VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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PLAN COMMISSION

MINUTES ● FEBRUARY 19, 2019

Village Hall - Council Chambers | **Regular Meeting** | **7:00 PM**

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Conrad Hansen	Plan Commissioner	Absent	
Dennis Dwyer	Chairman	Present	
Jane Robins	Plan Commissioner	Present	
Patrick Noonan	Plan Commissioner	Present	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Absent	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Absent	
Stephen Fedota	Plan Commissioner	Absent	

Staff present: Mr. Ben Vyverberg, Ms. Katie Rivard and Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jan 15, 2019 7:00 PM

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

III. PUBLIC HEARING

1. Vacant Lot North of 1240 W. Winnetka Street

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 4, 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. Topographical Survey
5. Boundary Survey
6. Plat of Subdivision
7. Engineering Plans
8. Lot 2 Architectural Plans
9. ORD# 0-004-13- 1240 W Winnetka Rezoning
10. Current Zoning Map
11. Comprehensive Plan Future Land Use Map

Sworn in Petitioner: Mr. Bill Deal, Petitioner, 1122 N. Grove Avenue, Palatine, IL and Mr. Dave Coons, neighbor, 1240 N. Winnetka Street, Palatine, IL
Mr. Deal stated it is simple with the lots being larger than the zoning calls for. He explained it will be a 2-lot subdivision.

Sworn in Staff: Mr. Ben Vyverberg, Ms. Katie Rivard and Ms. Lyn Bremanis

Ms. Rivard gave a brief overview of the request explaining the subject property is a little over a half acre and is vacant and unimproved. She stated the Petitioner is requesting to rezone and subdivide into 2 lots. She stated the property was annexed in 2001. Ms. Rivard explained when properties are annexed they are automatically zoned R-1. She stated in 2013 the property to south was rezoned to R-2 which brought it into compliance.
Ms. Rivard explained the requested subdivision will allow for 2 new single family homes and both lots meet the R-2 setback and bulk standards. She spoke to the plans for Lot 2 being for a single story home approximately 2,000 sq. ft. in size referring to the elevation slide. Ms. Rivard referred to the Engineering Plans slide explaining they are proposing a new storm sewer along the frontage that would continue along the northern property line continuing towards the existing detention basin. She stated there will be new water service tied into the existing at the frontage of the property and sanitary would be tied into the existing across the street. Ms. Rivard stated both sidewalks and parkway tree are proposed. She referred to the zoning map showing the surrounding area zoning and spoke to the northwest sub area plan. She referred to the Future Land Use Map pointing out that it calls for single-family surrounding the property. Ms. Rivard referred to

the slide to show elevations and existing conditions.

Mr. Coons stated Mr. Deal went over the plans with him and the neighbor to the north. He stated they are copasetic with the fact that Mr. Deal has been sensitive to their requests and concerns on drainage. Mr. Coons stated his one issue is with the proposed sidewalk. He requested that Mr. Deal be allowed a waiver to not install the sidewalk expressing concern with location, safety, and aesthetics.

Chairman Dwyer stated the Village is adamant about sidewalks. He stated he has seen them where it looks weird when they are first installed but 20 years later the sidewalks are finished. He asked Staff if cash-in-lieu would be acceptable.
Ms. Rivard stated the Village is trying to get away from cash-in-lieu but can further review with the Village Engineer.

Chairman Dwyer stated he thinks further development of area will not be done for a number of years.
Mr. Coons spoke to the cost differential of installing the sidewalks versus cash-in-lieu. He restated his request for a waiver pointing out the lack of sidewalks throughout including in front of the Sikh Temple.

Mr. Bettenhausen spoke to the grading plan for Lot 2 and asked if it would be possible to replace the open end with a yard inlet.
Mr. Deal explained the issue with that spot is the grade to the south. He stated there is a low area on the east side of the house and have to maintain a drainage point there and from the proposed garage to the street so they end up with a culvert pipe. He stated they could put a yard drain in but they would still have a depressed area to collect water.

Mr. Bettenhausen stated the location of the open end seems like it would create a nuisance for the homeowner.
Mr. Deal stated open end culvert pipes are everywhere in rural areas.

Mr. Bettenhausen stated they are usually located in the ditch in the right of way not in the middle of the yard.
Mr. Deal explained it is graded to drain to the front ditch area.

Mr. Bettenhausen pointed out the lot width and depth on the site plan does not match survey.
Mr. Deal stated that is an error explaining the survey is correct.

Mr. Bettenhausen pointed out the setbacks need to be reduced as well.
Mr. Deal agreed.

