

VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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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)

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
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 1st 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 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

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

IV. COMMUNICATIONS

V. ADJOURNMENT