



## 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 AGENDA • APRIL 4, 2023

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Village Hall - Council Chambers

Regular Meeting

7:00 PM

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#### I. CALL TO ORDER

#### II. PUBLIC HEARING

1. 180-190 N. Smith Street - Preliminary Planned Development to allow a 6-story mixed use building, with an enclosed rooftop amenity area, ground floor commercial uses, and 85 residential rental units

#### III. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Mar 21, 2023 7:00 PM
2. Plan Commission - Regular Meeting - Mar 16, 2021 7:00 PM
3. Plan Commission - Regular Meeting - Apr 20, 2021 7:00 PM
4. Plan Commission - Regular Meeting - Apr 6, 2021 7:00 PM

#### IV. COMMUNICATIONS

#### V. ADJOURNMENT

**VILLAGE OF PALATINE  
Plan Commission**

**SCHEDULED 04/04/23 07:00 PM**

**CASE STAFF STATEMENT (ID # 8258)**

**180-190 N. Smith Street - Preliminary Planned Development  
to allow a 6-story mixed use building, with an enclosed  
rooftop amenity area, ground floor commercial uses, and 85  
residential rental units**

CASE NUMBER: PPD-000002-2023

PETITIONER: Jonathan K. Payne – Echelon 19 LLC

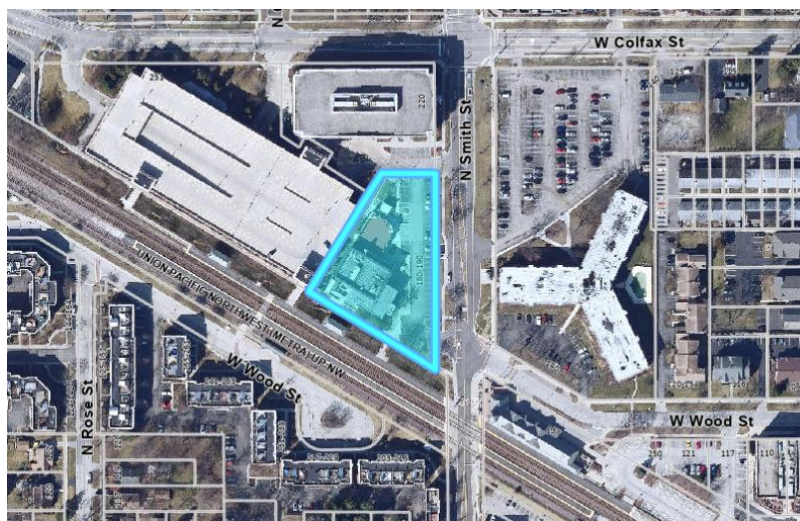
LOCATION: 180-190 N. Smith Street (Durdy Nellie’s and Pan American Bank & Trust - PABT)

PROPOSAL: The Petitioners are proposing to redevelop the existing site with a new 6-story building, with enclosed rooftop amenity area, containing 85 residential units and approximately 9,500 square feet of ground floor commercial uses.

ZONING AND LAND USE: Planned Development - Durdy Nellie's restaurant and live entertainment venue and a PABT branch, with a drive-through.

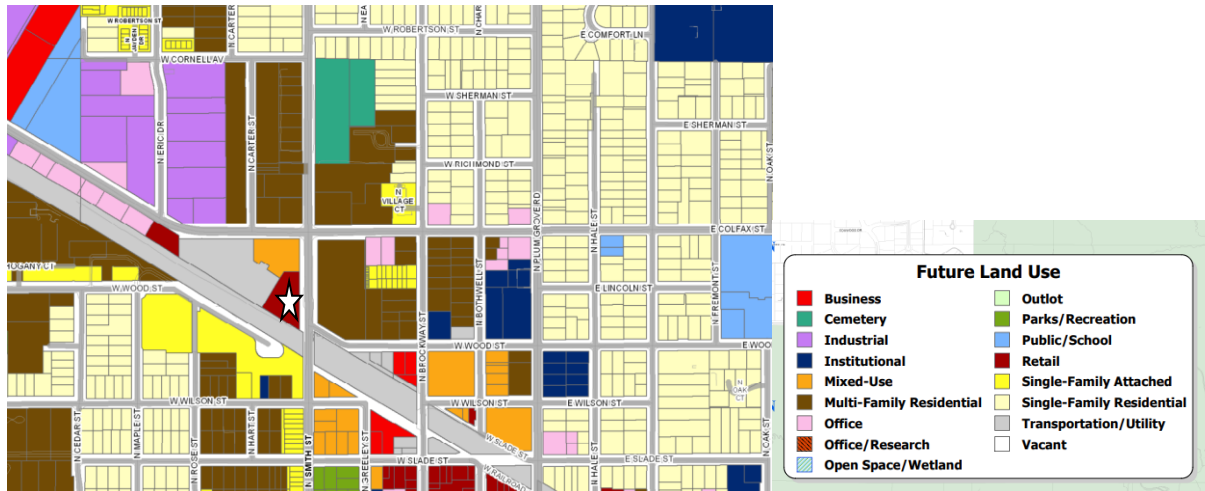
**SURROUNDING LAND USE & ZONING:**

North:	Gateway Building - Planned Development
South:	Union Pacific Rail Road and Palatine Station - Planned Development
East:	Park Towne Condominiums – R-3 (131 units)
West:	Gateway Center Parking Deck – Planned Development



**COMPREHENSIVE PLAN:**

The Future Land Use Map recognizes the use of this property as appropriate for business uses:

**BACKGROUND:**

The Subject Property (Lot 2) was initially approved as part of a 3-lot Planned Development to accommodate the Gateway Center building, Village parking deck and a retail building on Lot 2 in May 2001. The Durty Nellie's development approval for a 2-story approximately 19,000 square foot (and 2,500 square foot additional retail area, now occupied by PABT) restaurant, bar, and live entertainment venue was approved in August 2002. The proposal is to redevelop the entire site to construct a new 6-story mixed use building. The Petitioners are requesting:

**A Preliminary Planned Development to develop a 6-story mixed use building, with approximately 9,500 square feet of ground floor commercial uses and 85 residential rental units**

**ANALYSIS:***Land Use History*

- The Subject Property (Lot 2 of the Gateway Center subdivision is 43,610 square feet (1.001 acres). It is currently improved with an approximately 21,500 square foot commercial building and an associated surface parking lot, with 42 parking spaces. This lot is part of a 3-lot redevelopment and the Petitioners propose to redevelop the site to accommodate a new 6-story mixed use building,

- The initial Downtown Land Use Guide recommendations for this property included office and retail uses and public parking. As the site was fully developed and occupied, the 2015 TOD Plan did not make any additional recommendations for the property.
- The developer and contract purchaser for the property are proposing to redevelop the property, with 85 residential rental units are located on floors 2-6, with the residential portion developed as follows:
  - 1<sup>st</sup> floor - 3 retail tenants (one with a covered patio facing Smith Street and the railroad tracks), tenant amenity area – gym, bike storage, additional tenant amenity areas and common areas. Retail unit A also has an approximately 1,250 square foot covered patio area.
  - 2<sup>nd</sup> floor – 19 units (3-studio units; 12-1-bedroom units; and 4-2-bedroom units);
  - 3<sup>rd</sup> floor – 19 units (4-studio units; 12-1-bedroom units; and 3-2-bedroom, units);
  - 4<sup>th</sup> floor – 17-units (3-studio units; 11-1-bedroom units, and 3-2-bedroom units); there are also two rooftop mechanical access areas on this floor;
  - 5<sup>th</sup> floor – 17 units (4-studio units; 10-1-bedroom units; and 3-2-bedroom units);
  - 6<sup>th</sup> floor – 13 units (3-studio units; 8-1-bedroom units; and 2-2-bedroom units);
  - Rooftop – approximately 2,600 square foot enclosed amenity area, terraces, and elevator access areas. The boundary of the rooftop area is ensconced with wrought-iron style fencing capped with brick separators, of similar colors to the building.
  - This following presents a breakdown of the aggregate square footages and percentages of units by bedroom count, per floor:

Case Staff Statement (ID # 8258)  
Meeting of April 4, 2023

6 Stories + Roof Top with a Building Footprint Size of 19,254 sq. ft.

Floor	Area (S.F.)	Retail	Amenity	Common Sq. Ft.	Rentable Sq. Ft.	Studio	1 Bed	2 Bed	Total DU
1	15,171	9,486	1,912	3,773					
2	18,952			3,192	15,760	3	12	4	19
3	18,329			3,192	15,137	4	12	3	19
4	16,848			3,192	13,656	3	11	3	17
5	16,119			2,836	13,283	4	10	3	17
6	12,959			2,746	10,213	3	8	2	13
Roof Top	7,932	1,655	5,447	830					

Total Floor Area: 106,310      Total Rentable Floor Area: 68,049

Total Dwelling Units: 17      53      15      85  
Percentage of Total Units: 20.00%      62.35%      17.65%

Architecture:

- The exterior façade is building is comprised of masonry, with compatible brick and stone elements of differing colors. The main portion of the building is developed in an “L” shape at 6-stories, with a stepping affect to the periphery areas. Those areas begin a 3-stories and rise to 4-stories (northern and southeastern sides of the building), before reaching the 6-story “L” portion. The Design Guidelines recommended the use of durable high quality materials, which are easily maintained and consistent with other materials on surrounding buildings.
- All of the units have balcony areas, which span on all sides of the building. The overall peak building height is 81 feet 2 inches at the parapet height of the enclosed rooftop amenity area. The existing parking deck adjacent to the southern elevation has a height of 73 feet. The eastern elevation, adjacent to the surface parking lot, maintains a comparable height to the Gateway Building at 60 feet.
- The initial review of the proposed architectural elevation plans indicates general compliance with the Downtown Design Guidelines, which were adopted as part of the initial planning for Downtown Palatine and in conjunction with Downtown Land Use Guide. Staff would reserve final comments and requested architectural plan amendments through the Final Planned Development process.
- The proposed density is 84.9 units per acre. Other densities are listed below:

Parking:

			<u>ACRES</u>	<u>UNITS</u>	<u>DENSITY</u>
Providence Subdivision	Block 31 downtown (former Durty Nellie's Block)	8 story condos (58 units) 4 story lofts (15 units) 4 story lofts (39 units)	1.42	58 15 39	40.85 10.56 47.46 <b>OVERALL Density = 78.7 units/acre</b>
Colfax Condos (now Wellington Ct.)	Colfax, East of Smith	Condominiums	0.875	43	49.14
Plum Court Condos	104 N. Plum Grove Road	Condominiums		32	19
Palatine Station		Condominiums	4.81	93	19.3
Groves		Condos (4 bldgs.) Row homes (6 bldgs.)	9.98	240 40	28

- Per the existing zoning ordinance requirements, 2 spaces/unit or 170 off-street parking spaces would be required for the residential units. With the proposed new building, the surface parking lot would provide a total of 30 parking spaces (reduced from 42 with the proposed new building). The ground floor commercial tenant spaces (9,900 square feet) would require 33 parking spaces. Note – restaurant uses with seating could increase this amount. Per the Gateway Center Planned Development, there are 68 parking spaces (3-hour parking) on the surface floor of the deck, which are available to the retail uses within lots 1 and 2 (Gateway building and subject property). Those spaces are obligated and would continue to be available with the proposed redevelopment.
- As part of the Preliminary Planned Development process the developer met with the Gateway Building owner to advise them of the proposed project.
- Within the TOD area, many of the residential redevelopments have been approved at a lower parking ration than the Ordinance requirement of 2 spaces/unit. The information below summarizes the approved parking ratios for those developments:

<u>Development</u>	<u>Parking spaces provided</u>	<u>Spaces/unit</u>
<i>The Benchmark</i>	122	1.69

<i>Wellington Court</i>	<i>72</i>	<i>1.67</i>
<i>The Heritage</i>	<i>97</i>	<i>1.75</i>
<i>The Providence</i>	<i>198</i>	<i>1.76</i>
<i>The Stratford</i>	<i>51</i>	<i>1.59</i>
<i>101 W. Palatine Road – Preliminary PD</i>	<i>34</i>	<i>1.88</i>

- Through the Preliminary Planned Development submission, the Petitioners have not finally identified the off-street parking solutions for the residential units. The Petitioners indicate that they are pursuing locations within the parking deck or additional surface lots within the area of the redevelopment to accommodate the additional parking requirements. The requirements of the Preliminary Planned Development would allow the Petitioners to begin this process, with the requirement that the appropriate parking resources are identified as part of the Final Planned Development process.

### Engineering

- The Subject Property is fully developed and all of the required infrastructure is proximate and available. The Final Engineering plans would be reviewed and evaluated at the time of Final Planned Development.

### RECOMMENDATION:

The proposed redevelopment of the Subject Property maintains the mixed use land use qualities outlined in the original planning for Downtown Palatine and also maintains the architectural qualities desired through both the Downtown Design Guidelines and Land Use Guide. The proposed architectural building materials maintain the qualities of other developments in the area.

Although the final parking resources have not been completed, both the Petitioners and Staff understand that this will be a mandatory requirement in conjunction with Final Planned Development. As such, the final parking ratios/unit are anticipated to be

comparable to the other downtown developments, particularly as this property fronts to the Metra train access.

One of the goals of the TOD plan was to expand and diversify Downtown residential developments to provide more housing options for growing sectors. Although the overall density of would be the largest of any of the recent residential projects, it only represents 6 additional units/acre from the Providence Development. While the overall building height is comparable to some of the surrounding developments, it also represents an amendment to the established underlying site plan and uses for the property.

