

## PLAN COMMISSION

March 9, 2021

7:30 p.m.

Village Hall Conference Room

21911 Quentin Road, Kildeer, IL



To join this Zoom Meeting on-line, use the following link:

[https://us02web.zoom.us/j/826 2035 0487](https://us02web.zoom.us/j/82620350487)

Meeting ID: 826 2035 0487

To join by smartphone, dial

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Meeting ID: 826 2035 0487

## AGENDA

1. Call to Order, Roll Call, Pledge of Allegiance
2. Public Comment (To ensure that scheduled Village business can be adequately addressed, this portion of the meeting will be limited to not more than 30 minutes, with no person being allowed more than 3 minutes. Anyone interested in speaking during Public Comment should submit an email to [mtalbett@villageofkildeer.com](mailto:mtalbett@villageofkildeer.com) prior to the meeting or request to speak during the meeting during this portion of the agenda.)
3. Approval of Minutes from the January 12, 2021 Meeting A
4. Public Hearing – Consideration of a proposal to rezone the property at 21796 N Quentin Road, Kildeer, IL (the “Property”) to Office and Research District (O&R), to allow a special use for a child daycare center to allow the construction of an 11,000 SF day care center on site and to provide a building pad for a future 8,000 SF office building.
5. Discussion and possible action to recommend to the Village Board as follows:
  - a. Approval of a rezoning of the property from B Business District to O&R Office and Research District;
  - b. Approval of a special use for a child daycare center (NAICS code 624410);
  - c. Approval of a variation from the Woodland Protection portion of the Village building code to reduce the tree replacement from 95 to 36 trees.
  - d. Such other relief as may be necessary for the development of the property in accordance with the application. A

6. Public Hearing – Consideration of a proposal to annex and rezone property at 20249 N Plum Grove Road, Palatine, IL, 20227 N Rand Road, Deer Park, IL and 20241 and 20201 N Rand Road, Palatine IL (collectively the “Property”) to construct a Thornton’s gas station, truck stop and a convenience store with drive through.
7. Discussion and possible action to recommend to the Village Board as follows:
  - a. Approval of annexing the property into the Village of Kildeer;
  - b. Approval of a rezoning of the property from R1 Single Family to B Business District;
  - c. Approval of a text amendment to the code allowing truck stop uses in the B Business District;
  - d. Approval of a special use for a planned development gasoline station with convenience store including a drive through and outdoor sales (447110) and a truck stop (447190);
  - e. Approval of exceptions from the zoning/planned development standards as follows:
    - a) Side and Rear Transitional Yard setback to 8’ at the rear corner of the property; and
    - b) Parking reduction from 30 spaces to 22 space;
  - f. Approval of a subdivision/consolidation pursuant to the Subdivision Code.
  - g. Such other relief as may be necessary for the development of the property in accordance with the application. **A**
8. Executive Session (if necessary)
9. Other Matters
10. Adjournment

**A = Action Item**

The Village of Kildeer is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend any meeting and who require certain accommodations in order to allow observation and/or participation in this meeting, or who have questions regarding the accessibility of the meeting or the Village’s facilities, are requested to contact the Village Administrator at (847) 438-6000 promptly to allow the Village to make reasonable accommodations for those persons.

Posted at Village Hall March 5, 2021

Posted to Village Website March 5, 2021

Emailed to Daily Herald ([nbrcalendar@dailyherald.com](mailto:nbrcalendar@dailyherald.com)) March 5, 2021