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

AGENDA ● SEPTEMBER 5, 2018

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

I. CALL TO ORDER

II. APPROVAL OF MINUTES

A. Staff is completing the review of the August 21, 2018 Plan Commission minutes. These meeting minutes will be reviewed at the 9/18/18 Plan Commission meeting.

III. PUBLIC HEARING

1. Michigan Avenue Plum Grove Sub-Area Plan - Benton Street / Gilbert Road Expansion

IV. COMMUNICATIONS

V. ADJOURNMENT

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 09/05/18 07:00 PM

CASE STAFF STATEMENT (ID # 4754)

Michigan Avenue Plum Grove Sub-Area Plan - Benton Street / Gilbert Road Expansion

The Michigan Avenue Plum Grove Road Sub-Area Plan was initially presented at the May 15th Plan Commission hearing. At the hearing, property owners on the west side of Benton Street (directly adjacent to the sub-area) gave testimony and expressed an interest in being included in the sub-area. The Sub Area Plan was adopted by the Village Council at the June 4th Village Council meeting. As part of that approval, the Village Council also recommended a review of the expansion of the sub-area to include the properties to the east along Benton Street. In addition the initial Michigan Avenue Plum Grove Road Sub-Area plan, Staff expanded the analysis to include properties along Benton Street and Gilbert Road. In addition to the required Public Notice, Staff sent a courtesy notice to the additional properties to be included in this area.

CASE NUMBER: 18-33

PETITIONER: Village of Palatine

LOCATION: ***Adopted Sub Area -*** Plum Grove Road Michigan Avenue area generally bounded by Gilbert Road (north), Brockway Street (west), Plum Grove Road (properties fronting on the west and east sides of Plum Grove Road), and the properties fronting on W. Michigan Avenue (south) in this area.

Benton Street / Gilbert Road area generally bounded by Gilbert Road (north) and Michigan Avenue (south).

PROPOSAL: ***Proposed expansion area -*** Plum Grove Road Michigan Avenue Sub-Area Plan, including the Benton Street / Gilbert Road expansion analysis

ZONING AND LAND USE: ***Proposed expansion area -*** R-1A and R-2 Single-Family Residential Districts

SURROUNDING CONDITIONS:

North:	R-2 Single Family Residential
South:	Planned Development (Student's Pride and Ryal Estates Sub of Lot 3)
East:	R-2 Single Family Residential (Conrad Novak and Buican Subdivision)

West:	R-1 (Palatine Estates)

COMPREHENSIVE PLAN: Single-Family Residential (current and proposed)

BACKGROUND:

The adopted Michigan Avenue Plum Grove Road Sub Area was developed in response to has inquiries and concept plans regarding the development potential in that area. The expanded area was reviewed through additional direction from the Plan Commission and Village Council. To that end, Staff reviewed the recent development patterns and bulk standards of the surrounding area with the intent to expand the adopted sub-area plan.

ANALYSIS:

Current Conditions and Characteristics of the Proposed expanded Sub-Area:

- The Benton Street / Gilbert Road expansion area is comprised of 12 parcels for a total of approximately 6.5 acres (283,389 square feet). These parcels vary in size, but the average lot size 23,617 square feet. The average lot width is 103 feet and the average lot depth is 238 feet.
- Each parcel is improved with single-family residential structures, as well as the surrounding properties. In addition, many of the properties already have significant landscaping and existing sidewalks.
- Within the proposed expansion area, the parcels are zoned R-1A (lots facing Benton Street) or R-2 (lots facing Gilbert Road). Unlike the Plum Grove Road Michigan Avenue area, the zoning within this area is generally consistent.

History: Past Development Patterns:

- All of the parcels in the Benton Street / Gilbert Road expansion were annexed prior to 2000. The 2 parcels facing Gilbert Road on the west side of Benton Street are known as Nancy's Subdivision, which was subdivided in 1977. The 2 parcels facing Gilbert Road on the east side of Benton Street are known as Shirley's Subdivision, which was subdivided in 1986.

Potential Engineering Challenges:

- The Village Engineer has reviewed the Benton Street / Gilbert Road expansion area and identified the following potential engineering challenges:
    - There is no storm sewer along this entire 600 block of Benton Street.

Therefore, storm sewer would have to brought down Benton Street and the water main would need to be looped/extended north on Benton Street to service the area.

- There are 3 parcels located in the local flood hazard (638, 644, and 658 S. Benton Street). Any fill in the floodplain would require Special Use review and the necessary compensatory storage to offset said fill. Storm water detention would be required (cash-in-lieu would not be permitted). Engineering plans addressing the necessary storm water detention requirements would a required component of any contemplated subdivision in the future.
- There are sidewalks existing at the northwest and northeast corners of Benton Street and Michigan Avenue; however, only 1 parcel within the area has a sidewalk. Therefore, sidewalks would have to be installed.

