



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
<http://www.palatine.il.us>

PLANNING AND ZONING COMMISSION

MINUTES • APRIL 9, 2024

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	Present	
Jan Wood	Chairperson	Present	
Rodney Bettenhausen	Commissioner	Present	
Robert Kolososki	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
Stephen Fedota	Commissioner	Present	
Tim Schubert	Commissioner	Present	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Mar 26, 2024 7:00 PM

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

III. PUBLIC HEARING

1. 1521 E. Reynolds Drive

VAR-000096-2024 - 1521 E. Reynolds Drive

Notice was published in the Journal & Topics on March 21st, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Proof of Ownership
2. Special Use Application
3. Site Plan & Plat of Survey
4. Elevations
5. Public Notice

Ms. Bremanis provides background information on this request and states the Subject Property is zoned R-2 Single Family and is part of the Winston Park Northwest Unit 1 Subdivision. The Subject Property is approximately 9,000 square feet and currently consists of a single-family residential home with a patio in the rear yard. The existing residence is currently set back approximately 44 feet from the rear lot line. Therefore, any meaningful addition to the rear of the residence would require zoning relief.

The Petitioner is proposing to construct an addition to their kitchen off the rear of the existing single-family residence. The proposed addition that would encroach into the required rear yard setback would be located off the southeast corner of the home, and would be approximately 30 feet from the rear property line. Requesting a special use for addition to be set back 30 feet instead of the required 40 feet.

Sworn in petitioner: Brian & Patty Malinowski - 1521 E. Reynolds Drive

Ms. Malinowski expressed that their current home is their forever home and that they love the district and diverse schools. She highlighted the abundance of activities offered by the park district for both young and old. Ms. Malinowski mentioned their participation in neighborhood activities and their enjoyment of spending time with their neighbors. She requested to add one more room to accommodate their family and continue enjoying the incredible neighborhood they have grown to love.

Mr. Malinowski stated that he would like to build a small 12x14 structure off of the kitchen, which would be used as his office space, expand the household and provide a little extra space.

Ms. Malinowski further explained that the additional room would expand out into the existing patio area.

Commissioner Shubert asked if anyone else has submitted a similar setbacks.

Mr. Malinowski referred to the site plan and noted the homes that have similar

setbacks.

Commissioner Bettenhausen asked if the sidewalk in the rear would be extended.

Mr. Malinowski responded that they are not planning to extend the sidewalk.

Ms. Malinowski added that there are existing sidewalks at the side of the house.

Commissioner Bettenhausen questioned if the addition would be cutting off the sidewalk.

Mr. & Ms. Malinowski agreed that it would.

Ms. Bremanis stated that they are well under lot coverage and reiterated that other properties with similar applications are existing non-conforming, with measurements of 26' and 32', whereas the petitioner is requesting 30'. Ms. Bremanis noted that the shape of the lot is unique and would not have line of sight issues.

Commissioner Fedota inquires about the required side setback.

Ms. Bremanis states 10 feet is the required side yard setback.

Commissioner Friedman points out that the site plan shows the side yard setback from the building. He asks for clarification on the measurement from the corner of the building perpendicular to the lot line, or if the arrow shown is incorrect.

Ms. Bremanis acknowledges that the measurement is perpendicular.

Commissioner Friedman also notes an illegible note regarding the easement on the Plat and asks for clarification on the measurement.

Ms. Bremanis clarifies that it is a 5-foot easement. She further states that the structure meets height requirements as it is only one story.

Commissioner Schubert asks about the concrete patio being sacrificed for the addition.

Ms. Bremanis confirms that this is correct and also points out a small addition to the southwest corner of the home being built that doesn't require relief.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct an addition off the rear of their existing residence. The required 40-foot setback for the subject property and existing placement of the home would not permit a reasonably usable addition to the rear of the residence without zoning relief. Additionally, there are a few residences in the surrounding neighborhood with existing non-conforming rear yard setbacks that are comparable to the Petitioner's proposal. With that said, the addition should not cause substantial injury to the value of the other properties in the surrounding area. Therefore, Staff recommends approval of the requested Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the Petitioner, Brian Malinowski, 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 Noonan.

DELIBERATIONS:

Commissioner Cavanaugh stated that it is an odd-shaped lot with different scenarios. The petitioner has done a good job addressing those and has met the standards. He also noted the existing homes in the neighborhood that are non-conforming. Commissioner Cavanaugh emphasized that the Petitioners indicate that this their forever home and they are trying to improve its value, while expanding to accommodate their family.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on Monday April 15th, 2024.

