



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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PLAN COMMISSION MINUTES • DECEMBER 7, 2021

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

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Nov 16, 2021 7:00 PM

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

III. PUBLIC HEARING

IV. CASE STAFF STATEMENTS

1. 874-920 N. Quentin Road - Preliminary Planned Development to allow a 2-story, 40-unit apartment building.

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on November 22nd, 2021 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Letter & Description of Project Changes
2. Palatine Parking & Traffic Narrative
3. 9-27-21 Combined Drawing
4. Revised Elevation & Floor Plan 11-24-21
5. Initially Revised Rendering 2nd Submission
6. Proposed Unit Mix - Density Analysis
7. Quentin Apartments - Project Description
8. PPD Application
9. Previously Proposed Elevations
10. Previously Proposed - Initial Site Plan
11. Site Plan & Elevation Changes
12. Resident Email Documents 12 thru 36
13. Public Notice
14. Additional Resident Emails not in Packet
15. Updated Petition and Map of households in the immediate neighborhood opposed to development - submitted to Plan Commission as of 12/07/21.

Sworn in Petitioners: Jake Victor with Northpoint Development and Andy Dumke of Alliance Development.

Mr. Victor presents the site plan and explains that over the last 6 months revisions have been made to incorporate the feedback they received from the neighbors, staff, and the Plan Commission. He provides information on the revisions and a summary of the concerns that have been addressed, which includes changes to the parking, removing the entrance on Poplar Street, reducing the structure from three stories to two stories with a flat roof, instead of a pitched roof, landscaping improvements and installing an 8-foot fence. The changes also include removing balconies facing the single family homes and removing the retaining walls.

Mr. Victor presents the new proposal and 3-D animation. He states it would be a high-end development and finishes for the units and community room and provides details regarding the units available in the complex. He states that the three bedroom option has been reduced significantly to address the concerns

from the surrounding neighbors regarding the number of children that this development could potentially attract. He summarized the reductions and characteristics of the units in the revised plan. He indicated that the site plan remains overparked. The plan also removed the trees within the 20-foot setback and maintained some that are existing, based upon neighbor feedback and reviewed the animation presentation of the building. Mr. Victor indicated that traffic was raised as a concern, their plan projects 15 vehicles during the peak traffic hour. This is a green building, with significant investment in stormwater controls. Tenant storage and patios would also be included. The density is comparable to the Clayson development, approved in unincorporated Cook County, but adjacent to the site. Mr. Victor states that they would consider adding a second entrance from Quentin Road and reducing the number of units from 40 units to 36 unit, as part of a condition of review. He also notes that this would create more room between the detention pond and the playground and the road. He states that the detention pond is a dry basin. Mr. Victor addresses the concern regarding the 20-foot setback off Quentin Road and states they would be willing to provide further setback, if necessary. Mr. Victor believes the density is appropriate for the site and the R-3 Zoning is being met. Their plan also address tenant storage and a snow removal plan. He noted that not many other properties on Quentin Road have deceleration lanes. Mr. Victor provides information on the tax incentive program. He explains that The State of Illinois is providing a \$15 million investment for this site and it would be providing needed housing for the Palatine work force. He explains that tenants would have to pass background checks, have stable income, and prove to be good tenants. They have also secured \$1 million from the Federal Home Loan bank of Chicago. He provides typical income information and the expected rates for the rental units. Mr. Dumke states that the Illinois State Agency identified Palatine as a community with a high demand for affordable work force housing. The area is typical of where apartment complexes like this would be built, based upon their review of the area.

Mr. Bettenhausen asks about the staff recommendation for a 2nd entrance off Quentin Road, because the site looks very tight.

Mr. Dumke states it would be closer to Poplar Street with a right in and a right out. He explains that they would probably have to shrink the building to the 36 units in order to achieve this request which would also adjust the density of the project.

Mr. Bettenhausen asks if they would consider reducing the capacity of the building.

Mr. Dumke states the state agency has made considerable accommodations and feels that any more reductions in units could affect their funding and the economics of the site.

Mr. Victor adds that they had to compete for the tax credit and have pushed the State in this process.

Mr. Dumke confirms that almost 50% of the units are one bedroom and notes that this change also minimizes the density.

