



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 • JUNE 1, 2021

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	Present	
Stephen Fedota	Plan Commissioner	Present	

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - May 18, 2021 7:00 PM

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

III. PUBLIC HEARING

1. 700-790 W. Euclid Avenue

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

2. 3 E. Slade Street

PUBLIC HEARING

3 E. Slade Street Case #21-33

Notice was published in the Daily Herald on 5/17/2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Petitioner Justification
3. Plat of Survey/ Site Plan
4. Floor Plan
5. Pictures
6. Pictures
7. Village of Palatine Ordinance
8. Letter from Previous Owner
9. Public Notice

Sworn in Staff: Katie Rivard**Sworn in petitioner: Patrick Driscoll - 3 E. Slade St. (owner)**

Mr. Driscoll states that the property he recently purchased was permitted approximately 38-39 years ago for multi-housing usage. The goal is to have the location zoned with an apartment usage and to permit a non-conforming multi-family dwelling.

Mr. Kolososki asks if the building is sprinkled?
Mr. Driscoll states that it is not.

Mr. Kolososki inquires if there is a 2nd entrance/exit?
Mr. Driscoll states there is only one.

Mr. Kolososki asks what kind of heating system is used in the house.
Mr. Driscoll states it is a boiler/radiator system.

Mr. Bettenhausen asks if there is any kind of fire escape.
Mr. Driscoll states that there is not.

Discussion regarding similar structures in the area with comparable conditions. Petitioner states he did some door knocking and found that homes in the area built within the same time-frame have no sprinkler systems or escape routes.

Mr. Dwyer confirms it would be difficult to retrofit.

Mr. Friedman inquires if any of the buildings had a fire separation between levels?

Mr. Driscoll states that it is unlikely and it is possible that some may have cinder block between the levels.

Mr. Kolososki asks if the ceiling on the 1st floor is plastered.

Mr. Driscoll confirms it is plaster and one main wall is also plaster. All other walls are drywall.

Ms. Rivard provides background information on the property. The existing family residence has been used for some time as a 2-unit dwelling with a studio apartment. There is no historical information as to when it was constructed. The previous owners confirm that a studio apartment has been in use since 2003. The physical layout of the home and separation of the two units appear as though the home was constructed in its current configuration. The studio is approximately 540 sq. ft. It has separate bathroom, kitchen, living area and bedroom. There are also separate private entrances.

Ms. Rivard states that prior to 1960, the Village did not maintain historical building information. A zoning map of the area is presented and confirms that there are two other units in the immediate area that are zoned as R-2 and used as multi-unit residences.

Pictures submitted by the petitioner are presented showing the floor plan and existing conditions. Ms. Rivard also states that the driveway accommodates enough parking spaces for 2 units and meets Code.

Mr. Hansen asks if the Village has any requirements for chain fences out of window trap as an alternative escape route.

Ms. Rivard is not aware of any ordinances.

Mr. Bettenhausen asks if there has been a recent inspection of the building and did it include the electrical wiring?

Ms. Rivard states that it passed inspection in November of 2020 and moves to Staff Recommendation.

STAFF RECOMMENDATION:

While the proposal does not follow the recommendations of the future comprehensive plan, which identifies the future of this property as a single-family residential use, the Petitioner and previous owner have indicated the studio has been used as a separate residence since at least 2003. The 1997 text amendment was approved to specifically address existing non-conforming multi-family residential dwellings as a Special Use in the single-family residential districts. Due to the existing configuration of the home, its proximity to other adjacent existing non-conforming multi-family dwellings, (single-family residential properties), downtown corridor, and the Union Pacific Northwest railroad to the south, Staff recommends action at the discretion of the proposed Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation request shall substantially conform to the floor plans prepared by the Petitioner dated 02/23/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. A rental license shall be obtained.
3. If required, the dumpster location and enclosure shall be installed in a manner acceptable to the Village of Palatine.
4. Prior to the issuance of a rental license, the Petitioner shall confirm with the Fire Prevention Department if the proposed smoke alarms and carbon monoxide alarms are present for both units. Units with multiple smoke alarms required shall have them interconnected.
5. Verification from a licensed architect that each dwelling unit in this building are separated from each other by wall and floor assemblies not less than 1-hour resistance shall be submitted, in a manner acceptable to the Village of Palatine.
6. A building permit shall be obtained for any life safety or other building improvements, which require a building permit.

Mr. Hansen mad a motion to close the public hearing; seconded by Mr. Noonan. The motion was unanimously approved.

Discussion:

Mr. Fedota reviews Condition #4 and clarifies that the verbiage stating the smoke alarms required for units with multiple smoke alarms shall have them interconnected. Is there any interconnections since its two separate units?

Mr. Driscoll confirms that they are interconnected.

Mr. Fedota suggests the condition is clarified and re-worded to state that the interconnection is between the units.

Mr. Friedman reviews Condition #5 and asks for verification of the 1-hour resistance between units. Can the language be adjusted to state that "Improvements will be allowed to accommodate the 1-hour resistance requirements?"

Mr. Bettenhausen suggests that Condition #6 may address that request.

Mr. Kolososki states that the staircase should also be a 1-hour resistance. The wall between the staircase and first floor should also be fire rated.

Mr. Friedman explains that typically one layer of drywall on each side of stud is adequate for 1-hour rating.

Mr. Hansen asks Petitioner, Mr. Driscoll, if he can and will comply with the conditions?

Mr. Driscoll confirm that he can and will.

Mr. Dwyer requests that the Motion should include the clarification of the

conditions. He also requests to correct Exhibit #7 titled Village of Palatine Ordinance #O-32-97.

The Comprehensive Plan should be reviewed and state that this area should be zoned as Multi-Family.

