



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 3, 2020

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Conrad Hansen	Plan Commissioner	Present	
Dennis Dwyer	Chairman	Present	
Jane Robins	Plan Commissioner	Present	
Patrick Noonan	Plan Commissioner	Absent	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Present	
Stephen Fedota	Plan Commissioner	Absent	

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Feb 19, 2020 7:00 PM

Ms. Williams made a motion to approve the minutes of the February 19, 2020 meeting; seconded by Mr. Kolososki.

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

III. PUBLIC HEARING

1. 7 N. Northwest Highway, 25-35 N. Northwest Highway, 406-408 E. Palatine Road

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 18, 2020 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Petition for Hearing
3. Proof of Ownership
4. 7- Eleven Petitioner Justifications & Business Plan
5. PIC Petitioner Justifications & Business Plan
6. Petitioner Justification for Variations
7. Petitioner Letter Re Car Wash Operations dated 2-21-20
8. Noise Reduction Study submitted by the Petitioner
9. Final Plat of Subdivision
10. Plat of Easement & Vacation
11. Final Engineering Plans
12. Architectural Site Plan
13. 7-Eleven Color Building Elevations
14. 7-Eleven Fuel Canopy Plan and Elevations
15. 7-Eleven Floor Plan
16. 7-Eleven Signage Plans
17. PIC Color Building Elevations
18. PIC Floor Plan
19. PIC Monument Sign
20. PIC Attached Signage Plans
21. Fire Truck Circulation Plan
22. Photometric Plan

Sworn in staff: Ms. Katie Rivard

Sworn in the petitioners: Mr. Jerome Pinderski Jr. attorney: Pinderski & Pinderski LTD., Mr. Robb Pomis Warren Johnson Architects Inc., Mr. Steve Simak WaterMark Engineering Resources, Mr. Mark Bettenhausen 7-11 Inc., Mr. Ivan Nockov Vequity

Mr. Pinderski stated they are looking to repurpose a series of old buildings. He spoke to the history of the property which is now all abandoned rundown buildings. He explained they are looking to bring valuable services to the community. Mr. Pinderski explained the property is 5 parcels with 7-11 occupying the southern portion referring to the aerial slide. He stated the 7-11 will consist of a world class convenient store, carwash, and gas station pumps. He further explained that for the northern property they will remove the old

Teddy's Liquors and will rebuild a smaller building. He spoke to the neighboring properties being mostly commercial. He pointed out the few residential homes indicating they hope to be good neighbor to. Mr. Pinderski stated they are looking to subdivide the 5 lots and create 2 lots - Lot 1 for 7-11 and Lot 2 for the medical center. He stated they are requesting approval for the zoning change to PD (Planned Development), though not a unified center they will have common elements like a shared parking, shared ingress and egress. Mr. Pinderski stated they are asking to vacate the utility easement that is no longer usable and will not affect the neighbors to the east. Mr. Pinderski spoke to the Special Uses that they are seeking for approval including the gas station and medical office. He spoke to the standards for Special Use stating they will be addressed in the presentation. He spoke to the traffic patterns and the problems adding trees in the parkway would create. He spoke to the proposed landscaping areas. He spoke to the variance for the car wash referring to the site plan to show location of entrance.

Mr. Hansen asked about escape plan. He asked if there is a jam up for the car wash and there is a line in queue how would they exit.

Mr. Pinderski explained they would have to back out. He explained they expect an average of 6 cars an hour with in most cases there will not be more than one car ahead of you.

Ms. Robins asked if they considered 6 cars per hour is low volume.

Mr. Pinderski answered yes explaining it is a good customer amenity, but not meant to be a high volume car wash.

Mr. Pomis gave an overview of the proposed layout and a brief description of the architecture on the property. He referred to the site plan slide to show layout of site. He stated the 7-11 is 3,000 sq. ft. with an attached carwash on the back side of the building. He spoke to the centrally located fueling canopies that will consist of 4 double sided fuel dispensing pumps. Mr. Pomis pointed out the ability to have 2-way traffic around all four sides because the site is centrally laid out. He spoke to the location of the underground fuel storage tanks on the west side of the canopy. He spoke to the one drive-thru lane for the car wash entering from the east side of the building. Mr. Pomis pointed out the new proposed curb cut along Northwest Hwy. He spoke to the location of the proposed medical facility replacing the old Teddy's Liquor store which is almost a 40% decrease in building footprint. He spoke to parking indicating they are over parked. Mr. Pomis pointed out the 2-way traffic aisle and landscaping buffer on the east side. He spoke to the new curb cut on both Palatine Road and Northwest Highway along with cross access. He pointed out another curb cut along the physician's office. He referred to slide to show traffic flow through the carwash.