The proposed redevelopment also transitions from the existing Planned Development land uses and therefore Staff believes is a policy question first for the Plan Commission to recommend and ultimately for the Village Council to decide. Therefore, Staff recommends action at the Plan Commission's discretion. If the Plan Commission recommends approval, Staff recommends the following conditions:

- 1. In conjunction with a request for Final Planned Development approval, a detailed parking plan shall be submitted. The specifics of the parking plan, including, but not limited to, location, design, total number of parking spaces, and parking ratios based on the number of residential units and the commercial uses, would all be subject to Village review and approval in conjunction with a request for Final Planned Development approval. In addition, specific authorization and/or an agreement with the property owner(s) shall be submitted in conjunction with a request for Final Planned Development approval for any proposed offsite parking resources outlined in the proposed parking plan.**
- 2. The Final Architectural and Elevation Plans shall substantially comply with the submitted architectural plans by Tinaglia Architects, dated 12/7/22, except as such plans shall be changed to comply with codes and ordinances.**
- 3. All extra agency permits shall be submitted in a manner acceptable to the Village Engineer. This would include a WMO permit, as required.**
- 4. The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.**
- 5. Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.**
- 6. A final off-street parking plan for the residential units shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village**

**Attorney in conjunction with the Final Planned Development application materials.**

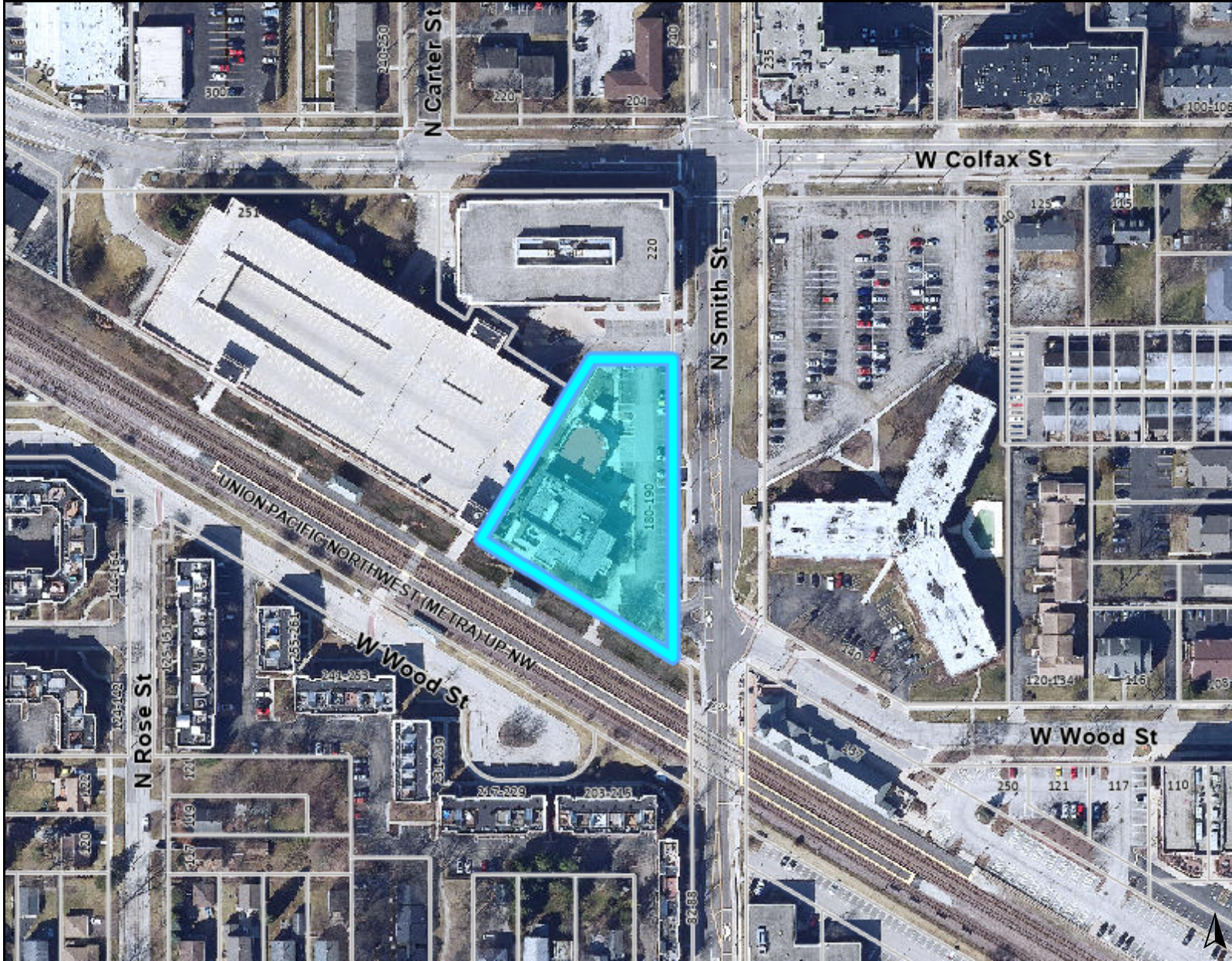
- 7. An auto-turn, a standby power plan for the elevator, and the appropriate fire lanes shall be submitted and identified in a manner acceptable to the Fire Marshal.**
- 8. The Final Architectural Plans shall be revised in a manner acceptable to the Director of Community Development, including the final material quantities and distribution.**
- 9. The commercial uses shall follow the B-2 use lists, as outlined in the Zoning Ordinance.**
- 10. The Engineering Plans shall be submitted and revised in a manner acceptable to the Village Engineer.**
- 11. The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning**
- 12. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.**
- 13. A Planned Development Letter of Credit, pursuant to Article 14 of the Village of Palatine Zoning Ordinance, shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
- 14. As determined by the Village Attorney, the HOA declarations shall be submitted and revised in a manner acceptable to the Village Attorney.**
- 15. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.**

**ATTACHMENTS:**

- Aerial Map
- Aerial Map expanded

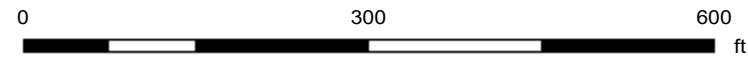
Case Staff Statement (ID # 8258)  
Meeting of April 4, 2023

- 4125-Village Submittal - Elevations, Floorplans, and Site Plan
- 2120\_DurtyNelliesRedev\_AERIAL\_01
- 180 N Smith Street Unit Proposed Residential Unit Mix (85 units)
- Density Providence Subdivision
- Preliminary Planned Development application
- Existing conditions - Utility map
- 4125-Preliminary Staff Review Letter 3-2-23
- Public Notice - Daily Herald



Legend

Notes

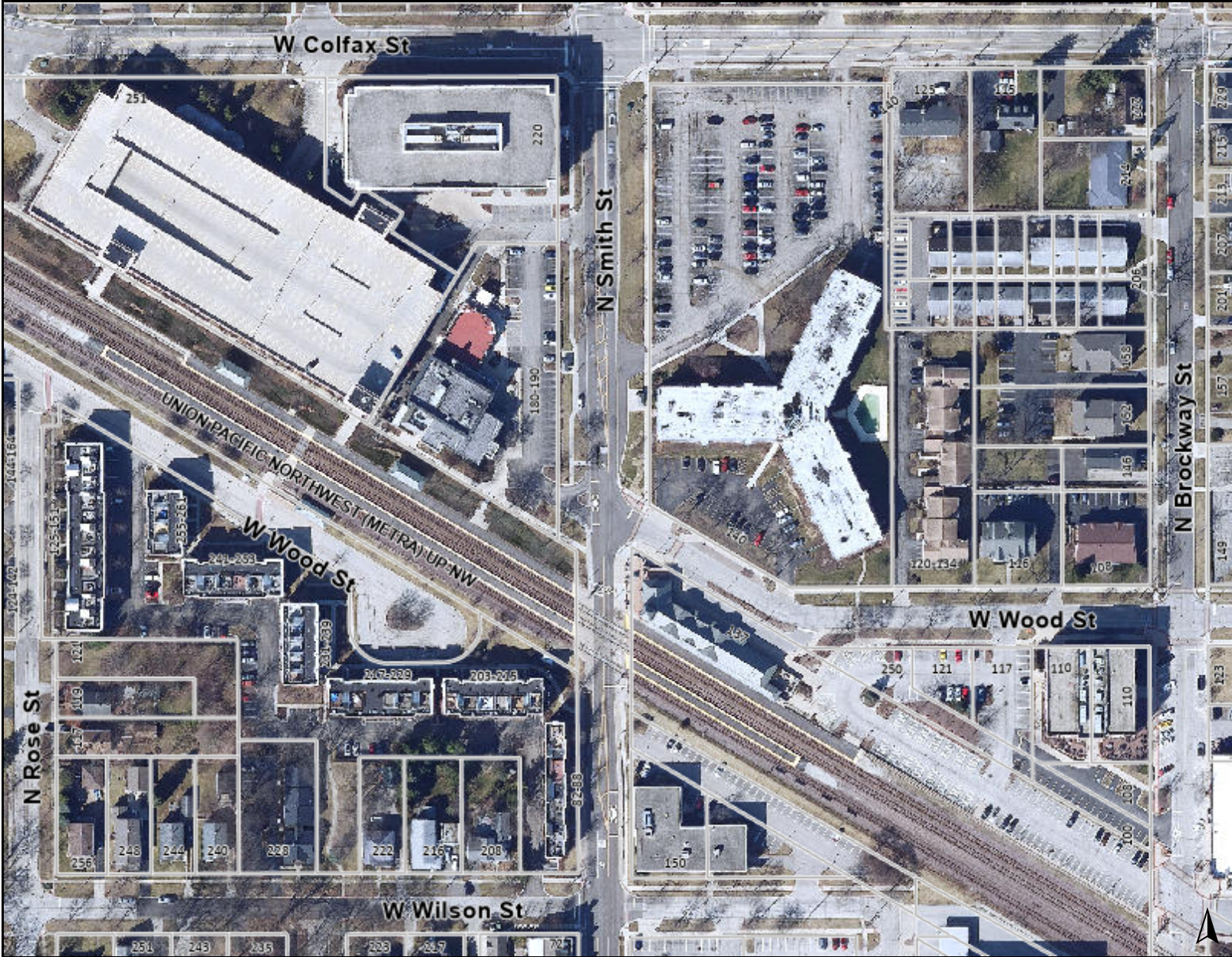


Print Date: 3/30/2023

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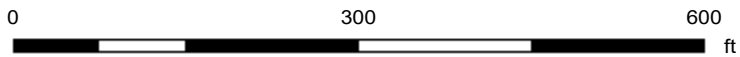
Attachment: Aerial Map (180-190 N. Smith Street - Preliminary Planned Development to allow a 6-story

# GIS Consortium | 180-190 N. Smith Street



**Legend**

**Notes**



Print Date: 3/14/2023

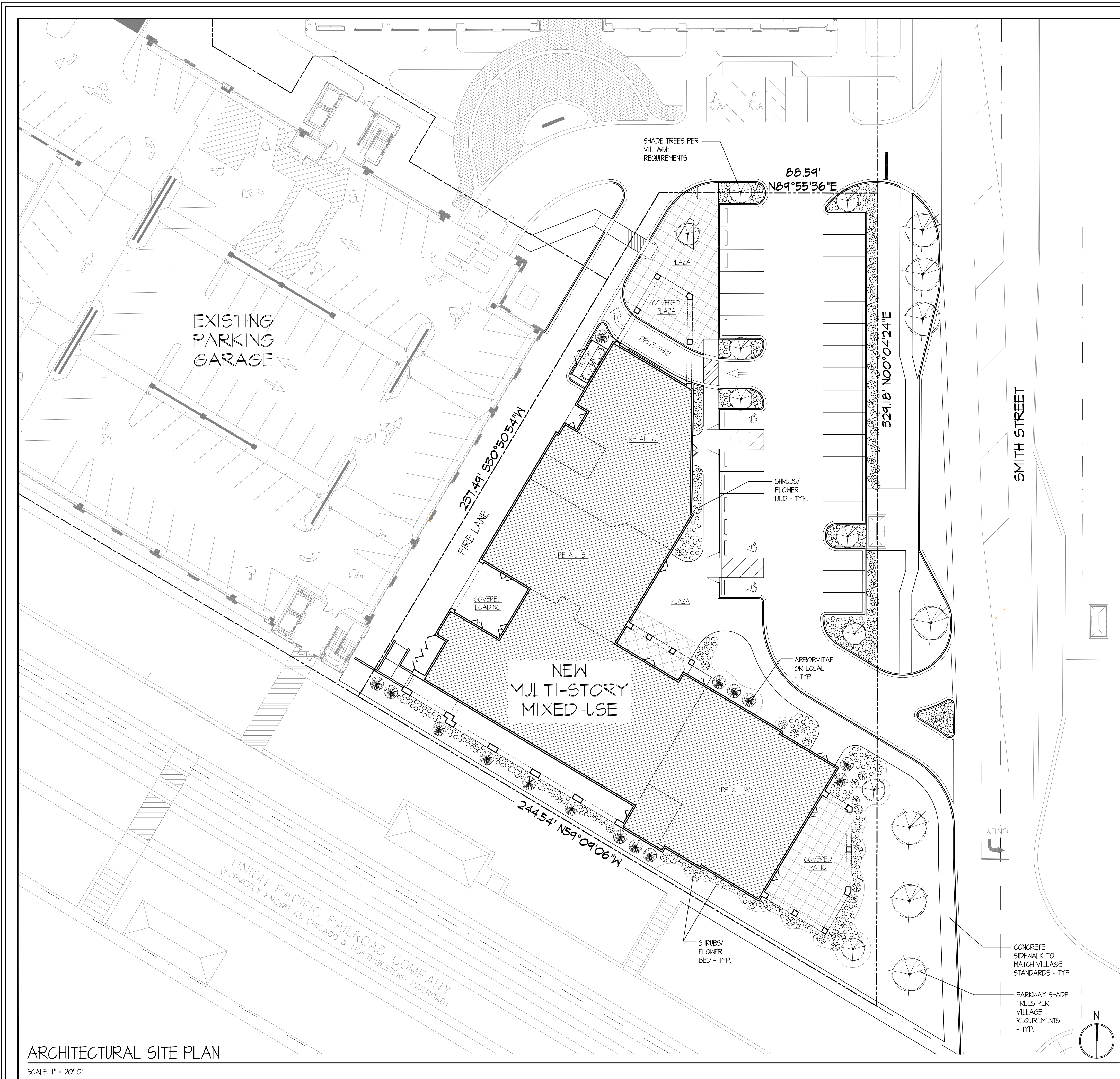
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Attachment: Aerial Map expanded (180-190 N. Smith Street - Preliminary Planned Development to allow a