There were no further questions. The public hearing was closed.

Mr. Fedota made a motion to approve Case #21-33 subject to Staff's conditions to approve the non-Conforming multi-family dwelling subject to six conditions with modification to Condition #5.

Condition #5 to be amended to add verbiage to allow owner the ability to retrofit property to meet building requirements to separate walls and floors for 1-hour fire rating and should apply to living spaces and stairwell walls. Seconded by Mr. Friedman.

Mr. Dwyer summarized that this request has met the standards, subject to conditions and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday June 21, 2021.

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

3. 828 W. Hillside Street

PUBLIC HEARING

828 W Hillside St. Case #20-70

Notice was published in the Daily Herald on 5/17/2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Plat of Survey
3. Plat of Subdivision
4. Engineering Plans
5. Public Notice

Sworn in Staff: Katie Rivard

Sworn in petitioner: Mr. Ronald Vik

Mr. Vik states their request is to subdivide into two parcels. The property is currently one single-family residence on one lot. The current lot is approximately 24,420 sq. ft. and would like to divide into two 92.5' lots.

Ms. Rivard states the lot would be rezoned from R-1 Single-Family to R-2 Single-Family. The Special Use is for the set back to go from the allowed 30' to 23' from the front of the property line. Building and lot coverage for proposed Lot 2 would meet Code. Ms. Rivard reviews the zoning of surrounding properties and notes that properties to the south and southwest have been rezoned to R-2 with lot sizes that generally range from 9,000-11,000 square feet. She also discusses recent developments in the area. Engineering plans are discussed and noted that 93 LF of storm sewer will be installed to connect to an existing catch basin located between 849 and 825 W. Glencoe Road. Sanitary would connect to existing on the south side of Hillside Street and water service will connect to existing water service on the north side of Hillside Street. Sidewalks would be constructed along the frontage of each lot and parkway trees would be planted according to code. Ms. Rivard also discussed the Village's residential drainage program and Mr. Dwyer corrects an address location on the submitted document from 125 W. Glencoe Street to 825 W. Glencoe Street.

Mr. Bettenhausen inquires whether the new sewer installation to the existing catch basin would be bored under the fence or would a section need to be removed.

Mr. Vic states that they would do whatever needs to be done to comply.

Cathy Anderson of 825 W. Glencoe Street sworn in.

Ms. Anderson states her concerns regarding the special request. Her main concern is flooding and the removal of any of her fencing for the installation of the sewer. She explains that the new properties that were recently built were built up and now they are low. The new sewage system is to address the flood issues but is unable to confirm if the solution is a working solution since we have not had enough rain to validate.

Mr. Dwyer stated the extension of the public sewers should address this issue and confirms that her concerns have been noted.

Mr. Hansen wonders how it might be resolved if the public sewer does not address the issue.

Mr. Noonan states that it would be determined by a Village Engineer.

Ms. Rivard moves to Staff Recommendations.

STAFF RECOMMENDATION:

While several of the immediately adjacent properties remain R-1 zoning with larger lots, the proposal is consistent with recent developments in the area. Additionally, the Subject Properties are located within Sub-Area "A", which recommends that new subdivisions be designed with lot sizes of at least 9,000 square feet for interior lots. With that being said, Staff recommends approval of the proposal, subject to the following conditions:

1. The development shall substantially conform to the Plat of Subdivision by Norman J. Toberman & Associates, LLC and the Engineering Plans by Norman J. Toberman & Associates, LLC, dated 2/12/2021 last revised 04/14/2021, except as such plans may be revised to conform to Village Codes and Ordinances.
2. A Public Improvement letter of credit or appropriate security deposit shall be submitted in a manner acceptable to the Village Engineer.
3. 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.
4. The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC.
5. A Subdivision Improvement Agreement shall be submitted.
6. Recording fees in the amount of \$300 shall be submitted.
7. The Final Engineering Plans and Final Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.

8. Cash-in-lieu of detention shall be submitted in a manner acceptable to the Village Engineer.
9. The existing shed on the proposed Lot 1 shall be removed.
10. A building permit for sanitary connection for proposed Lot 2 is required. The existing well can remain as is. A building permit is required for water connection.
11. The new home shall be sprinkled.
12. Water recapture fees shall be paid in a manner acceptable to the Village Engineer. This amount is subject to change up to the date of the Village Council approval.
13. Sanitary recapture fees shall be paid in a manner acceptable to the Village Engineer. This amount is subject to change up to the date of the Village Council approval.
14. Given the proximity to Quentin Road, a construction schedule and parking plan for contractors and material haulers shall be submitted in a manner acceptable to the Village of Palatine prior to the issuance of a building permit.

Mr. Dwyer made a motion to close the public hearing; seconded by Mr. Noonan. The motion was unanimously approved.

Discussion:

Mr. Kolososki states that the plans submitted from the design firm has an expiration date of 4/30/21 and should be updated prior to acceptance.

Mr. Hansen asks Mr. Vik if he can and will comply with the conditions.

Mr. Vick states that he will comply.

Mr. Friedman asks if the shed that is mentioned in Condition #9 will be removed and reinstalled.

Mr. Vic states that it will be disassembled only and disposed.

Mr. Dwyer confirms that Condition #11 is new and Ms. Rivard confirms that it is a new

building code for new construction.

Mr. Noonan made a motion to accept Case #20-70 with an amendment to Condition #11 to read: "New Home to have a Fire Suppression System" and remove "sprinkled"; 2nd by Mr. Friedman

Mr. Dwyer summarized that this request has met the standards, subject to conditions and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday June 21, 2021

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

IV. COMMUNICATIONS

The next Plan Commission hearing is Tuesday, June 15, and there are two items on the agenda.

V. ADJOURNMENT