Mr. Hansen asked if the arrow represented a car size.

Mr. Pomis answered yes.

Ms. Rivard stated she drew the arrows, so they don't represent accurate size.

Mr. Pomis referred to elevation slides to show building structures from each side. He spoke to the materials and color pointing out how all sides match and blend well. He referred to the slide to show canopy elevations pointing out it does not show the signage which will be discussed later in the presentation. Mr. Pomis referred to slides to show elevation of the Physicians Immediate Care pointing out the architectural features. He referred to the slides to show the proposed floor plans of both the 7-11 and the Physicians Immediate Care.

Mr. Pomis referred to the slides to show the proposed 7-11 signage including a 20 ft. freestanding pylon sign, 4 ft. directional sign along Northwest Highway and a 7 ft. directional sign along Palatine Rd. He spoke to the attached signage referring to the slides to show location size and colors. Mr. Pomis explained it will be branded a Mobil sign referring to the canopy signage slide showing the signage colors.

Mr. Pomis spoke to the site plan for the immediate care facility showing the central location which allows traffic flow around building. He pointed out the location for the proposed monument sign for the Physicians Immediate Care. He referred to the slides to show elevations of the monument sign indicating they discussed a EMB sign but it is not part of this request. He referred to the slides to show the wall sign details for the Physicians Immediate Care.

Mr. Kolososki asked if there will be rooftop units.

Mr. Pomis answered yes explaining they will be screened by parapet walls.

Mr. Kolososki pointed out on the Physicians Immediate Care the neighbors will be able to see the rooftop units.

Mr. Pomis stated there will be another architect involved for the Physicians Immediate Care. He stated Mr. Kolososki brings up a good point.

Chairman Dwyer asked if the Physicians Immediate Care will replace any other facility along Northwest Hwy.

Mr. Pinderski answered no.

Mr. Rodney Bettenhausen referred to the gas station site plan and asked about the entrances not matching.

Mr. Pomis explained there were last minute corrections made to civil drawings based on plan review received from IDOT.

Mr. Rodney Bettenhausen asked if they will be revised.

Mr. Pomis answered yes stating they will be revised to match the civil plans.

Mr. Friedman asked if the current intention is to use the right-in right-out for both the 7-11 drives. He pointed out the report only indicates one being right-in right-out.

Ms. Rivard stated staff is aware explaining the changes came after.

Mr. Pomis answered yes both will be right-in right-out for 7-11.

Ms. Robins asked about signage for the gas station indicating cost of gas.

Mr. Pomis stated it is part of the pylon sign on the southwest corner referring to the slide.

Ms. Robins asked how long the car wash takes.

Mr. Pinderski stated there is an expert from 7-11 who will walk through how car wash works.

Ms. Robins asked if there are daily deliveries.

Mr. Pomis stated Mr. Mark Bettenhausen from 7-11 can explain. He stated there are daily deliveries during off peak hours. He referred to the floor plan showing the storage area

Ms. Robins asked for location of delivery truck loading area

Mr. Pomis stated there is not a designated delivery space.

Mr. Mark Bettenhausen stated all deliveries will be in smaller box trucks that happen daily during off peak hours. They will park in a regular parking spot or in front of dumpster and deliveries will be made through the front door. He gave a brief overview of the car wash stating the wash time is under 7 minutes. He stated it is more 4-5 car washes an hour. Mr. Mark Bettenhausen spoke to other locations recently opened that are modern like the proposed.

Ms. Robins asked if they will have an electric car plugin.

Mr. Mark Bettenhausen answered no.

Mr. Kolososki asked about rooftop units.

Mr. Nockov explained the parapet will be extended up to cover the IBU.

Mr. Kolososki clarified they will be screened.