Attachment: 4125-Village Submittal - Elevations, Floorplans, and Site Plan (180-190 N. Smith Street - Preliminary Planned Development to allow a 6-story mixed use development)

T I N A G L I A  
A R C H I T E C T S



# 180 N. SMITH STREET

A NEW MIXED-USE DEVELOPMENT  
PALATINE, ILLINOIS

PROJECT DATA

TINAGLIA ARCHITECTS • INC  
814 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS • IL 60004  
VOICE • 847 253 0002  
DATA • 847 253 3063  
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

**ECHELON 19, LLC**  
4117 HILLSBORO PIKE  
NASHVILLE, TN 37215

PROJECT

**180 N. SMITH STREET**  
PALATINE, ILLINOIS 60067  
MIXED-USE DEVELOPMENT

DRAWING TITLE

**PROPOSED  
ARCH. SITE PLAN**

FILE NAME 4125-7P  
DRAWN BY RDL DATE 11.22.22

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	12.7.22	RDL

DRAWING INDEX

- SP PROPOSED ARCHITECTURAL SITE PLAN
- 1.P PROPOSED 1st FLOOR PLAN
- 2.P PROPOSED 2nd FLOOR PLAN
- 3.P PROPOSED 3rd FLOOR PLAN
- 4.P PROPOSED 4th FLOOR PLAN
- 5.P PROPOSED 5th FLOOR PLAN
- 6.P PROPOSED 6th FLOOR PLAN
- 7.P PROPOSED ROOF TOP PLAN
- 8.P PROPOSED ELEVATIONS
- 9.P PROPOSED ELEVATIONS
- 10.P PROPOSED ELEVATIONS

JOB NO. **412521**

SHEET NO. **SP**  
OF 11

ARCHITECTURAL SITE PLAN  
SCALE: 1" = 20'-0"



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PROJECT

180 N. SMITH STREET  
PALATINE, ILLINOIS 60067  
MIXED-USE DEVELOPMENT

DRAWING TITLE

PROPOSED  
2nd FLOOR PLAN

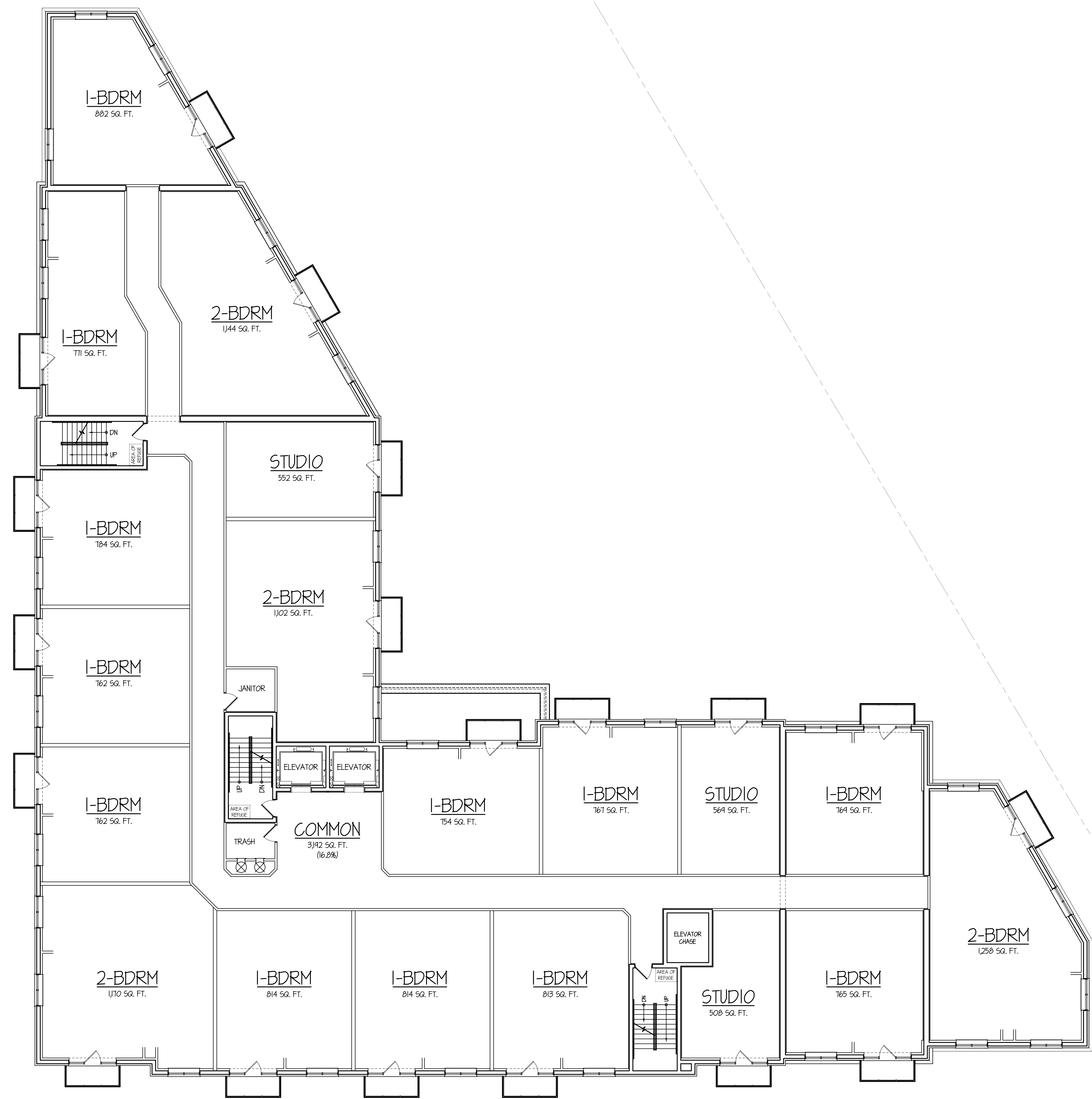
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JOB NO. 412521

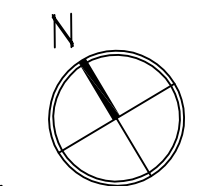
SHEET NO. 2.P  
OF 11

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PROPOSED 2nd FLOOR PLAN  
SCALE: 1" = 10'-0"

FLOOR AREA = 10,452 SQ. FT.



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Attachment: 4125-Village Submittal - Elevations, Floorplans, and Site Plan (180-190 N. Smith Street - Preliminary Planned Development to allow a 6-story mixed use development)

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PROJECT  
  
**180 N. SMITH STREET**  
  
 PALATINE, ILLINOIS 60067  
 MIXED-USE DEVELOPMENT

DRAWING TITLE  
  
**PROPOSED  
 3rd FLOOR PLAN**

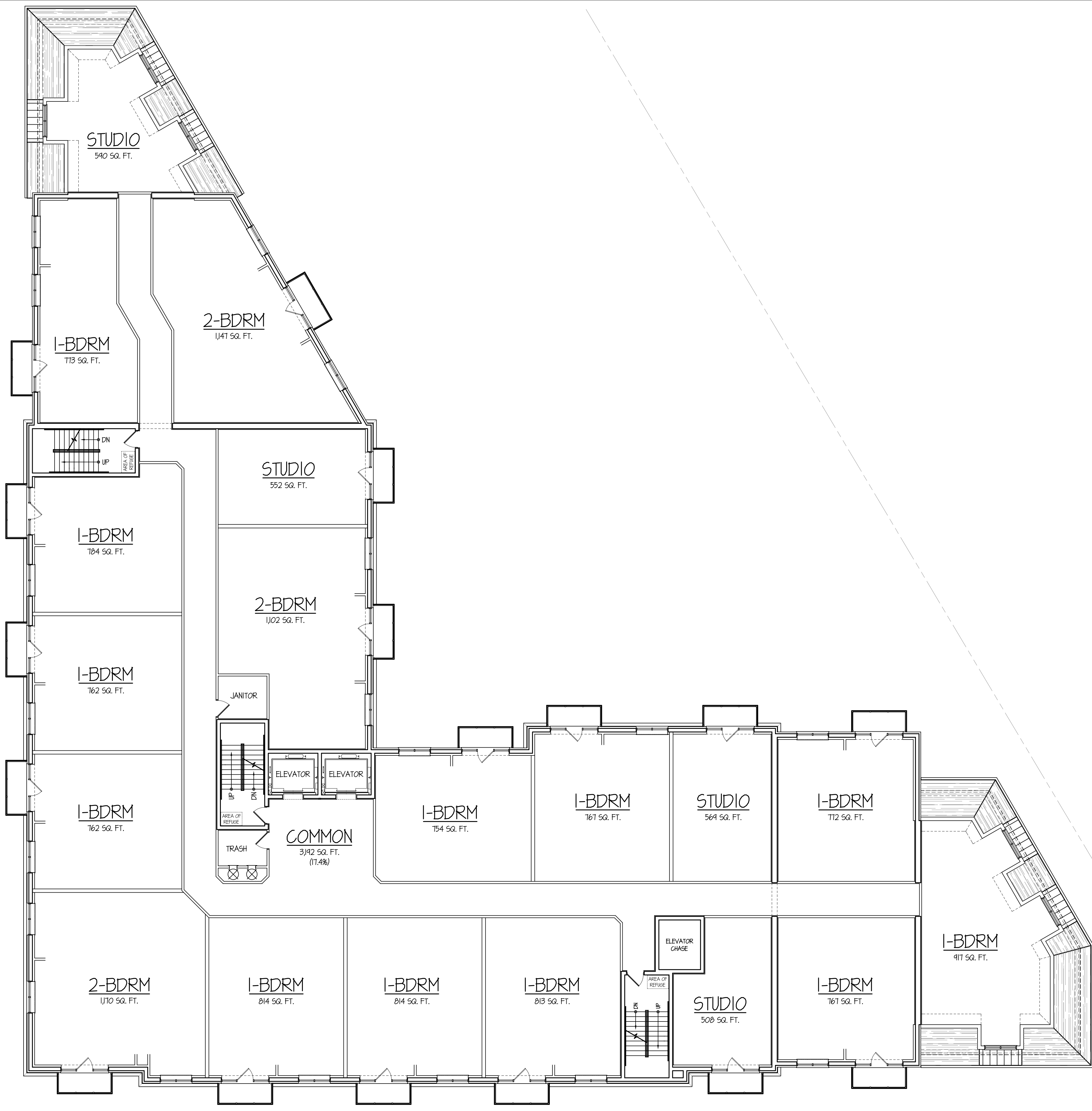
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SHEET NO. **3.P**  
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**PROPOSED 3rd FLOOR PLAN**  
 SCALE: 1" = 10'-0"

FLOOR AREA = 18,321 SQ. FT.

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**180 N. SMITH STREET**  
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MIXED-USE DEVELOPMENT

DRAWING TITLE  
**PROPOSED  
4th FLOOR PLAN**

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JOB NO. **412521**

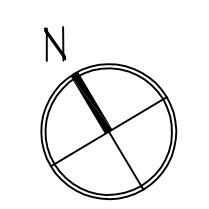
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PROPOSED 4th FLOOR PLAN  
SCALE: 1" = 10'-0"

FLOOR AREA = 16,848 SQ. FT.



