VILLAGE OF PALATINE

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

MINUTES ● SEPTEMBER 5, 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	Absent	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Present	
Stephen Fedota	Plan Commissioner	Absent	

Staff present: Ms. Katie Romack

II. APPROVAL OF MINUTES

A. Staff is completing the review of the August 21, 2018 Plan Commission minutes. These meeting minutes will be reviewed at the 9/18/18 Plan Commission meeting.

III. PUBLIC HEARING

1. Michigan Avenue Plum Grove Sub-Area Plan - Benton Street / Gilbert Road Expansion

   Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on August 6, 2018 and mailed to the owners of the surrounding properties.

   The following petitioner's exhibits were introduced:

1. Public Notice
2. Michigan Plum Grove Sub Area Power Point
3. Aerial
4. Article #1
5. Article #2
6. Expansion Area Review & Analysis

   Sworn in staff: Ms. Katie Romack

   Ms. Romack gave a brief overview of the plan pointing out the plan was first discussed back in May when property owners had expressed interest in being

included. She stated the Sub-Area was approved by Village Council in June but part of the approval was their recommendation of review of expanding the Sub-Area to include the properties directly to the East. Ms. Romack stated staff has looked including the east and west side of Benton as well as the 4 lots that face Gilbert Road.

Ms. Romack went through the slides going over a brief overview of the expansion areas that include 12 lots with 8 parcels facing Benton being zoned R-1A and 4 parcels facing Gilbert Road zoned R-2. She referred to the aerial showing the original Sub-Area plan outlined in green and the expansion area outlined in red. She stated all of the properties were annexed prior to 2000.

Ms. Romack spoke to the potential engineering challenges that may be present with the Sub-Area. She referred to the current condition slide to show existing utilities showing there is no storm sewer along the entire 600 block of Benton. She stated the storm sewer would have to be brought down Benton Street and the water main would need to extend to service the area. Ms. Romack pointed out another concern being the local floodplain that exists on 3 of the properties pointing out any fill on this floodplain would require Special Use review and the necessary compensatory storage. She stated Staff would require storm water detention and cash-in-lieu would not be permitted. She stated the engineering plans would be reviewed on a case-by-case basis.

Ms. Romack referred to slide showing existing sidewalks stating sidewalks would need to be installed.

Ms. Romack spoke the lot depths along Benton Street being slightly larger than those on Plum Grove Road. She restated the zoning is generally consistent unlike the Plum Grove Road area. Ms. Romack pointed out large development could be difficult on the west side of Benton Street as several properties are located in the local floodplain.
Ms. Romack referred to the slides to show examples of the previous subdivisions shown overlaid onto the expansion area to show what it would take to subdivide for large developments.
Ms. Romack referred to slide explaining staff considerations and recommendations for the Benton Street/Gilbert Road area maintain the same as the original plan.

Sworn in Mr. Doug Sutton, 658 S. Benton Street
Mr. Sutton stated he came before the board back in July and at that time he brought up the homes on Benton are mirror image of those on Plum Grove Road. He pointed out the major difference is there are not as many sidewalks. He pointed out there is current building near Gilbert Road so the water and sewer have been brought down into the block. Mr. Sutton pointed out the floodplain on the Plum Grove Road side is greater than that on the Benton Street side. He stated he has lived there for 42 years and there is no floodplain so that may be reassessed. He stated whatever can be done on the Plum Grove Road side can be done on the Benton Street side. Mr. Sutton stated he and his neighbors are

just asking for the same consideration. He stated the last time he spoke to the Plan Commission they agreed but Village Council stated we had to go ahead with notifications to do so.

Mr. Hansen asked Mr. Sutton what is address is.
Mr. Sutton answered 658 S. Benton Street.

Mr. Kolososki asked about the floodplain and any flooding or standing water in the area.
Mr. Sutton stated they do not get flooding in the area. He stated when they developed the Michigan Avenue properties between Plum Grove Road and Benton Street there was flooding immediately. He stated then came to the Village who said there was as a storm sewer there that was clogged so they cleared it and have had no flooding issues since. Mr. Sutton stated he understands there will be arrangements for the watershed but points out it is mores on the green outlined area so that should not be any more of a hindrance for development.

Mr. Kolososki asked if Mr. Sutton is on well and septic.
Mr. Sutton stated he is on well and septic and spoke to the surrounding properties having city water and sewer as well as fire hydrants at the street.

Mr. Hansen made motion to close the public hearing seconded by Ms. Robins.

Chairman Dwyer asked if there is any reason not to do this.

Mr. Kolososki stated he cannot think of any pointing out it seems like a good idea.

Chairman Dwyer stated it makes the whole area consistent.

Mr. Hansen stated it was neighborhood generated which is important.

Ms. Robins made a motion to approve subject staff's conditions; seconded by Mr. Friedman.

Mr. Dwyer summarized that this request has met the standards and was approved unanimously by a vote of 7-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on October 1, 2018.

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

IV. COMMUNICATIONS

Ms. Romack stated that Hicks & Garden as well as 833 W. Hillside was going to the Village Council on Monday, September 10th. 892 E. Glencoe was denied at the last Village Council hearing.

V. ADJOURNMENT

1. Motion to Adjourn

Ms. Williams made a motion to adjourn; seconded by Mr. Kolososki

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