



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
<http://www.palatine.il.us>

PLAN COMMISSION MINUTES • NOVEMBER 2, 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	Present	
Stephen Fedota	Plan Commissioner	Present	

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Sep 8, 2021 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota

III. PUBLIC HEARING

1. Architects Corner - Final Planned Development and Reinstatement to allow for the 7-lot single-family residential development of the vacant lots at 1939-1967 N. Northumberland Pass (aka Architects Corner)

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on October 18th, 2021 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Engineering Plans & Mass Grading Plans
2. Application and Real Estate Disclosure
3. Architectural Plans
4. Development Narrative
5. Public Notice
6. Plat of Survey

Sworn in Petitioner: Rob Morrison, Derek Zimmerman, Dwight Trostle, with Pinnacle Engineering

Mr. Dwight Trostle is sworn in.

Mr. Trostle explains that he was hired by the petitioner to re-engineer the subdivision plans for this site. He is here to request reinstatement for the plan development. Mr. Trostle is here to request final planned development to allow a 7 lot single family residential homes on the vacant lots known as Architect's Corner. These are part of the overall subdivision known as Dunhaven Woods South. The lots were platted, zoned, and approved in the year 2000.

He states that although they were approved in 2000, the lots were never built. The rest of the lots in the subdivision have been built. In 2017 the Village passed an ordinance to allow the development. It's been over three years and the zoning ordinance has expired, which is why they are here to request the reinstatement of the plan development.

The lots were platted and the right of way was dedicated to Dunhaven Woods South. This request does not reconfigure anything and lots will stay the same as previously submitted. The engineering plan has been resubmitted and there was no substantial changes. The Village has reviewed the plans and provided them with the previous conditions.

Mr. Trostle discussed the Utility and Sanitary Sewer plan and explains where the lift station is located. He gives details as to where the water runs and which lots are affected. He also explains MWRD has the plans under review and are waiting for their communications to determine items that may need to be addressed. It would be constructed as per standards. Mr. Trostle presents Proposed Elevations for the home specifications that are being considered for the development. He states that discussions have taken place with the existing

residents and there are plans to meet with them again, once the final plans have been approved. Mr. Trostle also confirms that they would meet all the conditions of the previous ordinance.

Mr. Bettenhausen refers to Utility plan and inquires if the water line for lot 3A is outside of the easement.

Mr. Trostle states that they are not aware of exactly where it's located, but the Public Works can mark the location and if easement needs to be adjusted for the waterline it would be addressed.

Mr. Bettenhausen states SW Corner is also outside the easement.

Mr. Trostle states that those are items that can be taken care of.

Mr. Kolososki questions the building materials, specifically the architectural shingles.

Mr. Trostle States that raised architectural shingles would be the standard

Mr. Kolososki also inquires what materials would be used if aluminum siding is not an option.

Mr. Trostle states that either hardwood board or cedar are being considered.

Chairman Dwyer questions the landscape plan and points out that the drawings specifies the **Minimum** of 40' tree spacing. Mr. Dwyer states it should be **Maximum** of 40' tree spacing.

Mr. Vyverberg is sworn in and speaks to the previous reviews that were approved in 2000. There were items that were not addressed in 2017 and those open items could impact some of the surrounding properties. In addition to an engineer's estimate, the developer would be required to provide specific improvements for the reinstatement of this development. A mass grading plan would need to be completed prior to being issued a building permit. In 2017 right of ways were dedicated but nothing has been constructed. He talks about the grade differential and the plans would have to be reviewed and accepted by the Village Engineer. He states that Staff is supportive of the development with the existing conditions.

Chairman Dwyer surmises that the lots in Architect corner would belong to 2 homeowner association. He asks if it would make sense to include the requirements for Architect Corner Association in the Dunhaven Woods South Declarations so they wouldn't need to have 2 separate Home Owner Associations.

Mr. Vyverberg states that the 2017 stipulations were reviewed and Architects Corner would be a part of Dunhaven Woods South.

Resident, Kevin Kloker of 435 W. Falkirk Place is sworn in. Mr. Kloker explains that his house is to the immediate west of Architect Corner. He states he has resident letters to submit. He states he has concerns about the grading. He pointed out that the SE corner of his property has a 10' setback from the

Architect Corner property line. When the property was originally built in 2003, the property line was 1 foot lower than the foundation of the house. He reviewed the 2017 survey and found that the foundation corner is now 5' higher. This would mean the water would now run to his property. Requesting the engineer plan to include regrading of his property line between his lot and Architects Corner back to the original plat of survey so that water would run away from his property.

Mr. Vyverberg interjects and advises Plan Commission members to refer to packet pages 65 & 66, which show what Mr. Kloker is referring to.

Mr. Kloker states he has no information that this has been resolved.

Chairman Dwyer asks if this will be addressed in the new plan.

Mr. Trostle confirms that it would be.

