



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 • JUNE 16, 2020

Village Hall - Council Chambers

Regular Meeting

7:00 PM

Note: The June 16, 2020, the Plan Commission meeting will take place in the Village Council Chambers (located at 200 E. Wood Street). The meeting will also be broadcast live on Comcast Channel 6 and streamed live through the Village's 'Agenda & Minutes' section of our website (www.palatine.il.us). Village Hall will be open for any member of the public that would like to provide comment or testimony regarding an agenda item at the meeting, while still adhering to the Governor's Executive Orders. If a member of the public cannot access the meeting through one of the above means, please contact the Department of Planning and Zoning at (847-359-9046) by no later than 3 PM on Tuesday, June 16th to be provided with a call in code.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Mar 3, 2020 7:00 PM

III. PUBLIC HEARING

1. Vacant Lot North of 724 S. Plum Grove Road

Planned Development Amendment to the Old World Planned Development to allow for the development of 1 new single-family home on W. Michigan Avenue

Preliminary and Final Plat of Subdivision to permit a 1-lot single-family residential subdivision (1-lot fronting on W. Michigan Avenue)

2. 288 W. Aldridge Avenue

Preliminary and Final Plat of Subdivision for new 2-lot single-family subdivision

Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential

Special Use to permit the filling in of land in floodplain

Special Use to permit a side yard setback of 8.5 feet instead of the minimum required 10 feet for Lot 1

Special Use to permit a rear yard setback of 30 feet instead of the minimum required 40 feet for Lot 1

IV. COMMUNICATIONS

V. ADJOURNMENT



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PLAN COMMISSION MINUTES • MARCH 3, 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	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	

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Feb 19, 2020 7:00 PM - **Accepted**

Ms. Williams made a motion to approve the minutes of the February 19, 2020 meeting; seconded by Mr. Kolososki.

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

Minutes Acceptance: Minutes of Mar 3, 2020 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 7 N. Northwest Highway, 25-35 N. Northwest Highway, 406-408 E. Palatine Road - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 18, 2020 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. 7- Eleven Petitioner Justifications & Business Plan
5. PIC Petitioner Justifications & Business Plan
6. Petitioner Justification for Variations
7. Petitioner Letter Re Car Wash Operations dated 2-21-20
8. Noise Reduction Study submitted by the Petitioner
9. Final Plat of Subdivision
10. Plat of Easement & Vacation
11. Final Engineering Plans
12. Architectural Site Plan
13. 7-Eleven Color Building Elevations
14. 7-Eleven Fuel Canopy Plan and Elevations
15. 7-Eleven Floor Plan
16. 7-Eleven Signage Plans
17. PIC Color Building Elevations
18. PIC Floor Plan
19. PIC Monument Sign
20. PIC Attached Signage Plans
21. Fire Truck Circulation Plan
22. Photometric Plan

Sworn in staff: Ms. Katie Rivard

Sworn in the petitioners: Mr. Jerome Pinderski Jr. attorney: Pinderski & Pinderski LTD., Mr. Robb Pomis Warren Johnson Architects Inc., Mr. Steve Simak WaterMark Engineering Resources, Mr. Mark Bettenhausen 7-11 Inc., Mr. Ivan Nockov Vequity

Mr. Pinderski stated they are looking to repurpose a series of old buildings. He spoke to the history of the property which is now all abandoned rundown buildings. He explained they are looking to bring valuable services to the community. Mr. Pinderski explained the property is 5 parcels with 7-11 occupying the southern portion referring to the aerial slide. He stated the 7-11 will consist of a world class convenient store, carwash, and gas station pumps. He further explained that for the northern property they will remove the old

Teddy's Liquors and will rebuild a smaller building. He spoke to the neighboring properties being mostly commercial. He pointed out the few residential homes indicating they hope to be good neighbor to. Mr. Pinderski stated they are looking to subdivide the 5 lots and create 2 lots - Lot 1 for 7-11 and Lot 2 for the medical center. He stated they are requesting approval for the zoning change to PD (Planned Development), though not a unified center they will have common elements like a shared parking, shared ingress and egress. Mr. Pinderski stated they are asking to vacate the utility easement that is no longer usable and will not affect the neighbors to the east. Mr. Pinderski spoke to the Special Uses that they are seeking for approval including the gas station and medical office. He spoke to the standards for Special Use stating they will be addressed in the presentation. He spoke to the traffic patterns and the problems adding trees in the parkway would create. He spoke to the proposed landscaping areas. He spoke to the variance for the car wash referring to the site plan to show location of entrance.

Mr. Hansen asked about escape plan. He asked if there is a jam up for the car wash and there is a line in queue how would they exit.

Mr. Pinderski explained they would have to back out. He explained they expect an average of 6 cars an hour with in most cases there will not be more than one car ahead of you.

Ms. Robins asked if they considered 6 cars per hour is low volume.

Mr. Pinderski answered yes explaining it is a good customer amenity, but not meant to be a high volume car wash.

Mr. Pomis gave an overview of the proposed layout and a brief description of the architecture on the property. He referred to the site plan slide to show layout of site. He stated the 7-11 is 3,000 sq. ft. with an attached carwash on the back side of the building. He spoke to the centrally located fueling canopies that will consist of 4 double sided fuel dispensing pumps. Mr. Pomis pointed out the ability to have 2-way traffic around all four sides because the site is centrally laid out. He spoke to the location of the underground fuel storage tanks on the west side of the canopy. He spoke to the one drive-thru lane for the car wash entering from the east side of the building. Mr. Pomis pointed out the new proposed curb cut along Northwest Hwy. He spoke to the location of the proposed medical facility replacing the old Teddy's Liquor store which is almost a 40% decrease in building footprint. He spoke to parking indicating they are over parked. Mr. Pomis pointed out the 2-way traffic aisle and landscaping buffer on the east side. He spoke to the new curb cut on both Palatine Road and Northwest Highway along with cross access. He pointed out another curb cut along the physician's office. He referred to slide to show traffic flow through the carwash.