Mr. Nockov answered yes.

Mr. Simak gave a brief overview referring to the grading plan explaining they are currently working with IDOT, MWRD and the Village Engineer. He spoke to the permeable surfaces they are proposing acting as a best management practice used to filter the water as it drains through the site. Mr. Simak referred to the utility plan slide indicating he is working with the Village Engineer to get them in working order. He referred to the photometric plan showing the light fixtures around site. He referred to the landscaping plan slide to show the proposed arborvitae trees that will line the 8 ft. fence to block the Physicians Immediate Care.

Discussion on the permeable surfaces if gas is spilled.

Mr. Simak stated they are not proposing any parkway trees because they reflect poorly on site lines and visibility of existing cameras.

Mr. Pinderski referred to the landscape plan pointing out the area that will be donated to the Village to allow the Village to add more landscape or public art to enhance the corner as a gateway to Palatine.

Mr. Kolososki pointed out the facade is poor as a gateway to the town.
Mr. Pinderski stated it will be camouflaged by landscaping. He stated conceptually the doors will be there but not meant to be seen.

Mr. Nockov explained issues with location of doors. He stated they will be painted with colors to blend in. He explained they can't be behind trash or tucked in car wash for safety reasons. Mr. Nockov stated they have to be in location to be safe to exit the building.
Mr. Kolososki asked if they can be shielded.

Mr. Nockov explained there will be landscaping.
Mr. Kolososki expressed concern.

Mr. Friedman pointed out the architect's renderings don't match with one showing the doors very dark and the other showing them light grey like the brick.
Mr. Nockov explained they are light grey.

Mr. Rodney Bettenhausen asked Mr. Simak about the car wash entrance sign to prevent people from mistakenly entering.
Mr. Simak stated there is no sign.
Mr. Rodney Bettenhausen recommended adding one.

Mr. Friedman referred to the fuel canopy elevation slide asking how high the trash enclosure is.
Mr. Pomis stated it is approximately 7'4" high.

Mr. Friedman stated it will block the view of the line of the car wash.
Mr. Pomis stated they will be able to see the cars in the stacking lane.

Mr. Friedman spoke to the signage that indicates the height limits pointing out it is a little too late.
Mr. Pomis stated that is a good point and can consider moving.

Mr. Friedman asked if the equipment broke would there be signage to say carwash is closed. He expressed concern there is no escape lane that normally addressed these issues.
Mr. Mark Bettenhausen stated they can put up cones or sandwich boards if allowed.

Mr. Rodney Bettenhausen asked if the underground storage tanks will be used again.
Mr. Simak stated they will install new underground tanks.

Mr. Rodney Bettenhausen referred to the grading plan details pointing out the board-on-board fence shows the finished side facing the gas station which goes against Code.
Mr. Simak stated they can change.

Mr. Rodney Bettenhausen expressed concern with the distance between the fence and the property line in regards to landscape overgrowth.

Mr. Simak stated they will discuss with the Village and come up with a solution.

Mr. Friedman asked about the ADA parking stalls location of the Physicians Immediate Care.

Mr. Simak stated in most cases it is responsible to put them closest to the entrance but it makes more sense for this location due to grading.

Mr. Kolososki referred to the floor plan of 7-11 asking what the 2 squares that back up to back room.

Mr. Pomis explained they are outdoor cabinets for the CO2 tank and nitrogen tanks used for beverage counters.

Mr. Kolososki asked if they can you add transom windows to soften.

Mr. Pomis stated they can discuss.

Mr. Friedman asked about materials.

Mr. Pomis explained it is fiber cement panel system that simulates stone and brick.

Discussion on the signage request.

Ms. Rivard explained the request includes all signs besides the EMB portion of PIC's monument sign.

Mr. Friedman asked if the corner of property is for landscaping and enhancement will it be consistent with other corners.

Ms. Rivard explained there will be an agreement worked out with 7-11.

Mr. Friedman asked if that would preclude the Village from putting signage if they wanted some kind of village sign there.

Ms. Rivard stated that has not been determined.

Mr. Friedman asked about "Sign K" on Palatine Road that includes a tenant panel. He asked why they are encouraging entering there when they have their own entrance.

