



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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PLAN COMMISSION MINUTES • JANUARY 3, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Dennis Dwyer	Chairman	Present	
Patrick Noonan	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Absent	
Robert Kolososki	Plan Commissioner	Present	
Stephen Fedota	Plan Commissioner	Present	

II. APPROVAL OF MINUTES

- Plan Commission - Regular Meeting - Nov 15, 2022 7:00 PM

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Stephen Fedota, Plan Commissioner
AYES:	Dwyer, Noonan, Friedman, Kolososki, Fedota
ABSENT:	Bettenhausen

III. PUBLIC HEARING

1. 1150 W. Wilson Street -

Case Staff Number 22-49

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on December 19th, 2022.

The following petitioner's exhibits were introduced:

1. 1150 W Wilson St - Subject and surrounding zoning
2. Wilson Street Resubdivision - Engineering
3. Plat of Survey - Existing Lots
4. Representational Elevations
5. Subdivision Application
6. Legal Notice

Sworn in staff - Mr. Vyverberg**Sworn in Petitioner - Mr. Greg Rose**

Mr. Rose states that the existing lot is 200' x 300'. The existing house has been torn down and the request is to subdivide the existing lot into (2) 100' X 300' lots.

Mr. Dwyer asks if Salt Creek runs behind the Property.

Mr. Rose confirms that the creek does run behind the property and states that it's unique because the creek is approximately 20' below the foundation. This information is noted on the plat and the engineering plans.

Mr. Rose presents the FEMA plan and states a portion of the property is shown in the flood plain, but the houses are not being built anywhere near it. There is no concern for flooding as the creek would have to rise above 20'.

Mr. Friedman poses a question regarding the FEMA Plan and asks about the blue zone that is shown closer to the building footprint.

Mr. Rose provides information regarding the plan for the home that would be built on that piece of property. He states that the home would likely be a ranch home and would not be a deep home. The home may have a walk out condition with a deck and states it would not be built in the "A" Zone.

Mr. Kolososki asks if the existing home was viewed prior to demolition.

Mr. Rose states it was.

Mr. Kolososki asks if the basement showed any signs of water damage.

Mr. Rose states there was no water damage visible and appeared to be "dry as a bone".

Mr. Dwyer asks about the incline and the difficulty in maintaining the property.

Mr. Rose states the property has an abundance of trees and lawn maintenance would not be an issue. He also stated that the existing trees would not be removed.

Mr. Friedman asks about the planned volume control elements.

Mr. Rose states the volume control is dictated by MWRD. He states that the volume control is like a giant French drain that percolates down to the creek. Waters control is not free run off down to the creek it runs through the volume control areas and then is released.

Mr. Kolososki asks if the neighbors to the north would be affected by the run off from the properties.

Mr. Rose states the water is not free running down to the creek and due to the volume control, it would be released at a slower rate. The neighbors to the north would not be affected.

Mr. Vyverberg states petitioner has summarized the proposed property plans. He states the property is zoned R2, single family residential. Petitioner proposes to subdivide the property into 2 residential lots. Mr. Vyverberg provides further information regarding the preliminary plans that have been accepted by the Village Engineer. The Village Engineer and the Petitioners engineer concur that the proposed plan does not appear to affect the floodplain in any way. He presents lot plans and elevations and states that this project complies with subdivision ordinance requirements.

Mr. Vyverberg provides background on the Runowicz Subdivision and the South Frog Hollow Sub Area.

Mr. Dwyer asks if the petitioner complies with the sub area plan.

Mr. Vyverberg explains one deviation regarding sidewalks. Explains that sidewalks would be required for the proposed subdivision.

STAFF RECOMMENDATION:

RECOMMENDATION:

The proposed subdivision conforms to all of the minimum required bulk standards in the zoning ordinance and minimum lot requirements within the Subdivision, Site Development, and Floodplain regulations amendment ordinance. Additionally, the proposed 2-lot subdivision is consistent with the Comprehensive Plan recommendation and continues the established patterns of residential redevelopment in this area. Therefore, Staff recommends approval of the proposed subdivision, subject to the following conditions:

- 1. The Volume Control area shall be reflected on the plat of subdivision and clearly indicating that the property owner is responsible to maintain these areas, without any modifications. This language would be restated on each plat of survey for the property.**
- 2. The final 100-foot maintenance easement language shall be revised in a manner acceptable to the Village Attorney and Village Engineer.**

3. Engineering plans are subject to final review prior to issuance of Site development permit.
4. An MWRD/WMO permit is required.
5. FEMA LOMA shall be required (prior to CO) to document the new homes are not located in the Flood Plain.
6. The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.
7. Review fees, in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
8. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
9. The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer.
10. A construction management plan, indicated the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer.
11. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Morrison Surveying CO. Inc.
12. Cash-in-lieu of detention shall be submitted in a manner acceptable to the Village Engineer.
13. As required by the Subdivision, Site Development, and Floodplain Ordinance, sidewalks are required for the proposed Subdivision.
14. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
15. Recording fees in the amount of \$300 shall be submitted.

DISCUSSION:

Mr. Fedota questions Condition #13 and asks about the requirements for sidewalks on this project.

Mr. Vyverberg states that staff would like to see sidewalks installed on the North side of the property.

Mr. Friedman requests clarification regarding the maintenance easement for Salt Creek.

He asks if the Maintenance easement includes the front of the property in case staff would need to work on the creek. He asks if there is a requirement to have an access easement off the roadway.

Mr. Vyverberg states that if maintenance would be required by public works or engineering it would be able to contact the homeowner for access. Side yard easements would allow the village to access the issue. The language hasn't been written yet, ultimately, the homeowner would need to provide any maintenance on the property.

Mr. Noonan made a motion to close the public hearing; seconded by Mr. Fedota. The motion was unanimously approved

Mr. Noonan made a motion to accept Case #22-49 with (15) conditions, seconded by Mr. Fedota. The motion was unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This will tentatively go to Village Council on Monday January 16th, 2023.

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

IV. COMMUNICATIONS**Communications:**

Village Council approved the proposed ranch homes on Quentin Rd. The developer has intentions to move the development back to allow a greater rear set back as per the surrounding resident requests.

Mr. Dwyer asks about the Village updating part of the comprehensive plan and if the Plan Commission will have a roll in that update.

Mr. Vyverberg states that the Plan Commission would have a roll and he will provide information at a later date.

V. ADJOURNMENT