



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 6, 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	Absent	

II. APPROVAL OF MINUTES

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

RESULT:	TABLED [0 TO 6]
NAYS:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen
ABSENT:	Robins, Kolososki, Fedota

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

RESULT:	TABLED [0 TO 6]
NAYS:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen
ABSENT:	Robins, Kolososki, Fedota

III. PUBLIC HEARING

1. Northwest Trucks INC. -2200 N. Rand Road Special Use for a Unique Use to allow for trailer and truck sales, common and contract carrier, truck parts' sales, truck and trailer repairs, and related uses

File #21-07

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on March 19, 2021 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Plat of Survey
2. Revised Floorplan
3. NTI Business Plan
4. O-031-89 Annexation Agreement
5. ORD #0-34-89 Special Use Ordinance
6. Special Use Application
7. Public Notice

Sworn in Petitioner Mr. Kassulat - President of NW Trucks

Mr. Kassulat explains he has been in business in Palatine since 1989. At the time zoning didn't include truck sales under automotive but an addendum was approved to include truck sales and truck parts. Mr. Kassulat describes how his business has grown and the need for more space. The addition of the new space at 2200 N Rand Rd would benefit his company and provide needed office space, warehousing for parts inventory and a retail type showroom. He explains that it would be beneficial for him to renovate the location and incorporate his expanded business needs into the new location.

Chairman Dwyer asks if he can explain the specific renovations.

Mr. Kassulat states that the plan is to repaint the building, repave the parking lot, build out office space, and rehab washrooms to be ADA compliant, build out parts counter and showroom.

Chairman Dwyer concludes that very little demolition will be required and Mr. Kassulat agrees.

Commissioner Friedman inquires about the adjoining property and the access roadway. Asks if they plan to traverse from one building to another across the roadway and wonders how they will connect.

Mr. Kassulat explains that half of the roadway is part of the property and part is owned by IDOT. He has requested the engineers to check if IDOT has vacated the roadway that connects to the building. He explains that a culvert comes in

under Route 12 and they are looking to extend the culvert out and pave the corner which would provide a safer access. He addresses concerns about safety to access the road.

Commissioner Bettenhausen asks if the plan is to pave the entire parking lot.

Mr. Kassulat confirms that everything that is currently paved would be repaved.

Commissioner Bettenhausen inquires if signage will be changed

Mr. Kassulat advised that he would change out the current signs on the building with generic signs to state "Sales" on one entrance and "Parts" on the other entrance.

Commissioner Bettenhausen asks if the signage on Rand Rd would remain.

Mr. Kassulat states that he would remove the existing sign but leave the structure for further use.

Sworn in staff - Mr. Vyverberg

Mr. Vyverberg gave a brief overview of the request explaining the Petitioner is seeking to expand an existing business (located on the adjacent property at 2120 N. Rand Rd) into the building located at 2200 N Rand Road. He explains that the property is zoned B-5 and is approximately 2.75 acres. Mr. Vyverberg presents views of the land area and talks about IDOT and village requirements. He confirms that the engineering and infrastructure is already in place. He also states that there is currently an existing tenant on the northern side of the building but this is considered a separate building and entrance from the Subject property. He explains that the property is fully developed and all of the required engineering improvements and utility accesses to remain in place. He addresses the village ordinance for parking spaces and states that 46 are required and 89 are available and therefore would not require a parking variation.

Chairman Dwyer asks if there is ADA parking on the property currently.

Mr. Vyverberg responds it would be addressed during paving and striping.

Mr. Kassulat states that they would accommodate any ADA parking. He also adds that they would hook up to village water as they are currently on well water at the subject property.

Chairman Dwyer inquires if the property is on Village Sewer.

Mr. Vyverberg confirms that it is.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and that the Special Use will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner would occupy a vacant building previously used for motorcycle sales, repairs, and parts distribution and has a thirty-two year operational history within the Village, Staff does not have any concerns with the existing or proposed business operations. The vehicle and parts' sales uses are directly comparable to many of the other sales tax producing uses along the Rand Road corridor. Also, the adjacency of the existing business will likely provide operational efficiencies. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

- 1. The Special Use shall substantially conform to the business plan, site plan, and floor plan submitted by the Petitioner, Northwest Trucks INC., except as such plans may be changed to conform to Village Codes and Ordinances.**

Commissioner Noonan made a motion to close the public hearing; seconded by Commissioner Bettenhausen. Unanimously approved.

DISCUSSION:

Chairman Hansen asks if Mr. Kassulat will comply with condition.

Mr. Kassulat responds that they will comply.

Chairman Dwyer states that there are no other concerns.

