



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 • MARCH 1, 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	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	Present	

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jan 18, 2022 7:00 PM

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

III. PUBLIC HEARING

1. Final Planned Development - Carraig Subdivision - 274 and 286 W. Michigan Avenue

Ms. Williams motion to open the Public Hearing, seconded by Mr. Fedota. Unanimously approved.

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 14th, 2022 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Letter to Reinstate
2. Proposed Development Description
3. Civil Engineering Plans
4. Site Color Plan
5. Representational Elevations
6. Final Planned Development
7. Rhee Objection Email
8. Abate Objection Email
9. Public Notice

Sworn in Petitioners:

Mr. Willie Cronin, Blackwater Valley Development

Mr. John Green - Groundwork Ltd., 351 W Dundee Rd, Buffalo Grove, IL - Architect, Planner & Engineer, representing Willie Cronin

Mr. Green states the request before the Plan Commission is to reinstate the approved request from 2017, which expired in 2020. The request would construct 6 new single family homes and complete the roadway section that connects Carraig Subdivision and the Arcadia Subdivisions.

Mr. Green presented the plans and explained the proposed development. The site would be zoned to R1B and the lots sizes exceed the minimum plan sizes for R1B. He provides details to each of the drawing plans and clarifies the utility plans. The utility plans remain the same as previously submitted.

Mr. Green refers to the Paving Plan and points out the access to the retention area and states that there is access between lots 3 and 4 for maintenance access for the Village.

The grading is being matched to the Arcadia. There are a couple of overflow issues, but it is addressed and cleaned up to channel where it's supposed to go in the storm sewer system

Landscaping will be provided along the streetscapes at Michigan Ave and Prestwick drive and also around the retention facility.

The plat of Subdivision remains the same and they will be doing exactly as what was previously planned.

Mr. Kolososki asks if the 10' side yard setbacks are being handled differently. Mr. Green states that all side yard requirements will be met and there are no changes as the plans reference 10 feet, but compliance with the required R-1 B setbacks.

Mr. Bettenhausen asks why there are 2 grading plans.

Mr. Green states that originally the Arcadia East subdivision was not in place and 2 plans were developed in case they developed first. The plan that is in the packet is the plan that will be used for the development.

Mr. Bettenhausen questions Lot 2 grading plan and questions the overflow route. He states that it looks as if some of the water would flow to the adjacent property.

Mr. Green states that there will be a small swell and it would not be an issue.

Mr. Kolososki inquires if the project would happen this year if the plan is approved. He wonders if there any way to speed up the demolition of the existing houses.

Mr. Green states it is their intention to begin construction this year. Demolition can't begin until the MWRD modifications permit is issued, which can take 3-4 months

Chairman Dwyer asks why the MWRD permit would delay demolition of the existing structures.

Mr. Dwyer asks Mr. Vyverberg to clarify.

Mr. Vyverberg clarifies the MWRD process and that it is his understanding that an MWRD permit is not required to demolish the structures and restore the grade. He will confirm this with the Village Engineer.

Chairman Dwyer states that the condition of the lots and states that the lots are overgrown and the buildings are in poor condition. The demolition should begin ASAP.

Mr. Green states that the site will be marketed once it is reinstated and reestablished. He points out that there is also dead trees that will be addressed.

Chairman Dwyer addresses Mr. Vyverberg and states that maybe it can be added as a condition.

Mr. Vyverberg states that they still need to meet the minimum residential property maintenance, while waiting for the site development permit.

Mr. Dwyer states that the property can be inspected and determine if it conforms to the residential requirements and request it be cleaned up if not.

Mr. Vyverberg also addresses the dead trees on the property and states that the Public Works department and the arborist have already been out to inspect. The Petitioner is aware of the ongoing issues regarding the landscaping and the matter is in the adjudication process.

Mr. Fedota questions the limitation of the detention.

Mr. Green states the site has been designed to handle all of the detention on site.

He explains that the Village is reviewing the Arcadia West detention basin capacity to determine if it is sufficient to include Carraig. The Petitioner has not submitted detention calculations, which will be reviewed as part of the analysis.

Mr. Friedman has a question regarding the construction and the unique

arrangements of the parcels coming off Michigan Ave. He asks if the earth work can happen within the North to South existing property that is part of this project or will there be heavy earth moving equipment going up and down the streets.

Mr. Green states that work would be done on the site.