Mr. Hansen asked if the arrow represented a car size.

Mr. Pomis answered yes.

Ms. Rivard stated she drew the arrows, so they don't represent accurate size.

Mr. Pomis referred to elevation slides to show building structures from each side. He spoke to the materials and color pointing out how all sides match and blend well. He referred to the slide to show canopy elevations pointing out it does not show the signage which will be discussed later in the presentation. Mr. Pomis referred to slides to show elevation of the Physicians Immediate Care pointing out the architectural features. He referred to the slides to show the proposed floor plans of both the 7-11 and the Physicians Immediate Care.

Mr. Pomis referred to the slides to show the proposed 7-11 signage including a 20 ft. freestanding pylon sign, 4 ft. directional sign along Northwest Highway and a 7 ft. directional sign along Palatine Rd. He spoke to the attached signage referring to the slides to show location size and colors. Mr. Pomis explained it will be branded a Mobil sign referring to the canopy signage slide showing the signage colors.

Mr. Pomis spoke to the site plan for the immediate care facility showing the central location which allows traffic flow around building. He pointed out the location for the proposed monument sign for the Physicians Immediate Care. He referred to the slides to show elevations of the monument sign indicating they discussed a EMB sign but it is not part of this request. He referred to the slides to show the wall sign details for the Physicians Immediate Care.

Mr. Kolososki asked if there will be rooftop units.

Mr. Pomis answered yes explaining they will be screened by parapet walls.

Mr. Kolososki pointed out on the Physicians Immediate Care the neighbors will be able to see the rooftop units.

Mr. Pomis stated there will be another architect involved for the Physicians Immediate Care. He stated Mr. Kolososki brings up a good point.

Chairman Dwyer asked if the Physicians Immediate Care will replace any other facility along Northwest Hwy.

Mr. Pinderski answered no.

Mr. Rodney Bettenhausen referred to the gas station site plan and asked about the entrances not matching.

Mr. Pomis explained there were last minute corrections made to civil drawings based on plan review received from IDOT.

Mr. Rodney Bettenhausen asked if they will be revised.

Mr. Pomis answered yes stating they will be revised to match the civil plans.

Mr. Friedman asked if the current intention is to use the right-in right-out for both the 7-11 drives. He pointed out the report only indicates one being right-in right-out.

Ms. Rivard stated staff is aware explaining the changes came after.

Mr. Pomis answered yes both will be right-in right-out for 7-11.

Ms. Robins asked about signage for the gas station indicating cost of gas.

Mr. Pomis stated it is part of the pylon sign on the southwest corner referring to the slide.

Ms. Robins asked how long the car wash takes.

Mr. Pinderski stated there is an expert from 7-11 who will walk through how car wash works.

Ms. Robins asked if there are daily deliveries.

Mr. Pomis stated Mr. Mark Bettenhausen from 7-11 can explain. He stated there are daily deliveries during off peak hours. He referred to the floor plan showing the storage area

Ms. Robins asked for location of delivery truck loading area

Mr. Pomis stated there is not a designated delivery space.

Mr. Mark Bettenhausen stated all deliveries will be in smaller box trucks that happen daily during off peak hours. They will park in a regular parking spot or in front of dumpster and deliveries will be made through the front door. He gave a brief overview of the car wash stating the wash time is under 7 minutes. He stated it is more 4-5 car washes an hour. Mr. Mark Bettenhausen spoke to other locations recently opened that are modern like the proposed.

Ms. Robins asked if they will have an electric car plugin.

Mr. Mark Bettenhausen answered no.

Mr. Kolososki asked about rooftop units.

Mr. Nockov explained the parapet will be extended up to cover the IBU.

Mr. Kolososki clarified they will be screened.

Mr. Nockov answered yes.

Mr. Simak gave a brief overview referring to the grading plan explaining they are currently working with IDOT, MWRD and the Village Engineer. He spoke to the permeable surfaces they are proposing acting as a best management practice used to filter the water as it drains through the site. Mr. Simak referred to the utility plan slide indicating he is working with the Village Engineer to get them in working order. He referred to the photometric plan showing the light fixtures around site. He referred to the landscaping plan slide to show the proposed arborvitae trees that will line the 8 ft. fence to block the Physicians Immediate Care.

Discussion on the permeable surfaces if gas is spilled.

Mr. Simak stated they are not proposing any parkway trees because they reflect poorly on site lines and visibility of existing cameras.

Mr. Pinderski referred to the landscape plan pointing out the area that will be donated to the Village to allow the Village to add more landscape or public art to enhance the corner as a gateway to Palatine.

Mr. Kolososki pointed out the facade is poor as a gateway to the town.
Mr. Pinderski stated it will be camouflaged by landscaping. He stated conceptually the doors will be there but not meant to be seen.

Mr. Nockov explained issues with location of doors. He stated they will be painted with colors to blend in. He explained they can't be behind trash or tucked in car wash for safety reasons. Mr. Nockov stated they have to be in location to be safe to exit the building.
Mr. Kolososki asked if they can be shielded.

Mr. Nockov explained there will be landscaping.
Mr. Kolososki expressed concern.

