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 ● JULY 7, 2020

Village Hall - Council Chambers **Regular Meeting** **7:00 PM**

Note: The July 7, 2020, the Plan Commission meeting will take place in the Village Council Chambers (located at 200 E. Wood Street). The meeting will also be broadcast live on Comcast Channel 6 and streamed live through the Village's 'Agenda & Minutes' section of our website (www.palatine.il.us). Village Hall will be open for any member of the public that would like to provide comment or testimony regarding an agenda item at the meeting, while still adhering to the Governor's Executive Orders. If a member of the public cannot access the meeting through one of the above means, please contact the Department of Planning and Zoning at (847-359-9073) by no later than 3 PM on Tuesday, July 7th to be provided with a call in code.

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	Present	
Stephen Fedota	Plan Commissioner	Present	

Staff present: Ms. Katie Rivard

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jun 16, 2020 7:00 PM

Commissioner Noonan made a motion to approve the minutes of June 16, 2020 Plan Commission meeting; seconded by Commissioner Williams

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Teri Williams, Plan Commissioner
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota

III. PUBLIC HEARING

1. 491 W. Helen Road

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on June 22, 2020 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. Engineering Plans
5. Plat of Subdivision- Fontaine Hill
6. Plat of Vacation-Dorset Avenue
7. SUBMITTED AT THE PLAN COMMISSION MEETING-Objector Exhibit- Engineering Plan Comments and Pictures- Larry Lakowski- 490 W Helen Road

Sworn in Petitioner Mr. Greg Rose - Patrose LLC - 935 W. Kenilworth Avenue

Mr. Rose explained that the proposal is to take 2 existing pins and lot and the petitioner is seeking subdivide them into 4 lots, with 2 driveways/lots fronting on W. Helen Road and 2 driveways/lots fronting onto Dorset Avenue. There are significant site development plans, including working with ComEd. This proposal is consistent with others in the area and the bulk standards comply with the R-2 standards.

Sworn in staff - Ms. Katie Rivard

Ms. Rivard gave a brief overview of the request explaining the Petitioner is seeking to subdivide 2 lots into 4 lots and rezone the property from R-1 to R-2, and vacate the northern 20-feet of Dorset Avenue. The proposal complies with all of the bulk standards for the R-2 district. Currently the right-of-way is 80 feet wide and the Village requirement is only 60 feet. The vacation is consistent with other surrounding subdivisions.

The engineering plans require that the sump pump connections for all four homes will ultimately connect to the storm sewer in the southeast corner of the lots and then into the storm sewer on Stuart Avenue.

The utility lines will be buried, consistent with Schoffstall Estates and other subdivisions on the north side of Dorset.

Commissioner Hansen asked for clarification regarding the sump pump connections and staff further explained the requirements for this subdivision and Village Engineer review and noted that this would be advantageous for the area.

Commissioner Dwyer clarified the storm and sanitary sewer disconnections within the Village.

Commissioner Dwyer inquired about the ComEd lines at 501 W. Helen Road.

Mr. Rose clarified that ComEd will likely require the property to the east, the

subject property and the 501 property will require the above ground power lines to be buried.

Commissioner Fedota inquired about the utilization of the underground power lines and another property's power lines on Helen Road.
Mr. Rose confirmed that the underground power lines will be utilized.

Sworn in Tim Spies - Spies and Associates - 534 W. Campus Drive - Arlington Heights, IL

Commissioner Bettenhausen had questions about the MWRD notes on the engineering plan and the ownership/maintenance association. This includes whether there are contracting companies that perform this time of maintenance work.
Mr. Spies noted that these are typical notes and required by MWRD and that the final structure of the HOA or direct homeowner has not been determined. Further, Mr. Spies was not directly aware of such companies, but imagined that they exist.

Commissioner Bettenhausen asked inquired about the pipe diameter near the pond. Mr. Spies indicated that this was what is required by MWRD.

Discussion continued about additional clarification on the engineering plans.

Commissioner Kolososki inquired whether the HOA would be aware of the maintenance requirements.
Mr. Rose confirmed that any homeowner would be made aware of this and those documents would also be recorded against the property and found within the declarations.

Commissioner Friedman inquired about the sidewalk profiles and subsequent proximities within the right-of-way.
Ms. Rivard confirm that the Village Engineer has reviewed and approved the sidewalk locations.

Sworn in Mr. Larry Lakowski - 491 W. Helen Road.
Mr. Lakowski indicated that there are specific concerns about the stormwater drainage on the north side of the property is not being adequately addressed.
He indicated that this development will cause damage and reduce the value to my property and those on the west and east sides of my property and those lots on Daniels.

There is a large hill at Cedar that crests at 470 and comes down again to the low spot at my lot and at 491. A 15-inch culvert that runs between 490 and 491 W. Helen Road. He further identified tributary homes in the area into the 491 lot and then into his property. Any overflow follows the west side of his property. Once into the back yards it travels north to the Daniels properties and into a Village system.