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

2. 2240 - 2266 N. Rand Road

FPD-000097-2024 - 2266 N Rand Road

Notice was published in the Journal & Topics on March 21st, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Project Narrative**
2. **Final Engineering Plans**
3. **Final Architectural Plans**
4. **Landscape Plan**
5. **Plat of Subdivision**
6. **Traffic Study**
7. **Application**
8. **Proof of Ownership**
9. **Plat of Survey**
10. **O-69-22 Missner Planned Development**
11. **Public Notice**

Ms. Bremanis provides background on the request and states the Subject properties, along with the surrounding properties fronting Rand Road, generally northwest of Rand and Hicks Roads up to Lake Cook Road, were annexed in 2007. Presently, the only remaining use on the property is a contractor's supply use, as a previous used car dealership vacated the property at the end of March. These properties, along with 2296 N. Rand Road, were approved as a Planned Development for a distribution and logistics' center in 2022 and the property was rezoned from B-5 (Highway Business - only Route 12/Rand Road properties) to Planned Development.

This project never came to fruition.

The Petitioner is now requesting a new Planned Development and Plat of Consolidation, with a smaller building footprint and lot area. Orest Express Inc. plans to relocate their existing transportation and logistical solutions' facility from Elk Grove Village to the subject property. Therefore, the Petitioner is requesting:

1. **Final Planned Development to permit a logistics and distribution use, with accessory office uses; and**
2. **Final Plat of Subdivision to allow for the consolidation of six existing lots into one consolidated lot.**

Sworn in petitioner: Thomas Budzik - Architect - 2800 S River Rd., Des Plaines, IL

Mr. Budzik stated that the project team present includes the petitioner, the contract purchaser, and the civil engineer. He mentioned that the project was previously approved in 2022 as a Planned Development for a distribution and logistics center. Mr. Budzik addressed the differences in their submission today compared to what was approved in 2022.

He outlined the changes, noting that the building is smaller and will be developed on 7.9 acres instead of the originally approved 8.9 acres. The frontage along Rand Rd is reduced from 600' to 500', and the building itself is 100' narrower and shorter, with a height of 30'. The setback from the front property line remains the same, and the proposed building size is 58,000 square feet compared to the original 140,000 square feet.

Mr. Budzik explained that the end user is Orest Express, a family-owned second-generation company based in Elk Grove Village. They intend to move their facility to this location and establish it as their corporate headquarters, primarily handling goods transportation from the Midwest to the West. The proposed hours of operation are Monday to Friday, from 5 am to 7 pm, with office hours from 7 am to 5 pm.

The building is designed to accommodate their immediate and future needs, with space for up to 40 employees and 80 drivers. The office space is 7,000 square feet, with an additional 10,000 square feet for service and maintenance, and the remainder as general warehouse area. Mr. Budzik noted that they don't require storage but do need trailer parking.

Regarding stormwater management, the original proposal had a stormwater detention pond at the west end of the property, but they will handle all stormwater detention in an underground structure per MWRD requirements. Security measures include a fenced perimeter with gates at southern and northern accesses, designed to prevent truck traffic from blocking traffic flow.

Mr. Budzik described the building design as modern, clean, and efficient, with precast construction and windows reflecting the interior use. Landscaping will enhance the aesthetic, with colors reflecting the business branding.

Mr. Kolososki asks about the 10000 sq feet of maintenance.

Mr. Budzik responds that it will primarily be fleet service for their trucks, with no heavy repairs planned and will not be available to the general public.

Comm Kolososki asks if any truck drivers would be spending the night.

Mr. Budzik replies they would not.

Chairman Wood asks to provide further details regarding the trucks such as sizes, arrival times, departure times.

Sworn In: Volodymyr Motkalyuk - Vice President of Orest Express - 221 Joey Dr. Elk Grove Village

Mr. Motkalyuk explains that the company owns 50 trucks, which are semi-sleeper trucks with trailers measuring 53 feet, all transporting dry freight with no refrigerated or hazardous materials. He mentions that most of the fleet can be

parked on-site, but the majority will be on the road.

Chairman Wood asks where they will park.

Mr. Motkalyuk explains that they will park in the rear of the property.

Chairman Wood asks what brought this company to this property and if they looked at an industrial area.

Mr. Motkalyuk states that Palatine is strategically located near highways, airports, and train terminals, and also notes the strong labor force in this area.

Chairman Wood asks Mr. Motkalyuk to explain what a busy day would entail.

Mr. Motkalyuk responds that there may be trucks leaving at all times of the day depending on the delivery location, with most leaving between 5-7 am, as they are a long-haul company.

Chairman Wood asks if there is residential property near this property.

Ms. Bremanis responds that she doesn't have an exact distance but points out the residential homes in the photo. She states that this project went through the process 3 years ago and was deemed appropriate for this location.

