



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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<http://www.palatine.il.us>

PLAN COMMISSION MINUTES • MARCH 5, 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	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: Mr. Ben Vyverberg and Ms. Katie Rivard

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Feb 19, 2019 7:00 PM

Ms. Williams made a motion to approve the minutes of February 19, 2019; seconded by Ms. Robins.

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

III. PUBLIC HEARING

1. 1150 W. Euclid Avenue - Lexington Lakes

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 18, 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. Engineering and Subdivision Plans

Sworn in petitioner: Mr. Tom Burney, Attorney for Petitioner, 40 Brink Street Crystal Lake, IL; Mr. Nate Wynsma, Vice President Acquisition and Planning Lexington Homes, 1731 N. Marcey Street Suite 200, Chicago, IL; Ms. Elke Anstadt, BSB Design; Mr. Luay Aboona, KLOA; Ms. Sharon Dickson, Landscape Architect, Dickson Design Studio; Mr. Bob Durkin, Representative for the property owner; Mr. Tim Burda, Engineer, Haeger Engineering

Mr. Burney stated they are seeking Preliminary Planned Development for 30 townhouses. He stated they are also asking for recommendation to amend the Comprehensive Plan designation from B for Business to R for Residential like the property to east.

Mr. Burney went through PowerPoint presentation. He stated they have gone through 3 different staff reviews and feel they have taken many of the suggestions and comments and incorporated them into the proposed plan. Mr. Burney pointed out this is the 3rd time this property has come before the board. He spoke to the other requests including Lexington in 2016 with a 36-unit plan and a memory care facility that were not well received and withdrawn. Mr. Burney spoke to the neighboring properties including Weber Stephens to the west who both the owner and the Village have tried to get them to buy the property with no success. He stated it is a 4.75 acre property that is not good for office research that is presently recommended for B zoning. He stated he can't imagine that the Village sees a commercial business located between Weber Stephens and Peregrine Lake Estates being a proper transition or adjacent land use. Mr. Burney stated they feel the proposed multi-family low-density use they is more appropriate. He stated they feel it is warranted that the Comprehensive Plan should be changed as the Peregrine Lake Estates property is.

Mr. Burney went through PowerPoint presentation slides:

He referred to the aerial to show neighboring properties including Peregrine Lake Estates to the east, the B-4 Weber Stephens property to the west, Harper College to the south and residential to the north.

Mr. Burney spoke to the Palatine zoning referring to the slide of the online zoning map. He explained the P zoning is unusual and aside from an amendment to the PUD nothing else can be built aside from Trace Labs.

Mr. Burney referred to the future land use plan slide showing the property as commercial expressing concern with the transition from residential. He pointed out the residential properties have slowly made their way west with this being the last property remaining.

Mr. Nate Wynsma - Lexington Homes

Mr. Wynsma stated Lexington Homes has a long history with Palatine constructing many developments including Lexington Chase, Lexington Hills and Lexington Oaks. He pointed out they were the previous owners of Concord Homes, which built Concord Mills and Claridge Estates. Mr. Wynsma stated they have a long term investment in Palatine since they own the Kennedy Corporate Center.

Mr. Wynsma went through the PowerPoint referring to the aerial to show location being at Euclid and Roselle. He spoke to the current conditions having a 27,000 sq. ft. building and a parking lot and drive aisles surrounding the building. He stated it shares a traffic signalized intersection with Harper College to the south.

Mr. Wynsma referred to the site plan slide explaining the proposed use is for 30 townhomes configured in 7 buildings. He stated the end units are "mastered down" units which are larger and the interior being mastered up 2 stories.

Mr. Wynsma spoke to the auto turn exhibit developed during their engineering process to accommodate emergency vehicles. He explained it has been revised a few times and had a meeting with the Fire Marshal to ensure the exhibit met the standards.