He distributed a handout and pictures explaining the circumstances and further discussed its contents.

Discussion about the newer home at 525 W. Helen Road and stormwater impacts from its construction. This has created a lot of additional stormwater issues at his property.

He further indicated that the 15-inch culvert has been in front of his home for more than 67 years. Like 70 something years old and likely filled with mud and not part of the Village system. There was a 4-inch clay pipe that took water from the front ditch around to the back of my home. When the developer demolished the 491 home, the contract came to disconnect the utilities and did not notify me and disconnected the pipe and left a mess in the yard. Mr. Lakowski indicated that he had to determine how to contact Mr. Rose to resolve the clay pipe and flooding in my yard. Mr. Lakowski indicated that the thing he did to get Mr. Rose's attention was to put a couple of cement bags into the culvert to prevent flow of water into my yard.

The changes across the street are all well and fine, but there are problems with the engineering plans that do not address the existing circumstances and water from west and south side of Helen Road.

Commissioner Dwyer indicated that there is a lot of specific information, which cannot be addressed as part of the Plan Commission meeting, as the plans were approved by the Village Engineer.

Mr. Lakowski indicated that he had not reviewed the plans until about a week ago and has additional recommended changes to the plans.

Commissioner Dwyer recommended that the resident contact the Village Engineer regarding the problems with the 525 W. Helen Road property.

Mr. Rose indicated that the watermain disconnect should have contacted the resident and apologized for the initial lack of contact, although they have been in contact and had further discussions.

Tim Spies reviewed the proposed engineering plans and the specific area that will feed into the 15-inch culvert - .3-acres. This -.083 CFS. The swale between the yards of the 4-lots and improvements in the engineering plans will capture approximately .04 CFS and reduce the area contributory to the culvert to 0.1 acres.
The area is reduced by 1/3 and the stormwater by 50%.

Mr. Lakowski inquired about the plans not addressing the existing stormwater.

Commissioner Dwyer indicated that that stormwater is not associated with the development and the Village can't require the petitioner to address that

circumstance.

STAFF RECOMMENDATION:

The subdivision and rezoning from R-1 to R-2 are consistent with the surrounding residential redevelopment patterns in the area. The proposed lots exceed the minimum required R-2 bulk and comply with all of the setback requirements and minimum required lot depth per the Subdivision Ordinance. The proposed subdivision is also consistent with both the Vorel Subdivision (directly east) and Schoffstall Estates Subdivision (west of Subject Property). Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

1. The development shall substantially conform to the Engineering Plans prepared by Spies and Associated dated 06/03/2020 last revised 06/29/2020, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Spies and Associates, Inc. and attached hereto.
3. The Final Plat of Vacation shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Vacation prepared by Spies and Associates, Inc. and attached hereto.
4. The Final Engineering Plans and Final Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.
5. A Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
6. Cash-in-lieu of detention in the amount of$14,843.25 shall be submitted.
7. Sidewalks shall be installed in a manner acceptable to the Village Engineer.
8. Parkway trees shall be planted across the frontages at a spacing no greater than 40' on center in a manner acceptable to the Director of Planning and Zoning.
9. Recapture fees in the amount of $7,918.61 shall be submitted.
10. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
11. Recording fees in the amount of $300 shall be submitted.
12. A Subdivision Improvement Agreement shall be submitted.
13. The elevations shall comply with the architectural design guidelines outlines in the Village's monotony code.
14. In conjunction with the development of Lots 3 and 4, the Petitioner shall bury the aboveground power lines associated with the proposed lot and the adjacent property at 501 W. Helen Road in a manner acceptable to the Village Engineer and in compliance with the Code.
15. As finally determined by the Village Attorney and Village Engineer, deed restrictions outlining and identifying the required ongoing and long-term

maintenance agreement for the volume control easement area, shall be provided in a manner acceptable to the Village.

16. MWRD and NPDES permits are required

Commissioner Kolososki indicated a request to amend the condition #4 to take into account the issued raised at the Plan Commission meeting.

Commissioner Hansen asked if the Petitioner is agreeable to the list of conditions, as amended.
Mr. Rose concurred.

Commissioner Hansen made a motion to close the public hearing; seconded by
Commissioner Freidman. Unanimously approved.

DISCUSSION:

Commissioner Dwyer indicated that the proposal is consistent for the area. The stormwater issues need to be reviewed.

Commissioner Fedota inquired about the required parkway trees.

Commissioner Williams made a motion to approve subject to the conditions seconded by Commissioner Noonan.
Unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on July 13, 2020

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

IV. COMMUNICATIONS

V. ADJOURNMENT

1. Motion to ADjourn

   Commissioner Noonan made a motion to adjourn; seconded by Commissioner Fedota

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