Mr. Friedman pointed out the architect's renderings don't match with one showing the doors very dark and the other showing them light grey like the brick.
Mr. Nockov explained they are light grey.

Mr. Rodney Bettenhausen asked Mr. Simak about the car wash entrance sign to prevent people from mistakenly entering.
Mr. Simak stated there is no sign.
Mr. Rodney Bettenhausen recommended adding one.

Mr. Friedman referred to the fuel canopy elevation slide asking how high the trash enclosure is.
Mr. Pomis stated it is approximately 7'4" high.

Mr. Friedman stated it will block the view of the line of the car wash.
Mr. Pomis stated they will be able to see the cars in the stacking lane.

Mr. Friedman spoke to the signage that indicates the height limits pointing out it is a little too late.
Mr. Pomis stated that is a good point and can consider moving.

Mr. Friedman asked if the equipment broke would there be signage to say carwash is closed. He expressed concern there is no escape lane that normally addressed these issues.
Mr. Mark Bettenhausen stated they can put up cones or sandwich boards if allowed.

Mr. Rodney Bettenhausen asked if the underground storage tanks will be used again.
Mr. Simak stated they will install new underground tanks.

Mr. Rodney Bettenhausen referred to the grading plan details pointing out the board-on-board fence shows the finished side facing the gas station which goes against Code.
Mr. Simak stated they can change.

Mr. Rodney Bettenhausen expressed concern with the distance between the fence and the property line in regards to landscape overgrowth.

Mr. Simak stated they will discuss with the Village and come up with a solution.

Mr. Friedman asked about the ADA parking stalls location of the Physicians Immediate Care.

Mr. Simak stated in most cases it is responsible to put them closest to the entrance but it makes more sense for this location due to grading.

Mr. Kolososki referred to the floor plan of 7-11 asking what the 2 squares that back up to back room.

Mr. Pomis explained they are outdoor cabinets for the CO2 tank and nitrogen tanks used for beverage counters.

Mr. Kolososki asked if they can you add transom windows to soften.

Mr. Pomis stated they can discuss.

Mr. Friedman asked about materials.

Mr. Pomis explained it is fiber cement panel system that simulates stone and brick.

Discussion on the signage request.

Ms. Rivard explained the request includes all signs besides the EMB portion of PIC's monument sign.

Mr. Friedman asked if the corner of property is for landscaping and enhancement will it be consistent with other corners.

Ms. Rivard explained there will be an agreement worked out with 7-11.

Mr. Friedman asked if that would preclude the Village from putting signage if they wanted some kind of village sign there.

Ms. Rivard stated that has not been determined.

Mr. Friedman asked about "Sign K" on Palatine Road that includes a tenant panel. He asked why they are encouraging entering there when they have their own entrance.

Mr. Nockov explained it marks the site to let people know it's there. He stated this encourages being good neighbor so people use both sights. Mr. Nockov explained they want both sites to be successful and thinks the sign on Palatine Road alerts people of the location, which is important.

Mr. Friedman asked if the 7 ft. secondary sign is within code

Ms. Rivard explained a typical directional sign is 4 ft. so it doesn't meet typical size and height.

Mr. Nockov spoke to the signage size.

Mr. Friedman asked about decibel levels of carwash.

Mr. Nockov explained by the time you get to the trash enclosure you are at ambient level. He pointed out there is then added landscaping and fencing which will block noise to neighboring properties.

Mr. Pinderski stated the tenants could not make the meeting tonight but spoke to the detailed memos for the Physicians Immediate Care. He stated this site is an ideal site that will not take away business from anyone. He spoke to the business hours and staff size. Mr. Pinderski explained it is not meant to be an ER but rather somewhere to get physicals, x-rays or just if you don't feel well.

Ms. Rivard gave a brief overview of the request. She spoke to the business operations including the hours of operation. She explained the carwash is proposed to be 24 hours but staff does not support those hours rather recommends 8am-8pm Monday-Saturday and 9am-8pm on Sunday. Ms. Rivard spoke to the decibel levels of the car wash 30 ft. from blower system that faces Northwest Highway will be 68. She spoke to the location of the entrance of the carwash referring to the 7-11 site plan slide and pointed out the distance from the car wash exist to the nearest residential home is 190'. Ms. Rivard spoke to the history of the Shell carwash which was originally approved 20 years ago. She spoke to the signage indicating the attached signage all meet the B-2 standards. Ms. Rivard stated 7-11 is proposing 2 freestanding signs and the Physicians Immediate Care is proposing 1 monument sign but staff is only recommending 2 freestanding signs total. She explained staff is not recommending approval of the 7 ft. directional sign at the corner. She spoke to the standards that permit one sign per use.

Discussion on the directional signs.

Ms. Rivard referred to landscaping plan slide pointing out the fence location and height and arborvitae locations. She stated there are no parkway trees proposed but indicated they will spread those trees out throughout the site.

Ms. Robins asked what the material of the fence is.

Ms. Rivard stated it is solid board-on-board.

Mr. Friedman asked if it will be wood or PVC.

Ms. Rivard answered wood.

Mr. Bettenhausen clarified staff is not okay with the 7 ft. but ok with the other 2.

Ms. Rivard answered yes explaining the proposed signage.

Sworn in Ms. Kim Schmidt - Remax

Ms. Schmidt stated this is a great redevelopment that will enhance the corner. She stated her client has the building to the east that is a non-conforming residential property. She asked about the canopy light brightness. She asked if the mechanics on roof top create noise.

Mr. Nockov explained the RTU will be screened for both buildings. He spoke to

the lights underneath 7 ft. canopy being updated LED that are controlled to not disturb anything.

