



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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PLAN COMMISSION MINUTES • FEBRUARY 19, 2020

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 - Dec 17, 2019 7:00 PM

Mr. Fedota made a motion to approve the minutes of December 17, 2019; seconded by Mr. Friedman.

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

III. PUBLIC HEARING

1. Text amendments to Article 3 – Rules and Definitions – Section 3.02 Specific Definitions; Article 4 – Section 4.02 Separability; 4.12 – Erosion and sedimentation control ordinance and 4.13; Article 6 – 6.03 (Fences) (c) business districts; Article 10 - Residential Districts – Sections 10.02 (c), 10.03 (c), 10.04 (c), 10.05 (c), 10.06 (c), 10.07 and 10.07 (c) – Special Uses in residential districts; and, Article 11 – Business Districts – Sections 11.03, 11.05, and 11.06 – Permitted and Special Uses in the B-2, B-4 (Special Uses only), and B-5 business districts, and Article 14 – Administration – Section 14.06 Amendments.

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 3, 2020 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Section 11- Business Districts proposed language amendment
3. Zoning Ordinance- proposed text amendment language

Sworn in petitioner/staff: Ms. Katie Rivard

Ms. Rivard stated staff is proposing some minor amendments to Appendix A of the Zoning Ordinance. She gave a brief overview of the rules and definitions changes to Section 3.02 on the definition of Administrator.

Mr. Fedota asked if the term Director of Planning and Zoning should be capitalized.

Ms. Rivard agreed with Mr. Fedota.

Ms. Rivard gave a brief overview of the changes on the definition for hospitals since currently there is no definition.

Mr. Dwyer agreed with the definition being that is uses the State of Illinois definition.

Mr. Friedman asked if staff did any research to verify if the State of Illinois has a single designation for what a hospital is or if they have multiple categories.

Ms. Rivard stated she is unsure and would look into it.

Mr. Bettenhausen stated Webster's dictionary definition is almost the same.

Mr. Noonan asked if a hospital needs to have overnight lodging.

Discussion on requirements of a hospital.

Mr. Dwyer stated it is up to the State of Illinois to determine what is required of a hospital and pointed out this definition follows what the State puts into place.

Ms. Rivard stated the definition was amended from the initial packet.

Discussion on State of Illinois definition.

Ms. Rivard gave a brief overview of amendments to Articles 4 & 14 proposing the language change from President to Mayor and Board of Trustees to Village Council because the terminology is outdated.

Ms. Rivard gave a brief overview of amendments to Article 6 for fences in business districts.

Mr. Kolososki asked about the definition of Administrator.

Ms. Rivard explained it was in the first slide explaining the Administrator is defined as the Director of Planning and Zoning

Mr. Dwyer suggested eliminating the comment after yards in the second to last line.

Mr. Friedman asked if the use of the word approximate instead of adjacent or adjoining was meant to imply it is open to interpretation.

Ms. Rivard answered yes explaining each use would be different requiring a different amount of screening based on use.

Mr. Friedman corrected grammar on the word insure is for insurance should be ensure.

Ms. Rivard gave brief overview of amendments to Articles 10 & 11 regarding hospitals as Special Uses in Residential, B-2 and B-5 districts.

Ms. Rivard gave a brief overview of amendment to Article 11 recommending that hotels, motels and lodging houses are Special Uses in the B-2 and B-5 districts.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendments to Article 3 (3.02 Rules and Definitions), Article 4 (4.02 - Separability and 4.13), Article 6 (Section 6.03 c - fences in business districts), Article 10 (Sections 10.02, 10.03, 10.04, 10.05, 10.06, 10.07), Article 11 (Sections 11.03, 11.05, and 11.06 - Permitted and Special Uses in the B-2 and B-5 districts) and Special Uses in the B-4 district, and Article 14 - Administration (Section 14.06).

Mr. Hansen made a motion to close the public hearing seconded by Pat.

Mr. Fedota asked if the term sanitarium was eliminated.

Ms. Rivard explained the proposed amendment recommends removing both hospitals and sanitariums from the Special Use list from Residential and B-2 districts, and then added into the B-4 district. She explained staff is working through a series of text amendments stating there may be additional definitions that may need to be added.

Mr. Fedota suggested striking the word completely because it was used in the late 50's and that care would be provided in a long term hospital.

Discussion on sanitariums.

Mr. Fedota made a motion to recommend approval of the proposed text amendments seconded by Mr. Hansen

**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
March 2, 2020**

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

IV. COMMUNICATIONS

Ms. Rivard stated the next meeting would be Tuesday, March 3rd.

V. ADJOURNMENT