



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 • APRIL 20, 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	Absent	
Stephen Fedota	Plan Commissioner	Present	

II. APPROVAL OF MINUTES

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

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

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

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

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

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

III. PUBLIC HEARING

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

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on April 1st, 2021.

Chairman Dwyer explains that this meeting is a public hearing to discuss Phase II Northwest Highway Sub Area Plan in which the petitioner and staff are the same.

Chairman Dwyer requests a motion for approval of minutes from March 2 and March 16th, 2021. The approval for these minutes will be continued to next meeting of 5/4/2021. A motion to continue was approved.

Sworn in Staff - Katie Rivard and Ben Vyverberg

Ms. Rivard outlines the initial goals for Phase 2. She notes that Phase 1 was approved in December 2019 and the Phase 2 study is similar. The goals are to review current and historical developmental patterns, identify planning challenges, review redevelopment sites within the study area and analyze the land use amendment considerations and recommendations.

Ms. Rivard presents drawings and slides of the Phase 2 area in question and reviews the properties that are zoned within said area. She explains that within the Phase 2, there are 172 parcels for a total of 188 acres which is a combination of retail, commercial, parks, recreation and residential properties. The majority of these properties are zoned B-2. She discusses the development challenges within the Northwest Highway Sub-Area.

Ms. Rivard presents diagrams of the western section of Phase 2 Northwest Highway Sub-Area Plan starting at Dundee Road and explains the land development within the area as currently developed. She also addresses the Camelot Sub-Area and discusses the current land usage and development challenges.

Mr. Vyverberg discusses the land usage at this section and explains that it is drastically different from the eastern phase. He talks about section 1400 through 1466 W. Northwest Highway, 755 through 814 W. Northwest Highway, 395 through 473 W. Northwest Highway, 315-385 Northwest Highway and 92 through 275 W. Northwest Highway. He reviews the businesses and properties through this corridor, current land uses and consistency as you transition from the west to the east.

Mr. Vyverberg states that the existing residential land uses that include townhouses and condos would not change from residential to commercial. The

next discussion for Phase 2 will include the Renaissance site plan and he states that staff would like to work with the ownerships of the plan developments to update some of the outdated use lists.

Chairman Dwyer asks if there are any questions or comments.

Councilman Friedman refers to the small strip mall on the east side of Northwest Highway, Palatine Plaza, and asks if another small scale strip mall would be next in line at this area.

Mr. Vyverberg states that it may be examined.

Councilman Friedman asks about the area near the stables on Northwest Hwy and verifies if Meadowlark Park is part of the 3 lots to the west or should it be the east?

Ms. Rivard verifies that the lots are east of the stables.

Chairman Dwyer asks if the railroad tracks on Northwest Highway down to Roselle would be a challenge for this area.

Mr. Vyverberg states it could be a challenge and a barrier for development.

Chairman Dwyer asks if one of the objectives of the study is to update a comprehensive plan.

Mr. Vyverberg states that the current comprehensive plan is now 10 years old. The standing life of a comprehensive plan is 10-20 years. The plan will reach a point that there is enough sub-areas and will need to be re-categorized and the plan updated.

Chairman Dwyer asks if a mock up could be done of the sub-area from a totally vacant perspective. It would be interesting to show how the village would like to develop the area from this viewpoint.

Mr. Vyverberg agrees it would be an interesting exercise to view the area from the ground-up.

Chairman Dwyer states this is a unique area for zoning. He states that the Northwest Highway corridor is the commercial business district of Palatine and a valuable asset that contributes a fair amount of sales tax to the Village.

Councilman Bettenhausen inquires about several vacant lots along the Northwest Highway corridor and wonders if the Village has a relationship with the owners to maintain the properties.

Mr. Vyverberg replies that the Village is responsible to enforce existing codes to maintain properties.

Councilman Bettenhausen questions the plans for the gas station property on the east end of Palatine Plaza.

Mr. Vyverberg states that there have been inquiries for reuse of the property but nothing has come of it. He also discusses working with the Fire Marshal to address the underground tanks on the property.

There were no further questions.

Chairman Dwyer made a motion to close the public hearing; seconded by Commissioner Williams. The motion was unanimously approved.

STAFF RECOMMENDATION:

After initial presentation and discussion, Staff is recommending continuing the Public Hearing until the May 4, 2021 Plan Commission meeting for additional refinement and review.

COMMUNICATION:

Mr. Vyverberg provides an update on a previous meeting regarding Northwest Trucks at 2200 N. Rand Road and conveys that the request was approved by the Village Council.

Chairman Dwyer makes a motion to acknowledge Commissioner Conrad Hansen's retirement and to recognize and thank him for his many years of service to not only the Plan Commission but to his community.

Motion adjourn by Mr. Fedota, 2nd by Mr. Noonan and unanimously approved and recognized by all.

RESULT:	CONTINUED [UNANIMOUS]	Next: 5/4/2021 7:00 PM
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Fedota	
ABSENT:	Robins, Kolososki	

IV. COMMUNICATIONS

V. ADJOURNMENT