STAFF SUMMARY AND RECOMMENDATION:

Mr. Vyverberg provides the staff statement and explains the subject property is 2.53 acres and addresses the revised changes. He presents the revised site plans and confirms that engineering plans were reviewed by the village engineer and accepted, with some conditions. He also confirms that the infrastructure is existing and in place around the Subject Property. Stormwater detention is provided on the north and south sides of the site. He states that revised plans have not been submitted to the village or reviewed by Staff for any changes to the number of entrances to the site or any reduction in units. He noted that a singular full access off Quentin Road is a concern for staff. He confirms the landscaping changes that have been submitted. Mr. Vyverberg addresses the proposed parking spaces, Quentin Road site access, and concerns with the singular full access.

He spoke about accessibility, with the plans being amended to include elevator access to 20% of the units, as required by Code. This would include a 2nd story on the common area. The surrounding density and dimensional information is also reviewed. Staff sees the Clayson development as a different standard, as it was developed in unincorporated Cook County and annexed into the Village. He noted concerns about the confluence of the emergency turnaround, two-way driveway access to the underground parking, and the existing parking lot drive aisle. He spoke about the landscaping plan changes, including an 8-foot fence, and the installation of 10-foot evergreen trees along the western side of the property. The provided parking is 2.53 spaces per unit, where the typical townhouse development provides between 4 and 4.5 spaces/unit. Staff remains concerned about the traffic constraints. In response to a Plan Commission question, Staff noted a carryover density information did not reflect the current 15.81, as it should have.

Mr. Friedman questions the access to information on the Clayson development to determine bedrooms per acre at that development. Mr. Vyverberg indicates that states that the information for this property was processed and developed in unincorporated Cook County, prior to annexation into the village of Palatine in the early 90's. The bedroom count and unit information wasn't included with the annexation materials that Staff reviewed.

Mr. Dwyer requested that Staff provide the recommendation for the proposal.

Mr. Vyverberg summarized that the Petitioners reduced the overall density and provided additional landscaping and screening for the west side of the property. Additionally, the height of the building was lowered to 2-stories and 26 feet. Staff notes that the Future Land Use and previous approvals for the property contemplated a multi-family memory care use and is consistent with the designation for both Greencastle and the Grand. Also, the proposed is denser than the other multi-family and townhouse uses. As the Clayson apartments were planned, approved, and constructed in Cook County, Staff views that circumstance dissimilar from the proposed.

There is also no access to public transportation, park district facilities, or recreational facilities, within a vicinity of the property. The plan indicates one

outdoor 1,200 square foot fenced recreation area on the west side of the building. This area is located along the entrance drive to the surface parking lot and further speaks to the constraints of the site plan, as it is straddled by the drive aisle and parking lot.

Staff also raised questions and concerns about snowplowing and adequate snow storage. The Petitioner indicates that snow could be hauled off site, which would have to be further determined to accommodate. The proposed site plan and property dimensions of the Subject Property do not likely allow for onsite plowing. Staff also questions the one access point into the site. A deceleration lane should also be reviewed coming from Quentin Road into the site. As a condition of review, Staff recommends 2 separate access points to accommodate turns onto Quentin Road. The elimination of the Poplar Street access may have addressed previous resident and Staff concerns about the access and traffic, but the single access point raises additional questions and access and turning movement concerns within the site plan. Such things as deliveries, maintenance, moving trips will be forced to use the single access point, which is also shared by the residents. The dual access plan and reduced unit count referenced at tonight's meeting, were also not submitted for Staff review.

The interior of the building has a 1,988 square foot common area space on the first floor of the area between the buildings, for use by the residents of the 40-units, which the narrative indicates would have a fitness room. The underground parking area provides approximately 221 square feet of storage areas and 60 square feet noted for bike storage. This does not seem sufficient for the additional storage needs for 40 units.

While the elimination of the second access to Poplar Street addressed neighbor and Staff concerns from the initial Petition, the revised site plan and singular access point on the south side of the property create additional access and turning movement concerns with the site plan. The site plan could potentially relieve potential congestion and turning conflicts by providing a second access onto Quentin Road.

Staff sees the confluence of the access drive to the underground parking garage, fire department emergency hammerhead turnaround, and the singular drive to the surface parking lot, as creating unnecessary traffic conflicts. It also further bespeaks the dimensional limitations of the proposed site and underlying property acreage. As proposed, Staff believes that the site plan does not adequately address or comply with the traffic circulation design standards for Planned Developments.