Mr. Wynsma spoke to the Village Code for driveways referring to the slide to show the proposed driveways of 18 feet wide and 20 feet deep. He referred to the slide to show the table of 146 parking spaces provided including 60 garage spaces, 60 spaces in the driveways, 13 on-street spaces and 13 guest spaces. Mr. Wynsma referred to the proximity plan view slide to show the relationship between Buildings 2, 3 and 4 that back up to Peregrine Lake Estates. He spoke to the setbacks of the decks and patios referring to the Proximity Elevation View slide.

Mr. Wynsma stated the style of architecture is modern farmhouse and the elevations are unique to the Lexington Lakes and have been designed specifically for this project. He spoke to the architectural details including natural stone wainscot continuously on all four sides, enhanced gable ends, darker earth tones of stone and roof shingles, complimentary siding materials and colors to accentuate, oil rubbed bronzed windows with matching gutters and downspouts.

Mr. Wynsma spoke to staffs' suggestions and how they addressed them. He stated the same elements were carried around to the rear referring to the slide to show how they created courtyards for interior units. Mr. Wynsma spoke to the homes layouts and the ranch elevations on the end units. He stated there are 2 basic standard open concept floor plans including the Master Up Unit 830, which is a middle unit, Unit 740 which is the end unit side entry with foyer. He stated Chicago is a basement market but trend has moved away from wanting bedrooms in basement. Mr. Wynsma spoke to the square footage and pricing explaining the Interior "Master Up" plans will be approx. 2,000 sq. ft. and will be priced at \$460,000 -500,000 and the end units will be larger at 2300 sq. ft. above grade priced between \$520,000-550,000. He stated there are currently a few units for sale in Peregrine Lake Estates priced from \$369,000-600,000. Mr. Wynsma spoke to the neighboring properties being sold for the high \$500's - \$600,000. Mr. Wynsma explained this development is targeting the maintenance-free community as well as age targeted with the "Mastered Down" end unit. He spoke to examples of similar premium age targeted new construction communities including Ayershire at Hicks and Dundee which are 1,400 sq. ft. ranch units that are starting at \$375,000. He stated another similar development is Brentwood in Barrington where the "Mastered Down" plan is \$500,000 and also has a modern farmhouse style.

Mr. Wynsma explained their desire is to offer townhome community that is complimentary to Peregrine Lake Estates in scale, density, materials and price points. He referred to the slides of existing conditions of surrounding communities and design element comparisons between Peregrine Lake Estates and Lexington Lakes.

Mr. Kolososki asked what the board and batten material.
Mr. Wynsma explained it is a maintenance-free vinyl material.

Mr. Hansen asked how that compares to the neighbors.
Mr. Wynsma stated it is the same. He explained the difference between the treatments is their side elevations have no wood wrap around the windows on the side and the rear and no masonry on the rear.

Luay Aboona - KLOA

Mr. Aboona stated they did a traffic study looking at the impact of the proposed townhomes. He stated the site is served by a signalized intersection which lines up to the Harper College campus access road. He stated this provides a controlled and safe access. Mr. Aboona stated they looked at the impact on the intersection and compared the traffic of the proposed 30 townhomes and the previous use on the site. He stated they looked at the weekday morning and evening peak hours. He stated there is a heavy volume of left turns going into the college campus which has an extended green time. Mr. Aboona spoke to the concentrated traffic related to the college campus. He stated the previous site generated 60 trips during peak hours compared to 15-20 for the proposed site. He stated it is his conclusion this development will have a positive impact on

traffic in the area and the signalized intersection will continue to operate adequately.

Ms. Robins asked if there is enough turn around for delivery trucks on the south side.

Mr. Aboona explained they could use the driveways to turn around and come back out.

Ms. Sharon Dickson - Landscape Architect - Dickson Design Studio

Ms. Dickson spoke to the proposed landscaping referring to the landscape architecture slides. She stated there will be a storm water detention basin located at the north end of the site that will be planted with native forb and grasses and will be maintained and monitored by the HOA. Ms. Dickson spoke of the foundation plantings which consist of a mixture of trees and shrubs, ornamental grasses and perennials that were chosen to compliment the building architecture and offer four seasons of interest. She stated on the interior units there is a 6-foot high fence panel to separate the patios. Ms. Dickson explained there is landscape packages offered for both the interior and the rear end units. She explained their main focus is the buffer along the east border and along Euclid Avenue, which will include trees preserved along with new trees implemented. Ms. Dickson stated along with substantial landscaping along Euclid Avenue there will be a 6-foot solid vinyl privacy fence as well as the entrance monument which consists of stone, limestone coping and an etched panel. She stated the sign measures approximately 5 feet tall and 15 feet long.