STAFF RECOMMENDATIONS:
The proposed zoning classification would be consistent with the development patterns of properties already constructed to the east and south, and to the comprehensive plan's development recommendations for the surrounding

properties (with the exception of the Sikh Temple). Therefore, Staff recommends approval of the proposal, subject to the following conditions:

1. The development shall substantially conform to the Engineering plans prepared by Manhard Consulting dated 12/13/2018, the architectural plans prepared by James H. Deal Architect, last revised 07/16/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. A Public Improvement letter of credit for 115% of the full amount of the engineer's estimate of probable cost of such public improvements shall be submitted to ensure the completion of the required public improvements in a manner acceptable to the Village Engineer.
3. Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Director of Planning and Zoning.
4. Recording fees in the amount of $300 shall be submitted.
5. Cash-in-lieu of detention shall be submitted in the amount of $5,907.02.
6. The Final Engineer Plans and Engineer's Cost Estimate, if necessary, shall be revised in a manner acceptable to the Village Engineer.
7. The Final Plat of Resubdivision shall significantly conform to the Plat of Resudivision prepared by Murry and Moody, Ltd. and attached hereto.
8. The Final Plat of Resubdivision shall be submitted on Mylar with all required signatures, in a manner acceptable to the Village Engineer.
9. The anti-monotony code shall apply.
10. The Petitioner shall submit a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney.

Chairman Dwyer asked the Petitioner if the conditions are acceptable.
Mr. Deal answered yes.

Chairman Dwyer asked if cash-in-lieu would be acceptable.
Mr. Deal stated that would cost more and eliminating the sidewalk would be great.
Chairman Dwyer stated there is no chance they would eliminate.
Mr. Deal stated cash-in-lieu would not be a deal breaker.

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

DISCUSSION:
Mr. Noonan stated it is straightforward except for the sidewalks.

Chairman Dwyer stated it is a bad place for a sidewalk.

Discussion on cash-in-lieu.

Mr. Noonan made motion to approve with an added 11th condition requiring cash-in-lieu of sidewalks; seconded by Mr. Bettenhausen.

Mr. Dwyer summarized that this request has met the standards and was approved unanimously by a vote of 5-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on March 4, 2019.

Mr. Deal asked if it would be possible to push sidewalks closer to street.
Chairman Dwyer explained his concern is with the small area of sidewalk explaining his preference is to wait and see how things develop. He explained the cash-in-lieu would allow the Village the money to put sidewalks when time is appropriate.

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

2. 1140 E. Northwest Highway

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 4, 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. Business Plan
6. Architectural Plans
7. Onsite Civil Plans
8. Offsite Civil Plans
9. JOURNEYS Renderings
10. ORD# 0-141-01- Journeys existing Special Use

Sworn in petitioner: Ms. Beth Nabors & Mr. John Kenney
Mr. Kenney gave a brief overview of the request explaining they want to keep the existing services on the first floor. He stated the second floor is an opportunity to increase the security for their clients to keep the most disadvantaged as well as family groups in otherwise offsite PADS locations. He referred to the floor plan slides to show layout of 2nd and 3rd floors. He explained the 3rd floor is affordable apartments for those who are able to pay rent and eventually move on to market rate apartments.

Ms. Bremanis gave an overview explaining they are currently in operation and plan on continuing those services on the first floor. She referred to the surrounding zoning map explaining they are currently B2 but are requesting to be part of a Planned Development. She referred to the site plan slide that shows proposed parking and the new building. Ms. Bremanis went through the slides including the utility plan, storm sewer, grading plans, elevations and floor plans. She spoke to the variation they are requesting to allow the parking spaces to be 18.5 ft. instead of the required19 ft. Ms. Bremanis explained part of the conditions is to have a cross access agreement with the property to the west to allow for emergency vehicles the ability to turn around. She stated they will meet all MWRD and IDOT permits as required.

Ms. Robins asked when they plan on beginning demolition.
Mr. Kenney explained there are three different options which include leaving the building in place while construction which has some safety issues for clientele and employees. He stated another option was to setup temporary trailers to allow clients to still come to same location and the 3rd option is for an offsite temporary location. Mr. Kenney explained the pros and cons for each option, which includes issues with MWRD permit if building is left in place.

Ms. Robins asked how long to get up and running once building is demolished.
Mr. Kenney explained the building is 100% precast concrete so they anticipate a quick construction timeline. He stated approximately 12 months but may be able to shorten down to 9 months.

Mr. Bettenhausen asked if based on other locations if 3 part time security staff works well.
Mr. Kenney asked if he is referring to the second floor.
Mr. Bettenhausen clarified it says 3 part time staff mobile throughout the building.
Ms. Nabors explained currently there is no security at any of the PADS sites rather run by volunteers that are between 55-80 years age range. She further explained the security at this site is critical because they are taking on the population that are difficult at the scattered sites including mental health issues, outbursts in middle of night, and survivors of domestic violence. Ms. Nabors stated this will allow the satellite locations to assist more people that just need a brief moment in a shelter.