Commissioner Noonan made a motion to approve subject to 1 condition seconded by Commissioner Hansen. Unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on April 12th, 2021.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]	Next: Unknown
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen	
ABSENT:	Robins, Kolososki, Fedota	

2. Various text amendments to Appendix A of the Village of Palatine Code of Ordinances, including Article 3 - Rules and Definitions, Section 3.02 Specific Definitions, Article 6 - Section 6.01 (accessory structures), Article 7, Section 7.04 - design and maintenance of off-street parking areas; manufacturing and business district screening, Article 11, Sections 11.03 (d) and 11.06 (e) Special Uses in the B-2 and B-5 districts, and Article 12, Section 12.01 (f) permitted uses in the manufacturing district, all of the Village of Palatine Zoning Ordinance

#21-08

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on mark 22, 2021

The following petitioner's exhibits were introduced:

1. Draft Text Amendment
2. Crematory Regulations
3. Public Notice

Previously sworn in staff - Mr. Ben Vyverberg

Mr. Vyverberg states that he will discuss text amendments from the March meeting.

He discusses the Accessory definition that was previously addressed in March and states that there are no changes to accessory structure. Verbiage for detached & attached consistent to what the plan commission previewed previously. The change to definition of garage to indicate that no garage will be used or occupied as a dwelling unit.

Mr. Vyverberg moves to the next Amendment regarding Gazebo's and Pergola's. Gazebo's and Pergola's are not required to provide a set back from structure. He confirms documentation from the Fire Marshall explaining the fire code for structures on the patio. He addresses the request from the previous meeting as to whether the definition of Gazebo & Pergola should be differentiated. He suggests that staff is comfortable with assigning a similar definition to both as an "open air accessory structure".

Mr. Vyverberg refers to the next text amendment regarding Funeral Homes. Funeral Homes with the Village of Palatine have requested to operate water based crematoriums. He states that the current definition prohibits use of fire based cremation. Staff reviewed as part of a building permit and is comfortable with including the request as an accessory use and verbiage added "unless otherwise permitted within the zoning ordinance"

Mr. Vyverberg refers to the next Text Amendment on the agenda which is the definition of "Story" as it relates to the principal structure. He clarifies the verbiage added for maximum height and reads the amended text amendment.

Mr. Vyverberg addresses Height Fencing and confirms it is consistent to what was previously reviewed.

Mr. Vyverberg returns to the Funeral Home water based cremation amendment and notes changes to the verbiage from "Funeral Parlor" to "Funeral Home" and added within the code to include one attached residential unit. Added water based cremation or alkaline hydrolysis as a permitted accessory use to the funeral home. He adds that the State of IL changed its state act in 2012 to recognize water based cremation as an acceptable form of cremation and notes that 20 states allow it as a permitted use.

Mr. Vyverberg refers to Temporary use for special events and confirms previous meeting that permitted for not to exceed 72 hours at least 10 days before event. Commissioner Bettenhausen asks for clarification regarding the definition of "stories" on page 62.

Mr. Vyverberg reads into record the definition of ½ story.

Chairman Dwyer asks if the verbiage within the amendment should read for clarity: "not be considered as a ½ story or fully story"

Mr. Vyverberg agrees and can amend for clarity.

Chairman Dwyer asks for Staff Recommendation.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendments to Appendix A (Village of Palatine Zoning Ordinance) of the Village of Palatine Code of Ordinances - Article 3 - Rules and Definitions - Section 3.02 Specific Definitions; Article 6 - Section 6.01 Accessory Structures and Section 6.03 Fences; Article 7 - Section 7.04 Design and Maintenance of Off-Street Parking Areas - Manufacturing and Business District Screening; Article 11, Sections 11.03 (d) and 11.06 (e) Special Uses in the B-2 and B-5 districts, and Article 12 - Section 12.01 (f) Permitted Uses in the Manufacturing District.

DISCUSSION:

Mr. Vyverberg confirms the recommendation to include definition of ½ story for clarity.

Recommends approval of text amendments.

Chairman Dwyer clarifies that if basement is more than 12" above grade it would be considered a ½ story

Mr. Vyverberg agrees

Chairman Dwyer made a motion to close the public hearing. Motion moved by Commissioner Williams

**Commissioner Noonan made a motion to approve case #21-08 with a provision to the ½ story definition seconded by Commissioner Williams
Unanimously approved**

Chairman Dwyer summarized that this request has met the standards and

was unanimously approved by a vote of 6-0.

Motion to adjourn by Commissioner Williams and seconded by Commissioner Noonan.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen
ABSENT:	Robins, Kolososki, Fedota

IV. COMMUNICATIONS

V. ADJOURNMENT