Mr. Nockov explained it marks the site to let people know it's there. He stated this encourages being good neighbor so people use both sights. Mr. Nockov explained they want both sites to be successful and thinks the sign on Palatine Road alerts people of the location, which is important.

Mr. Friedman asked if the 7 ft. secondary sign is within code

Ms. Rivard explained a typical directional sign is 4 ft. so it doesn't meet typical size and height.

Mr. Nockov spoke to the signage size.

Mr. Friedman asked about decibel levels of carwash.

Mr. Nockov explained by the time you get to the trash enclosure you are at ambient level. He pointed out there is then added landscaping and fencing which will block noise to neighboring properties.

Mr. Pinderski stated the tenants could not make the meeting tonight but spoke to the detailed memos for the Physicians Immediate Care. He stated this site is an ideal site that will not take away business from anyone. He spoke to the business hours and staff size. Mr. Pinderski explained it is not meant to be an ER but rather somewhere to get physicals, x-rays or just if you don't feel well.

Ms. Rivard gave a brief overview of the request. She spoke to the business operations including the hours of operation. She explained the carwash is proposed to be 24 hours but staff does not support those hours rather recommends 8am-8pm Monday-Saturday and 9am-8pm on Sunday. Ms. Rivard spoke to the decibel levels of the car wash 30 ft. from blower system that faces Northwest Highway will be 68. She spoke to the location of the entrance of the carwash referring to the 7-11 site plan slide and pointed out the distance from the car wash exist to the nearest residential home is 190'. Ms. Rivard spoke to the history of the Shell carwash which was originally approved 20 years ago. She spoke to the signage indicating the attached signage all meet the B-2 standards. Ms. Rivard stated 7-11 is proposing 2 freestanding signs and the Physicians Immediate Care is proposing 1 monument sign but staff is only recommending 2 freestanding signs total. She explained staff is not recommending approval of the 7 ft. directional sign at the corner. She spoke to the standards that permit one sign per use.

Discussion on the directional signs.

Ms. Rivard referred to landscaping plan slide pointing out the fence location and height and arborvitae locations. She stated there are no parkway trees proposed but indicated they will spread those trees out throughout the site.

Ms. Robins asked what the material of the fence is.

Ms. Rivard stated it is solid board-on-board.

Mr. Friedman asked if it will be wood or PVC.

Ms. Rivard answered wood.

Mr. Bettenhausen clarified staff is not okay with the 7 ft. but ok with the other 2.

Ms. Rivard answered yes explaining the proposed signage.

Sworn in Ms. Kim Schmidt - Remax

Ms. Schmidt stated this is a great redevelopment that will enhance the corner. She stated her client has the building to the east that is a non-conforming residential property. She asked about the canopy light brightness. She asked if the mechanics on roof top create noise.

Mr. Nockov explained the RTU will be screened for both buildings. He spoke to

the lights underneath 7 ft. canopy being updated LED that are controlled to not disturb anything.

Ms. Schmidt expressed concern with water runoff when the ground is excavated. Mr. Nockov stated the water will be controlled with no additional runoff.

Ms. Schmidt asked about south end entrance. Mr. Nockov explained IDOT is requiring it to be right-in right-out.

Ms. Schmidt expressed concern with congestion on Palatine Road that makes it difficult to get in and out of those sites. Mr. Nockov spoke to current conditions with 2 access points. He stated IDOT is requiring to reduce to one access point as well as limit the access point. Discussion on the right-in right-out requirement.

Ms. Schmidt stated if they need more property her client's property is for sale.

Sworn in Patience Falk 42 N. Ashland Avenue

Ms. Falk expressed concern with the hours of operations. She urged to revise the 24 hours. She asked about sales of liquor.

Ms. Rivard stated the Village of Palatine doesn't allow liquor sales in gas stations.

Ms. Falk expressed concern with noise of carwash. Chairman Dwyer asked if there is a comparable carwash to the proposed that they can go and hear. Mr. Nockov stated it is new technology with the only one available being along a highway.

Chairman Dwyer stated staff is not supporting the 24 hours.

Ms. Falk asked if the gas stations will have video monitors. Mr. Nockov answered no explaining the site is a high-end convenient store with the gas station being secondary. He stated there will be no music or gaming outside.