Mr. Kloker also states utilities & landscaping have not been maintained in 20 years and asks if that also would be addressed.

Developer states that the majority of trees in the area would be removed. The grade transition would require that the trees be removed.

Mr. Kloker submits the letters from surrounding properties to record.

Mr. Chris Schieffer of 444 W Hayleys Hill Court is sworn in.

Mr. Schieffer reiterates that his property has slowly risen and questions the grading plan for the new development. He asks that the plan have a remedy for the drainage issues.

Chairman Dwyer asks if the developer will address this in his new plan

He states it would be.

Mr. Dan Donofrio of 450 W. Hayleys Hill Court is sworn in.

Mr. Donofrio also speaks about drainage issues and states they have personally invested in the drainage system. He states that the view of the trees and wild life are extraordinary. He asks if there would be consideration for a landscaping package.

Mr. Donofrio has concerns that the initial development will begin, the land will be leveled and the project would be halted for one reason or another and the land would be left in shambles. He asks if there is any assurance that the landscaping would be addressed if this were to happen.

Chairman Dwyer asks Mr. Trostle if there is a plan in place to restore the land in case the project falls through.

Mr. Trostle responds that there would be.

Mr. Donofrio submits pictures of the current view and reiterates his concern for a landscaping plan.

Mr. Eric Wasowicz of 1991 N Northumberland Pass is sworn in.

Mr. Wasowicz states that he is president of Dunhaven Woods East Home Owners Association. He confirms that the new development would be part of Dunhaven Woods South. He confirms that vinyl siding on the new builds would not be considered.

Chairman Dwyer confirms that the conditions state vinyl siding would not be an option.

Chairman Dwyer asks for Staff Statement.

STAFF RECOMMENDATION:

The Subject Property was initially approved as part of the Dunhaven Woods South Subdivision and Planned Development in 2000. After the initial Planned Development expired in 2003, Architect Corner was reinstituted in 2017, but expired again in 2020. The new owner/developer has submitted updated engineering plans, which were accepted, with conditions by the Village Engineer. Note: many of the conditions noted relate to the engineering plan revision requirements, prior to the issuance a Site Development Permit. Staff is including these conditions as part of the entitlement phase to provide additional clarity for the requirements. The right-of-way dedication and platting for these lots was also approved in 2000. Prior to the issuance of a site development permit, the engineering plans and required Letter of Credit will have to accommodate the mass grading requirements and any required off-site improvements, associated with that requirement. Therefore, Staff recommends approval of the Final Planned Development, subject to the following conditions:

1. **The development shall significantly conform to the engineering plans prepared by Pinnacle Engineering Group dated 05/05/21 except as such plans may be revised to conform to Village Codes and Ordinances.**
2. **The engineering plans shall be revised in a manner acceptable to the Village Engineer and Director of Public Works and shall include the following:**
 - a. **The submission of a mass grading plan and schedule, in a manner acceptable to the Village. Upon Village approval of the mass grading plan and schedule, the mass grading plan for the 7 lots shall be completed and accepted by the Village, prior to the issuance of a building permit for any new home. The mass grading shall be completed by the approved developer and secured by the required letter of credit, prior to the issuance any building permits for the lots.**
 - b. **The grading plan and schedule shall be revised to include any required amendments, including any additional required storm sewer work to accommodate proper drainage, to restore the original approved subdivision grades for the adjacent offsite lots on Falkirk Place and Hayleys Hill Court, in a manner acceptable to the Village Engineer. These revisions shall also be included in the Engineers Estimate of Costs (EEOC) and the final letter of credit amount submission to the Village. Once the mass grading plan and schedule is approved, the development shall coordinate notice and approval of the proposed schedule with the other property owners, in a manner acceptable to the Village.**

- c. Prior to the acceptance of the water main by the Village, the developer shall revise the engineering plans, perform all testing required by the Illinois Environmental Protection Agency (IEPA) for water mains, and submit the results to the IEPA and the Village. This shall include the following tasks, which shall be completed, prior to the issuance any building permits for the lots:
 - i. Flushing of the existing main by a method that will prevent any possibility of back flow to the public water supply;
 - ii. Pressure testing of the current main by to 150 PSI for 2 hours;
 - iii. Investigation of existing water mains and the Architects corner fire hydrant to ensure functionality and cover requirements are met;
 - iv. Any repairs modifications, or replacements that may be needed for the water main;
 - v. Disinfection and sampling of the main, as per IEPA standards.
 - vi. If the previous developer installed water service, as part of the original work, the old service shall be abandoned at the water main. No unused copper whips shall be left.
3. Any home not constructed by the Petitioner or Midwest Lifestyle Homes shall require the review and approval of the Village Council.
4. Upon the issuance of a Certificate of Occupancy, each unit shall become a member of the existing Dunhaven Woods Homeowners Association. Revised Declarations may be required.
5. A Public Improvement letter of credit in the amount of 115 % of the EEOC engineer's shall be submitted.
6. Review fees in the amount of 1.5% of the EEOPC shall be submitted.
7. A Planned Development letter of credit in the amount of \$70,000 shall be submitted.
8. All residential elevations shall comply with the restrictions within the declaration of the Dunhaven Woods South Homeowner's Association and shall be constructed with at least 50% brick or stone. No vinyl or aluminum siding shall be permitted.
9. The final landscaping and tree preservation plan shall be revised in a manner acceptable to the Village of Palatine.
10. The Architects Corner Declarations shall be revised in a manner acceptable to the Village Attorney, including the language regarding requirements related to the mixture of exterior building materials. The declarations will also require the residents of Architect Corner are responsible for the
11. The basketball court on the adjacent property at 1979 N. Northumberland Pass shall be modified to be a minimum of 2' from the south lot line of the property.
12. The Planned Development shall comply with all of the R-2 Zoning District standards, not otherwise specified in this Ordinance.