Mr. Vyverberg states the summary captures the previous circumstances and the proposed plan. He explains that this was part of the Michigan Avenue Sub Area plan approved back in 2007. The plans comply with all of the zoning standards and the engineering plans were conditionally approved, subject to proposed conditions.

Chairman Dwyer addresses the 2 objector emails and explains that these have been covered and the petitioner is aware that the lots need to meet the residential standards.

Mr. Vyverberg confirms this is being addressed.

STAFF RECOMMENDATION:

The proposed subdivision was previously approved in 2017 and complies with the Michigan Avenue Sub Area Plan recommendations of the Michigan Avenue Sub-Area. The infrastructure and roadway improvements will align the surrounding subdivisions and complete the residential redevelopment on the north side of W. Michigan Avenue. Therefore, Staff recommends approval of the Final Planned Development, subject to the following conditions:

1. **The development shall substantially conform to the engineering plans prepared by Groundwork LTD dated 10/03/16 and last revised 01/20/17 except as such plans may be changed to conform to Village Codes and Regulations.**
2. **All future residences shall follow the Village's R-1B zoning standards.**
3. **No privacy fencing shall be permitted abutting the detention basin or the access easement to the detention basin. All fencing shall be of an open wrought iron style fencing in these areas.**
4. **A Homeowners Association shall be created for the maintenance of the detention outlot and the access easement. It shall include conditions related to the fencing restrictions noted in this recommendation and maintenance of the landscape plan attached to the engineering plans. It shall also include a requirement to perform a maintenance inspection for the detention outlot the earlier of every 5 years or at an interval required by MWRD. The HOA Declarations shall be submitted in a manner acceptable to the Village Attorney. The HOA Declarations must be approved by the Village Attorney prior to the recording of the Plat of Subdivision or the issuance of any permits.**
5. **The final engineering plans shall be revised in a manner acceptable to the Village Engineer. If it is determined that the basin at Arcadia West is sufficient for the needs of the neighborhood, conditions 3 and 4 could be stricken.**

6. A Planned Development letter of credit in amount of \$60,000 (\$10,000 per lot, per Article 14 of the Zoning Ordinance) shall be submitted.
7. A Public Improvement letter of credit in the amount of \$385,983.40 (or other Village Engineer approved amount based upon any accepted changes to the EEOC) shall be submitted in a manner acceptable to the Village Engineer.
8. Review fees, based upon the finally accepted EEOC shall be submitted in a manner acceptable to the Village Engineer shall be submitted.
9. A construction traffic management plan shall be submitted in a manner acceptable to the Directors of Public Works and Planning and Zoning. This traffic management plan shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, prior to the completion of Prestwick Street. A component of this plan shall also include an initial notification, by standard mail, to the residents on the south side of W. Michigan Avenue (263, 271, 285, 301, 325, 335, 351, and 357) once the initial site development schedule is known.
11. MWRD, NPDES, and IEPA permits shall be submitted.

Ms. Williams motioned to close the public hearing; seconded by Mr. Koloski. Unanimously approved.

DISCUSSION:

Mr. Fedota states that the conditions extensively require engineering plan requirements and questions why there are no landscaping or photometric conditions.

Mr. Vyverberg states that the parkway trees are within the engineering plans and the landscaping plan for the detention basin are addressed with the MWRD permit.

Mr. Friedman requests clarification for fencing plans on the subject parcel and refers to the clause that any fencing facing the retention basin would be open wrought iron fencing. Would the clause effect existing properties.

Mr. Vyverberg states the condition is only for the subject properties

Mr. Friedman asks if the clause for safety.

Mr. Vyverberg states it is more about maintaining the free-flowing stormwater to the detention basin.

Mr. Fedota asks if the wrought iron fencing is part of the HOA requirements.

Mr. Vyverberg indicated that the condition is for Lots 1-4 for only the Subject Property.

Mr. Friedman notes that existing fences are board on board privacy fencing.

Mr. Dwyer states that when the Arcadia was developed the basin was not identified and therefore fencing was not addressed.

Mr. Fedota motioned to approve the Carraig Subdivision Final Planned

Development; seconded by Mr. Bettenhausen. Unanimously approved.
Mr. Dwyer asked when this item will tentatively be reviewed by the Community and Economic Development Committee.
Mr. Vyverberg indicates that it is tentatively scheduled for the March 7th meeting.

Communications:

**There will be a meeting on 3/15/22 for the LPC Algonquin property.
The revised minutes will be addressed at the end of the 3/15/22 meeting.**

IV. COMMUNICATIONS

V. ADJOURNMENT