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PROJECT

**180 N. SMITH STREET**  
  
 PALATINE, ILLINOIS 60067  
 MIXED-USE DEVELOPMENT

DRAWING TITLE

**PROPOSED  
 5th FLOOR PLAN**

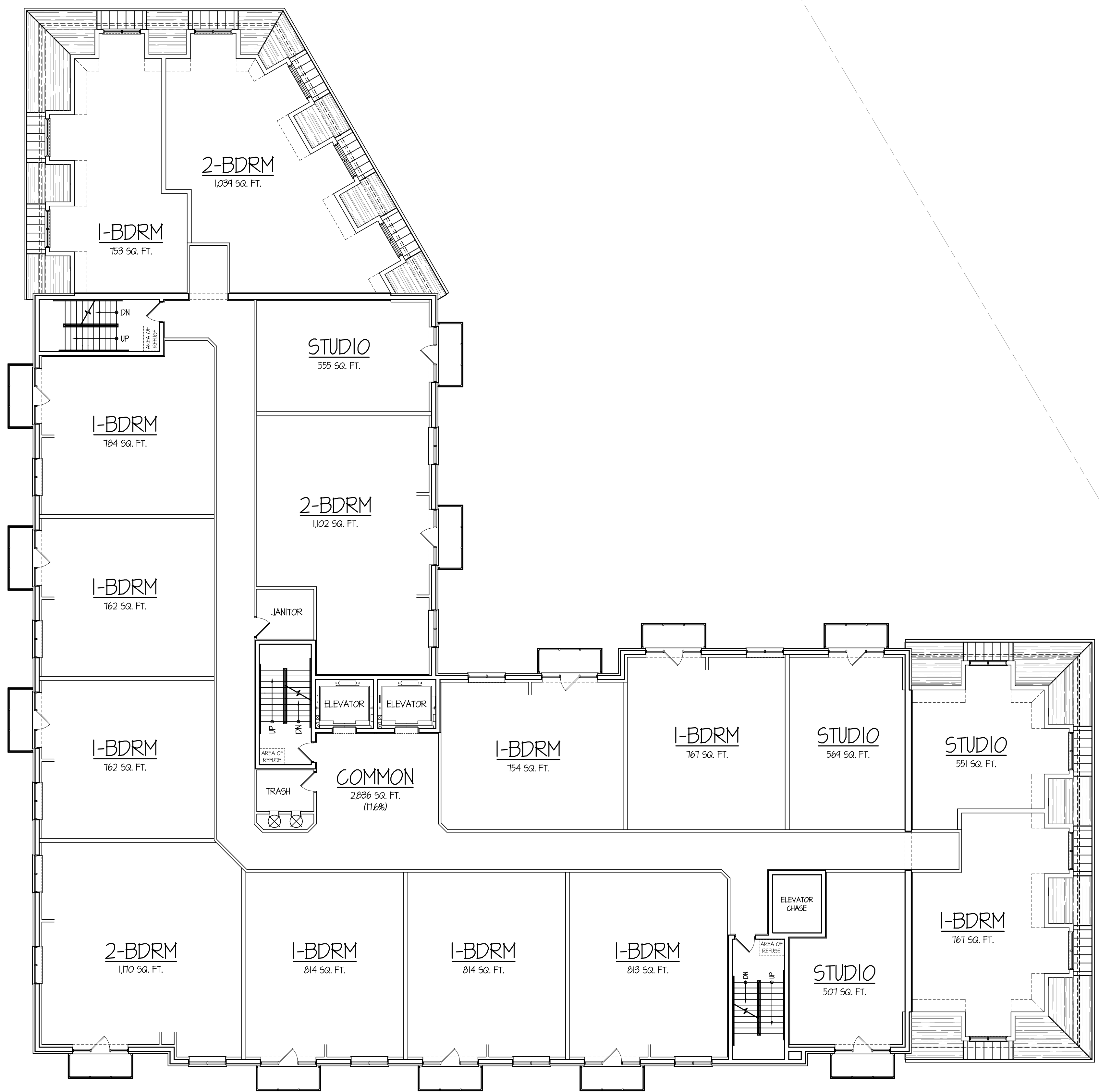
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SHEET NO. **5.P**  
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**PROPOSED 5th FLOOR PLAN**  
 SCALE: 1" = 10'-0"

FLOOR AREA = 16,114 SQ. FT.

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**180 N. SMITH STREET**  
 PALATINE, ILLINOIS 60067  
 MIXED-USE DEVELOPMENT

DRAWING TITLE  
**PROPOSED  
 6th FLOOR PLAN**

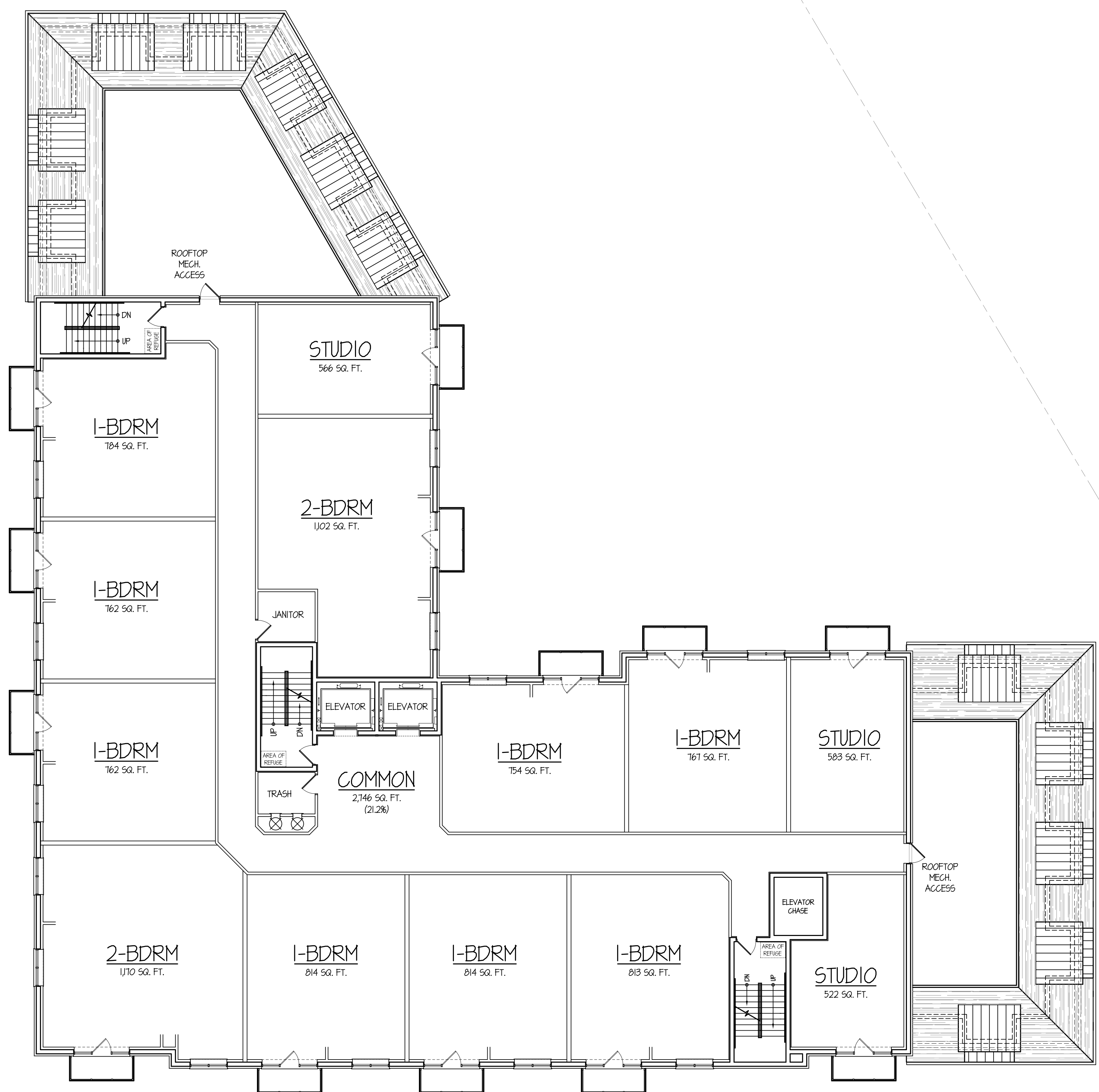
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JOB NO. **412521**

SHEET NO. **6.P**  
 OF 11

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**PROPOSED 6th FLOOR PLAN**  
 SCALE: 1" = 10'-0"

FLOOR AREA = 12,454 SQ. FT.

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PROJECT  
**180 N. SMITH STREET**  
PALATINE, ILLINOIS 60067  
MIXED-USE DEVELOPMENT

DRAWING TITLE  
**PROPOSED  
ROOF TOP PLAN**

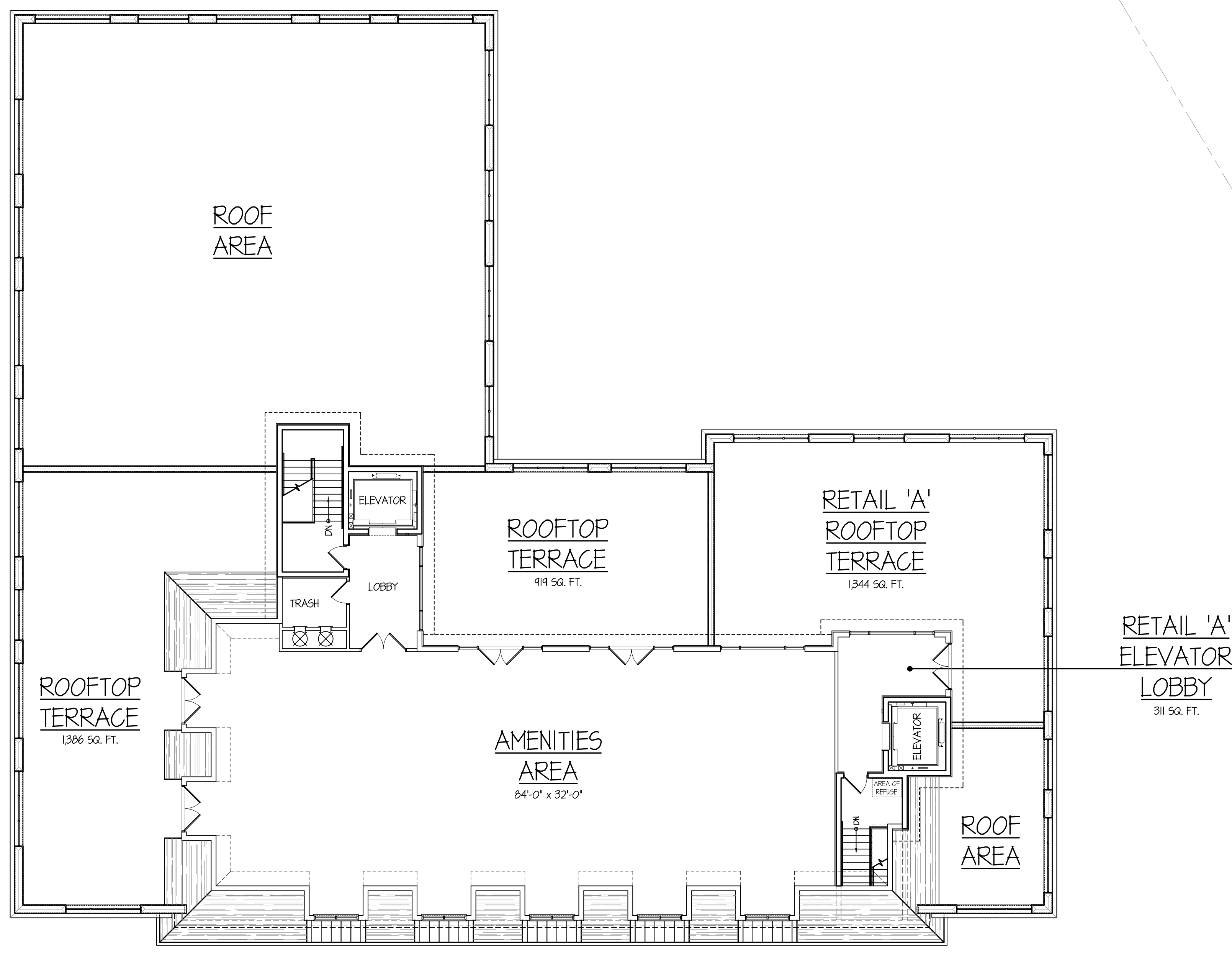
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NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	12.7.22	RDL

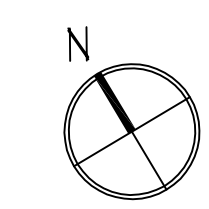
JOB NO. **412521**

SHEET NO. **7.P**  
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



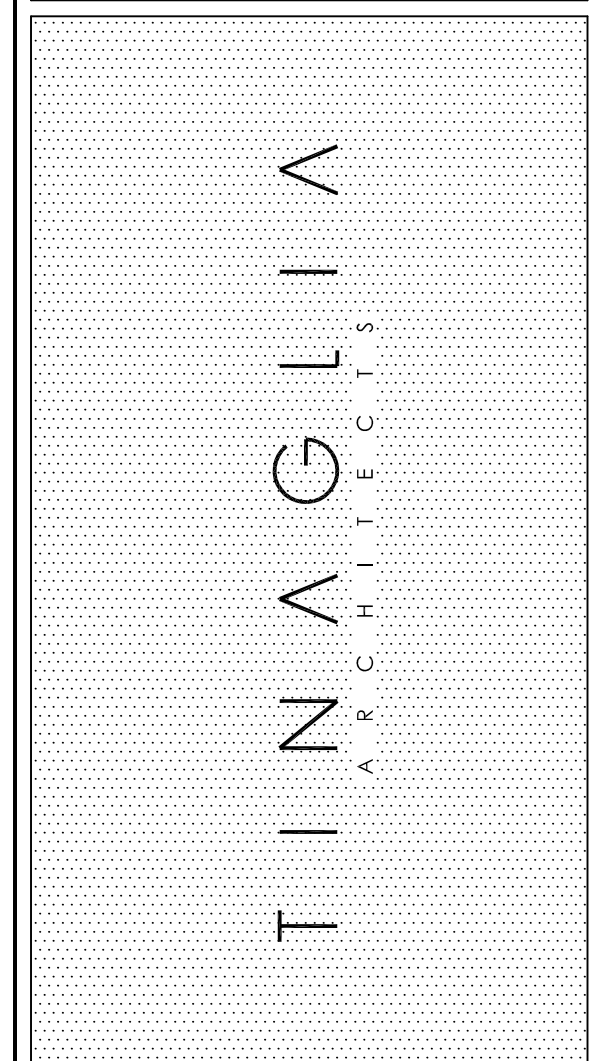
PROPOSED ROOF TOP PLAN  
SCALE: 1" = 10'-0"