Mr. Kolososki asked about the limestone type material for the sign.

Ms. Dickson explained there is a coping cap on top and a double coping on the end piers. She further explained it is a concrete product that is cast to look like a limestone which is also found on the base.

Chairman Dwyer asked what the plan is for the existing trees.

Ms. Dickson explained they have a tree preservation and removal plan. She further explained the trees they look to preserve are along the property borders. She stated they are working out plans with their civil engineer to determine if the trees can be preserved.

Chairman Dwyer asked if any of the trees on the interior will be preserved.

Ms. Dickson answered no.

Mr. Hansen pointed out they are removing 92% so it's more of a tree removal plan.

Ms. Dickson explained the tree preservation and removal plan are overlaid on the same plan.

Mr. Tom Burney asked to add the PowerPoint and the book of documents as additional exhibits.

Chairman Dwyer entered the Presentation PowerPoint as Exhibit #21 and the booklet as Exhibit #22.

Bob Durkin - Representative for the property owner

Mr. Durkin stated the property has been on the market for approximately 4 years and they have exhausted every effort to find a present conforming use. He stated they have spoken to Weber Stephens numerous times but there was no interest. Mr. Durkin stated this is the 3rd time this property has been before the board but this is the first time ownership has spoken. He stated they feel like they should be on the record to explain their economic loss and express their hope to get this project considered. He spoke to the past proposals including a contract with Lexington Homes a number of years back which was withdrawn around the time they were speaking to Weber Stephens. He spoke to the contract with Pathways for a memory loss and assisted living facility which had ambulatory issues that were unresolvable so they withdrew. Mr. Durkin stated they spoke to the Village after that and around November 16, 2017 they received a letter from Mr. Reid Otteson. Mr. Durkin read the letter into record. He stated when they received that letter they felt this next step was appropriate and would strongly appreciate strong consideration for this project.

Mr. Burney stated that concludes the formal presentation.

Sworn in staff: Mr. Ben Vyverberg and Ms. Katie Rivard

Ms. Rivard gave a brief overview of the proposal explaining the subject property is just under 5 acres and is the former NTS building. She stated the Petitioner is requesting a Preliminary Planned Development for a 30-unit townhome development. She explained property was zoned Planned Development for Fluke Manufacturing in August 1984 later acquired by Trace Labs in 2015. Ms. Rivard stated National Testing Systems took over but has since relocated and ceased operations.

Ms. Rivard went through the PowerPoint slides including the existing conditions. She referred to the site plan slide explaining they are proposing 30 units with 7 buildings total and 28-foot wide streets. She spoke to the proposed available parking, which totals to 4.9 spaces per unit. Ms. Rivard went through the architectural plan slides pointing out the peak height is 32 feet compared to the maximum height in the R-3 which is 50 feet and the maximum in R-2 is 35 feet. Peregrine Lake Estates' buildings are approximately 35 feet high. She referred to the Proximity Proposed slides to show the existing building setback is approximately 100 feet from the property line and the proposed townhomes would be setback 30 feet while Peregrine Lake Estates is at 27 feet.

Ms. Rivard spoke to the parking totaling 146 spaces referring to the Parking Exhibit slide.

She spoke to the Engineering and how the services exist and how they will tie into those. She stated the property grades south to north towards the Peregrine Lake detention basin. She pointed out there is a detention basin toward the north end of the property along with a 50 foot wetland buffer. Ms. Rivard stated

maintenance of the basin will be the responsibility of the HOA and all utilities only serve the development. She spoke to the retaining walls referring to the engineering slides to show location.