Commissioner Schubert asks if trucks will be able to make a left turn out of the property.

Ms. Bremanis refers to the elevation of existing conditions, stating that at the northern entrance, there is a median, allowing for right-in and right-out access only. The petitioner adds that the entrance on the south end would have full access.

Commissioner Fedota asks if 5 of the 6 lots are being combined.

Ms. Bremanis clarifies that it is 6 of the 7 lots.

Commissioner Fedota notes that one lot will be orphaned.

Ms. Bremanis explains that if approved and the project moves forward, the owner of the lot to the north would be reached out to discuss different options. She mentions that the lot is part of the planned development zoning, and the two lots next to them to the north are zoned B5.

Commissioner Fedota asks if this cross-dock is for primary maintenance.

Mr. Motkalyuk responds that it is for short-term storage and maintenance.

Commissioner Roth-Wurster asks if the transit is parts or business to business.

Mr. Motkalyuk states it is business to business.

Commissioner Schubert asks if there will be hazardous materials.

Mr. Motkalyuk states they do not transport hazardous materials.

Commissioner Bettenhausen asks if the driveway is large enough to accommodate a waiting truck and a truck waiting for the gate to be opened.

Mr. Budzik states there is room for both.

Ms. Bremanis states that they have addressed most of the packet plans that were submitted. She notes that per the traffic study the previous plan had 598 total daily trips and this is at 120 trips, indicating a significant difference. The traffic study also notes a less than 1% increase on overall traffic along Rand Road.

Chairman Wood asks if parking accommodates 80 trucks.
Commissioner Friedman clarifies that they have 50 trucks but capacity for 86.
Ms. Bremanis states it is overparked for what is required.

Chairman Wood asks if they will be redoing parking lot.
Mr. Bremanis states they would be, as it is currently in poor condition.

Commissioner Friedman asks a procedural question and states that this is coming before them as a Final Planned Development, and although this was reviewed and approved previously, this is the first time for this request. Is this combining the Preliminary & Final?

Ms. Bremanis states that the original preliminary and final that was approved would hold for this request since it was decided it was of similar use and less dense.

Commissioner Friedman asks if the approval and action of the village are transferable in those cases.

Ms. Bremanis believes it is and notes other project conditions that state a change in ownership would require a new review, and the previous approval did not have this as a condition. Therefore, the new proposal would be heard as a final planned development request.

Commissioner Friedman also notes the diagram provided from previous plan to note the site comparison from the previous approval. He asks if the new building will sit the same distance off Rand Rd as the previous approval.

Ms. Bremanis confirms it was within 2 feet of the previously approved building.

Commissioner Friedman notes that the landscaping feels light on this proposal. He asks if there was a prior landscaping approval and would have liked to see that.

Ms. Bremanis states that per the conditions landscaping would be increased.

Commissioner Roth-Wurster asks about the storm water vault and asks if anything similar like this has been done in the village.

Mr. Bremanis states she doesn't recall but the architect could speak to it.

Commissioner Roth-Wurster asks if it would be monitored by MWRD.

Ms. Bremanis states MWRD would review.

Commissioner Roth-Wurster asks if the forest preserve would be protected.

Commissioner Schubert asks if fencing will be required.

Mr. Budzik states there is no requirement but they are proposing fencing and guard rails.

Commissioner Fedota asks if flow control is by pump or gravity.

Sworn in: Brian Ratajczak - Space Co - 9575 W. Higgins - Civil Engineer

Mr. Ratajczak states the flow control is gravity outlet and is not pumped and outlet at southwest corner of property where drainage is currently located.

He addresses Commissioner Roth-Wurster's question regarding the vault, stating

that they are common in areas being redeveloped where land prices are high and space is being maximized for development. It's a cost decision on their part. There is more value with trailer stalls versus detention ponds that are installed in these areas.

Commissioner Bettenhausen notes that there is a vault at Advanced Auto parts and Commissioner Freidman notes another location on Palatine Road at dental office that has a storm water vault.

Resident: Robert Kuhn - 97 W Brentwood Dr.

Mr. Kuhn points out his location on the site plan. He expresses concerns regarding the hours of operation, noise, movement of trucks, and horns honking. He questions what would happen if they have extended hours and are dropping trailers. Additionally, he raises concerns about the drainage at the southwest corner, noting that the field is already wet and becoming a swamp area. He's concerned about how the water will drain into the forest preserve. Mr. Kuhn requests that the flowage of water and off-hours sound control be addressed.

Mr. Motkalyuk addresses his concerns and states that they are a smaller scale operation than a UPS facility and don't anticipate their trucks using horns or making noise. They operate a driver fleet and they don't have noisy refrigerated trailers.