Discussion Points:

- The parcels within the Benton Street / Gilbert Road expansion area vary in size. The lots facing Benton Street range between lot sizes of 22,000 sq. ft. to 31,000 sq. ft. with most having a lot width of 100' but also a few that are only 75'. The lots facing Gilbert Road are much smaller with lots sizes of approximately 14,500 square feet. The lot depths are at least half of the depth or more than the lots facing Benton Street.
- The Benton Road / Gilbert expansion area, unlike the parcels along Plum Grove Road, is bordered on the south by recent subdivisions such as Student's Pride Resubdivision (2009) and Ryal Estates Subdivision (2000). Additionally, the 4 lots facing Gilbert Road were subdivided in 1977 and 1985.

RECOMMENDATIONS:

It is Staff's recommendation that any future development of the expanded Sub-Area maintains single-family residential uses. Staff believes this is not only consistent with the surrounding properties and future comprehensive plan for this area, but it will not negatively affect nearby property owners or property values. Furthermore, rezoning from R-1A to R-2 is also consistent with recent development setback and bulk standards, which are the most common and least restrictive of the single-family districts, beginning in the early 2000's. Therefore, Staff recommends the Sub-Area is further expanded to include these properties and the future zoning recommendation remains single-family residential with the following guidelines:

1. All parcels within the Sub-Area should be developed under the Village's R-2 zoning standards. This includes the following standards for all new proposed subdivisions:

    a. Minimum 75' lot width for interior lots and 85' for corner lots.

    b. Minimum 9,000 square feet for interior lots and 10,000 square feet for corner lots.

    c. Variations for rear and front yard setbacks and lot depths could be appropriate if the R-2 standards for lot width and lot size are met. This may be more common for corner lots and cul-de-sac developments.

    d. Cul-de-sacs and new street systems should comply with the minimum standards of the Subdivision and Site Development Ordinance (Appendix B of the Village Code).

    e. Integrated road system, where possible.

    f. Widening of sub-standard streets, when necessary and where feasible.

    g. Tree preservation, where possible.

h. Completion of sidewalk networks in compliance with the Subdivision Ordinance requirements.

ATTACHMENTS:

- Benton Street Gilbert Road Expansion Area
- Public Notice - expanded Sub Area

Attachment: Benton Street Gilbert Road Expansion Area (Plum Grove Road Michigan Avenue Sub-Area

Michigan Avenue / Plum Grove Road Sub-Area

Benton Street / Gilbert Road Expansion Area Review and Analysis

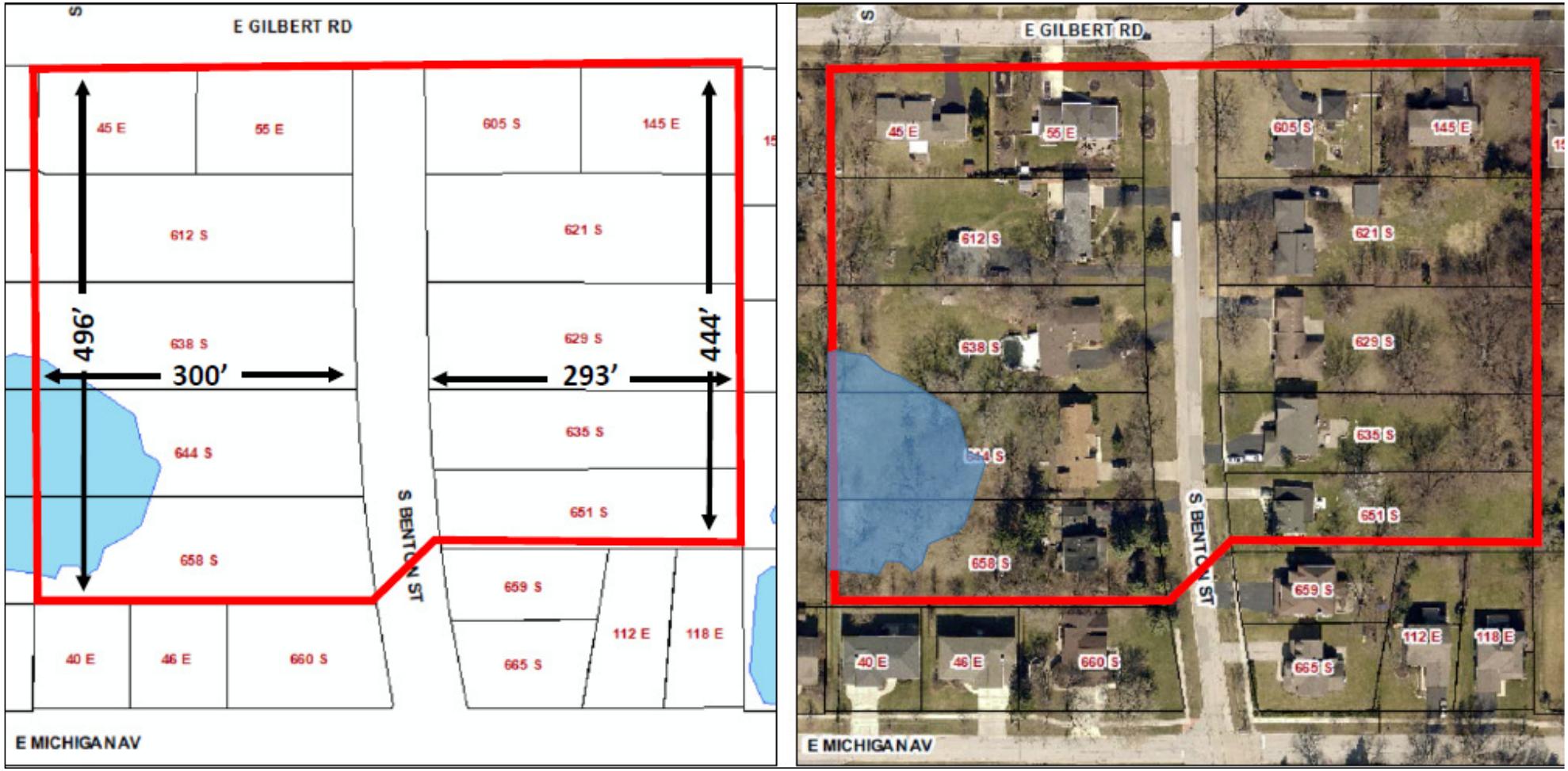
Benton Street/Gilbert Road Area: Current Conditions and Characteristics