Ms. Rivard spoke to the Tree Preservation Plan explaining 92% of the trees will be removed referring to the slide to show the proposed removed and preserved trees. She spoke to the proposed fence and monuments showing the location on the landscape plan slide. Ms. Rivard stated 9 parkway trees are required while they are proposing 8 along with an existing tree as well.

Mr. Hansen asked about last bullet point on packet page and whether the directional wording is correct.

Ms. Rivard answered it should have been the eastern property line.

Mr. Kolososki asked if Fire has the same concern on response time as they did with the assisted living project.

Mr. Vyverberg explained the same concerns with the assisted living were not present with the proposed townhomes.

Chairman Dwyer asked the Petitioner whether it will be Lexington Lake or Lexington Lakes pointing out the slide shows the monument reading Lexington Lake.

Mr. Wynsma stated it will be Lexington Lakes. He clarified the fence sits 1 foot inside the south property line and will stop 1 foot short of the east property line.

Mr. Bettenhausen asked if the street parking will it be striped and assigned for specific locations.

Mr. Wynsma state he is not sure but believe it will be marked no parking on one side and if the Village requires it will be striped.

Mr. Bettenhausen pointed out there are 4 potential locations where a fire truck can potentially hit a parked car when comparing the proposed parking exhibit to the auto turn exhibit for fire trucks.

Mr. Wynsma stated they will overlay them both and do them together.

Sworn in Mr. Kevin Hedrich, 1064 N. Bogey Lane, Palatine, IL

Mr. Hedrich stated his unit backs up directly to the east property line and has questions about water control and drainage. He expressed concern with the elevation and how it appears to significantly drop toward the east property line. He stated currently when there is a lot of rain it is already an issue with water puddling.

Mr. Wynsma referred to the proximity slide and parking exhibit slide to show grade. He explained how it slopes away to a swale and comes back up to the property so any drainage off back would flow into a swale and come back into property and drains from south to the north.

Mr. Hedrich asked if it will be a hard swale or landscape only

Mr. Wynsma stated landscape only

Mr. Hansen asked if the swale is existing or building
Mr. Wynsma answered they would be building as part of their grading plan.

Sworn in Ms. Darcy Hedrich, 1064 N. Bogey Lane, Palatine, IL

Ms. Hedrich asked about snow removal. She stated they have issues with it and expressed concern if they put between the buildings it may cause a problem when it melts.

Mr. Wynsma explained the plan for the HOA for snow removal referring to the parking exhibit slide to show the area at the end of the will be used as well as the entrance. He stated the majority will go in the northeast corner or the islands and along the west property line. Mr. Wynsma stated they will identify in the maintenance plan as part of their declaration. He explained in the worst conditions typically the snow would be hauled away off site.

Ms. Hedrich pointed out their emergency exit and asked where the proposed site's emergency exit is located.

Mr. Wynsma stated they don't have an emergency exit. He stated they have spoken to Cook County DOT who did not indicate they want it to connect in anyway so they are able to mound snow at the end of the area.

Ms. Hedrich expressed concerned with traffic stating the traffic is terrible near the entrance at Bogey Lane due to traffic at Harper College. She stated currently she has to use Trace's parking lot to turn around.

Chairman Dwyer pointed out the difference in the proposed development is the signalized intersection which will allow people to get in and out.

Ms. Hedrich asked what the Village will do to help her development.

Chairman Dwyer asked if Euclid Avenue is a county or state road.

Mr. Vyverberg answered it is under the control of the Cook County Highway Department.

Chairman Dwyer explained to Ms. Hedrich that Cook County would have to be petitioned to make that intersection signalized and whoever requests it will have to pay for it.

Sworn in Ms. Patricia Loftus, 1029 W. Bogey Lane, Palatine, IL

Ms. Loftus asked if Lexington Homes has built this style of property anywhere else that they can go look at. She expressed concern that the cottage style may be a short-term trend and how that will affect Peregrine Lake Estates. She asked why Peregrine Lake Estates was required to have a second exit but this proposal does not require it.

Chairman Dwyer explained Peregrine Lake Estates property is parallel to Euclid Avenue so there are entrances on both ends but with this proposal there is no street on the opposite end.

