



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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ZONING BOARD OF APPEALS

MINUTES • FEBRUARY 8, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Brent Larson	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Absent	
Jan Wood	Commissioner	Absent	
Jerry Luszczak	Commissioner	Present	
Theodore McGinn	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
John Pirog	Commissioner	Present	

Staff present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jan 11, 2022 7:00 PM

Mr. Larson made a motion to approve the minutes of 1/11/22; seconded by Mr. Luszczak

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Brent Larson, Commissioner
SECONDER:	Jerry Luszczak, Commissioner
AYES:	Larson, Luszczak, McGinn, Cavanaugh, Pirog
ABSENT:	Roth-Wurster, Wood

III. PUBLIC HEARING

1. 1142 E. Dundee Road

Notice was published in the Daily Herald on January 24, 2022 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Business Plan
6. Floor Plan
7. Building and Signage Elevations
8. Landscape Plan
9. Public Notice

Sworn in staff: Ms. Lyn Bremanis

Sworn in the petitioner: Ms. Jennifer Thorstenson 5105 Tollview Dr Suite 197 Rolling Meadows, IL- Architect

Ms. Thorstenson explained they are proposing to develop a Popeye's restaurant with a drive thru which is crucial to the nature of the business. She pointed out it is consistent with the surrounding businesses and complimentary to surrounding commercial area. She stated they located the building to face Dundee Road with the drive thru and menu boards in the rear. Ms. Thorstenson stated they provided 12 cars stacking and 37 parking stalls. She stated they are proposing right in and right out on Dundee. She spoke to site circulation and bypass lanes provided for cars that are parked. Ms. Thorstenson pointed out they are pushing the building back on the site to provide for the proposed cross access to adjacent properties. She stated they have been working with the neighbor owners to accomplish the cross access. Ms. Thorstenson explained they are seeking the signage variance since pushing the building back limits visibility. She spoke to the difficulty of access from the other side of Dundee and how signage will help with directing traffic. - She pointed out the signage was not out of character with the area.

Mr. Pirog asked about sign locations.

Ms. Thorstenson explained because the building is pushed back significantly to accommodate the cross access they are proposing a sign on the front facing Dundee and one on each side as close to the front as possible to grab traffic. She referred to the slides.

Ms. Bremanis gave a brief overview stating the property is zoned B-2, previously a Wendy's with a drive thru and closed since 2014. She explained they are

proposing to demolish the current structure and build a new one with a double lane drive thru. She stated all setbacks and drive thru lanes meet code. She referred to slide to show existing curb cuts and proposed. She referred to slide to show median that has been added to Dundee Road and the easement included in the proposed. Ms. Bremanis stated a stop light is proposed to be installed by IDOT in the spring. She spoke to their business plan including hours of operation, number of employees and customer traffic being 170 walk in and 140 drive thru. She spoke to the parking requirement and how they are over parked by 11 spaces. Ms. Bremanis stated signage is calculated per the width of the site so they are over on square footage. She stated Community Services, Engineering, Environmental Health and Fire Prevention have all reviewed and have no concerns. She referred to the slides to show existing conditions and proposed landscape plans.

Mr. Cavanaugh asked about aerial with stars and asked what the stars indicate. Ms. Bremanis explained the stars show projects over the years that were required to add a cross access.

Mr. Cavanaugh asked how many variations for signage.

Ms. Bremanis stated she did not have specific numbers, pointing out several properties are zoned planned development so would be part of that rather than a variation.

STAFF RECOMMENDATION:

The proposed building redevelops a vacant commercial site, which was also previously a fast food restaurant. The building and drive-thru comply with the parking and stacking requirements and the B-2 bulk standards. Furthermore, drive-thru uses are common in the Dundee/Rand Corridor.

Another component of the request relief is a Variation to exceed the maximum permitted total signage square footage. At 57 feet, the proposed site plan more than doubles the minimum required front yard setback of 25 feet, along Dundee Road to accommodate the cross access easement. This would ultimately benefit the subject and surrounding properties, with the installed barrier median. In recognition of the increased front yard setback and additional distance from Dundee Road, Staff does not object to the sign variation. Also, the property is unique in that it is surrounded on all 3 sides of the building, with other commercial uses, in addition to Dundee Road. The proposed signage should not change the essential character of the area.

Therefore, Staff recommends approval of the Special Use and Variation, pursuant to the following conditions:

1. The Special Use and Variation shall substantially conform to the site plan dated 1/28/2022, landscape plan dated 1/31/2022 and elevations dated 10/29/2021 prepared by MRV Architects, and the business plan, except as such plans may

be changed to conform to Village Codes and Ordinances.

2. A Plat of Easement Dedication for the Subject Property shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Attorney and, shall, at a minimum, extend to the western and eastern lot lines.
3. The traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.

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

Mr. Cavanaugh made a motion to approve subject staff's conditions; seconded by Mr. Larson

DELIBERATIONS:

Mr. Cavanaugh stated it is a good use for the space being a former fast food restaurant. He pointed out they are moving the footprint back to accommodate IDOT median and traffic flow.

Mr. McGinn stated there is ample evidence of uniqueness that supports the need for the sign variance. He stated it would not impact the character of the location so agrees with Mr. Cavanaugh.

Mr. McGinn summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on February 22, 2022.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Brent Larson, Commissioner
AYES:	Larson, Luszczak, McGinn, Cavanaugh, Pirog
ABSENT:	Roth-Wurster, Wood

IV. COMMUNICATIONS

V. ADJOURNMENT