Ms. Schmidt expressed concern with water runoff when the ground is excavated. Mr. Nockov stated the water will be controlled with no additional runoff.

Ms. Schmidt asked about south end entrance. Mr. Nockov explained IDOT is requiring it to be right-in right-out.

Ms. Schmidt expressed concern with congestion on Palatine Road that makes it difficult to get in and out of those sites. Mr. Nockov spoke to current conditions with 2 access points. He stated IDOT is requiring to reduce to one access point as well as limit the access point. Discussion on the right-in right-out requirement.

Ms. Schmidt stated if they need more property her client's property is for sale.

Sworn in Patience Falk 42 N. Ashland Avenue

Ms. Falk expressed concern with the hours of operations. She urged to revise the 24 hours. She asked about sales of liquor.

Ms. Rivard stated the Village of Palatine doesn't allow liquor sales in gas stations.

Ms. Falk expressed concern with noise of carwash. Chairman Dwyer asked if there is a comparable carwash to the proposed that they can go and hear. Mr. Nockov stated it is new technology with the only one available being along a highway.

Chairman Dwyer stated staff is not supporting the 24 hours.

Ms. Falk asked if the gas stations will have video monitors. Mr. Nockov answered no explaining the site is a high-end convenient store with the gas station being secondary. He stated there will be no music or gaming outside.

Ms. Falk stated the pictures look great.

Sworn in Ms. Judith Fell 20 N. linden Avenue

Ms. Fell stated she is a 22-year resident with her property directly behind the medical facility. She stated she has 4 concerns including additional traffic, noise pollution from car wash, light pollution and crime. She questioned the location being directly across from an already busy car wash. Ms. Bell stated Village of Naperville voted down the 7-11 for such reasons. Discussion on location in Naperville.

Sworn in Ms. Amy Fell 162 S. Fremont Street

Ms. Fell stated she does not believe a carwash has the public health safety and

welfare, due to noise pollution. She spoke to other car washes in the area. She spoke to the landscape architecture standards that indicates noise disturbs people by interfering with communication and everyday activities as well as create physical discomfort. She spoke to the November 2019 Northwest Highway Corridor analysis and Sub-Area Plan Phase 1, which refers to this as a crucial area in Palatine for overall image and identity. Ms. Fell stated this analysis also stated pedestrian movement needs to be considered and in some cases given priority. She stated she feels 2 car washes on the same corner does not support that statement.

Sworn in Ms. Linda Hess 26 N. Linden Avenue

Ms. Hess expressed concern with the car wash. She asked if the doors are opening to dry won't that allow more noise. She asked about the lighting hours and the existing fence.

Discussion on the property zoning and the permitted uses of the property.

Ms. Rivard pointed out if the Teddy's liquors was redeveloped by itself the landscape buffer would not be required. She explained that since they are developing all the lots together it turns that into the side yard requiring the additional landscape buffer requirements.

Sworn in Mr. Steve Breese 716 N. Franklin Avenue

Mr. Breese expressed concern with the narrow right-of-way which resulted in narrow traffic lanes and no buffer for pedestrians. He pointed out there is no room for bicycle lanes. He recommended the petitioner to donate property for extra space for pedestrians and possible future road expansion. Mr. Breese spoke to the congestion on Palatine Road and suggested reserving space for right turn only lane.

Chairman Dwyer asked if widening of the street is part of the overlay plan. Ms. Rivard answered no.

Mr. Breese suggested the petitioner should donate the land to allow land for the buffer.

Chairman Dwyer stated IDOT does not like to make right turn only lanes. He stated you cannot require someone to donate part of the land they purchased.

Sworn in Mr. Jaime Reyes 203 S. Ashland Avenue

Mr. Reyes stated he appreciated the landscape buffer, sidewalk location, hours of carwash and corner easement. He spoke to the Shell car wash noise. He asked if staff can work with IDOT to add more street lighting.

Sworn in Ms. Margaret Leland 29 N. Linden Avenue

Ms. Leland stated she is a 2-year resident and stated her concern is with the car wash noise.

Mr. Pinderski stated the technology exists in their Lake Forest oasis location. Mr.

Pinderski explained the car wash design pointing out the eastern doors remain closed. He explained this is touchless so no motors.

Ms. Leland stated there are multiple carwashes so she doesn't see a need for another. She stated she supports the limited hours. She expresses concern with cars cutting through their street to avoid the busy intersection

Mr. Friedman asked Mr. Pinderski about the motors. He pointed out the biggest noise is from the dryers.

Mr. Pinderski explained the motors in the traditional carwash do not exist, in the proposed car wash.

Sworn in Ms. Connie Karavidas 25 N. Northwest Highway

Ms. Karavidas stated she is happy about the right-in right-out on Palatine Road. She pointed out it is hard to test the car wash noise when it is located on an expressway. She expressed concern with the older gas station across street. She spoke to the issues on the existing Teddy's Liquor site including syringes and how new development should remove the riff raff. Ms. Karavidas stated the fence and landscaping will be beautiful and hopes it is approved.

Sworn in Ms. Susan Mc Gehee 35 N. Linden Avenue

Ms. Mc Gehee asked about underground detention and water control.

Mr. Nockov explained MWRD has different restrictions for fuel facilities. He explained the permeable pavers will act similar to underground detention.

Ms. Mc Gehee asked if the lights be turned down during evening.
Mr. Nockov clarified what lights.

Ms. Mc Gehee spoke to Atletico lights being a problem.
Chairman Dwyer spoke to the Village ordinance for illumination of lights.
Mr. Nockov spoke to the light study.

