



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 • JUNE 15, 2021

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	

II. APPROVAL OF MINUTES

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

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

III. PUBLIC HEARING

1. 700-790 W. Euclid Avenue (Regency Plaza)

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on May 31st, 2021

The following petitioner's exhibits were introduced:

1. Application
2. ALTA Survey
3. Topographic Survey
4. Final Plat of Subdivision
5. Site Plan
6. Public Notice

Sworn in Petitioner: Mr. Chris Ames representing Heitman LLC

Mr. Ames explains that he is seeking approval for final subdivision to create three parcels from one lot. He explains that there is a greater market for smaller lot sizes. By creating the smaller lot sizes, it would relieve the heavy tax burden, offset some of the costs and create cash flow. Mr. Ames refers to the diagram of the proposed 3 parcels and explains that the 3 parcels will self-park themselves as per code. The lot that houses the restaurant currently does not meet the code of 1 parking space per 100 sq. ft. If sold, the tenant would be made aware of the requirements and they would advise that a variance may be required, if the seating exceeded the code.

Mr. Hansen asks if the solution would be to add more parking spaces instead of a variance.

Mr. Ames explains that a new restaurant would probably not have as many seats.

Mr Friedman asks if there is a restaurant currently operating in the space.

Mr. Ames confirms that there is not - it is vacant.

Mr. Friedman asks if additional parking spaces could be added along Euclid Avenue.

Mr. Ames explains that there is a change in the grade and topography does not allow it.

STAFF RECOMMENDATION:

The Petitioner has indicated the request to subdivide the shopping center and outlots from one parcel to three separate parcels is to have the ability to sell individual lots in the future. While the shopping center has had previous parking Variations, a cross access and parking easement would keep the shopping center in compliance for the current required number of parking spaces.

Additionally, the existing shopping center and outlots will remain as is with no proposed changes to building footprints or existing number of parking spaces. Therefore, Staff recommends approval of the proposed Preliminary and Final Plat of Subdivision and Planned Development Amendment, subject to the following conditions:

1. The Subdivision and Planned Development Amendment shall substantially conform to the Plat of Subdivision prepared by Manhard Consulting, Ltd. dated 05/13/2021 and the Site Plan prepared by Manhard Consulting, Ltd., dated 05/10/2021, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by Manhard Consulting, Ltd.
3. If required by the Village Attorney, a Subdivision Improvement Agreement shall be submitted.
4. A cross access and parking easement shall be submitted in a manner acceptable to the Village Attorney.

Mr. Noonan made a motion to close the public hearing; seconded by Mr. Bettenhausen. The motion was unanimously approved

DISCUSSION:

Chairman Dwyer asked Ms. Rivard to clarify the cross access parking.

Ms. Rivard explains that this would provide access to all 3 lots, as well as, parking.

Chairman Dwyer inquires if a variance would be required if there was a change to approved tenants.

Ms. Rivard confirms that a variation would likely be required for certain uses.

Mr. Friedman asks if the language of the typical cross access easement prohibits any restricted or dedicated parking.

Mr. Vyverberg states that the final form has not been finally constructed.

**Mr. Noonan made a motion to accept Case #21-49 with the four conditions-- , seconded by Mr. Bettenhausen.
The motion was unanimously approved.**

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0. The tentative Village Council date is Monday, July 12.

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

2. 1979 N. Rand Road - Planned Development Amendment to allow a new car dealership on Lot 1 of the Napleton Planned Development

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on May 31st, 2021.

The following petitioner's exhibits were introduced:

1. Application
2. Public Notice
3. SpaceCo Engineering Plan

Petitioner - Charles Weck - Northwestern Motors Holding, Inc.

Proposal - Planned Development to allow for new Volkswagen dealership on Lot 1 of Napleton Subdivision.

Sworn in Mr. Weck - Owner of Northwestern Motors Holding, Inc.

Mr. Weck stated that the goal is to move the existing dealership from the current Mt. Prospect location to Palatine. He states that Palatine is a much more viable location and build a conforming and state of the art Volkswagen dealership. The dealership would be located at the Knoppers Nursery at 1979 N. Rand Rd - Lot 1 of the Napleton Subdivision. He is looking forward to doing business in Palatine.

Mr. Vyverberg provided background on the proposed location. The property is on 3.5 acres. It is presently improved with a paved parking lot, pergolas, fencing and an approximately 9,000 square foot building. The proposed development includes an approximate 16,000 square foot Volkswagen dealership and an associated customer, employee and inventory parking lot. Access for the site continues to utilize the full access within the existing subdivision. There are cross access points recorded from the original Subdivision. The building complies with all of the required setbacks. All engineering utilities are approximate to the site. The proposed engineering plans would take advantage of the existing detention basin and there is an underground detention that is proposed as part of the overall development. The petitioner has proposed to install an 8' board-on-board fence on the northern property line.

Mr. Hansen asks what kind of signs are being proposed.

Mr. Vyverberg states the final signs have not been identified. They would need to comply with the B-5 codes and the Petitioner would have one freestanding sign.

Mr. Freidman asks if the original development would all rights and opportunities carry over to a new applicant in that boundary.

Mr. Vyverberg explains that all common areas are specific to the property. The underlying Plan Development would provide the same access to the utilities and carry over to any other owners.