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Attachment: 4125-Village Submittal - Elevations, Floorplans, and Site Plan (180-190 N. Smith Street - Preliminary Planned Development to allow a 6-story mixed use development)

TINAGLIA ARCHITECTS-INC  
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 ARLINGTON HEIGHTS-IL 60004  
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 DATA - 847 253 3063  
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CLIENT  
**ECHELON 19, LLC**  
 4117 HILLSBORO PIKE  
 NASHVILLE, TN 37215

PROJECT  
**180 N. SMITH STREET**  
 PALATINE, ILLINOIS 60067  
 MIXED-USE DEVELOPMENT

DRAWING TITLE  
**PROP. SOUTH  
 & EAST ELEVATIONS**

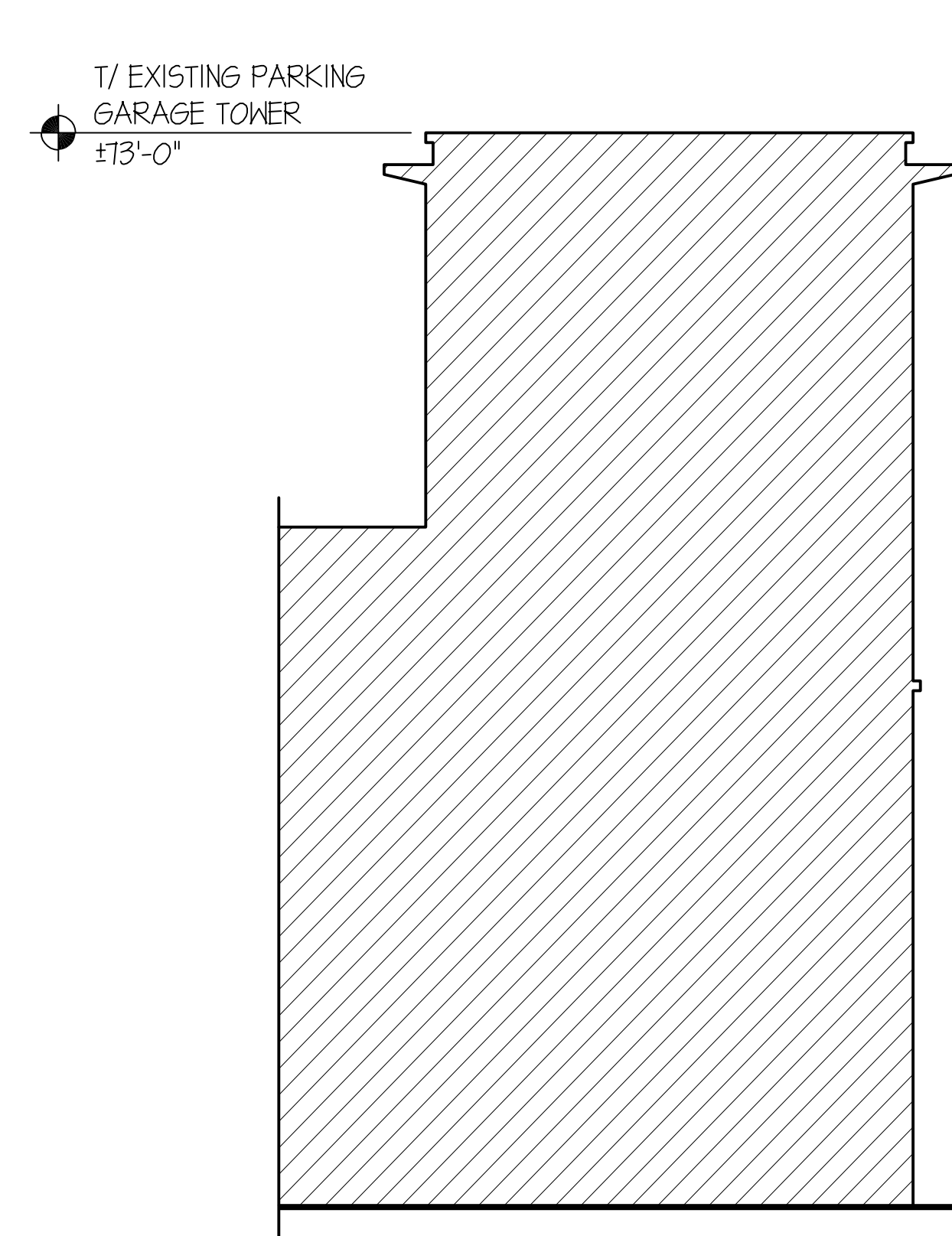
FILE NAME 4125-7P  
 DRAWN BY RDL DATE 11.22.22

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	12.7.22	RDL

JOB NO. **412521**

SHEET NO. **8.P**  
 OF 11

PROFESSIONAL DESIGN FIRM LICENSE # 184-002934



PROPOSED SOUTH (TRAIN TRACK) ELEVATION SHOWN W/ EXISTING PARKING GARAGE TOWER REFERENCE

SCALE: 1" = 10'-0"

- T/ AMENITIES PARAPET +81'-2"
- T/ MAIN PARAPET +69'-6"
- T/ ROOF +66'-0"
- T/ SIXTH FLOOR +55'-0"
- T/ FIFTH FLOOR +45'-0"
- T/ FOURTH FLOOR +35'-0"
- T/ THIRD FLOOR +25'-0"
- T/ SECOND FLOOR +15'-0"
- T/ FIRST FLOOR ±0'-0"



PROPOSED EAST (SMITH STREET) ELEVATION

SCALE: 1" = 10'-0"

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Attachment: 4125-Village Submittal - Elevations, Floorplans, and Site Plan (180-190 N. Smith Street - Preliminary Planned Development to allow a 6-story mixed use development)

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ARCHITECTS



PROPOSED NORTH (PARKING LOT) ELEVATION

SCALE: 1" = 10'-0"

CLIENT  
  
**ECHELON 19, LLC**  
4117 HILLSBORO PIKE  
NASHVILLE, TN 37215

PROJECT  
  
**180 N. SMITH STREET**  
  
PALATINE, ILLINOIS 60067  
MIXED-USE DEVELOPMENT

DRAWING TITLE  
  
**PROP. NORTH  
& EAST ELEVATIONS**

FILE NAME 4125-7P  
DRAWN BY RDL DATE 11.22.22

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	12.7.22	RDL

JOB NO. **412521**

SHEET NO. **9.P**  
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



PROPOSED EAST (PARKING LOT) ELEVATION SHOWN W/ EXISTING ADJACENT OFFICE BUILDING REFERENCE

SCALE: 1" = 10'-0"

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Attachment: 4125-Village Submittal - Elevations, Floorplans, and Site Plan (180-190 N. Smith Street - Preliminary Planned Development to allow a 6-story mixed use development)



PROPOSED WEST (PARKING DECK) ELEVATION

SCALE: 1" = 10'-0"

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CLIENT

ECHELON 19, LLC  
 4117 HILLSBORO PIKE  
 NASHVILLE, TN 37215

PROJECT

180 N. SMITH STREET  
 PALATINE, ILLINOIS 60067  
 MIXED-USE DEVELOPMENT

DRAWING TITLE

PROP. WEST  
 ELEVATION

FILE NAME 4125-7P  
 DRAWN BY RDL DATE 11.22.22

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	12.7.22	RDL

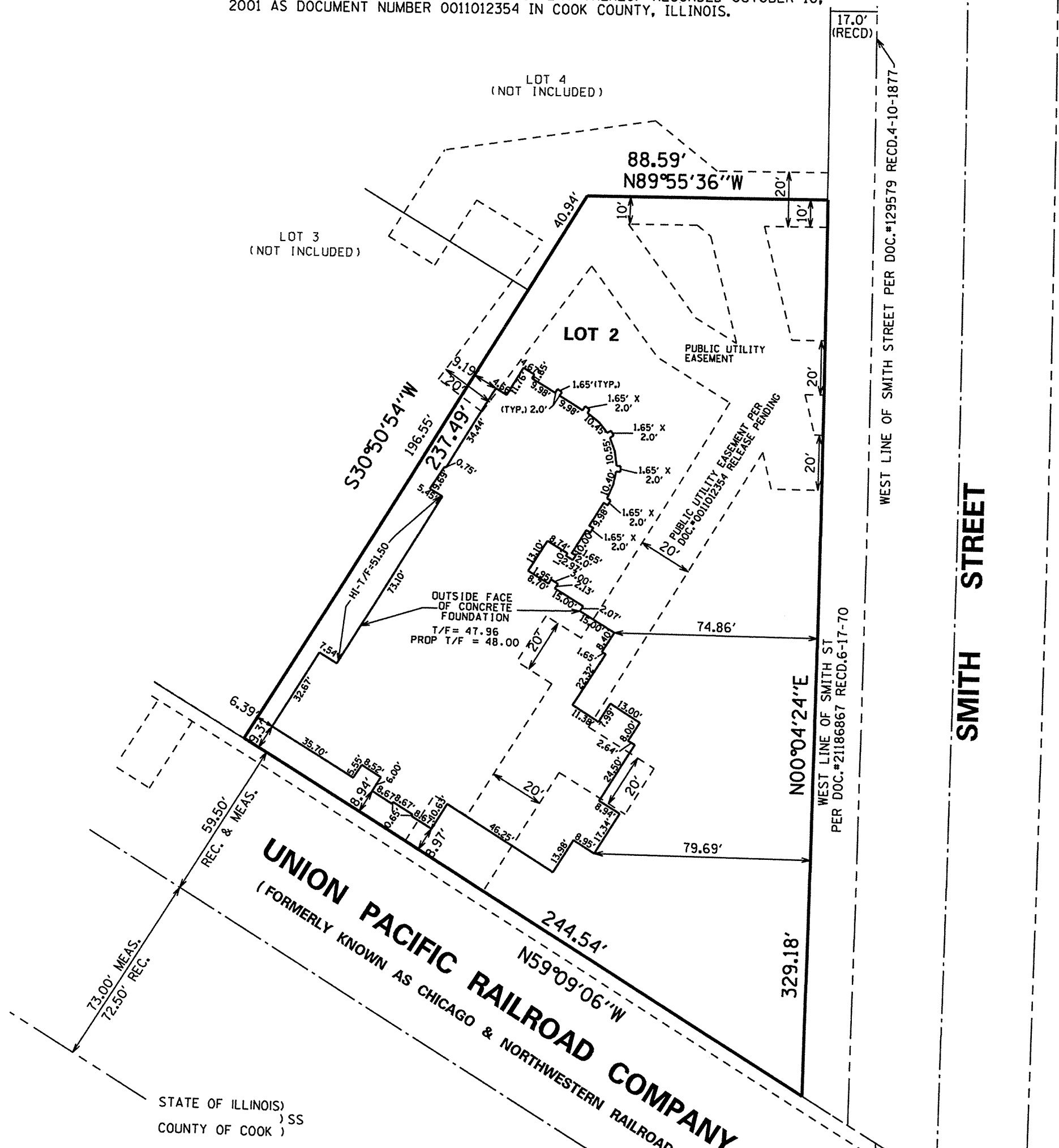
JOB NO. 412521

SHEET NO. 10.P  
 OF 11

# PLAT OF SURVEY

### PROPERTY DESCRIPTION

LOT 2 IN GATEWAY CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2001 AS DOCUMENT NUMBER 0011012354 IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS )  
 COUNTY OF COOK )  
 WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00157 DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.  
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.  
 ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.  
 GIVEN UNDER MY HAND AND SEAL THIS 28 DAY OF AUGUST, 2003, IN ROSEMONT, ILLINOIS.