Chairman Wood asks what kind of truck traffic is anticipated leaving at 5am.

Mr. Motkalyuk states there may early morning trucks especially on Mondays and Fridays.

Mr. Ratajczak addresses the storm water management - the current non existing detention on the property and the storm water would be collected and released at a control rate to existing location where the storm water goes today and notes there would be no impact to the current wetland. He further states that previous MWRD received approval but it will go through another review for the new ownership.

Commissioner Friedman reiterates that the storm water vault discharges to the wetlands but in a matter and rate approved by those bodies.

Mr. Ratajczak confirms that is correct.

STAFF RECOMMENDATION:

The property was previously approved as a Planned Development for a distribution center in 2022, however, the project was never pursued. The Petitioner's proposed plans and use of the property are similar to the previously approved uses, and would relocate the existing transportation and logistical solutions facility to the Village. The current proposal features a reduced building footprint (square footage and height) and the traffic impact study indicates a lower daily volume. Additionally, Staff agrees that the proposed Planned Development complies with the required Planned Development Standards and

Design Standards. Therefore, Staff recommends approval of the Preliminary and Final Planned Development and Preliminary and Final Plat of Subdivision, subject to the following conditions:

1. The development shall substantially conform to the engineering plans by Spaceco INC., dated February 19, 2024 and the architectural plans by Thomas Architects, dated February 20, 2024, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision in a manner acceptable to the Village Engineer.
3. The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer, including the Final Engineer's Cost Estimate which shall be submitted in a manner acceptable to the Village.
4. Uses shall be governed by the B-5 Highway Business District use lists in the Village of Palatine Zoning Ordinance. In addition, the following uses shall also be permitted uses; Cartage or express establishments, Warehousing and distribution centers, and related office uses. Any use of the property shall also be subject to the required performance standards in the Village's Zoning Code. Any signage shall comply with the regulations in the Village's B-5 District.
5. The final landscape plans shall be submitted/revised in a manner acceptable to the Director of Planning and Zoning.
6. The final photometric and lighting plan shall be revised in a manner acceptable to the Village Engineer.
7. The final traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.
8. If required by the Village Attorney, declarations shall be submitted in a manner acceptable to the Village Attorney. This could include a cross access easement for the property directly north of the Subject Property, if that property were to redevelop in the future, if requested by the Village of Palatine.
9. A Public Improvement letter of credit shall be submitted in a manner acceptable to the Village Engineer.
10. Review fees, in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
11. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
12. A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
13. All required extra agency permits (e.g., MWRD WMO, IDOT and IEPA Sewer and Water) shall be submitted in a manner acceptable to the Village Engineer.
14. A construction management plan, indicated the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer.
15. Recording fees in the amount of \$600 shall be submitted.

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

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

DELIBERATIONS:

Commissioner Cavanaugh states he believes it's an appropriate use for this area. Previous plans had transportation and vehicle-related projects in the corridor. It will be a good use of space. He expresses concerns about turns in but notes that the drivers are experienced and should have no issues.

Commissioner Kolososki states it will be an improvement to the area and looks to be a good project.

Chairman Wood states that the property currently is in disrepair and vacant. She notes that the proposed new building is smaller in size than the original approval and highlights that they will be fixing up the property and providing landscaping. She further states that it is a high traffic area and believes this development will improve the corridor coming into Palatine. Chairman Wood emphasizes that this should not negatively affect other businesses or residences and points out that the business is expanding. She expresses confidence that, with years of operation and the previous approval for a heavier use, this project is favorable. Chairman Wood also notes that transportation is a growing business, which adds to her support.

Commissioner Friedman recalls that in a previous meeting, his concerns were centered around the size of the building being close to the street. He notes that currently, the property needs improvement and discusses the size and nature of the building at this location. Commissioner Friedman appreciates the smaller floor plan and size but emphasizes the importance of ensuring that landscaping would buffer the effects of the large building. He expresses that this type of building on Rand Road does not necessarily feel appropriate.

Chairman Wood agrees that the concrete building at this location is not what she envisioned but it will be an improvement to the gateway.

Commissioner Fedota notes that previously there were lumber yards, concrete contractors, auto dealerships and landscapers. If this is the direction for public land use and it fits within the zoning requirements it will be a substantial improvement.

Commissioner Roth-Wurster notes that the petitioner has put a lot of effort into design and engineer and making this their corporate headquarters. She feels they will address the landscaping to make it a nice space.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on Monday April 15th, 2024.

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

IV. COMMUNICATIONS

Clyde & Illinois

228 N Clyde was approved

223 E. Illinois was denied

Next meeting 5/14

Multi use denied at Northwest Highway

V. ADJOURNMENT