Ms. Friedman stated the ordinance doesn't restrict glare.
Mr. Nockov stated the glare is addressed with the design of the actual fixture.

Ms. Friedman spoke to the staff recommendation for photometric plan asking about the foot candle.
Ms. Rivard answered 0.1.

Ms. Friedman pointed out according to the plans are now they are 5 times that.

Ms. Mc Gehee expressed concern with speeding traffic.
Chairman Dwyer stated she needs to speak to the Village Council or her Councilman.

Discussion on this site affecting similar businesses in area.

Ms. Mc Gehee played a recording on her phone of the Shell noises from her driveway.

Discussion on Shell car wash noise.

Chairman Dwyer spoke of other older car washed that have quieter carwashes

Ms. Mc Gehee asked if there is anything to be done.

Chairman Dwyer stated she needs to speak to her Councilman.

Chairman Dwyer recused himself.

STAFF RECOMMENDATIONS:

The proposal generally conforms to the recommendations of the Comprehensive Plan and redevelopment goals of the Northwest Highway Sub-Area Plan (Phase I), and generally complies with the requirements of the Zoning Ordinance. The proposed land use as gas station use is consistent with the use that has existed at this corner, since 1962 (Special Use for a gas station - Ordinance #O-48-62). The single lane car wash will have automatic close doors, with the entrance located on the east side of the property. It will be bordered by an 8-foot fence and additional landscaping on the east side, to prevent impact the adjacent residential properties. The exit and blowers will be on the west side and will open to the surrounding commercial properties along Northwest Highway. The previous gas station has been closed since January 2019.

The proposed medical office, with limited hours of operation, would replace the former Teddy's Liquors store. While the property existed historically as a retail use beginning in 1981, the building has been vacant since 2015. Also, medical offices exist along Northwest Highway and are contemplated as uses with the B-2 district.

Therefore, Staff recommends approval of the proposal subject to the following conditions:

1. The development shall substantially conform to the Engineering plans prepared by Watermark Engineering dated 09/13/2020 last revised 02/26/2020, the Architectural site plan prepared by Warren Johnson Architects, Inc. dated 10/08/2019 last revised 02/26/2020, the 7-Eleven building elevations prepared by Ileakis Associates dated 11/15/2019, and to the Physicians Immediate Care building elevations prepared by CASCO, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer.
3. Uses shall be governed by the B-2 district use lists in the Palatine Zoning Ordinance.
4. The Final Plat of Subdivision shall be revised in a manner acceptable to the Village Engineer.
5. The Final Plat of Subdivision shall be submitted on Mylar with all required

signatures.

6. A Plat of Vacation and the Plat of Easement shall be submitted in a manner acceptable to the Village of Palatine.
7. The Plat of Vacation and the Plat of Easement shall be submitted on Mylar with all required signatures.
8. 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.
9. Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.
10. A Planned Development letter of credit in the amount \$50,000 shall be submitted in a manner acceptable to the Director of Planning and Zoning.
11. Recording fees in the amount of \$600 shall be submitted.
12. The EOC shall be revised in a manner acceptable to the Village Engineer.
13. The sign plans shall be revised in a manner acceptable to the Director of Planning and Zoning, and shall include reducing the number of freestanding signs to 2 total and final freestanding sign locations.
14. The 8-foot tall solid board-on-board fence along the eastern property line shall be replaced every 12 years or as directed by the Village of Palatine.
15. The car wash hours of operation shall be limited to 8:00 a.m. to 8:00 p.m. Monday through Saturday, and 9:00 a.m. to 8:00 p.m. on Sunday.
16. The final landscape plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
17. The final photometric plan shall be submitted in a manner acceptable to the Village of Palatine.
18. A maintenance and cross access easement agreement shall be submitted in a manner acceptable to the Village Attorney for the proposed of the shared drive aisles and utilities.
19. A structural analysis of any existing retaining walls to remain shall be submitted as part of the building permit submittal.
20. The Petitioners shall submit a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney.
21. MWRD, IDOT, IEPA, and NEPA permits shall be submitted in a manner acceptable to the Village Engineer.

Mr. Bettenhausen asked about the hours of the gas station.

Ms. Rivard the petitioner proposed 24 hours but staff does not support the car wash operating 24 hours.

Mr. Hansen asked is there will be changes in taxation or same as liquor store.

Ms. Rivard stated she cannot answer question related to the taxes.

Mr. Pinderski stated the Physicians Immediate Care is a for profit so will stay on the tax rolls.

Mr. Hansen asked the petitioner if they can and will comply with staff conditions. Mr. Pinderski answered yes generally. He spoke to Condition #13 stating they will re propose in hopes to be compliant with a simple directional sign. He stated they disagree with Condition #15.

Mr. Kolososki recommended adding Condition #22 to add transom windows. Mr. Friedman recommended discussing in deliberations.

Discussion on adding transom windows.

Mr. Nockov clarified what Mr. Kolososki meant by transom. Mr. Kolososki explained a band of windows above the doors along the whole length from corner to corner. Discussion on windows.

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

DISCUSSION:

Mr. Kolososki recommended adding Condition #22 a band of windows along west side of 7-11.

Ms. Robins expressed concern with no escape aisle and light pollution. She expressed concern with the lack of information on the decibels of the new carwash technology and questioned the noise of the doors opening and closing.

Mr. Friedman stated they had a sound diagram or sound showing as you move away from the structure. He stated his concern is the blind corner of the car wash and the lack of escape lane.

Mr. Hansen pointed out the sound diagram shows the sound decibels going over the 8 ft. fence but they indicated the fence would block the noise.