JERRY P. CHRISTOPH, I.P.L.S. NO. 3540  
 LICENSE EXPIRES: 11-30-2004  
 VALID ONLY IF EMBOSSED SEAL AFFIXED  
 COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

DATE OF FIELD WORK: AUGUST 19, 2003

REVISIONS:


SCALE: 1" = 40'

**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,  
 Rosemont, Illinois 60018  
 Phone: (847) 696-4060 Fax: (847) 696-4065

DATE:	8-26-03
JOB NO.:	3155
FILENAME:	55SPOT04N.DGN

ORIGINAL



Attachment: 2120\_DurtyNelliesRedev\_AERIAL\_01 (180-190 N. Smith Street - Preliminary Planned Development to allow a 6-story

6 Stories + Roof Top with a Building Footprint Size of 19,254 sq. ft.

Floor	Area (S.F.)	Retail	Amenity	Common Sq. Ft.	Rentable Sq. Ft.	Studio	1 Bed	2 Bed	Total DU
1	15,171	9,486	1,912	3,773					
2	18,952			3,192	15,760	3	12	4	19
3	18,329			3,192	15,137	4	12	3	19
4	16,848			3,192	13,656	3	11	3	17
5	16,119			2,836	13,283	4	10	3	17
6	12,959			2,746	10,213	3	8	2	13
Roof Top	7,932	1,655	5,447	830					

**Total Floor Area: 106,310**

**Total Rentable Floor Area: 68,049**

**Total Dwelling Units: 17      53      15      85**  
**Percentage of Total Units: 20.00%    62.35%    17.65%**

Providence Subdivision	Block 31 downtown (former Durty Nellie's Block)	8 story condos (58 units) 4 story lofts (15 units) 4 story lofts (39 units)	<u>ACRES</u>  1.42	<u>UNITS</u>  58 15 39	<u>DENSITY</u> 40.85 10.56 47.46 <b>OVERALL Density = 78.7 units/acre</b>
Colfax Condos ( now Wellington Ct.)	Colfax, East of Smith	Condominiums	0.875	43	49.14
Plum Court Condos	104 N. Plum Grove Road	Condominiums		32	19
Palatine Station		Condominiums	4.81	93	19.3
Groves		Condos (4 bldgs.)  Rowhomes (6 bldgs.)	9.98	240  40	28

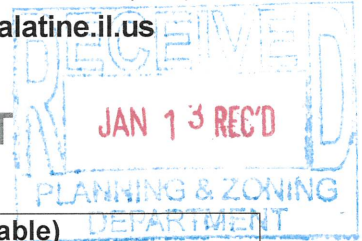
# PALATINE

## PRELIMINARY PLANNED DEVELOPMENT

**Department of Planning & Zoning**  
 200 E. Wood Street • Palatine, IL • 60067-5339  
 Telephone: (847) 359-9047 • Fax (847) 963-6247

[www.palatine.il.us](http://www.palatine.il.us)

### CONTACT INFORMATION WORKSHEET



PETITIONER(S) Jonathan K. Payne		Business Name (if applicable) Echelon19, LLC	
Address 4117 Hillsboro Pike, Suite #103-330		City/State/Zip Code	
Telephone 615-429-4256	Fax 866-239-2358		
Email jpayne@lifestylecenters.com			
Subject Property Address 180 N. Smith Street			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Address		City/State/Zip Code	
Telephone	Fax		
Email			

I swear that the information contained herein and in any accompanying documents is accurate to the best of my knowledge.

*Jonathan K. Payne*  
 Signature

01/09/2023

Date

# VILLAGE OF PALATINE

## PRELIMINARY PLANNED DEVELOPMENT

### Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339  
Telephone: (847) 359-9047 • Fax (847) 963-6247  
www.palatine.il.us

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	PC Public Hearing Date	Village Council Date

date received

### PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s) Echelon19, LLC
2. Authorized Agent of Petitioner (if different):  
 Name: Jonathan K. Payne  
 Address: 4117 Hillsboro Pike, Suite #103-330  
 Telephone No. 615-429-4256 Business No. 615-429-4256  
 Email: jpayne@lifestylecenters.com  
 Relationship to Petitioner: Owner
3. Property Interest of Petitioner(s): Contract Purchaser  
 Owner, Lessee, Contract Purchaser, etc
4. Address of the property for which this application is being filed:  
180 N. Smith Street, Palatine, IL 60067
5. All existing land use(s) on the property are
6. Current zoning of property: PUD Size of the property 0.72 acres
7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.  
 The petitioner is proposing to re-develop the existing building into a 6-story, mid-rise mixed use project. The new building will consist of +/-85 units of "for rent" multi-family and approximately 10,000 sf of retail on the ground floor.

8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

The property is currently zoned PUD.

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9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.

10. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Signature: Jonathan K. Payne

Date: 01/09/2023

State of ~~Illinois~~ Tennessee  
County of ~~Cook~~ Davidson

This instrument was acknowledged before me on Jan 11, 2023 by

Jonathan Payne

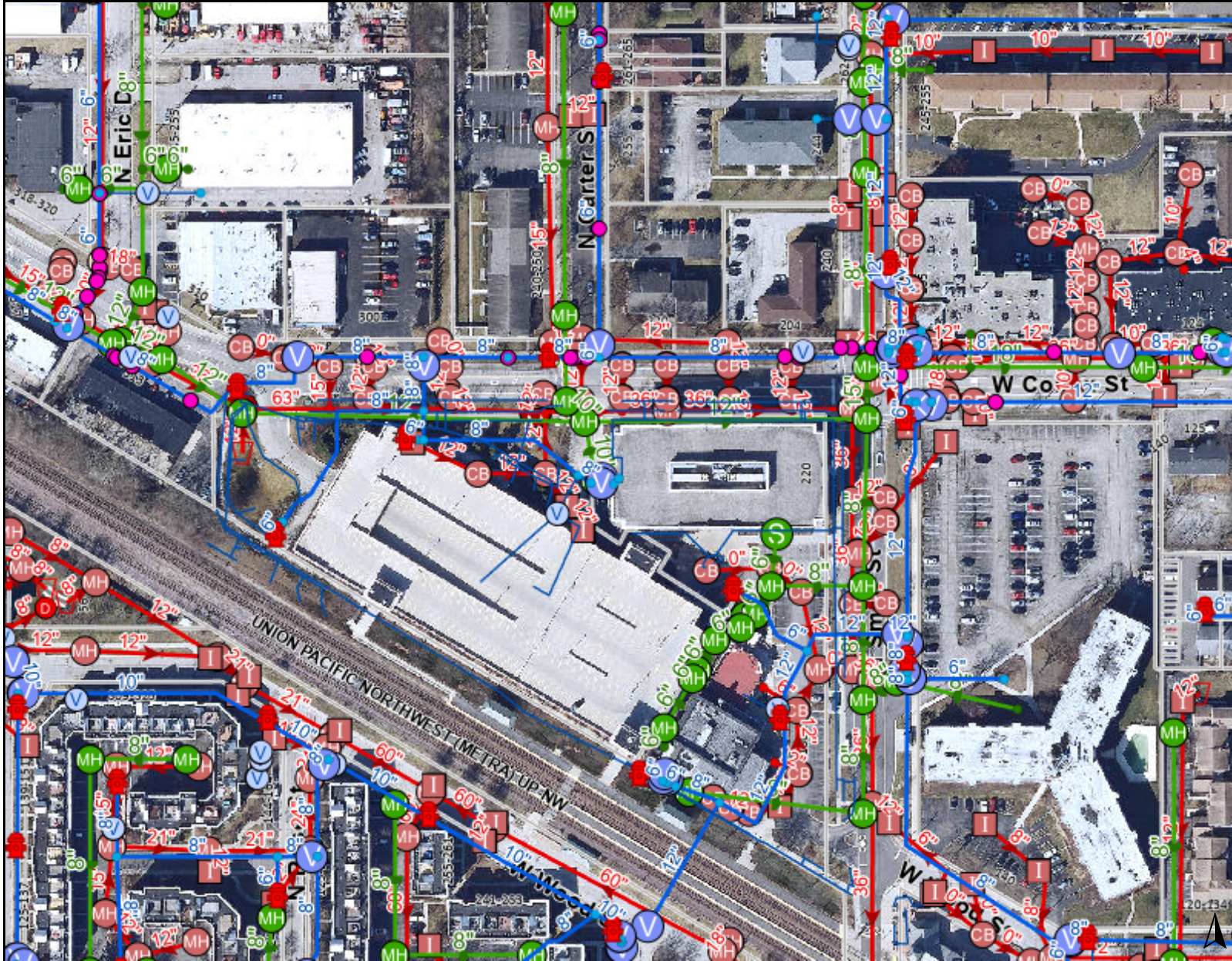
Sarah Skiles

Notary Public

(Seal)



Attachment: Preliminary Planned Development application (180-190 N. Smith Street - Preliminary Planned Development to allow a 6-story mixed



**Legend**

Water Utilities

- Hydrant
- Water Fitting
- Water Valve
  - Open
  - Closed
- Water Service Valve Open
- Water Main Break

Water Lateral

Active

Water Main

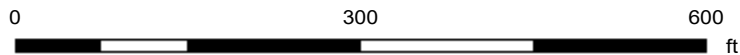
Active

Sanitary Utilities

- Sanitary Manhole
- Sanitary Fitting
- Sanitary Lateral Active
- Sanitary Main Active
- Sanitary Sewer Structure Sewage

Storm Utilities

- Storm Catch Basin
- Storm Inlet



Print Date: 1/31/2023

**Notes**

Durty Nellie's site - with utilities

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

# T I N A G L I A

A R C H I T E C T S

March 2, 2023

Mr. Ben Vyverberg  
Community Development Department  
Village of Palatine  
200 E. Wood Street  
Palatine, Illinois 60067

**Re: Preliminary Staff Review  
Preliminary Planned Development  
180 N. Smith Street, Palatine**

The following is in response to the preliminary Village of Palatine Staff review letter received on February 24, 2023. Comments are addressed in a line by line format by department. If you should have any questions or need further assistance, please feel free to contact my office.

**Fire Prevention:**

1. *Fire Prevention shall assign addresses and unit numbers.*
  - a. Duly noted and agreed.
2. *As Retail 'A' has a 7<sup>th</sup> floor seasonal patio I have concerns that it may not meet the egress requirements for the potential occupant load.*
  - a. The 7<sup>th</sup> floor seasonal patio will have emergency access to both egress stairwells. Additionally, tenant amenity spaces will have emergency access to both egress stairwells as well.
3. *As the building is greater than four stories, elevators are required to be an accessible means of egress. Standby power shall be provided. Provide details as to the location and type of generator.*
  - a. Standby power for the elevator shall be provided with a generator per the high rise code.
4. *Aerial Apparatus Access roads, front and rear, shall meet IFC D105.*
  - a. Once construction is complete, the parking lot drive aisle as well as the rear loading alley will be redesigned by the Civil Engineer to withstand the appropriate aerial apparatus loads.
5. *Provide an auto-turn for the tower ladder.*
  - a. The front retail parking lot will remain open and accessible as it currently exists, with an entrance and exit at the north and south ends. The auto-turn will be shown on the final plans, provided by the Civil Engineer.

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6. *No Parking fire lanes shall be marked and signage provided in the front of the building on each side of the south entrance/exit. This shall be enforceable under a Village ordinance.*
  - a. Fire lanes shall be striped and marked, and signage shall be provided in the front of the building as required.
7. *Review indicated six floor mixed use, the project has seven habitable floors based on the IBC definition of habitable space.*
  - a. We agree and will comply.
8. *What are the plans for the existing basement?*
  - a. Currently, there are no plans to include a basement in the project.

**Engineering:**

1. *The Village Engineer reserves Final Engineering comments and any associated conditions for the Final Engineering plan review, which would occur at Final Planned Development.*
  - a. Duly noted & will comply.
2. *While the Public Utilities should not be an issue, it is likely that there may need to be some utility line movement/relocation of the existing to accommodate the new building.*
  - a. Duly noted & will comply.
3. *The site is over 1 acre and a WMO permit is required. Volume control would also be required.*
  - a. The current site as it exists is 43,619 sq. ft., which is 59 sq. ft. over an acre. It may be beneficial to donate a very small portion of the land at the southeast corner to the Village for public amenities.

**Planning and Zoning:**

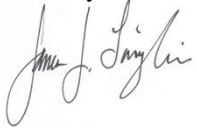
1. *Staff understands that the Petitioners are working to identify potential parking solutions and resources for Final Planned Development. I think it makes sense to generally identify what parking alternatives are being pursued, which would allow the public hearing to review the conceptual land use questions, in the absence of a finally determined parking resource for the proposed. This will allow the Plan Commission and Village Council to better understand the parking potential parking alternatives as part of the review process. Per Code, 2 spaces/unit would be required, although the other Downtown residential projects have provided parking rations generally ranging from 1.68 spaces through 1.88 spaces/unit.*
  - a. The petitioner will be working in concert with Village staff and other officials in order to identify optional parking locations, either within the municipal garage and leased from the Village or Hamilton Partners, or at existing surface lots directly across the street to the east.

2. *The Final Architectural comments and any proposed conditions are reserved until review of the Final Architectural Plans as submitted as part of Final Planned Development. As you are aware, the Subject Property is within the area included with the Downtown Design Guidelines and Land Use Guide. The initial review of the elevations appear to conform to these requirements. With the 85 proposed units, Staff may have additional sidewalk access comments as part of the Final Engineering and Architectural Plan review comments.*

a. Duly noted and concur.

Thank you for your attention to this submittal. Feel free to contact my office with any questions.

Sincerely,



James J. Tinaglia  
President  
Tinaglia Architects, Inc.

TINAGLIA ARCHITECTS, INC.  
814 WEST NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, ILLINOIS 60004  
VOICE 847 253 0002  
DATA 847 253 3063  
[www.tinaglia.com](http://www.tinaglia.com)

## PUBLIC NOTICE A Public Hearing...

PUBLIC NOTICE A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, April 4, 2023 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following: Preliminary Planned Development to permit a 6-story (with an enclosed approximately 2,600 square foot rooftop amenity area and other rooftop deck areas), mixed use development (85 residential rental units & ground floor commercial uses). The property is commonly known as 180-190 N. Smith Street. The Petitioner is applying for a Preliminary Planned Development to redevelop the property into a 6-story (with an enclosed approximately 2,600 square foot rooftop amenity area and other rooftop deck areas) mixed use development. The building would have 85 residential rental units and approximately 10,000 square feet of ground floor commercial retail uses. The above petition has been filed by Jonathan K., Payne Echelon 19 LLC, and is available for examination in the office of the Village Clerk, 200 E. Wood Street. FILE #:PPD-000002-2023 VILLAGE OF PALATINE Dennis Dwyer, Chair Palatine Plan Commission DATED: This 20th day of March 2023 Published in Daily Herald March 20, 2023 (4597067) , posted 03/20/2023

Posted 3 hours ago • Viewed 3 times



### III. PUBLIC HEARINGS

#### A. Case Staff Statements

1. 52 W. Colfax Street - **Recommend to Deny**

File # PPD-000001-2023 - 47 N Bothwell St.

