



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 16, 2019

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	Present	
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 5, 2019 7:00 PM

Mr. Friedman made a motion to approve the minutes of March 5, 2019; seconded by Mr. Bettenhausen.

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

III. PUBLIC HEARING

1. 1400 W. Algonquin Road

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on April 1, 2019 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Petition for Hearing
3. 2019 Revised freestanding sign elevations
4. Canopy Signage Plans
5. The Pride - Western multi-tenant building attached sign plans
6. Freestanding signs and landscaping site plan
7. 2016 freestanding sign plan
8. Engineering and Subdivision Plans

Sworn in: Mr. Guy Morgano (employee for The Pride - standing in for the Petitioner Mr. Soltis with CIMA Developers)

Sworn in staff: Ms. Katie Rivard

Ms. Rivard gave a brief overview of the request.

Staff Recommendation:

The final sign plans were revised from the initially proposed plans, which were not initially submitted with the Planned Development review. The size of the freestanding signs were further reduced from the original concept plans. The tenant panel signs proposed for the western building comply with the attached sign code regulations. The main entrance sign was intended to be a feature sign and included tenant panels. This allows the western multi-tenant building to have a freestanding sign presence, without a third freestanding sign. The setback and location of the proposed car wash entrance sign is acceptable. Additionally, this is a typical component of similar such uses within the Village of Palatine. Therefore, Staff recommends approval of the proposal subject to the following conditions:

1. With the exception of the proposed revisions, all other conditions of Planned Development Ordinance #O-61-16 shall remain in effect.
2. The final sign photometrics shall comply with Village Codes and Ordinances.
3. The Plat of Consolidation shall be executed in a manner acceptable to the Village.

Ms. Robins asked if pictures of the signs were in the PowerPoint.
Ms. Rivard answered yes pointing out they are also in the packet.

Ms. Robins asked if the Village is okay with them being bigger.
Ms. Rivard answered yes pointing out they are actually smaller than originally proposed both in height and square footage.

Mr. Hansen clarified what they proposed didn't comply with our ordinance.
Ms. Rivard explained at the original Village Council meeting a condition was added that the signs must follow the B-2 standards and since the proposed signs do not comply with those standards they require additional zoning review.
Mr. Morgano stated the main sign is a little larger because the multi-tenant building to be constructed in the future does not have room for signage. He pointed out the 2 blank panels that can be utilized in the future.

Mr. Hansen asked Mr. Morgano if they can and will comply with the 3 staff conditions.
Mr. Morgano answered yes.

Ms. Robins asked where the sign will be installed.
Ms. Rivard referred to pages 14-16 of the packet explaining the larger sign will be at the corner of Roselle and Algonquin and the smaller sign will be along Roselle at the northeast corner of the property.

Mr. Friedman asked where the diesel canopy is.
Mr. Morgano explained it is in the back of the building.

Mr. Noonan asked for clarification on sign location.
Ms. Rivard explained the bigger sign is on the corner in the landscaped area and the second sign is at the northeast corner.

Ms. Robins clarified the signs will not obstruct traffic.
Ms. Rivard answered that is correct it will not obstruct line of site explaining there are no issues with what is proposed.

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

Mr. Noonan made a motion to approve subject staff's 3 conditions; seconded by Mr. Hansen

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on May 6, 2019

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

2. Text Amendments - Section 3.02 of the Village of Palatine Zoning Ordinance

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on April 1, 2019 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice

Chairman Dwyer stated the petitioner has requested to continue this item to a date uncertain.

Mr. Hansen referred to the packet and asked staff before the amendments come back for review to clarify the meaning of the word fuel. He pointed out some of these rules and regulations may apply to the Walgreens stores that provide fuel in the form of electric recharging.

Ms. Rivard stated they will define.

Discussion on clarifying the meaning of fuel possibly including electric and propane.

Discussion on what is an automobile and possibly changing verbiage to read motor vehicle.

Ms. Rivard pointed out "motor vehicle" is referenced throughout the parking section so it may be appropriate to change the term from automobile to motor vehicle for consistency.

Mr. Noonan made a motion to continue to a date uncertain; seconded by Ms. Robins.

The motion was unanimously approved to be continued to a date uncertain by a vote of 7-0.

Discussion on the definition of logo.

Discussion on how a sign is defined.

Discussion on motor vehicle laundry or car wash.

Ms. Rivard asked Chairman Dwyer if he was seeking a more general definition for a sign.

Chairman Dwyer stated he thinks it is impossible to define it.

Discussion on if canopies should apply to more than motor vehicles such as pharmacies and financial institutions.

IV. COMMUNICATIONS**V. ADJOURNMENT**

1. Motion to Adjourn

Mr. Noonan made a motion to adjourn; seconded by Mr. Hansen.

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

