



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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PLAN COMMISSION

MINUTES • OCTOBER 15, 2019

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	Absent	
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	

Staff present: Ms. Katie Rivard

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Sep 17, 2019 7:00 PM

Ms. Williams made a motion to approve the minutes of the September 17, 2019 Plan Commission meeting; seconded by Mr. Hansen.

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

III. PUBLIC HEARING

1. 1008 N. Deer Avenue

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on September 30, 2019 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Petition for Hearing
3. Proof of Ownership
4. Plat of Survey
5. Village of Palatine Current Zoning Map
6. Northwest Sub Area Plan Map

Sworn in staff: Ms. Katie Rivard

Ms. Rivard gave a brief overview explaining the subject property is approximately 17,000 sq. ft. She further explained it is a single family lot with one single family residence. Ms. Rivard stated the homeowner would like to rezone the property from R-1 to R-2. She stated the lot was platted in 1926 and is substandard per the R-1 standards. She spoke to the R-1 standards and the minimum lot sizes. Ms. Rivard explained the Petitioner plans on constructing a garage addition in the future that will encroach into existing required R-1 setbacks. Ms. Rivard spoke to the subdivisions in the area that were granted subdivision approval and rezoned to R-2. She referred to the current zoning map slide showing the surrounding areas zoning explaining a lot of the planned developments follow the R-2 standards. Ms. Rivard spoke to the Northwest Sub-Area Plan that was adopted in 2006 that specifically called out properties to the north to be developed with the R2 standards. She referred to the slides to show existing conditions.

Sworn in Petitioner: John Siegmeier 1008 N. Deer Avenue

Mr. Siegmeier referred to the existing condition slide and pointed out the trailer. He explained the reason for the request is to allow him to bring the garage slightly closer to the road. He further explained the current zoning will not allow this addition.

RECOMMENDATION

The Petitioner has indicated a rezoning from R-1 to R-2 will allow for the construction of a garage addition in the future without seeking zoning relief for setbacks. The Subject Property is substandard per the current R-1 zoning standards, and the proposal conforms to the zoning designation of the recently developed nearby properties. There are several different single-family zoning districts surrounding the Subject Property (R-2, R-1, and P). Also, the rezoning from R-1 to R-2 does not increase the potential for a further subdivision or create an opportunity for a 2-lot by-right subdivision. Any contemplated further

subdivision of this property would require significant relief from the Code (lot widths and lot area) and would be directly inconsistent with the bulk standards of the other subdivisions in the area.

Nevertheless, for the proposed rezoning, Staff recommends approval of the Rezoning to R-2 single-family residential.

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

DISCUSSION:

Mr. Noonan stated it is straight-forward.

Mr. Noonan made a motion to approve the request; seconded by Mr. Hansen.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on November 4, 2019.

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

IV. COMMUNICATIONS

Ms. Rivard mentioned some upcoming Petitions:

- Recreational cannabis text amendment
- Northwest Highway Sub-Area Plan

V. ADJOURNMENT