Mr. Kolososki expressed concern with the proposed hours of car wash.

Mr. Friedman pointed out a lot of the issues and concerns relate to the existing car wash. He stated the positioning of the proposed is a little better with it pointing at Walgreens.

Ms. Robins expressed concern of the unknown of the noise and light affects for the neighbors.

She asked about the petitioner having a problem with staff's restricted hours.

Mr. Friedman explained the petitioner would like the board to remove that condition but it has to go to Village Council so it will be their decision. He explained they will then need to decide if it is a deal breaker.

Discussion on mistakes on plans that need to be revised.

Ms. Robins spoke to the screening of rooftop equipment and asked about the noise.

Mr. Friedman explained the screening is a Village requirement. He explained it if more for visually not really for sound.

Mr. Kolososki stated they are usually pretty quiet so his concern is for aesthetics.

Discussion on adding condition to require parapet to screen units.

Ms. Rivard pointed out there is a condition that requires them to be revised to meet Village Code.

Mr. Friedman recommended Condition #23 to extend the parapet to match the parapet of the rest of the building.

Mr. Bettenhausen stated the car wash height restriction should be brought out to the entrance to alert vehicles before they enter.

Discussion on location of height restriction sign and if staff would support.

Ms. Rivard stated staff would need to see a plan but doesn't think it's unreasonable.

Mr. Bettenhausen recommended adding Condition #24 to move height restriction signage to the entrance of carwash.

Discussion on lighting at night since store is open 24 hours.

Discussion on \$3 car wash down the road closing at 8:00 p.m. and the limitation of the 7-11 car wash hours.

Discussion on the hours of Shell's car wash.

Discussion on car wash hours for car dealership on Rand Road.

Ms. Williams made a motion to approve subject to staff's 21 conditions plus the added 3 conditions; seconded by Mr. Bettenhausen.

Mr. Friedman summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on March 16, 2020.

RESULT:	RECOMMENDED TO APPROVE [6 TO 0]
MOVER:	Jane Robins, Plan Commissioner
SECONDER:	Rodney Bettenhausen, Plan Commissioner
AYES:	Dwyer, Robins, Williams, Friedman, Bettenhausen, Kolososki
ABSTAIN:	Hansen
ABSENT:	Noonan, Fedota

IV. COMMUNICATIONS

Ms. Rivard indicated the next meeting date is to be determined. The proposed text amendments have not been reviewed yet by Village Council

V. ADJOURNMENT

**VILLAGE OF PALATINE
Plan Commission**

SCHEDULED 06/16/20 07:00 PM

CASE STAFF STATEMENT (ID # 6066)

Vacant Lot North of 724 S. Plum Grove Road

CASE NUMBER: 20-15

PETITIONER: George & Slawonira Swiderski

LOCATION: Vacant Lot North of 724 S. Plum Grove Road

PROPOSAL: Planned Development Amendment to the Old World Planned Development to allow for the development of 1 new single-family home on W. Michigan Avenue; and,

Preliminary and Final Plat of Subdivision to permit a 1-lot single-family residential subdivision (1-lot fronting on W. Michigan Avenue).

ZONING AND LAND USE: P - Planned Development

SURROUNDING CONDITIONS:

North:	R-2 Single-Family Residential
South:	P - Planned Development
East:	R-2 Single-Family Residential
West:	R-2 Single-Family Residential

COMPREHENSIVE PLAN: Current: Single-Family Residential

Future: Single-Family Residential

BACKGROUND:

The subject lot, approximately 13,700 square feet, is a tax-divided lot with an accessory structure and driveway related to the property at 724 S. Plum Grove Road. The

Petitioners, owners of the subject lot and 724 S. Plum Grove Road, are requesting an amendment to the Old World Planned Development and a 1-lot subdivision for a new single-family residential home. The residence at 724 S. Plum Grove Road would remain. Therefore, the Petitioners are seeking approval of the following:

- 1. Planned Development Amendment to the Old World Planned Development to allow for the development of 1 new single-family home on W. Michigan Avenue; and,**
- 2. Preliminary and Final Plat of Subdivision to permit a 1-lot single-family residential subdivision (1-lot fronting on W. Michigan Avenue).**

ANALYSIS:

- The subject lot and the property at 724 S. Plum Grove Road received approval for a Planned Development for a 3-lot subdivision in 2006 (Ordinance #O-19-06). The rezoning and Plat of Subdivision were also approved at that time. Therefore, the property is zoned P Planned Development. Although approved, the Plat of Subdivision was never recorded. Since the development did not occur within the allowable 3-year timeframe for Planned Developments, the Planned Development expired.
- The Petitioners received approval for a new Planned Development in 2016, with no changes to the original zoning approval (Ordinance #O-048-16).
- The Petitioners are now requesting a Planned Development Amendment and 1-lot subdivision in order to construct 1 new single-family residence on the subject lot. In order to do so, the lot must be formally subdivided.
- The subject lot has an existing lot depth of 98.7 feet instead of the required 110 feet.
- The proposed residence would have a rear yard setback of approximately 34 feet instead of the required 40 feet.
- The subject lot is within the Michigan Avenue/ Plum Grove Road Sub-Area Plan, which identifies that rear yard setback reductions and lot depth reductions may be appropriate for this area. The non-conforming lot depth would not be out of character for the neighborhood as other properties on this block of Michigan Avenue has similar lot depths.

- The future residence would connect to existing sanitary and water services in the Michigan Avenue right-of-way.
- A sidewalk shall be installed across the frontage, in conjunction with the development of the new lot.
- 4 parkway trees shall be planted along the Michigan Avenue frontage, in conjunction with the development of the development of the new lot.
- Cash-in-lieu of curb is required.