Ultimately, Staff cannot support the proposed site plan. If the Plan Commission recommends approval, Staff recommends the following conditions:

1. The Preliminary Planned Development shall substantially conform to the Engineering Plans prepared by Vierbicher dated 09/27/2021, and the Architectural Plans prepared by Knothe Bruce Architects dated 09/27/2021 last

revised 11/24/2021, except as such plans may be revised to comply with all of the accessibility requirements for multi-story buildings and residential facilities, as required within the building codes, and to conform to Village Codes and Ordinances.

2. A Plat of Consolidation/Subdivision shall be submitted in a manner acceptable to the Village Engineer and include all necessary easement language, including a 10-foot easement along the Quentin Road frontage. The plat shall reflect that the property-owner shall be responsible for all utilities on the property including storm water maintenance.
3. The Final Engineering plans and Engineers of Probable Cost shall be submitted in a manner acceptable to the Village Engineer.
4. The Final Landscape Plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. The final plantings on the west side of the property should also include additional types of trees and bushes to present a more natural appearance to promote the vibrancy and health of the plantings. This could include the use of understory trees and bushes.
5. An Auto-Turn Exhibit shall be submitted in a manner acceptable to the Fire Marshal.
6. The required Public Improvement and Planned Development Letters of Credit and other all fees shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Engineer.
7. MWRD, Cook County, and NCCSWC permits are required.
8. In conjunction with the Final Planned Development application process, the Petitioner shall submit a construction management plan and schedule in a manner acceptable to the Village of Palatine.
9. If deemed necessary by the Village Engineer and in conjunction with the Final Planned Development application process, the Petitioner shall submit a Traffic Impact Study in a manner acceptable to the Village Engineer and Director of Planning and Zoning. The developer should anticipate possible road improvements along Quentin Road, including a deceleration lane along and second access to Quentin Road. The full access point should include two exit lanes to accommodate left and right turns.
10. A final fencing and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. The final floorplan and site plan for the fenced play area shall be submitted in a manner acceptable to the Director of Planning and Zoning.
11. The Petitioner shall submit a stormwater management and maintenance plan in a manner acceptable to the Village Engineer.
12. The playground location will be reconsidered to provide additional separation from the detention basin.
13. The petitioner shall provide a detailed sign plan for the entire site. Information on the freestanding sign and wayfinding signage for the property shall be provided in the plan.

Chairman Dwyer addresses the petitioner and asks Mr. Dumpke if plan commission recommends approval, would he abide by the conditions that staff has noted.

Mr. Dumke states that there is one concern regarding the deceleration lane and states all other conditions would be accommodated.

Chairman Dwyer opens floor to the audience and explains that they've heard staff recommendations and asks them not to be redundant. He states that all emails have been read and would like the conversation to not be repetitive.

Mr. Noonan discloses his in-laws are in the audience and states that he can be unbiased and will vote.

Sworn in Mr. Robert Lettecci - 998 N Glenview Court - States he received a registered letter from the Village of Palatine but post marked in Osh Kosh, WI. Mr. Vyverberg explained that the letter is drafted by Staff and sent the petitioner for mailing to the required properties. It is the responsible of the petitioner to send out. The petitioner resides in Osh Kos, WI.

Mr. Lettecci states his concerns for 94 parking spaces, 56 underground and 38 surface. His opinion is that it is too many vehicles for this area. He also noted another property on Northwest Highway that is vacant and approximately 2 acres.

Sworn in Julie Jesso - 939 N Franklin Avenue. Ms. Jesso lives behind development and explains she spent the last 2 weeks meeting with neighbors and has accumulated over 360 signatures opposing the planned development. The developer scaled back the proposal, but the main concerns are density, increased traffic, and quality of life. The meeting with developer didn't address the number of units. She urged the plan commission to reject the current proposal. It is not the right development for the neighborhood, as it is too many units. The neighborhood never felt or indicated the revisions were adequate to address the density concerns. The impact to the single-family homes behind the proposed development cannot be addressed with landscaping or screening, as the property is too dense and not in line with the other Village densities.

Sworn in Kathy Cortez - 141 S Fremont Street.