- Area:
  - 12 lots – 283,389 square feet – 6.5 acres
- Currently improved with single-family residential structures
- Average lot size is 23,616.5 square feet
  - Smallest lot is 14,504 square feet and the largest lots area 31,200 square feet
- Average lot width of 103 feet; Average lot depths of 238 feet
- The 8 parcels facing Benton Street are zoned R-1A and the 4 parcels facing Gilbert Road are zoned R-2.

Attachment: Benton Street Gilbert Road Expansion Area (Plum Grove Road Michigan Avenue Sub-Area

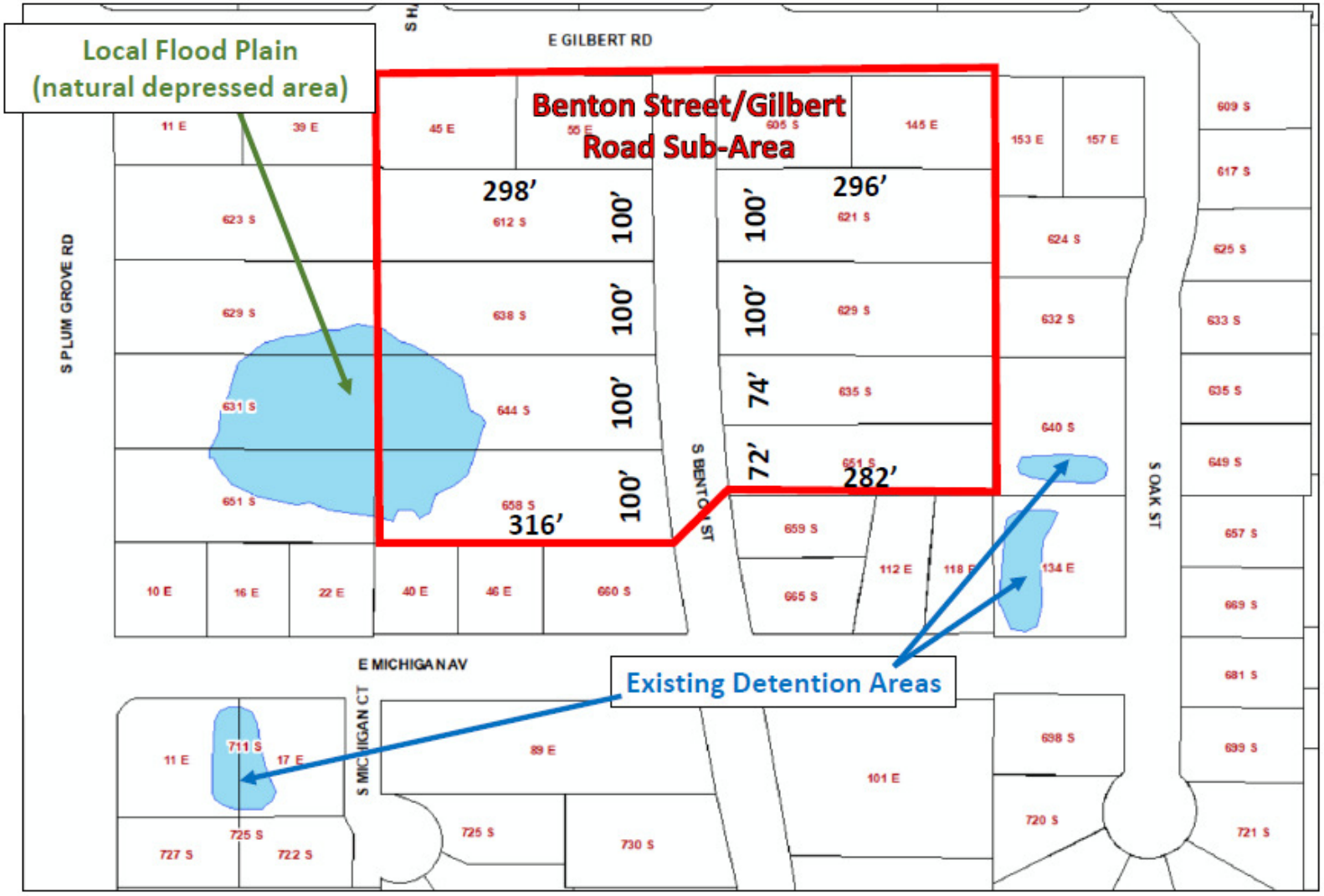
Review Area – Aerial Map

Benton Street / Gilbert Road Expansion Area – Aerial Map



Attachment: Benton Street Gilbert Road Expansion Area (Plum Grove Road Michigan Avenue Sub-Area

Benton Street / Gilbert Road Expansion Area – Aerial Map



Attachment: Benton Street Gilbert Road Expansion Area (Plum Grove Road Michigan Avenue Sub-Area

PUBLIC NOTICE
A Sub Area Plan Amendment and Public Hearing and presentation will be held before the Village of Palatine Plan Commission on Wednesday, September 5, 2018, at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
A review of the Plum Grove Road Michigan Avenue area generally bounded by Gilbert Road (north), Brockway Street (west), Plum Grove Road (properties fronting on the west and east sides of Plum Grove Road), and the properties fronting on W. Michigan Avenue (south) in this area. This presentation will review an expansion of the boundaries of the Michigan Avenue Plum Grove Road boundaries for inclusion of additional properties and the residential development patterns and bulk standards in the area, with recommendations for future development standards for consideration. Additionally, this review will include an analysis of the Benton/Gilbert area, as requested and recommended by the Plan Commission and Village Council.