Ms. Loftus clarified Peregrine Lake Estates was required to have a second entrance but Lexington Lakes does not.

Chairman Dwyer answered yes because it is not possible because there is no street at the far end.

Ms. Loftus asked what the proposed square footage per unit would be.

Chairman Dwyer stated it said approx. 2,000 sq. ft. for most of the units and 2,300 sq. ft. for some of the end units.

Ms. Loftus expressed concern with snow removal stating she doesn't see them taking it offsite.

Chairman Dwyer stated the Petitioner can answer but it is up to the HOA.

Ms. Loftus stated she is a real estate agent and understands a lot of the HOA processes but does not believe they will have trucks take the snow offsite. She spoke to the traffic at Harper College that occurs at all hours and expressed concern with the impact this development's traffic will cause to Peregrine Lake Estates. Ms. Loftus asked if there will be a berm or fence to differentiate the 2 developments. She asked during construction what the builder will do to alleviate any issues with keeping the neighborhood clean. Ms. Loftus asked if the fire and police service is adequate to handle 30 more units.

Mr. Vyverberg stated during staff review snow removal was discussed and as part of the Planned Development, if approved, will be required to submit declarations acceptable by the Village Attorney. He stated several developments downtown are required as part of their HOA that they have to truck the snow offsite. Mr. Vyverberg stated the Fire Department did not have the same concern as with the memory care proposal.

Ms. Loftus pointed out the Village has stated they would like to see this development to be a design congruent to Peregrine Lake Estates and she doesn't believe cottage is congruent and wondering if they can come up with another plan.

Mr. Vyverberg addressed the question on maintenance and cleanliness during the construction process explaining there is a site development permit that is required should this use be approved with various street sweeping requirements and under continuous inspection throughout the process. He further explained there are codes and ordinances in place to make sure the site is maintained during the construction process not to the detriment of the surrounding properties.

Mr. Wynsma stated these townhomes were designed specifically for Lexington Lakes so they have not built them anywhere else. He stated if someone wanted to see quality of materials they have a community they are just finishing in Arlington Heights called Lexington Towne.

Mr. Hansen asked if the site is identified for the residents to see.

Mr. Wynsma answered yes stating you can't miss it being the only new construction in the area.

Mr. Wynsma spoke to the architecture style and its popularity. He stated he thinks it is timeless because of the scale of it.

Mr. Wynsma addressed the square footage question explaining they are 2,000 sq. ft. for interior units and 2,300 sq. ft. on end unit "Master Down" plans.

Mr. Wynsma pointed out snow removal was addressed by staff.

Mr. Wynsma spoke to traffic comments stating they have a unique situation with the signalized intersection. He stated though it does nothing to help reduce traffic coming to and from Weber Stephens or Harper College for the rest of the community it lessens the impact of anything that would be developed here. Mr. Wynsma pointed out the traffic study shows that the current use would generate more daily traffic than the proposed development.

Mr. Wynsma spoke to the architectural elements of the rear of the buildings helping with the adjoining property line. He spoke to the setbacks being between 30-48 feet and pointed out they have no above grade structures other than landscaping.

Sworn in Ms. April Anderson, 1062 W. Bogey Lane, Palatine, IL

Ms. Anderson asked when the swale goes in to help with drainage during construction.

Mr. Wynsma stated the first steps during construction would be clearing the lot including the building and parking lot. He further explained once the site is cleared the first step is masquerading, which is when they cut and fill with clay and the drainage swales would be cut in within the first 30 days of construction. Mr. Wynsma pointed out even before all this an erosion control fence would be installed at the property line. Mr. Wynsma stated the swale would be cut first. He spoke to the standards in place typically require that in the land development process even before development starts they would be required to blanket or seed where turf becomes established within the swale area. Mr. Wynsma explained that is a permit process under the Village of Palatine as well as Cook County and MWRD standards.

Ms. Anderson clarified it would be 30 days.