Ms. Cortez states she attended the last meeting and would like to address how affordable housing could be accommodated for this site. She believes that people don't understand how bad it is. She spoke to her belief that there is a lot of noise and biases in the Staff report. She spoke to the proximity of the Clayson and how it is in the neighborhood and should be considered such. She speaks to the antiquated zoning practices that do not allow affordable housing in the village and affordability issues, which disallow the possibility to create affordable housing in the Village. She requests the commissioners vote to approve the plan. Mr. Robert Lettecci inquired as to how far away Ms. Cortez lives from the development.

Sworn in Maria Galo - 117 N Cedar Street.

Has lived in the neighborhood since 1996. She talks about the changes that have taken place in her neighborhood since she moved there. She states that there

have been a variety of housing projects in the neighborhood and the changes have been positive, with the surrounding development and infrastructure improvements. She is confident the developer is working to make this a better place. Urges plan commission to recommend the proposed plan.

Sworn in Nathaniel Groh - 1480 N. Benton Avenue.

Advocates for the development and would like to see it happen. He talks about his own upbringing by a single mom and believes the affordable housing is a benefit to those in need. He states this development can give hope to the young factory workers in Palatine. He would like the Plan Commission to approve the proposal.

Sworn in Marcus Orofino - 913 N Franklin Ave.

He addresses the fair housing in the area. He states they are not against affordable housing, but is saying no to the dynamics associated to this project. Noted that the Clayson is a large and sprawling property and not comparable to the site proposed for this development. He states that the property is not the right size property for this project. He appreciates the efforts to reduce the size, but the development is still twice the density.

Sworn in Lori Grainawi - 227 S Vail Avenue - Arlington Heights, IL.

Resident of Arlington Heights - lives less than a mile from an affordable housing project in Arlington Heights. She used to live in unincorporated Cook County on Echo Lane, across the street. She is co-president of a housing task force and worked with the Village of Palatine on the Spruce Village apartment complex, which is for disabled residents and is also an affordable housing project. She invites anyone from the Village to visit the site and states it's a beautiful project.

Village Attorney Brankin interjects that the Commission's job and focus is upon land usage and the policy discussions are not relevant not a discussion about affordable housing, for everyone here and for the record. This is a discussion about land use.

Chairman Dwyer addresses Ms. Grainawi and states this discussion is for land use.

Mr. Brankin indicates that it is inappropriate to make accusations about biases. Staff has prepared a professional report and recommendations, based upon the land use factors and provided testimony related to the land use factors before you.

Sworn in Kathleen Bolger - 320 E Tall Trees Lane.

Lives in unincorporated palatine. States that the previous land use for a memory care facility was not a concern for the neighbors at the time, but the proposed project is being opposed.

Mr. Vyverberg addresses the previous approved land use and explains it was approved for the memory care facility, but never implemented.

Mr. Friedman inquired about the conditions related to the access points.

Discussion about the Cook County Highway Department.

Mr. Noonan made a motion to close the public hearing. Mr. Fedota

seconded. Motion approved.

DISCUSSION:

Discussion about a 36-unit development, with a 2nd access off Quentin.
Mr. Brankin indicates that the 2nd access and unit count reduction has not been presented or applied for by the developer or submitted for Staff review. That plan is not before the Plan Commission, nor has been evaluated by Staff. These changes would then have to be evaluated through a process.

Discussion about the scope of review.

Mr. Dwyer comments about conditions.

Mr. Vyverberg reads condition #9 from the staff recommendations for clarification that addresses the access points.

Mr. Brankin clarified that the developer is welcome to submit a plan reflective of those changes, but this is not what was submitted or is before the plan commission.

Mr. Fedota commented that the unit reduction and 2nd access point make sense. Lot density and frontage were previous concerns discussed.

Mr. Friedman spoke to density, land use, and affordable housing and their respective linkages.

Mr. Bettenhausen clarified that no one denies the need for affordable housing, but that does not mean that it should be located on any vacant property available. The resident deserve a safe quality development, including the neighboring residents.

Mr. Noonan makes a motion to deny.

Mr. Brankin recommended that the motion should be in the affirmative

Mr. Noonan made a motion to approve with the 13 Staff condition. Seconded by Ms. Williams.

Communication:

LPC Development on Algonquin will go before Village Council on Monday 12/13/21

Meeting anticipated for the first Tuesday in January, 2022

RESULT:	NO RECOMMENDATION [3 TO 3]
AYES:	Dwyer, Friedman, Fedota
NAYS:	Noonan, Williams, Bettenhausen
ABSENT:	Kolososki

V. COMMUNICATIONS

VI. ADJOURNMENT