:

The application and narrative indicate that there is a significant lack of temporary youth housing in the suburban area. In a meeting with the Police Department, Shelter Inc. indicates that there is no housing of this type in the State of Illinois for female residents. All of residents in this circumstance are presently taken to other states, while permanent housing is being secured.

From a site plan perspective, the proposed building exceeds the current R-1 minimum setback requirements and bulk standards. While the existing lots do contain both floodplain and floodway areas, the location of the building and parking are situated on the northern portions of the lots, with the stormwater detention and volume control discharging directly to the existing creek.

Shelter Inc. has an established history of providing such counseling services and presently operates various residences in the area.

Nevertheless, the proposed use would be the first in the Village and the State of Illinois. Therefore, the proposed use is a policy decision for the Village Council and therefore Staff recommends action at the Planning and Zoning Commission's discretion. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Final Engineering Plans shall be submitted and revised in a manner acceptable to the Village Engineer, including the parking lot and access to N. Hicks Road.
2. A LOMAF (Letter of Map Amendment Fill) shall be required before the issuance of a building permit. The Sanitary on the West side of Hicks is a MWRD sanitary Interceptor. The Petitioner should be aware that the sanitary main will likely need to be extended from the rear of the property starting on E. Osage (Easement may be required).
3. The final Shelter Inc. business and operations' plan shall be revised in a manner acceptable to the Police Chief and Village Attorney.
4. All extra agency permits shall be submitted in a manner acceptable to the Village Engineer.
5. The final landscaping plan shall be submitted and revised in a manner

acceptable to the Director of Planning and Zoning.

6. The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.
7. Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
8. The Final Architectural Plans shall be revised in a manner acceptable to the Director of Community Development/Planning and Zoning, including the final material quantities and distribution and in compliance with the Chapter 6 and the Architectural Design Guidelines of the Village Code.
9. The final fencing plans, including the access gates, shall be submitted in a manner acceptable to the Director of Planning and Zoning and Fire Marshal.
10. The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.
11. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
12. A Planned Development Letter of Credit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.
13. If required, a Final Plat of Subdivision (Consolidation) shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning, including any additional required easements.
14. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

Commissioner Cavanaugh reiterates to Mr. Vyverberg that the village's neutral stance is because this is a new use and nothing is listed in code, correct?

Mr. Vyverberg states that there are group homes that are a component of the present zoning ordinance. The support of our neutral position is that it is the first such use in the Village of Palatine.

Commissioner Fedota states the property is currently zoned R1 and no zoning would take place until final approval. What would zoning be?

Mr. Vyverberg states that with Preliminary Planned Development if the developer comes back with final engineering/final architecture and addressing the 14 conditions zoning would then be addressed.

Commissioner Fedota asks about lighting and illumination.

Mr. Vyverberg states it would be part of the final plan development and would meet the village code.

Commissioner Roth-Wurster refers to condition #3 and asks about the integrity of the operations plan and what would change.

Mr. Vyverberg states it would identify and finalize the final business/operation plan. It establishes the ground rules for what the village would find acceptable. Commissioner Roth-Wurster asks if the construction container would have to comply with our building codes.

Mr. Vyverberg states that the container construction is allowed by our code. It would need to meet the monotony codes, but without final architectural plans at this time, it has been added as a condition.

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

Commissioner Fedota Made a motion to approve subject staff's conditions; seconded by Commissioner Cavanaugh

DELIBERATIONS:

Commissioner Fedota states this is an outstanding project and meets the standards.

Commissioner Kolososki states this is the best possibility for this site and project.

Commissioner Bettenhausen states it is a good use of the property.

Chairman Wood states the petitioner is experienced and from a social work standpoint they are experienced and successful. From a development standpoint she believes it is a good use for the property. She sees no substantial injury to surrounding properties. It will be run in a safe manner and will not impede the value of the surrounding properties. Speaking on behalf of the committee she states they would be proud to have this type of development in Palatine.

Chairman Wood 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 August 7th, 2023.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Stephen Fedota, Commissioner
SECONDER:	Kevin Cavanaugh, Commissioner
AYES:	Noonan, Roth-Wurster, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota
ABSENT:	Friedman, Luszczak

IV. COMMUNICATIONS

V. ADJOURNMENT