Mr. Wynsma explained the first 30 days would be the masquerading. He stated in the first 90 days you will see erosion control and turf. He stated that is assuming they are there this year.

Ms. Anderson pointed out the stone looks lovely but low, which would be covered

by landscaping. She expressed concern that it will be a subdivision that is primarily siding.

Mr. Wynsma stated the stone will be prominent especially on sides and rear. He stated nothing would grow high enough to cover the stone.

Ms. Anderson clarified there is very little landscaping along sides and back.

Mr. Wynsma clarified what he meant was they were more low growth perennials.

Ms. Anderson asked if they were building the entire subdivision and then sell or building them as they sell them.

Mr. Wynsma stated they will build a model building first and would start 2 buildings right away and then pre-sell units. He further explained once they sell 2-3 units in a building they would start construction.

Ms. Anderson asked if the model will be the building closer to Euclid Avenue.

Mr. Wynsma stated it is unknown yet. He explained they don't typically like to build models that back to roads but in this case the back of the building with lights on it will look pretty good. He stated Building #1 would most likely be the model and Building #2 would be the first building built. Mr. Wynsma stated they would like to complete the marketing window so the monument would go in first and all of Euclid Avenue finished as quickly as possible. He stated they continue to talk to Cook County DOT about the large parkway between the existing sidewalk and the back of curb and get their approval plant more trees. He further explained this requires a permit from Cook County DOT to do so.

Sworn in Mr. Bill Cortz, 1060 W. Bogey Lane, Palatine, IL

Mr. Cortz expressed concern with the water drainage and the construction noise factor. He asked if anything will be done with the light at Euclid Avenue to get the trucks out in a timely fashion. He recommended using the wetland area to create a parking lot to push snow removal that would drain into the wetland area.

Chairman Dwyer pointed out the negative to that is when snow is picked up it would contain oil and salt from the road you don't want that in the wetland.

Mr. Cortz pointed out with the wetlands there are a lot of wildlife and the gable look may be breeding ground for nests. He asked if they would consider eliminating from that standpoint.

Mr. Wynsma asked staff about the hours of operation per the noise ordinance.

Ms. Rivard explained the hours are Monday-Saturday 7am-8pm and Sunday 12-8pm.

Mr. Wynsma stated Cook County will not alter the timing of the signals. He pointed out the area between Buildings #4 and 5 would probably be the primary area to plow snow. He would not want to create parking there but the green space would be a primary location to store snow. Mr. Wynsma agreed the gable

ends and the birds is a good point and will be addressed in the maintenance plan.

Sworn in Mr. Tony Bach, 1025 W. Bogey Lane, Palatine, IL

Mr. Bach asked about the emergency entrance on Bogey Lane and why they do not require one.

Chairman Dwyer explained the Village would love to have an emergency exit but it is not feasible.

Discussion ensued on secondary entrance requirements.

Mr. Vyverberg stated staff would be happy to follow up with the residents but explained as a requirement of Peregrine Lake Estates West they were required to have an emergency exit onto Bogey Lane. He further explained in this instance as the direction from Fire Prevention when reviewed it wasn't something that was contemplated or required.

Mr. Burney thanked the board for their time and the staff for their ideas through the 5 month process. He pointed out they did not take all of the staff's recommendations principally on the front made up of masonry because they wanted to do something different and modern. He pointed out the Village Manager's suggestions spoke to density, height and quality and the proposal presented shows the density and height are both less than Peregrine Lake Estates and the level of detail especially on the rear of the units is remarkable. Mr. Burney stated he believes they have met all the standards of a Planned Development and asked for the recommendation that the Comprehensive Plan should be comprehensively planned like the property to the east.

Chairman Dwyer asked if the preliminary plans were reviewed by the Village Engineer.

Mr. Vyverberg explained they were preliminarily review by the Village Engineer and anything not listed as a suggested condition by staff has been deemed to be acceptable. He further explained there is a MWRD required 50-foot wetland buffer which the petitioner is proposing to slightly encroach upon and that is a decision that will be made by MWRD.

