



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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PLAN COMMISSION MINUTES • DECEMBER 18, 2018

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	Present	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Absent	
Rodney Bettenhausen	Plan Commissioner	Absent	
Robert Kolososki	Plan Commissioner	Absent	
Stephen Fedota	Plan Commissioner	Present	

Staff present: Ms. Katie Rivard

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Oct 2, 2018 7:00 PM

Mr. Fedota made a motion to accept the minutes of October 2, 2018; seconded by Ms. Robins.

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

III. PUBLIC HEARING

1. Text Amendments to the Article 6 Accessory structures and uses (Section 6.03) and Article 7 Off-street parking and loading requirements (Sections 7.03 and 7.04) all of the Village of Palatine Zoning Ordinance, Exhibit A of the Palatine Code of Ordinances

Sworn in staff: Ms. Katie Rivard

Ms. Rivard explained the amendments to the existing ordinances are to remain consistent and relative to the changes they have been experiencing. She gave a brief overview of the proposed text amendment to Section 6 for dumpster enclosures referring to the slide that shows the additional language added.

Mr. Fedota asked if it needs to be more specific since you can't screen all four sides with landscaping.

Ms. Rivard stated if there is a gate on one side it is insinuated that landscaping would not go on that side but it would be on at least 3 sides. She added they can clarify it if needed.

Mr. Fedota asked if existing is grandfathered since some are on cement or asphalt and can't be landscaped around.

Ms. Rivard explained it's likely that if they are replacing with in kind to what is existing they could do so without landscaping. She stated staff will clarify this before it goes to Village Council.

Mr. Noonan asked about new projects where everything is on asphalt and there no dirt for landscaping.

Ms. Rivard spoke to the new project on Dundee Road with a dumpster enclosure that will be screened with arborvitae so future uses will need to incorporate landscaping in their plans.

Mr. Fedota expressed concern with the requirement pointing out there is circumstances where fencing would be adequate and planting of arborvitae would be troublesome.

Ms. Rivard pointed out it would be at the discretion of the Planning and Zoning Department to determine what would be required.

Mr. Fedota asked if it would require a variance.

Ms. Rivard stated it could be possible and will have to decide how those items will be addressed before Village Council.

Chairman Dwyer asked if landscaping is needed if behind a commercial strip mall.

Mr. Fedota pointed out this is residential only which most of time at least one side would abut an organic material where a planting is possible. He expressed concern with a weird designed community like the development that backs to

Walgreens off of Hicks where it may not be possible

Ms. Rivard pointed out the Hicks and Garden community will have their own dumpsters versus a multi-family apartment complex.

Chairman Dwyer expressed concern with the wording for the screening to be on all four sides

Chairman Dwyer pointed out the need for wording consistency.

Ms. Rivard gave a brief overview of the proposed text amendment to Section 6 for fences in the side yard abutting a street for residential properties.

Mr. Hansen asked about the wording on page 4 about decorative fencing.

Ms. Rivard explained it should be 48" or less in height.

Mr. Hansen pointed out page 5 also has the word less twice.

Ms. Rivard stated they changed the wording and forgot to take out the second less.

Mr. Hansen pointed out some plural discrepancies.

Ms. Robins asked if there is a description of what a decorative fence is.

Ms. Rivard explained the zoning ordinance describes them as ornamental or embellished and shall include post and rail, oak horse and picket but excludes chain-link.

Mr. Fedota asked about the consistency of landscaping materials on page 5 4f (i)(f).

Ms. Rivard stated they were focusing on side yard abutting a street but would make sense to review and keep consistent.

Discussion on maintaining the trees in the 3 feet versus shrubs.

Ms. Rivard explained staff worded it as a combination of shrubs, deciduous plants or materials or other appropriate plantings which does not exclude trees. She stated it is not very common to see trees in these areas.

Discussion on acceptable landscaping and appropriate wording.

Chairman Dwyer suggested reversing the wording to read reviewed and approved in Section E.

Discussion on wording and appropriate grammar.

Ms. Rivard gave a brief overview of the proposed text amendment to Section 7 for handicap parking.

Chairman Dwyer suggested removing the word current to then read "to comply with the Illinois Accessibility code" and to change handicap parking to "parking for people with disabilities".

STAFF RECOMMENDATIONS:

Staff recommends approval of the proposed Text Amendments to Article 6 Accessory structures and uses (Section 6.03 (a) (4) and (5)) and Article 7 Off-street parking and loading regulations (Sections 7.03 (b) (2) and 7.04 (d) (5)) of the Village of Palatine Zoning Ordinance.

Mr. Hansen made a motion to close the public hearing; seconded by Mr. Noonan

Mr. Noonan made motion to accept the proposed text amendments with the current changes; Seconded by Mr. Hansen.

Chairman Dwyer summarized that this request was approved unanimously by a vote of 6-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on either January 14, 2019 or January 21, 2019.

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

IV. COMMUNICATIONS

Ms. Rivard provided the following updates:

- District 15 withdrew application
- 1st meeting in January is cancelled
- Next meeting is tentatively scheduled for January 15th

V. ADJOURNMENT

1. Motion to Adjourn

Mr. Noonan made a motion to adjourn; seconded by Mr. Hansen.

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Conrad Hansen, Plan Commissioner
AYES:	Hansen, Dwyer, Robins, Noonan, Williams, Fedota
ABSENT:	Friedman, Bettenhausen, Kolososki