RECOMMENDATION:

The requested zoning relief is unique in that the subject lot is a tax-divided lot with an accessory structure and driveway only. In order for a new single-family residence to be constructed on this lot, a formal subdivision of the property is required. Per Code, if a principal structure existed upon the tax-divided lot, prior to 2005, it would be consider a buildable lot. The proposed Planned Development Amendment will amend the previously, but since expired, Old World Planned Development which allowed for a 3-lot subdivision. While the subject lot does not meet the requirements for rear yard setback, the subject lot is within the Michigan Avenue/ Plum Grove Road Sub-Area Plan, which identifies that rear yard setback reductions may be appropriate for this area. Additionally, the proposed lot depth is consistent with the adjacent lots on both the north and south sides of Michigan Avenue between Plum Grove Road and Brockway Street. Therefore, Staff recommends approval of the Planned Development Amendment and Preliminary and Final Subdivision for a 1-lot single-family residential subdivision for the subject lot, subject to the following conditions:

1. The Planned Development Amendment and Subdivision shall substantially conform to the Plat of Subdivision of Old World Resubdivision, prepared by Murry and Moody, Ltd., dated 04/29/2020, and the Engineering Plans, prepared by Smith LaSalle, and dated 03/09/2020 and last revised on 06/08/2020, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar with all required signatures.
3. Review fees shall be submitted in a manner acceptable to the Village Engineer.
4. All required public improvements shall be completed in conjunction with the development of the Subject Property.

5. Recording fees in the amount of \$300 shall be submitted.
7. Any future modifications to the property at 724 S. Plum Grove Road shall be subject to the bulk requirements of the Village's R-2 district.
8. Sidewalks shall be installed across the frontage of the subject lot, in conjunction with the development of the new lot.
9. Four (4) parkway trees shall be installed across the frontage of the subject lot, in conjunction with the development of the new lot.
10. Cash-in-lieu of curb shall be submitted in the amount of \$3,053, in conjunction with the development of the new lot.

ATTACHMENTS:

- Aerial Map - Vacant Lot North of 724 S. Plum Grove Road
- Applications
- Engineering Plans
- Old World Plat of Resubdivision
- Public Notice

Vacant Lot North of 724 S. Plum Grove Road

3.1.a

VILLAGE OF
PALATINE



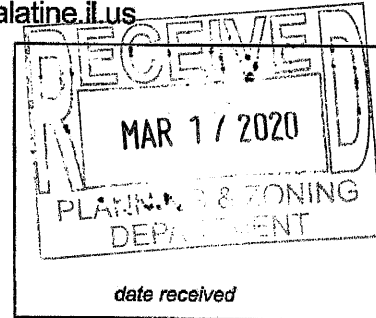
Attachment: Aerial Map - Vacant Lot North of 724 S. Plum Grove Road (Vacant Lot North of 724 S. Plum Grove Road - PDA & PFS for 1-lot)

VILLAGE OF PALATINE

FINAL PLAT OF SUBDIVISION

Department of Planning & Zoning
 200 E. Wood Street • Palatine, IL • 60067-5339
 Telephone: (847) 359-9047 • Fax (847) 963-6247
 www.palatine.il.us

Office Use Only	Project Planner <u>KR</u>	Zoning Case # <u>20-15</u>
	Filing Fee	Notification Deadline
	PC Public Hearing Date	Village Council Date



PLEASE TYPE OR PRINT IN INK:

- Name of Petitioner(s): George and Slawonira Swiderski
- Authorized Agent of Petitioner (if different):
 Name: _____
 Address: _____
 Telephone No. _____ Business No. _____
 Email: _____
 Relationship to Petitioner: _____
- Property Interest of Petitioner(s): Owner
 Owner, Lessee, Contract Purchaser, etc.
- Address of the property for which this application is being filed:
The subject lot is North of 724 S. Plum Grove Rd Palatine, IL 60067
- All existing land use(s) on the property are:
- Current zoning of property: PUD Size of the property: 138.86x98.70x98.65 (.32) acres
- Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:
My proposal is to change the current zoning from a Planned Unit Development to R 2 Zoning allowing for a one lot subdivision to have one single family detached home to be built on this parcel.

From: Grkovich, Dan Dan.Grkovich@cbexchange.com
Subject: Final Plat of Subdivision (Swiderski)
Date: March 15, 2020 at 9:55 PM
To: Ben Vyverberg bvyverberg@palatine.il.us



Ben,

Here is the answer to #5 regarding the Final Plat of Submission as follows:

5.) Potential use-Single Family Detached. Currently a garage is on the subject lot used for storage.

Any questions, feel free to call anytime. Thanks!!

All the best!

Dan Grkovich, Broker Associate
Coldwell Banker Residential
"Always Expect The Best"

E-fax: (781) 609-9246



RESIDENTIAL BROKERAGE

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Oh by the way....I'm never too busy for any of your referrals.