13. All offsite grading and engineering work shall be broken out separately and temporary easements shall be obtained for all work on properties not part of the development. The costs for this work shall be identified, for each off-site lot and included in the EEOPC and required Letter of Credit. Soil borings and a soils engineer report are required.
 14. The composition and the suitability of the fill placed for the cul-de-sac is unknown. Given the amount of fill that was placed, soil borings and a soils engineer's report is required. The street must be completed, prior to the issuance of any building permit.
 15. Prior to the issuance of a site development permit, the engineering plans shall be revised as follows:
 - a. Regarding the storm sewer: All curb inlet frames and grates shall be Neenah R-3278-AR with an "open curb box" or an approved equivalent. The curb box shall have an opening of 5 inches minimum and shall not be installed in a driveway apron.
 - b. Regarding the sanitary sewer: Any existing sanitary services currently on the public main shall be reused as best as possible or permanently capped at the main in a way that will ensure long term sealing against I & I. The sanitary main shall be flooded and CCTV inspection performed.
 - c. Regarding the water main:
 - i. No new tapping of the existing public water main shall be allowed until all the conditions above are completed and accepted.
 - ii. B-boxes are not lowered under a hard surface (sidewalk, driveways or aprons). They shall be placed in a turf area that is accessible by village staff.
 - iii. Cover over all water mains shall be 5.5 feet minimum to the top of the pipe. If this cannot be held during the mass grading lowering of the water main shall be done to maintain proper cover over the water main.
 16. The Engineers Estimate of Costs (EEOC) shall be revised as follows:
 - a. To show a 48" catch basin in the engineering plans.
 - b. To add inlet protection for the proposed catch basin in the roadway or to add inlet protection for the proposed inlet at the corner of Northumberland and Falkirk.
 - c. To add site grading costs for each of the four private lots impacted by offsite grading and the required letter of credit.
 - d. To show the Village standard 2" surface course, as shown in the paving detail.
 - e. To show 12" compacted base course, as shown in the paving detail.
 - f. To show the Public street light is LED having a color temperature of 4000k.
- Mr. Vyverberg clarifies the line of credit stipulation that is mentioned in the conditions. He states that the petitioner would have to submit either a cash deposit, a letter of credit or a letter of credit from the bank for the offset grading costs that would be incurred.
- The developer would be required to address each lot, prepare specific engineering plans and show how the grading would be changed. They would need to have funds and a

line of credit to substantiate the work. These are the conditions recommended by staff.

Mr. Fedota asks for clarification on condition 11 and asks if the removal of the basketball court is the obligation of the petitioner.

Mr. Vyverberg states that the petitioner owns the property and is therefore responsible for the removal.

Chairman Dwyer asks if condition-16F street light is required.

Mr. Vyverberg states it is.

Chairman Dwyer questions condition 15 B - 1st sentence - what is I&I?

Petitioner states I=Infiltration

Mr. Friedman states Google shows I=Inflow & I=Infiltration

Mr. Dwyer questions condition 10 and states that the requirements for the Home Owners Association should be clarified.

Mr. Vyverberg states it would be addressed to the Village Attorney

Commissioner Dwyer made a motion to close the public hearing.

DISCUSSION:

Mr. Kolososki comments on the engineering issues that are involved

Mr. Noonan made a motion to accept case # 21-80 with the (16) Conditions - 2nd by Mr. Fedota; Unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to the Village Council on Monday, November 15th

Chairman Dwyer asks about the price range for these homes.

Mr. Morrison states that the starting price point would be \$799,000.00

Communication:

Mr. Vyverberg states that Bell Tire was approved and building permits submitted Plan development for preliminary planned subdivision on Algonquin Rd for a warehouse distribution center located directly east of St. Michaels Cemetery and is 28 acres.

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

IV. COMMUNICATIONS

V. ADJOURNMENT