



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 • MAY 4, 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	Absent	

Staff present: Ms. Katie Rivard

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Mar 2, 2021 7:00 PM

Mr. Noonan made a motion to approve the minutes from the March 2, 2021 meeting; seconded by Mr. Friedman.

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

2. Plan Commission - Regular Meeting - Mar 16, 2021 7:00 PM

Mr. Noonan made a motion to table the minutes from March 16, April 6 and April 20, 2021; Seconded by Mr. Hansen

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

3. Plan Commission - Regular Meeting - Apr 6, 2021 7:00 PM

Mr. Noonan made a motion to table the minutes from March 16, April 6 and April 20, 2021; Seconded by Mr. Hansen

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

4. Plan Commission - Regular Meeting - Apr 20, 2021 7:00 PM

Mr. Noonan made a motion to table the minutes from March 16, April 6 and April 20, 2021; Seconded by Mr. Hansen

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

III. PUBLIC HEARING

1. Northwest Highway Sub Area Plan Phase II Initial Discussion & Workshop (Project #21-32)

Chairman Dwyer explained the purpose of the meeting was to discuss a staff analysis of the Northwest Highway business district and what the challenges are in trying to develop the area.

Chairman Dwyer explained tonight's meeting is a continuation of the public hearing from April 20, 2021 so no public notice or exhibits need to be read into record.

Sworn in Staff: Ms. Katie Rivard

Ms. Rivard explained the purpose of tonight's meeting is to focus on specific areas and identifying the developmental challenges and recommendations. She explained the goal is to go through the development history of the sub area plan, identify current and past development patterns, possible development challenges, sites that are ideal for redevelopment and what the land use considerations and recommendations are.

Ms. Rivard went through presentation slides going through a brief overview of the study area's current lot conditions and zoning characteristics. She spoke to the current land use and comprehensive plan recommendations and developments challenges.

Ms. Rivard referred to the slides to show the specific areas and their specific recommendations and challenges including the following:

- Camelot Sub Area
 - 1550-1568 W Northwest Hwy & 1935-1979 W Dundee
 - Palatine Stables -1504-1520 W Northwest Hwy
 - Former Camelot property- 1502-1504 W Northwest Hwy & 1675 W Dundee Rd
 - 1494 W Northwest Hwy
- Northwest Hwy and Palos to Countryside- 1400 through 1466 W Northwest Hwy
 - 1468 W Northwest Hwy
 - 1420-1450 W Northwest Hwy (vacant as plaza)
 - 1400 W Northwest Hwy (YMCA)
- N Countryside Drive and W Northwest Hwy-Countryside Commercial
 - 1204-1332 W Northwest Hwy (Countryside Commercial)
 - 1200 W Northwest Hwy (New Life Church)
 - 835,855,865 N Sterling (Sterling Corner)
 - 1100-1124 W Northwest Hwy (Hidden Cove Shopping Center)
 - Southwest Corner of Sterling and Northwest Hwy
- 755 W Northwest Hwy through 814 N Martin Drive
 - 862 N Quentin (and unincorporated 848 N Quentin Rd owned by same owner)
 - Northwest corner of Northwest Hwy and Quentin
 - Southwest Corner of Northwest Hwy and Quentin

- Northeast Corner of Northwest Hwy and Quentin
- Southwest corner of Northwest Hwy and Quentin
- 736 & 728 Northwest Hwy and 840 & 841 N Martin Drive
- 315-473 W Northwest Hwy
- 395-473 W Northwest Hwy (Whitehall Plaza, WestPoint Plaza)
- 315-385 W Northwest Hwy (Century Plaza)
- 92-275 W Northwest Hwy
- Northwest Corner of Northwest Hwy and Smith Street (vacant parcel west of CVS)
- Southeast corner of Northwest Hwy and Smith Street
- 80 W Northwest Highway
- 80 W Northwest Hwy(Little Sister of the Poor)
- 185-501 E Northwest Highway
- Renaissance Resub division
- Renaissance Resub Division (different ownerships)
- 185-501 E Northwest Highway
- 185-501 E Northwest Hwy (Palatine Plaza)

Mr. Hansen asked about the location of the outlet development that was contemplated.

Ms. Rivard explained it is within the shipping center

Chairman Dwyer spoke to general constraints and challenges asking if the railroad tracks should be added. He pointed out it can't be developed unless Union Pacific goes out of business. He spoke to the shallowness of lot and how it is a big challenge which does not lead to significant development.

Mr. Hansen asked what Chairman Dwyer thinks they will lead to

Chairman Dwyer stated if he would try to develop he would want to acquire the properties behind to make deeper to allow for sufficient parking and more businesses within one area.

Mr. Bettenhausen spoke to the inconsistencies of signage along Northwest Hwy. He pointed out the lack of address boards and how they would be helpful. He stated Palatine Plaza had the best and thinks it would help other plazas.

Mr. Kolososki pointed out the recommendations are for office or business but people are not going to offices anymore. He spoke to Algonquin Road and Euclid where they are tearing down offices and building apartments or condos. Mr. Kolososki stated a duplex type residential building can possibly work with the shallow lots. He spoke to the need to add consistent façade along the highway. He stated thinking business type properties at the moment are not viable. He spoke to the lack of demand for the small shops in the centers.

Chairman Dwyer spoke to the tax revenue benefits from either from sales or residential

Mr. Kolososki pointed out nothing is still nothing.

Chairman Dwyer stated auto dealers generate the most

Mr. Kolososki spoke to the office properties that look like townhomes at Colfax and Northwest Hwy. He stated they are always filled up being a single use for a single company but has a residential contemporary look.

Chairman Dwyer agreed they are a good attractive use.

Mr. Bettenhausen asked about the small lot next to CVS. He stated it would be nice for the grassy area to be a park with benches and picnic table

Discussion how to access

Mr. Hansen asked about horse paths through Deer Grove

Ms. Rivard answered yes

Discussion on access to cross Dundee from the stables

STAFF RECOMMENDATION:

After the initial presentations and discussions, Staff is recommending accepting the Northwest Highway Phase II Corridor Analysis and forwarding it to the Village Council for additional consideration, review, and policy direction regarding any specific recommendations on a particular site.

Mr. Kolososki asked if the Village ever contacts property owners

Ms. Rivard stated not at this time. She explained as staff did with phase 1 the properties within and surrounding the subarea will be noticed. She explained this meeting is an initial discussion and workshop and the next step would be a public hearing.

Mr. Friedman asked what happens after the public hearing. He asked if it would be an overlay to the comprehensive plan or stay separate.

Ms. Rivard explained it is considered an amendment to the comprehensive plan.

Chairman Dwyer clarified this isn't exactly recommendations but rather an analysis and then it goes to Village Council to decide how to proceed.

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

DISCUSSION:

Mr. Kolososki stated he thinks it is a great idea to analyze and decide what is wanted.

Pat agreed with Mr. Kolososki

Mr. Noonan made a motion to approve and push to the next phase; seconded by Mr. Friedman

The motion was unanimously approved

Ms. Rivard clarified notice will go out to the surrounding property owners before

this goes to Council to give them an opportunity to review the plan.
Discussion on the next meeting.

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

IV. COMMUNICATIONS**V. ADJOURNMENT**

1. Motion to Adjourn

Ms. Williams made a motion to adjourn; seconded by Mr. Noonan

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Teri Williams, Plan Commissioner
SECONDER:	Patrick Noonan, Plan Commissioner
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki
ABSENT:	Robins, Fedota