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on March 6<sup>th</sup>, 2023 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. 5350 Preliminary Elevation
2. 5350 Preliminary Plat
3. Proposed Floorplans & Elevations
4. 52 W Colfax - Development Narrative & Description
5. PPD Application - Submittal Docs 01/26/23
6. Current Zoning Map
7. Stone Garden Plat of Survey - south of subdivision
8. Stone Garden Site Plan - directly south of the subject
9. Plat of Survey - 52 W Colfax
10. Current Utility Map
11. Daily Herald Public Notice
12. Color Elevations
13. Objection Email - Bell
14. Objection Email - Logan
15. Objection Email - Herm
16. Objection Email - Fisher

**Sworn in Staff: Ben Vyverberg**

**Sworn in Petitioner: Greg Rose - GWR Enterprises, Inc. - 47 N Bothwell St., Palatine, IL & Tim Spies of Spies & Associates - 534 W Campus Dr., Arlington Heights, IL**

Mr. Rose explains that the property at 52 W Colfax Street is dilapidated. The existing property is 132 X 132 in dimension. He is proposing (4) modest single family homes; three that would face Brockway Street and one that would face Colfax Street. The sizes would range from 2000 to 2800 square feet. He states the homes design would be smaller and acknowledge the aesthetic look and feel of the surrounding neighborhood. Exterior materials would be natural looking, not vinyl and would blend with the existing area.

The new modest homes are modest, but will not be boxy. Renovating the existing residence may appear to be desirable but it's not salvageable from a financial aspect. He states that it's an interesting home but it's beyond repair. He explains that the property is larger than the property to the south and requests support of this project. Mr. Rose presents elevations of the proposed properties. He states he grew up in Palatine and has built 80 homes in the Village. He is vested in the area and is working on something appropriate for the downtown area.

Mr. Kolososki asks if the Petitioner would considered (2) houses on the property.

Mr. Rose states they would not. He believes the homes proposed fit well with the downtown area and the Village's vision. He states that another consideration would be townhomes but that would make it less desirable than his proposed plan.

Mr. Friedman questions the elevations and asks if there will be any other presentation than entry door/garage, entry door/garage at the street level.

Mr. Rose states garages are set back and it becomes a challenge when the homes are 30' Wide.

Mr. Bettenhausen asks about the storm water retention.

Mr. Spies anticipates 48" storm sewers that would be installed behind lots 1 thru 3 and discharge would be at Brockway. It would be reviewed in Final Engineering.

Mr. Bettenhausen expressed concern about the close proximity of the storm sewer to the house along the north side of Lot 1 and asked if there is enough room to access the sewer for maintenance and repairs. Could the storm sewer be relocated between the houses of Lots 1&2 or 2&3? Mr. Spies responded that he believes there is enough room along Lot 1 but will review other alternatives.

Mr. Kolososki asked if there will be windows on the side elevations of the homes.

Mr. Rose states there would be.

Mr. Fedota asks about the 2nd floor egress plan with the slider door in the back. He state that the 5' setback on either side of houses is proposed and limits the space. This doesn't allow exposure at the rear of house or use of the backdoor.

Mr. Kolososki states there is no reason to use the back door. There is nowhere to go.

Mr. Bettenhausen also states there is nowhere to go.

Mr. Rose states a paver patio would be an option off the slider door and could be comfortable in a small area.

Staff Statement:

Mr. Vyverberg states the subject property was previously operated as a chiropractic office and personal residence. He presents photos of surrounding properties, with a view of the surrounding area. He explains the Zoning in the area and states the subject lot is currently zoned as R-3. Under the current proposed development, 3 lots would have driveway access to Colfax Street and one lot to Brockway street with a 2-car garage and driveway parking available. He states the lots provide comparable setbacks in the area.

He states the surrounding neighborhood is completely developed, with all of the required infrastructure and utilities available. The Village Code would require both volume control and storm water detention for this property and parkway trees would need to be installed.

Mr. Dwyer reads into record and summarizes opposing emails that have been received. They state that they have lived in the area for many years and it has many historic homes. The proposed plan is inconsistent with the character of the neighborhood and request the petition be denied.

Resident: Mr. Doug Wickley  
242 N Brockway St

States his concern regarding drainage, aesthetics & driveway access.

Mr. Tom Hargrove  
260 N Brockway St

States he's been in Palatine since 1985. He acknowledged that the existing house is not salvageable. He has concerns regarding the driveways and states the side setbacks are so small that the fire department could probably not pitch a ladder there. He also is concerned with the removal of the mature trees. He believes the proposed plan is too dense of a development. He also states his concern regarding the storm water.

Mr. Dwyer states that the water would not run off any faster than it does right now.

Mr. Hargrove states it currently collects now and it doesn't run into the storm water.

Mr. Vyverberg states there needs to be additional details reviewed and would be addressed by engineering prior to final plan review.

Mr. Hargrove states it is just too much house on too small of a lot.

Mr. Nathan Eder  
234 N Plum Grove Rd

States he is there to acknowledge that another historic home will be torn down in Palatine. He shares some history of the home and states the home was built in 1890 and is a piece of Palatine history. He'd like the village to

consider the vision for the downtown area. Demolishing the historic buildings on larger lots to make way for new builds with minimal setbacks, and removing the large established trees that contribute to the neighborhood's character and eco system could change the downtown landscape and would cease to exist forever. History is important to Palatine's downtown future. He requests to keep the vision of the unique, charming downtown Palatine in consideration while deciding the future of this property.

**STAFF RECOMMENDATION:**

This area of the Village maintains varying land uses (attached multi-family, single-family homes, non-conforming duplexes, detached single-family with a shared central drive, condominiums, and apartment uses). While the Future Land Use envisioned a continued medical office use, Staff believes the proposed is a compatible land use and site plan to incorporate into the area. By utilizing the existing street system and providing direct driveway access for each lot, the existing single-family land use patterns will continue for this property. And, the proposed front yard and corner side yard setbacks align with the surrounding properties. Although the rear yard setbacks are narrower than the Code may require, Lot 4 provides a 50-foot setback and works to comparably with the surrounding setbacks to the east. The proposed elevations and materials should also align with the existing elevations in the neighborhood. Therefore, Staff recommends approval of the Preliminary Planned Development, subject to the following conditions:

1. **All extra agency permits shall be submitted in a manner acceptable to the Village Engineer.**
2. **The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.**
3. **Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.**
4. **The Final Architectural Plans shall be revised in a manner acceptable to the Director of Community Development/Planning and Zoning, including the final material quantities and distribution. The final separation of the dwellings shall comply with the IRC R-302, in a manner acceptable to the Director of Fire Prevention.**
5. **The Final Engineering Plans shall be submitted and revised in a manner acceptable to the Village Engineer and shall include both volume control and stormwater detention.**
6. **The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.**
7. **A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a**

- manner acceptable to the Village Engineer.
8. A Planned Development Letter of Credit in the amount of \$40,000 - (\$10,000/unit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.
  9. If required, a Final Plat of Subdivision shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning. As determined by the Village Attorney, the HOA declarations shall be submitted and revised in a manner acceptable to the Village Attorney.
  10. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

Mr. Dwyer asks for clarification on condition #9 - final plat of subdivision will be required.

Mr. Vyverberg clarifies.

Mr. Dwyer asks Mr. Rose if he accepts the conditions.

Mr. Rose states they do accept the conditions.

Mr. Richard Riva

210 N Bothwell Street

States he prefers to see 3 houses on the property and have driveway access to the rear.

**Mr. Noonan made a motion to close the public hearing. 2<sup>nd</sup> by Mr. Friedman.**

**Discussion:**

Mr. Kolososki states that access for fire trucks is difficult to maneuver, even with sprinkler systems and 1 hour walls.

Mr. Dwyer states there are similar small homes on Colfax and sprinkler systems and smoke detectors are only good if maintained. He states the proposal is compatible to properties to south and west but not to the north and east. He feels this is not the place for this proposed development. It is too dense for this property.

Mr. Friedman states the zoning for this property could have a multi-family usage as it is zoned now.

Mr. Fedota states underlying zoning at Plum Grove and Colfax is also zoned R2 as well.

Mr. Vyverberg states it may have been used as an office use at one time.

Mr. Dwyer states comprehensive plan shows what is there now or what is desired.

Mr. Noonan states he is sad to see a historic house leave but acknowledges it

is beyond repair. He feels that the proposed plan is too much for the property.

Mr. Fedota states that parking is lost on the east side of Brockway. Maximum 1 car length on driveway and no parking on the street.

Mr. Kolososki also feels the plan is too much for this lot.

Mr. Friedman believes that even changing the plan from 4 homes to 3 would still present 3 skinny deep lots.

Mr. Noonan states that with 2 or 3 homes there might be a chance that the trees could be saved.

Mr. Fedota states 2 homes would fit more with the character of the downtown area. He also states that the finish might be different but the doors and garages do not fit the monotony code.

**Mr. Noonan made a motion to accept Case #PPD-000001-2023; seconded by Mr. Kolososki - Vote to accept was unanimously denied by a vote of 6-0.**

**Mr. Dwyer summarized the vote to recommend denial was unanimously accepted by a vote of 6-0. This will tentatively go to Village council on Monday 4/10/23.**

<b>RESULT:</b>	<b>RECOMMEND TO DENY [UNANIMOUS]</b>
<b>MOVER:</b>	Patrick Noonan, Plan Commissioner
<b>SECONDER:</b>	Robert Kolososki, Plan Commissioner
<b>AYES:</b>	Dwyer, Noonan, Friedman, Bettenhausen, Kolososki, Fedota

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#### IV. COMMUNICATIONS

##### Communication:

Mr. Vyverberg states there will be a Plan commission meeting on April 4<sup>th</sup>, 2023.

He confirms that Village Council approved the Amendment to the Zoning Ordinance to combine the two boards was approved. The 1<sup>st</sup> combined meeting of ZBA and Plan Commission will be 5/2/23. Meetings will be scheduled for the 2<sup>nd</sup> & 4<sup>th</sup> Tuesdays of the month.

He provides an update on the 780 W Dundee project and states the Village Council approved the development. He also provided clarification provided by the Fire Marshall regarding street parking for this project.

#### V. ADJOURNMENT



## 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 • MARCH 16, 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	Excused	
Patrick Noonan	Plan Commissioner	Present	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Excused	
Stephen Fedota	Plan Commissioner	Present	

#### II. APPROVAL OF MINUTES

#### III. PUBLIC HEARING

1. Preliminary and Final Plat of Subdivision; Vacation of Sellstrom Drive, east of the Subject Property, (approximately 500 feet); Final Planned Development; Rezoning from Manufacturing to Planned Development, for the property located at 200 E. Daniels Road, 300 E. Daniels Road, 350 E. Daniels Road, 200 S. Hicks Road, and 1 S. Sellstrom Drive (former Weber Stephen's location) - **Recommended to Approve**

Case Number 21-21

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 25, 2021 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Preliminary Planned Development approval
2. Project Narrative Revised 02.05.2021
3. Final Engineering Plans
4. Final Stormwater Report
5. Existing Storm Sewer design
6. Final Plat of Subdivision
7. Revised Site Plan\_Palatine\_10.23.20
8. Palatine Corporate Center Building Elevations\_8.31.2020

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9. Concept Rendering\_Corner\_06-15-2020
10. Dock Seal Exhibit
11. Traffic Impact Addendum - 19-087 Helen Road Evaluation in Palatine 11-30-2020
12. Traffic Impact Study - 20-126 Warehouse in Palatine 6-30-2020 ep maw
13. Final Landscape Plans
14. Tree Survey Rating Schedule
15. Existing Tree Location Plan
16. Wetland ACOE JD-Approved 2020-07-31
17. Wetland Delineation Report\_20265
18. Wetland Map
19. Cross Section
20. Preliminary Photometric plan
21. Site Lighting Fixture Submittal\_09.25.2020
22. MIF Site Noise Narrative
23. 2007 Aerial (noise narrative exhibit)
24. 2010 Aerial (noise narrative exhibit)
25. ALTA Survey
26. MIF - Final Planned Development application
27. Public Notice

**Chairman Dwyer explains that tonight's meeting is a final plan development meeting and is a continuation from a previous meeting that was held in December, 2020.**

**Sworn in Petitioner Mr. Pat Shaner - Director of Development for Midwest Development**

**Sworn in staff - Mr. Ben Vyverberg**

Mr. Vyverberg provides a review of the previous December meeting. He explained that after the December public hearing the Village Council reviewed and approved the preliminary plan development for the 25 acre former Weber-Stevens property. As part of the review approval there was a series of conditions that were outlined relative to the engineering plans, architectural plans and storm water management plan. Mr. Vyverberg states that in review of the plans and setbacks, building heights are all consistent with exactly what has been approved by the Village Council. He addressed that the Engineering plans that were conditionally approved by the Village Engineer for final planned development and confirmed that they have been reviewed and approved with a few minor conditions. The Petitioner has accepted those conditions. Architectural plans will always remain a condition of plan development for final review.