Ms. Falk stated the pictures look great.

Sworn in Ms. Judith Fell 20 N. Linden Avenue

Ms. Fell stated she is a 22-year resident with her property directly behind the medical facility. She stated she has 4 concerns including additional traffic, noise pollution from car wash, light pollution and crime. She questioned the location being directly across from an already busy car wash. Ms. Bell stated Village of Naperville voted down the 7-11 for such reasons. Discussion on location in Naperville.

Sworn in Ms. Amy Fell 162 S. Fremont Street

Ms. Fell stated she does not believe a carwash has the public health safety and

welfare, due to noise pollution. She spoke to other car washes in the area. She spoke to the landscape architecture standards that indicates noise disturbs people by interfering with communication and everyday activities as well as create physical discomfort. She spoke to the November 2019 Northwest Highway Corridor analysis and Sub-Area Plan Phase 1, which refers to this as a crucial area in Palatine for overall image and identity. Ms. Fell stated this analysis also stated pedestrian movement needs to be considered and in some cases given priority. She stated she feels 2 car washes on the same corner does not support that statement.

Sworn in Ms. Linda Hess 26 N. Linden Avenue

Ms. Hess expressed concern with the car wash. She asked if the doors are opening to dry won't that allow more noise. She asked about the lighting hours and the existing fence.

Discussion on the property zoning and the permitted uses of the property.

Ms. Rivard pointed out if the Teddy's liquors was redeveloped by itself the landscape buffer would not be required. She explained that since they are developing all the lots together it turns that into the side yard requiring the additional landscape buffer requirements.

Sworn in Mr. Steve Breese 716 N. Franklin Avenue

Mr. Breese expressed concern with the narrow right-of-way which resulted in narrow traffic lanes and no buffer for pedestrians. He pointed out there is no room for bicycle lanes. He recommended the petitioner to donate property for extra space for pedestrians and possible future road expansion. Mr. Breese spoke to the congestion on Palatine Road and suggested reserving space for right turn only lane.

Chairman Dwyer asked if widening of the street is part of the overlay plan. Ms. Rivard answered no.

Mr. Breese suggested the petitioner should donate the land to allow land for the buffer.

Chairman Dwyer stated IDOT does not like to make right turn only lanes. He stated you cannot require someone to donate part of the land they purchased.

Sworn in Mr. Jaime Reyes 203 S. Ashland Avenue

Mr. Reyes stated he appreciated the landscape buffer, sidewalk location, hours of carwash and corner easement. He spoke to the Shell car wash noise. He asked if staff can work with IDOT to add more street lighting.

Sworn in Ms. Margaret Leland 29 N. Linden Avenue

Ms. Leland stated she is a 2-year resident and stated her concern is with the car wash noise.

Mr. Pinderski stated the technology exists in their Lake Forest oasis location. Mr.

Pinderski explained the car wash design pointing out the eastern doors remain closed. He explained this is touchless so no motors.

Ms. Leland stated there are multiple carwashes so she doesn't see a need for another. She stated she supports the limited hours. She expresses concern with cars cutting through their street to avoid the busy intersection

Mr. Friedman asked Mr. Pinderski about the motors. He pointed out the biggest noise is from the dryers.

Mr. Pinderski explained the motors in the traditional carwash do not exist, in the proposed car wash.

Sworn in Ms. Connie Karavidas 25 N. Northwest Highway

Ms. Karavidas stated she is happy about the right-in right-out on Palatine Road. She pointed out it is hard to test the car wash noise when it is located on an expressway. She expressed concern with the older gas station across street. She spoke to the issues on the existing Teddy's Liquor site including syringes and how new development should remove the riff raff. Ms. Karavidas stated the fence and landscaping will be beautiful and hopes it is approved.

Sworn in Ms. Susan Mc Gehee 35 N. Linden Avenue

Ms. Mc Gehee asked about underground detention and water control.

Mr. Nockov explained MWRD has different restrictions for fuel facilities. He explained the permeable pavers will act similar to underground detention.

Ms. Mc Gehee asked if the lights be turned down during evening.
Mr. Nockov clarified what lights.