Mr. Friedman asks about impact to neighbors such as light glare or loud speaker systems. Has there been any feedback from neighbors over the existing properties operation before we add another dealership?

Mr. Vyverberg states that there are protections within the Village Codes that address noise requirements and limitations regarding the use of load speakers on their site and is unaware if Napleton uses such a system in their process.

A Palatine resident takes the podium and addresses the board. She states she resides in the Rand Grove Village area. She indicates that the Mazda dealer opened and was concerned about environment and gang activities in the area. She states that the dealers that are currently in the area have brought positive atmosphere to the area. She hopes that the new dealership will also provide safety to the neighborhood and protect the area and the Village.

Mr. Weck states that the Weck Family will always have a member of the family present at the dealership to watch what is going on, and running it in a family matter, respectful of the opportunity, and protect the family investment will work to cut down the negative activity in the area. He also address the public speakers and states that he doesn't have loud speakers at the dealership and also talks about lighting which would not be an issue.

STAFF RECOMMENDATION:

Auto-related uses are typical uses along the Rand Road corridor. There have been several such new developments over the last 10 years. Also, the proposed use would be the third and final dealership in Napleton Subdivision. The uses are appropriate for the Rand Road corridor and continue the commercial uses in this area, with a regional draw.

The proposed site plan accommodates the geometry of the site and further completes the redevelopment of this property. It also maintains the commercial use of this property, which has existing since it and the former Menard's property were annexed into the Village in 1992. The landscaping and screening plan also completes the last component of Napleton Subdivision. 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 final signs plans shall be submitted in a manner acceptable to the Village of Palatine. Any sign encroachment over the watermain shall be revised in a manner acceptable to the Village Engineer.
3. All future uses shall follow the B-5 district use lists.
4. The final landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning.
5. The final engineering plans, prepared by SPACECO, initially dated 05/13/21, shall be revised in a manner acceptable to the Village Engineer. The revisions shall include the Engineer's Estimate of Probable Cost. If required, the

declarations shall be revised in a manner acceptable to the Village Attorney to accommodate both access to the detention basin or to reflect the development of Lot 1.

6. The final lighting and photometric plans shall be revised in a manner acceptable to the Village Engineer.
7. All outside permits, including MWRD, IDOT, NPDES, and IEPA will be required.
8. All rooftop equipment shall be 100% screened on all sides in a manner acceptable to the Village of Palatine.
9. The final refuse areas shall be submitted in a manner acceptable to the Director of Community Services.
10. A Public Improvement letter of credit shall be submitted in a manner acceptable to the Village of Palatine.
11. A Planned Development letter of credit shall be submitted in a manner acceptable to the Village of Palatine.
12. 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.

Mr. Dwyer asks to clarify Condition #9 and add 2 words to the condition - Change to **The final "Plans for" refuse areas...**

Mr. Hansen asks to clarify Condition #1 and inquires what the meaning of Auto-Turn is.

Mr. Vyverberg states that this was a recommendation by the Fire Department and Engineering that an AutoCAD drawing is provided showing the profile of the fire truck showing that maneuverability can be maintained within the side and access to the building.

Mr. Hansen asks Mr. Weck if he can and will cooperate and complete all conditions.

Mr. Weck states that he will.

Mr. Kolososki asks if he has a plan for snow removal.

Mr. Weck states that they would provide their own snow removal at the dealership and shows the diagram that indicates the snow would be plowed to the back row. Typically it is pushed into the corner where traffic is minimal. The aisles would be clean so snow can be plowed straight through. He states that he has a plan and the equipment to get this done effectively.

Mr. Fedota asks about the vehicle electric charging stations. He questions the protection of the spaces near the dealership and the efficiency of the layout.

Mr. Weck states that there are some requirements that are driven by corporate.

Mr. Fedota asks about the refuse area and aesthetically is facing out to Rand Road. He also states that there is a row of parking spaces that will be striped, and questions the safety of the spaces. The plan is presented and clarified as to the direction of the flow of parking spaces and EV (Electric Vehicle) quarantine area.

Mr. Weck explains it is the Electric Vehicle quarantine area and states that if a vehicle has a known problem - you would not want that vehicle around the new vehicle areas.

Mr. Fedota asks if there are any requirements for indoor storage of batteries.

Mr. Vyverberg responds to Mr. Fedota's concerns and addresses the refuse area, which he states has not been finalized. He also speaks to the row of parking spaces and states dealerships have traditionally self-managed their parking spaces and notes that it would be an internal management decision. He also states that there is no village requirements for the storage of EV equipment.

Simon from the Architectural firm states that there is 3 locations for EV use - one for customer use, one for new car storage and one is for service, and each has a different function. He talks about parking in the triangular site and states that the current plan version is the best they have come up with so far.

Mr. Weck states that they try to control the traffic flow at the dealership.

Mr. Fedota talks about drainage on the property and the flow.

Mr. Vyverberg states the flow starts in the northwest corner of the site and everything is captured underground heading from west to east once you hit the ridge line.

Mr. Noonan made a motion to accept case #21-53 with 12 conditions, and seconded by Mr.Fedota.

The motion was unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0. Mr. Vyverberg indicated that this will be reviewed by the Community and Economic Development Committee on June 21st.

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

IV. COMMUNICATIONS

V. ADJOURNMENT