Staff Recommendation:

Mr. Vyverberg stated when looking at the planned development purpose, staff focused on Section 13.02(e) "the notion to consider the quality of design and construction, commensurate with other developments within the Village". He referred to the aerial map slide to show the proximity of the subject property directly adjacent to Peregrine Lake Estates West and Peregrine Lake Estates East. Mr. Vyverberg spoke to the architectural comparisons related to the difference in the amount of masonry between the proposed development and the Peregrine Lake Estates properties. Mr. Vyverberg expressed concern with the distribution and locations of the on-street parking spaces within the site. He

spoke to staff's concern with driveway depth. Mr. Vyverberg stated the property is zoned Planned Development pointing out the Future Land Use Map and the consideration from the 2011 Comprehensive Plan focuses on a continued business use. He stated the Village Attorney, Patrick Brankin, can speak to some of the questions raised in the petitioner's representative's memo regarding the Future Land Use Map and the consideration before the board.

Sworn in Mr. Patrick Brankin, Village Attorney

Mr. Brankin spoke to the mentioned Comprehensive Plan Amendment. He explained as a general matter the Village does not consider Comprehensive Plan amendments on a lot-by-lot basis. He stated as it relates to the proposed case on packet page 55 the amendment requested to be considered at the time of rezoning to the R-3 PUD. Mr. Brankin explained rezoning does not take place until the final review so that question is not before the board at this time but may come before the board after the preliminary is reviewed by Village Council. He suggested the board confine their recommendations to the purpose of the Planned Development in Section 13.02 and the standards of the Preliminary Planned Development in Section 13.03.

Mr. Burney pointed out one of staff's concerns was that the development is not consistent with the Comprehensive Plan. He asked that it be on record that they have attempted to demonstrate the business recommendation is not entitled to the weight that you would normally accord a Comprehensive Plan recommendation. He stated he is stuck because on one hand there is a staff concern on the Comprehensive Plan consistency and on the other the Village Attorney is telling them they cannot ask for it to be changed.

Mr. Brankin stated that is not what he is saying clarifying the request is premature so is not before the board at this time.

Chairman Dwyer asked if it would be appropriate for the board to ask for a recommendation on whether the future land use be changed.

Mr. Brankin answered no explaining that would come later in the process depending on the action that comes from the Village Council.

Mr. Vyverberg continued the staff recommendation explaining the Future Land Use Map recommends a continued commercial/business use for this property. Given the recent acquisition of the adjacent Schneider Electric property by Weber Stephens, continued investment in the institutional uses to the south at Harper College, acquisition and development of the property at the northwest corner of Roselle Road and Algonquin Road, Staff does not support any change to the Comprehensive Plan. While the proposal is similar in density and setbacks of Peregrine Lake Estates, the architectural elements are not. Also, there are other outstanding items previously identified, which remain. Therefore, Staff recommends denial of the proposal. If the Plan Commissions recommends approval of the proposal, Staff recommends the following conditions:

1. The Preliminary Planned Development shall substantially conform to the Engineering plans prepared by Haeger Engineering dated January 28, 2019, the Architectural plans prepared by BSB Design, dated January 23, 2019, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Plat of Subdivision shall be revised to include the MWRD maintenance requirements language for the detention/volume control and shall be revised in a manner acceptable to the Village Engineer.
3. The Engineer's Estimate of Cost shall be submitted in a manner acceptable to the Village Engineer and in compliance with the Code.
4. The Final Landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning. This shall include additional unit/foundation plantings and additional landscaping on the east side of the property as well as extending the proposed fence along the eastern property line to provide sufficient screening for Peregrine Lake Estates West.
5. A Final Tree Preservation plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
6. The Final Auto-Turn Exhibit shall be revised in a manner acceptable to the Fire Marshal.
7. The required letters of credit and recording fees shall be submitted in a manner acceptable to the Director of Planning and Zoning.
8. MWRD, IDOT, and IEPA permits will be required.
9. In conjunction with the final Planned Development application process, the Petitioner shall submit construction management plan and schedule in a manner acceptable to the Village of Palatine.
10. A final fencing plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
11. The existing lift station (1200 S. Patrick Lane) shall be evaluated to determine if there is sufficient capacity for the proposed development.
12. The maintenance of the detention basin and volume control shall be the responsibility of the Homeowner's Association. As all of the site utilities serve only the development. All maintenance shall be the responsibility of the HOA and shall be documented in the homeowner documents accordingly. This shall remain a condition of Final Planned Development approval.
13. The HOA shall be responsible for maintaining and annually inspecting and testing the private fire hydrants. This shall remain a condition of Final Planned Development approval.