Ms. Mc Gehee spoke to Atletico lights being a problem.
Chairman Dwyer spoke to the Village ordinance for illumination of lights.
Mr. Nockov spoke to the light study.

Ms. Friedman stated the ordinance doesn't restrict glare.
Mr. Nockov stated the glare is addressed with the design of the actual fixture.

Ms. Friedman spoke to the staff recommendation for photometric plan asking about the foot candle.
Ms. Rivard answered 0.1.

Ms. Friedman pointed out according to the plans are now they are 5 times that.

Ms. Mc Gehee expressed concern with speeding traffic.
Chairman Dwyer stated she needs to speak to the Village Council or her Councilman.

Discussion on this site affecting similar businesses in area.

Ms. Mc Gehee played a recording on her phone of the Shell noises from her driveway.

Discussion on Shell car wash noise.

Chairman Dwyer spoke of other older car washed that have quieter carwashes

Ms. Mc Gehee asked if there is anything to be done.

Chairman Dwyer stated she needs to speak to her Councilman.

Chairman Dwyer recused himself.

STAFF RECOMMENDATIONS:

The proposal generally conforms to the recommendations of the Comprehensive Plan and redevelopment goals of the Northwest Highway Sub-Area Plan (Phase I), and generally complies with the requirements of the Zoning Ordinance. The proposed land use as gas station use is consistent with the use that has existed at this corner, since 1962 (Special Use for a gas station - Ordinance #O-48-62). The single lane car wash will have automatic close doors, with the entrance located on the east side of the property. It will be bordered by an 8-foot fence and additional landscaping on the east side, to prevent impact the adjacent residential properties. The exit and blowers will be on the west side and will open to the surrounding commercial properties along Northwest Highway. The previous gas station has been closed since January 2019.

The proposed medical office, with limited hours of operation, would replace the former Teddy's Liquors store. While the property existed historically as a retail use beginning in 1981, the building has been vacant since 2015. Also, medical offices exist along Northwest Highway and are contemplated as uses with the B-2 district.

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

1. The development shall substantially conform to the Engineering plans prepared by Watermark Engineering dated 09/13/2020 last revised 02/26/2020, the Architectural site plan prepared by Warren Johnson Architects, Inc. dated 10/08/2019 last revised 02/26/2020, the 7-Eleven building elevations prepared by Ileakis Associates dated 11/15/2019, and to the Physicians Immediate Care building elevations prepared by CASCO, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer.
3. Uses shall be governed by the B-2 district use lists in the Palatine Zoning Ordinance.
4. The Final Plat of Subdivision shall be revised in a manner acceptable to the Village Engineer.
5. The Final Plat of Subdivision shall be submitted on Mylar with all required

signatures.

6. A Plat of Vacation and the Plat of Easement shall be submitted in a manner acceptable to the Village of Palatine.
7. The Plat of Vacation and the Plat of Easement shall be submitted on Mylar with all required signatures.
8. A Public Improvement letter of credit for 115% of the full amount of the engineer's estimate of probable cost of such public improvements shall be submitted to ensure the completion of the required public improvements in a manner acceptable to the Village Engineer.
9. Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.
10. A Planned Development letter of credit in the amount \$50,000 shall be submitted in a manner acceptable to the Director of Planning and Zoning.
11. Recording fees in the amount of \$600 shall be submitted.
12. The EOC shall be revised in a manner acceptable to the Village Engineer.
13. The sign plans shall be revised in a manner acceptable to the Director of Planning and Zoning, and shall include reducing the number of freestanding signs to 2 total and final freestanding sign locations.
14. The 8-foot tall solid board-on-board fence along the eastern property line shall be replaced every 12 years or as directed by the Village of Palatine.
15. The car wash hours of operation shall be limited to 8:00 a.m. to 8:00 p.m. Monday through Saturday, and 9:00 a.m. to 8:00 p.m. on Sunday.
16. The final landscape plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
17. The final photometric plan shall be submitted in a manner acceptable to the Village of Palatine.
18. A maintenance and cross access easement agreement shall be submitted in a manner acceptable to the Village Attorney for the proposed of the shared drive aisles and utilities.
19. A structural analysis of any existing retaining walls to remain shall be submitted as part of the building permit submittal.
20. The Petitioners shall submit a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney.
21. MWRD, IDOT, IEPA, and NEPA permits shall be submitted in a manner acceptable to the Village Engineer.