The above petition has been filed by the Village of Palatine and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 18-33
VILLAGE OF PALATINE
Dennis Dwyer
Chair - Plan Commission
DATED: This 20th day of August, 2018
Published in Daily Herald
August 21, 2018 (4507565)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin,Antioch,Arlington Heights,Aurora,North Aurora,Bannockburn, Barrington,Barrington Hills,Lake Barrington,North Barrington,South Barrington,Bartlett,Batavia,Buffalo Grove,Burlington,Campton Hills, Carpentersville,Cary,Crystal Lake,Deerfield,Deer Park,Des Plaines,Elburn, East Dundee,Elgin,South Elgin,Elk Grove Village,Fox Lake, Fox River Grove,Franklin Park,Geneva,Gilberts,Glenview,Grayslake, Green Oaks,Gurnee,Hainesville,Hampshire,Hanover Park,Hawthorn Woods, Highland Park,Highwood,Hoffman Estates,Huntley,Inverness,Island Lake, Kildeer,Lake Bluff,Lake Forest,Lake in the Hills,Lake Villa,Lake Zurich, Libertyville,Lincolnshire,Lindenhurst,Long Grove,Melrose Park,Montgomery, Morton Grove,Mt.Prospect,Mundelein,Niles,Northbrook,Northfield,Northlake Palatine,Park Ridge,Prospect Heights,River Grove,Riverwoods, Rolling Meadows,Rosemont,Round Lake,Round Lake Beach,Round Lake Heights,Round Lake Park,Schaumburg,Schiller Park,Sleepy Hollow, St. Charles,Streamwood,Sugar Grove,Third Lake,Tower Lakes,Vernon Hills, Volo,Wadsworth,Wauconda,Waukegan,West Dundee,Wheeling,Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published August 21, 2018 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raetzman
Authorized Agent

Control # 4507565

Attachment: Public Notice - expanded Sub Area (Plum Grove Road Michigan Avenue Sub-Area Plan - Benton Street/Gilbert Road Expansion)