Mr. Bettenhausen asked if the amount of staff planned will be adequate
Ms. Nabors answered yes explaining they will be staging the full time staff as well to allow 24 hour staffing

STAFF RECOMMENDATIONS:

Journeys has been in operation since 2000 at the current location. The Petitioner is requesting to construct a new 3-story building that would maintain the current operations on the 1st floor and add both an overflow PADS site on the 2nd floor and transitional apartments on the 3rd floor. Staff does not have any concerns with the proposed site or engineering plans for the building and proposed parking lot. The first floor services have been in operation for 19 years, while the introduction to the PADS (overnight stays) and transitional housing are new uses to the site.

The Police and Fire Departments have reviewed the proposed site and operations' plans and made technical recommendations therein. The Petitioner has agreed comply with these recommendations. While Staff does not anticipate any specific issues based upon the proposal, the introduction of the new function is ultimately a policy issue for the Village Council to review. Therefore, Staff recommends Action at the Discretion of the Plan Commission. If the Plan Commission recommends approval, Staff recommends the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Jacob and Hefner Associates dated 8/7/18 last revised 10/23/2018, Offsite Plans dated 12/13/18 last revised 1/22/19 and the architectural plans prepared by HKM Architects dated 10/23/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Planned Development to operate a shelter and supportive housing is granted solely to Journeys | The Road Home, further described in the business and operations' plan.

3. The final operations' and security plan shall be revised in a manner acceptable to the Police Chief and Village Attorney.
4. A Cross Access Agreement shall be submitted between the 1136 and 1140 E. Northwest Highway and in a manner acceptable to the Director of Fire Prevention and Village Attorney.
5. A parking management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and shall include tenant parking restrictions, sufficient enough to manage the parking provided for this project.
6. Any change in the ownership or operating entities shall require Village Council review and approval.
7. The residential use component shall participate in the Village's Crime Free Multi-Housing Program.
8. A Plat of Easement Dedication, shall extend along the proposed offsite proposed sanitary sewer (as proposed) and shall be submitted on Mylar in a manner acceptable to the Director of Planning and Zoning, Village Engineer, and Village Attorney.
9. A Plat of Consolidation shall be submitted on Mylar in a manner acceptable to the Director of Planning and Zoning and Village Attorney.
10. A Public Improvement letter of credit for 115% of the full amount of the engineer's estimate of probable cost of such public improvements shall be submitted to ensure the completion of the required public improvements in a manner acceptable to the Village Engineer.
11. Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.
12. A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
13. Recording fees in the amount of $300 shall be submitted.
14. The final landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
15. The final engineering plans, including the photometric plan shall be submitted in a manner acceptable to the Village of Palatine.
16. Staff will conduct a 6-month review of the use and, if deemed necessary, Staff may recommend to Village Council additional conditions of approval.
17. MWRD and IDOT permits shall be submitted in a manner acceptable to the Village Engineer. With regard to the IDOT permit and the final access location determination made by IDOT, any changes affecting the site plan, which maintain substantial conformance to the subject engineering plans, may be reviewed directly by the Village Council.
18. A construction management plan shall be submitted in a manner acceptable to the Directors of Public Works, Planning and Zoning, and Community Services. This plan shall outline the proposed construction schedule and contractor parking areas during the construction process.
19. In conjunction with the construction management plan, Journeys shall submit an

operations' plan identifying the specific demolition schedule for the existing building and an operations' plan for how and where the existing services and uses will be provided and how the parking will be managed during this time period. This plan should also identify the schedule for any consolidation of concurrent uses into the Subject Property, so that Staff can review and assess the capacity at this location during this time. Depending upon the final contents of this plan, additional Village review, including another Special Use or parking Variation, and approvals may be required. This plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Attorney.

Chairman Dwyer asked the petitioner if they have seen staff's conditions and if they are acceptable.

Mr. Kenney answered yes.

Ms. Robins made a motion to close the public hearing; seconded by Mr. Noonan.

DISCUSSION:

Ms. Robins stated she has no concerns pointing out they have taken great care in planning to make it something that serves the community. She stated she has been there to volunteer many times and it is needed. Ms. Robins stated her only concern was with the amount of time it would take to get demolished and built but they have addressed those concerns and seem to be doing what is best for their clientele.

Chairman Dwyer pointed out one of conditions is they need to identify the interim plan.

Mr. Noonan made motion to approve subject staff's conditions; Seconded by Mr. Bettenhausen.

Mr. Dwyer summarized that this request has met the standards and was approved unanimously by a vote of 5-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on March 11, 2019.

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

IV. COMMUNICATIONS

V. ADJOURNMENT