Mr. Vyverberg reviews conditions 1 thru 20. He states that subsequent to plan commission review, the plans were revised, in response to questions raised at the previous public hearing, to add an additional 130' of 8' fencing on the north side of the property in response to resident concerns. He addresses the photo metric plans were submitted and reviewed by Engineering. The west property

line exceeds the maximum foot candle and will require a revision. This item will remain a condition of the final plan development.

Mr. Vyverberg also addresses the W. Helen Road traffic addendum and traffic signs that will be aligned with the needs of the site.

He calls out conditions #14, #15 & #16 and confirms the developer has addressed the conditions. Condition #18 is regarding dumpster locations and that information has not been identified. Condition #19 is regarding screening of rooftop and this will be called out to avoid any confusion. Condition #20 will be addressed once tenants are identified and a business plan is submitted.

The developer has addressed all conditions put forward as part of the preliminary plan development.

Mr. Hansen asks for more information about final landscaping.

Mr. Vyverberg explains that it has been addressed in the original plan of development. Plan Commission is aware of significant evergreen installation and 8' fence. The plans reflect that the installed height will be 8 feet.

Mr. Hansen questions the monotony code on condition #17 and asks who decides the harmony and continuity of the village requirements.

Mr. Vyverberg responds and clarifies that this is determined by the Director of Community Services.

Mr. Hansen asks if Condition #18 will be addressed prior to building.

Mr. Vyverberg responds and advises that the garbage location will be determined by end user.

Mr. Hansen refers to Condition #20 and asks if there is anything in the code for future tenants.

Mr. Vyverberg responds and advises that the village will determine a response when a business license is applied for and a business plan is submitted.

Mr. Bettenhausen asks if hours of operation have been addressed.

Mr. Vyverberg responds and explains that Village Code and Traffic Code has limitations. These have been discussed with the developer and it has been determined that the primary truck access is the southerly access. There will be an emergency gate but trucks will not be traveling on the west side of the property. The intention is to use the southerly entrance and access docks. The trucks would leave the same way they come in. The Village would address any conflicts prior to occupancy.

Mr. Bettenhausen asks if lights will stay on all night for security.

Mr. Vyverberg talks about photo metrics and the final lighting plan has not been approved. Staff added a condition that added a light shield requirement for lights that are proximate to residential properties.

Mr. Friedman asks if conditions put forth will apply to any and all future tenant improvement applications.

Mr. Vyverberg confirms that due to size and impact of development a thorough traffic impact study was conducted. Conditions will remain in the final plan

development. This will ensure that future tenants will adhere to initial requirements and if tenant ends up creating traffic that is contrary to the impact study the Village can link to it accordingly.

Mr. Friedman asks if there are any plans that show the intended roof top units. Mr. Vyverberg states that a review by community services suggested that the condition be made so that every tenant would have to comply with screening requirements.

Mr. Fedota asks about the truck traffic on Sellstrom Drive and what will prevent trucks from accessing from the north. He also points out that the 1<sup>st</sup> half of the southern border would be property of one parcel and asks how will the western building still have egress?

Mr. Shaner addresses this question and states that there will be various easements that will be granted between properties. The properties will have shared utilities, shared storm water and basically the easement on the southern and north drive along lot #1 will be an easement for user of lot #2 to use. There will be cost sharing language included in the documents.

Mr. Fedota asks if parking will be adequate on each property were they to stand alone?

Mr. Shaner responds that there is.

Mr. Bettenhausen sites a 6'high wall at parking area and asks if there are any safety concerns. He suggests a rail should be added to final drawings.

Mr. Shaner advises that these are land parking spaces and will probably not be needed. They are shown on the drawing and would only be added if there was an extreme need by the potential end user. If developed, a guard rail would be installed.

Mr. Vyverberg also states that if the spaces were added a building permit would be required.

Mr. Bettenhausen calls out the 72" sewer outlet and asks if there should be a rail installed for maintenance personnel.

Mr. Vyverberg responds that the village engineer did identify minor items on engineer plans and he will check if this has been addressed.

Mr. Dwyer states that clarification needs to be addressed on the conditions for final approval. The conditions should be separated for planned development ordinances that are to be addressed by village council for approval. A separate section for items that should continue as requirements of the Plan Development Ordinance. This would benefit the Petitioner as well as council.

Mr. Vyverberg agrees and will summarize at end of meeting.

Mr. Shaner clarified the dumpster/trash locations and this will be addressed. He talked about the Village stating that there must be a central location for dumpster. The position of the developer is that dumpster location would be addressed when tenant is identified and a business plan submitted.

Mr. Fedota requests confirmation that the dumpster location, once identified, would have screening from public streets, neighboring properties or pedestrian areas.

Mr. Vyverberg confirms that it would be screened per village code.

Mr. Dwyer asks if anyone in the audience would like to speak.

**Mr. Barry Levitus**, a resident that resides at 325 E Parallel Street is sworn in and inquires if screening on the North side is sufficient. He also questions if there was an asbestos study provided prior to the current building tear down.

Mr. Vyverberg states that the screening on the North side was addressed in the December meeting and approved. The asbestos and its removal are regulated by the State and County and he stated that the findings were discussed with the resident earlier today.

Mr. Shaner states that there was an asbestos study that was conducted by state and cook county regulators. In the report submitted by those agencies it was noted that two areas came back showing asbestos. Those areas were within the floor tile mastic and pipe wrap. A company was hired to remove all the asbestos and a report was submitted to Cook County and IITA. Those reports were in hand to the required agencies prior to demolition.

Mr. Levitus asks if residents would have any input on hours of operation once new tenants have been identified.

Mr. Vyverberg states that there are standards in place for the manufacturing district. If the standards are maintained it would be deemed to permit the business license.

Mr. Vyverberg moves to review the conditions and clarifies which conditions will remain, which will be struck or which will go to further village council review.

Mr. Dwyer asks Mr. Shaner if he is clear on remaining conditions and does he foresee any issues with complying.

Mr. Shaner states that they are clear and will be able to comply

Mr. Vyverberg states that final review by Village Council will be scheduled for 4/5 or 4/12, the date is still to be determined.

#### **STAFF RECOMMENDATION:**

The Final Planned Development submission is consistent with the Preliminary Planned Development approval. The stormwater management improvements will benefit the Subject and surrounding properties in the area. The proposed uses, linked to the

Manufacturing District uses list and requirements, are consistent with the existing zoning classification and future land use recommendations of the Comprehensive Plan.

Therefore, Staff recommends of approval, subject to the following conditions:

1. **The development shall substantially conform to the Final Site Improvement Plans prepared by Spaceco Engineering Inc., dated 09/03/2020, last revised 01/22/21, the Cross Section Exhibit prepared by Spaceco Engineering Inc., dated 10/13/20, the Architectural Site Plan prepared by Harris Architects, Inc. dated 07/07/2020, last revised 10/23/2020, Preliminary Architectural Elevations prepared by Harris Architects, Inc., dated 07/07/2020, last revised on 08/31/2020, the Preliminary Conceptual Architectural Rendering Elevation prepared by Harris Architects, Inc., KLOA Traffic Impact Study (dated June 30,2020), KLOA Helen Road Traffic Evaluation (dated November 30, 2020), revised project narratives, and the Landscaping Plans prepared by IRG Group, Inc., dated 07/08/2020, last revised on 02/05/21 except as such plans may be revised to conform to Village Codes and Ordinances.**
2. **Uses and all performance standards shall be governed by the Manufacturing district use lists in the Palatine Zoning Ordinance and Village Code. Sign plans shall follow the Manufacturing district sign regulations and the Village Sign Code for each building and based upon the frontage along Sellstrom Drive and acreage of each lot.**
3. **The Final Plan Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.**
4. **As a condition of the Final Planned Development, a Final Planned Development letter of credit in an amount acceptable to the Village Council shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
5. **A Public Improvement Letter of Credit shall be submitted to insure the completion of all public improvements, as defined within the Village Code, for an amount of 115% of the approved EEOC, along with a cash bond of 10% for the required one-year maintenance period.**
6. **The final landscape plan and screening plans shall be revised in a manner acceptable to the Director of Planning and Zoning.**
7. **The final photometric and lighting plan shall be revised in a manner acceptable to the Village Engineer. Light shields shall be required for all lights proximate to residential properties, at the determination of the Village Engineer. The revisions should include the following:**

The photometric shall be resubmitted showing the light levels at the property lines are in accordance with Village code below:

- a. APPENDIX A 7.04(b) [Lighting.] All open off-street parking areas shall be illuminated and lighting shall be arranged so as to provide glareless illumination and to reflect the light away from adjoining properties, according to the standards as stated in the Building Code.
- b. 6-8.1(3) *Illumination*. All open off-street parking areas covered under this article shall be illuminated and such illumination shall be so shielded or otherwise optically controlled so as to provide glareless illumination in such manner as not to create a nuisance on adjacent properties or roadways. (Ord. No. 0-30-10, §1, 4/5/10)
- 1. Illumination of parking areas shall limit light spillage onto adjacent property to a maximum horizontal footcandle value at the perimeter of the property that is being illuminated in accordance to the following:

Adjacent Property Use	Maximum Footcandles at Perimeter
Single-family residential....	0.1
Multiple-family residential....	0.2
Business....	2.0
Industrial....	5.0
Park, school and institutional....	5.0

- 8. The Petitioners shall submit a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney.
- 9. MWRD/WMO, IEPA, and CCDD report, NCS& W permits shall be submitted in a manner acceptable to the Village Engineer. Wetlands - A USACoE permit shall be required pursuant to the jurisdiction determination letter LRC-2020-00573 dated July 31, 2020. A WMO permit shall also be required prior to any excavation in the determined wetland areas.
- 10. The final traffic directional signage and wayfinding sign plan within the site plan shall be submitted in a manner acceptable to the Village Engineer.
- 11. The Plat of Subdivision shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
- 12. Cross access easements, declarations and a Reciprocal Easement Agreement for the entire property governing the maintenance of access points, stormwater areas and any other common areas shall be submitted in a manner acceptable to the Village Attorney and Village Engineer as part of the Final Planned Development application process.
- 13. A Plat of Vacation for the portion of Sellstrom Drive adjoined with the

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Subject Property shall be submitted in a manner acceptable to the Village Engineer. If required, a Plat of Easement Vacation shall be submitted in a manner acceptable to the Village Engineer and Village Attorney, as part of the Final Planned Development application process.

**14. The monotony code shall apply to all building elevations:**

*Sec. 6-42.1 Exterior Building Design: When rear and side elevations are visible from public streets or neighboring properties, exterior building design and detail on all elevations shall be coordinated with regard to color, types of materials, number of materials, architectural form, and detailing to achieve harmony and continuity of design.*

**15. The final dumpster locations and required screening materials shall be submitted in compliance with Village Code, pursuant to Sec. 6-42.2 Screening: (a) Trash containers and outdoor storage areas shall be screened from public streets, pedestrian areas, and neighboring properties. The screens should be designed to be compatible with the architectural character of the development. Trash screens shall also meet the requirements of Chapter 12 of this code. These screens shall be constructed of durable materials similar to those of the building and shall have solid (opaque) walls and doors, as part of the Final Planned Development application process. The final locations could also require the submission of a revised auto-turn, in a manner acceptable to the Director of Fire Prevention.**

**16. All rooftop equipment shall be screened in compliance with Code:**

*(b) Roof-top equipment screening: 1. New Construction. All mechanical equipment and other similar devices located on any roof shall be visually and acoustically screened on all sides. Design and detail of such screening on all elevations shall be coordinated with regard to color, types of materials, number of materials, architectural form, and detailing to achieve harmony and continuity of design with the major portions of the building.*

**17. Pursuant to the revised project narrative, the Petitioner shall submit the proposed business and operations' plans (identified tenants) for Staff review for compliance with the manufacturing use list and standards.**

Mr. Hansen made a motion to close the public hearing: seconded by Mr. Noonan. The motion was unanimously approved subject to conditions

**DISCUSSION:**

**Chairman Dwyer summarized that this request has met the standards and is subject to conditions as noted. This item will tentatively go to the Village Council on 4/5/21 or 4/12/21 - date is still to be finalized**

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

Minutes Acceptance: Minutes of Mar 16, 2021 7:00 PM (Approval of Minutes)

IV. COMMUNICATIONS

V. ADJOURNMENT

Minutes Acceptance: Minutes of Mar 16, 2021 7:00 PM (Approval of Minutes)



## VILLAGE OF PALATINE

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### 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 - **Tabled**

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

Minutes Acceptance: Minutes of Apr 20, 2021 7:00 PM (Approval of Minutes)

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

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

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

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

### III. PUBLIC HEARING

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

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 16<sup>th</sup>, 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, 2<sup>nd</sup> by Mr. Noonan and unanimously approved and recognized by all.**

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

Minutes Acceptance: Minutes of Apr 20, 2021 7:00 PM (Approval of Minutes)

IV. COMMUNICATIONS

V. ADJOURNMENT

Minutes Acceptance: Minutes of Apr 20, 2021 7:00 PM (Approval of Minutes)



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### 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 - **Tabled**

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

Minutes Acceptance: Minutes of Apr 6, 2021 7:00 PM (Approval of Minutes)

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

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

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### 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 - **Recommended to Approve**

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 12<sup>th</sup>, 2021.**

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

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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 - **Recommended to Approve**

#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.

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

**IV. COMMUNICATIONS**

**V. ADJOURNMENT**

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