

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 • APRIL 5, 2022

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. PUBLIC HEARING

1. 780 W. Dundee Road

Case Number 21-95

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on March 21st, 2021 and mailed to the owners of the surrounding properties.

The following petitioner’s exhibits were introduced:

1. Plat of Survey
2. Petition to Annex
3. PSUB Application
4. Plat of Annexation
5. Plat of Subdivision
6. Site Plan
7. Engineering Plans
8. Tree Preservation Plan
9. Stormwater Report
10. Public Notice

Sworn in Petitioner: Michael Xu and Josh Terpstra with Hager Engineering

Mr. Terpstra explains that he is the Civil Engineer and Land Surveyor for the project. Mr. Xu is the owner of the parcel. Mr. Xu is requesting to be annexed into the Village of Palatine and to sub-divide the parcel into four lots. The property will be zoned R-1 when annexed and the goal is to rezone to R-2 zoning district as part of the final subdivision process. The four lots are on the west side of North Haven Dr., utilities and driveway access would be provided through the

North Haven Dr. right of way. Each proposed lot has a driveway and each driveway would connect to North Haven Drive. North Haven drive right of way contains existing water and sanitary lines and the proposed lots would connect to the existing lines. He also discusses storm water management and states that the site is located in Cook County and is subject to the MWRD requirements and to the Village of Palatine requirements for storm water. A storm water management detention basin has been proposed at the SW corner of the development in the rear yard of lots one and two. The basin is designed to meet Palatine and MWRD requirements. He explains that the discharge would be through a storm pipe that connects to an existing sewer. He states that Mr. Xu is aware that permits from other relevant agencies such as IDOT, MWRD that would be required and subject to The Village of Palatine final engineering review. The plans have been designed to meet and conform to zoning codes of those agencies.

Mr. Friedman, referring to the Utilities Map, asks if there is any impact to the remaining parcels north of the development. He would like to clarify that there is nothing about the potential development of the remaining property that would influence the engineering or design of tonight's subject property and that they would remain separate solutions.

Ms. Bremanis states that the Planned Development was previously approved. Engineering looked at the neighboring properties and had no concerns. The properties have been sub-divided and zoned planned development for single family residential.

Mr. Fedota refers to the Future Land Use map and asks if the Planned Development space has been annexed into the Village.

Ms. Bremanis states it is annexed into the village.

Ms. Bremanis presents the Comprehensive Plan Future Land Use Map and states that it shows the area being called out for single family residential. She also presents the Plat of Survey and states all items in red have been demolished and there is one house and small walkway remaining. The Proposed Site plan shows that once the lots are divided and zoned R-2 they will meet or exceed all of the R-2 requirements. She provides a brief overlook of the existing conditions.

Resident - Pamela Wilkinson of 770 W Misty Dr is sworn in and states her concern regarding storm sewer, grading and water flowage.

Mr. Terpstra addresses the concern and refers to the Grading and Drainage Plans. He states that the elevation at the lot line to the west of the property is at elevation 790 and is proposing to cut down the slope to install the pond. The detention basin is down to 782 and this should solve any run off issues. They will now be 8' higher than the bottom of the detention basin and all runoff should go to the pond from the backyards.

STAFF RECOMMENDATION:

The annexation and preliminary plat subdivision is consistent with the

Comprehensive Plan and existing subdivision to the east. The application and submitted plans indicate the intention of ultimately rezoning the property to R-2 through the Final Subdivision process. The proposed lots would exceed the minimum required R-2 bulk and comply with all of the setback requirements and minimum required lot depth per the Subdivision Ordinance. Ms. Bremanis noted that a condition of to require cash in lieu of detention has been removed because detention has been provided. The proposed subdivision is also consistent with Marks Landing Subdivision (directly east). 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 Haeger Engineering dated 7/26/21 last revised 12/22/21 and attached hereto as Exhibit 'A' except as such plans may be revised to conform to Village Codes and Ordinances.
2. The final engineering plans, Haeger Engineering dated 7/26/21 last revised 12/22/2 and engineer's estimate of probable cost shall be revised in a manner acceptable to the Village Engineer
3. A Public Improvement letter of credit will be a required condition at Final Subdivision approval.
4. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) will be a required condition at Final Subdivision approval.
- ~~5. Cash in lieu of detention shall be paid at Final Subdivision approval and shall be submitted in a manner acceptable to the Village Engineer. The Petitioner is providing detention and this condition is not required.~~
5. The Final Plat of Annexation shall be submitted on Mylar with all required signatures and shall significantly conform to the Plat of Annexation prepared by Haeger Engineering and attached hereto.
6. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
7. Recording fees shall be a required condition of Final Subdivision approval
8. A construction management schedule (including a contactor parking plan and material hauling route plan) will be a required condition of Final Plat of Subdivision.
9. Extra agency permits will be required for the development and will also be a required condition of Final Plat of Subdivision. As a condition of Final Plat of Subdivision, if required by the Village,
10. HOA declarations shall be submitted in a manner acceptable to the Village Attorney, prior to the issuance of a building permit.

Ms. Williams made a motion to close the public hearing - 2nd by Mr. Noonan

DISCUSSION:

Mr. Fedota asks if because there is water detention on site will it necessitate an HOA.

Ms. Bremanis states that there is an HOA required at final subdivision approval.

Mr. Friedman clarifies and states that the HOA is for the shared storm water solution and not for the roadway. The roadway is a village road.

Ms. Bremanis confirms that the roadway is a village road.

Mr. Freidman states that there would not be a condition for sharing or any other amendments to another homeowner association relative to Haven Drive.

Ms. Bremanis confirms it is a public street.

Mr. Dwyer asks if there is any re-capture for the improvements on North Haven Ct.

Ms. Bremanis states none that she is aware of.

Mr. Fedota made a motion to approve subject to staff's 10 conditions;

Seconded by Mr. Noonan and unanimously approved.

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

III. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Nov 2, 2021 7:00 PM

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Rodney Bettenhausen, Plan Commissioner
AYES:	Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota

2. Plan Commission - Regular Meeting - Mar 15, 2022 7:00 PM

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Robert Kolososki, Plan Commissioner
AYES:	Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota

IV. COMMUNICATIONS

Algonquin Rd will go to Village Council this Monday April 11th

The next Plan Commission meeting will be on Tuesday April 19th.

V. ADJOURNMENT