Chairman Dwyer clarified Condition #11 meant if capacity is not sufficient it would have to be taken care of at the expense of the Petitioner.

Mr. Vyverberg answered that is correct stating that is what was discussed with the Village Engineer.

Chairman Dwyer recommended adding those exact words to be clear. Chairman Dwyer pointed out Peregrine Lake will inevitably be Peregrine Marsh because it is filling with silt. He stated since it is visible from many units there should be an added acknowledgment from any future purchasers. Chairman Dwyer asked if that could be added as Condition #14.

Mr. Vyverberg stated staff has no objection if the board would like to add that condition.

Mr. Bettenhausen pointed out Condition #8 should include a Cook County permit.

Mr. Hansen asked if any part of the presentation has indicated staff to change their recommendation.

Mr. Vyverberg stated he has not been able to read in detail anything submitted this evening but the content of the presentation has not led staff to change their recommendation.

Mr. Hansen asked Mr. Burney if the client is prepared to cooperate with staffs' conditions.

Mr. Burney answered yes.

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

DISCUSSION:

Chairman Dwyer pointed out the change in the Comprehensive Plan is outside of the board's purview. He stated the request should be looked at as if the land is zoned for residential property and then to decide if it fits in with the adjoining properties. Chairman Dwyer stated the snow removal concern was addressed by staff and the traffic studies have shown that the proposed developments' traffic would be less than a business use. He stated staff has real concerns about parking and whether it blends in with the adjoining neighbors.

Mr. Kolososki stated the use of materials is so different that they don't complement each other. He stated if the stone in front was extended upwards to beginning of the second floor level it would be more consistent to the development to the east. He spoke to the traffic concerns and how if cars were parked on street a fire truck may run them over. Mr. Kolososki pointed out the townhomes to the east made a mistake packing in as many townhomes in a small area as possible so it looks very congested. He stated the original proposal at 36 was too much and this is still a little too much in terms of density.

Ms. Robins expressed concern with the dead end road.

Mr. Hansen asked if the concern with the road would be as an emergency exit or a regular exit that would not be lighted.

Ms. Robins answered both pointing out even though the area is residential there will be delivery trucks that will now have to back out or use residents' driveways. She pointed out the Fire Department was concerned with the last proposal not only on adequate service but also response time and that has not been addressed. She pointed out the purchasers should be aware of this.

Discussion ensued on fire concerns.

Chairman Dwyer asked staff if there is any consideration on adding a fire station at Harper College.

Mr. Vyverberg stated he is aware that there have been discussions but is not aware of anything happening imminently on that.

Chairman Dwyer agreed with Mr. Kolososki on the differences between Peregrine Lake Estates and this community

Chairman Dwyer suggested if the motion is made recommending approval it should include the 14 conditions or if recommended denial to add phrasing to include "if it receives Village Council Approval the following 14 conditions apply".

Ms. Williams made a motion to deny but if approved by Village Council the 14 conditions shall apply; seconded by Mr. Bettenhausen.

Mr. Dwyer summarized that this request has not met the standards and was unanimously denied by a vote of 7-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on April 8, 2019.

RESULT:	RECOMMEND TO DENY [UNANIMOUS]
MOVER:	Teri Williams, Plan Commissioner
SECONDER:	Rodney Bettenhausen, Plan Commissioner
AYES:	Hansen, Dwyer, Robins, Williams, Friedman, Bettenhausen, Kolososki
ABSENT:	Noonan, Fedota

IV. COMMUNICATIONS

V. ADJOURNMENT