Mr. Bettenhausen asked about the hours of the gas station.

Ms. Rivard the petitioner proposed 24 hours but staff does not support the car wash operating 24 hours.

Mr. Hansen asked is there will be changes in taxation or same as liquor store.

Ms. Rivard stated she cannot answer question related to the taxes.

Mr. Pinderski stated the Physicians Immediate Care is a for profit so will stay on the tax rolls.

Mr. Hansen asked the petitioner if they can and will comply with staff conditions. Mr. Pinderski answered yes generally. He spoke to Condition #13 stating they will re propose in hopes to be compliant with a simple directional sign. He stated they disagree with Condition #15.

Mr. Kolososki recommended adding Condition #22 to add transom windows. Mr. Friedman recommended discussing in deliberations.

Discussion on adding transom windows.

Mr. Nockov clarified what Mr. Kolososki meant by transom. Mr. Kolososki explained a band of windows above the doors along the whole length from corner to corner. Discussion on windows.

Ms. Robins made a motion to close the public hearing; seconded by Mr. Kolososki

DISCUSSION:

Mr. Kolososki recommended adding Condition #22 a band of windows along west side of 7-11.

Ms. Robins expressed concern with no escape aisle and light pollution. She expressed concern with the lack of information on the decibels of the new carwash technology and questioned the noise of the doors opening and closing.

Mr. Friedman stated they had a sound diagram or sound showing as you move away from the structure. He stated his concern is the blind corner of the car wash and the lack of escape lane.

Mr. Hansen pointed out the sound diagram shows the sound decibels going over the 8 ft. fence but they indicated the fence would block the noise.

Mr. Kolososki expressed concern with the proposed hours of car wash.

Mr. Friedman pointed out a lot of the issues and concerns relate to the existing car wash. He stated the positioning of the proposed is a little better with it pointing at Walgreens.

Ms. Robins expressed concern of the unknown of the noise and light affects for the neighbors.

She asked about the petitioner having a problem with staff's restricted hours.

Mr. Friedman explained the petitioner would like the board to remove that condition but it has to go to Village Council so it will be their decision. He explained they will then need to decide if it is a deal breaker.

Discussion on mistakes on plans that need to be revised.

Ms. Robins spoke to the screening of rooftop equipment and asked about the noise.

Mr. Friedman explained the screening is a Village requirement. He explained it if more for visually not really for sound.

Mr. Kolososki stated they are usually pretty quiet so his concern is for aesthetics.

Discussion on adding condition to require parapet to screen units.

Ms. Rivard pointed out there is a condition that requires them to be revised to meet Village Code.

Mr. Friedman recommended Condition #23 to extend the parapet to match the parapet of the rest of the building.

Mr. Bettenhausen stated the car wash height restriction should be brought out to the entrance to alert vehicles before they enter.

Discussion on location of height restriction sign and if staff would support.

Ms. Rivard stated staff would need to see a plan but doesn't think it's unreasonable.

Mr. Bettenhausen recommended adding Condition #24 to move height restriction signage to the entrance of carwash.

Discussion on lighting at night since store is open 24 hours.

Discussion on \$3 car wash down the road closing at 8:00 p.m. and the limitation of the 7-11 car wash hours.

Discussion on the hours of Shell's car wash.

Discussion on car wash hours for car dealership on Rand Road.

Ms. Williams made a motion to approve subject to staff's 21 conditions plus the added 3 conditions; seconded by Mr. Bettenhausen.

Mr. Friedman 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 March 16, 2020.

RESULT:	RECOMMENDED TO APPROVE [6 TO 0]
MOVER:	Jane Robins, Plan Commissioner
SECONDER:	Rodney Bettenhausen, Plan Commissioner
AYES:	Dwyer, Robins, Williams, Friedman, Bettenhausen, Kolososki
ABSTAIN:	Hansen
ABSENT:	Noonan, Fedota

IV. COMMUNICATIONS

Ms. Rivard indicated the next meeting date is to be determined. The proposed text amendments have not been reviewed yet by Village Council

V. ADJOURNMENT