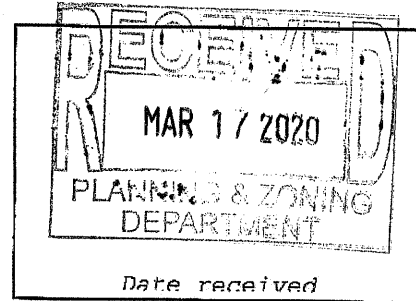
Attachment: Applications (Vacant Lot North of 724 S. Plum Grove Road - PDA & PFS for 1-lot single-family residential home)

VILLAGE OF PALATINE

REZONING

Department of Planning & Zoning
200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247
www.palatine.il.us

Office Use Only	Project Planner KR	Zoning Case # 20-15
	Filing Fee	Notification Deadline



PLEASE TYPE OR PRINT IN INK:

- Name of Petitioner(s): George and Slawonira Swiderski
- Authorized Agent of Petitioner (if different):
Name: _____
Address: _____
Telephone No. _____ Business No. _____
Relationship to Petitioner: _____
- Property Interest of Petitioner(s): Owner
Owner, Lessee, Contract Purchaser, etc.
- Address of the property for which this application is being filed:
Vacant Lot North of 724 S. Plum Grove Rd Palatine, IL 60067
- This petition is for: (check one)
☒ Rezoning of currently incorporated property (within Village limits)
☐ Rezoning of currently unincorporated property, in conjunction with annexation
- All existing land use(s) on the property are:
- The proposed use(s) on the property, if this petition is approved is (are):
- Current zoning of property: PUD Size of the Property: .31(1388.66x98.70x98.65) acres
- Proposed new zoning classification: R 2 with a Lot Depth Variation

Page 1 of 3

Attachment: Applications (Vacant Lot North of 724 S. Plum Grove Road - PDA & PFS for 1-lot single-family residential home)

PETITIONER JUSTIFICATION:

The Petitioner is required to present specific evidence, not opinions, to justify the proposed rezoning. Please respond to the following questions, attaching a separate sheet if necessary:

10. Describe why the subject property cannot be reasonably developed in accordance with the existing zoning classification.

Several years ago this parcel was zoned as a Planned Unit Development comprised of three vacant lots called the Olde World Subdivision. My plans have recently changed and now we are requesting and petitioning the Village of Palatine to reclassify this parcel to a one lot subdivision with R 2 Zoning.

11. Is the proposed zoning classification similar to or harmonious with the existing zoning of surrounding properties? Explain.

With a R 2 zoning classification and approval for a lot depth variation this parcel will be harmonious with similar properties just east, north, and west of the subject property on Michigan Avenue.

12. Does the proposed zoning classification conflict with the Village's Comprehensive Plan? Explain.

No, my new proposal will be in conjunction with very similar properties and in alignment within the Village and Zoning Ordinances of Palatine for a one lot subdivision Zoned R 2 on Michigan Avenue in Palatine.

13. Will any of the uses permitted under the proposed zoning classification have an injurious effect on the value and/or the use and enjoyment of surrounding properties?

No, we are currently surrounded by single family detached homes with R 2 zoning on Michigan Avenue. Once, a new home is built on this parcel it should help with increased property values and more revenue for the Village.

From: Daniel Grkovich Dan.grkovich@cbexchange.com
Subject: Rezoning (Swiderski)
Date: March 15, 2020 at 9:33 PM
To: Ben Vyverberg bvyverberg@palatine.il.us



Dear Ben,

As discussed, questions 6 and 7 were not fillable items on the Rezoning application. Here are the following answers to questions 6 and 7:

6.) There is a garage on the vacant lot once used for storage.

7.) Residential-Single Family

Please, if you have any question regarding this application feel free to contact me anytime. Thanks!

All the best!

Dan Grkovich, Broker Associate
Coldwell Banker Residential
"Always Expect The Best"

E-fax: (781) 609-9246



RESIDENTIAL BROKERAGE

DanGrkovichHomes.com Your link to buying & selling Illinois homes. 

Oh by the way....I'm never too busy for any of your referrals.

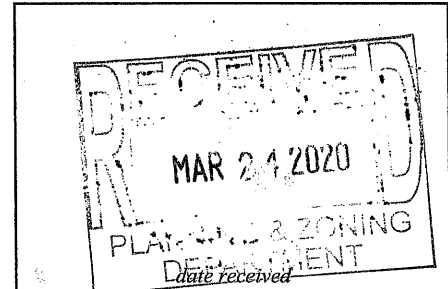
Attachment: Applications (Vacant Lot North of 724 S. Plum Grove Road - PDA & PFS for 1-lot single-family residential home)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

Department of Planning & Zoning
200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Office Use Only	Project Planner <i>KR</i>	Zoning Case # <i>20-15</i>
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S)		Business Name (if applicable)	
	George and Slawonira Swiderski			
	Subject Property Address 724 S. Plum Grove Rd Palatine, IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one)			
	☐ Special Use ☐ Special Use Amendment ☒ Variation			
	Existing Zoning District PDU	Existing Land Use Residential-Vacant	Proposed Land Use R2	
Generally describe your request: Originally, my plans were for a 3-lot Subdivision called the Olde World Subdivision. However, with certain budget restraints I find it necessary to legally divide this lot, it will be necessary to request a 1-lot subdivision, rezoning to R-2 (single family residential and comparable zoning many surround lots in this nearby area) and a lot depth variation (per Section 6.06 (1) (c) of the of the Subdivision Ordinance, the proposed lot depth of 98.9 feet, does not meet the meet the minimum standard of 110 feet. My proposed, one lot subdivision is more appropriate and similar to several other existing subdivisions in the immediate area. For reference, I attached\ to this email, two immediately adjacent 2-lot and their approximate setbacks. I understand, Sincerely, George and Slavonira Swiderski				

Attachment: Applications (Vacant Lot North of 724 S. Plum Grove Road - PDA & PFS for 1-lot single-family residential home)



SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

1. The use is deemed necessary for the public convenience at that location

Yes, when this parcel is improved there will be a sidewalk extension and street curbs added per the Village of Palatine when a new home is built on this parcel.

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected

Yes, at all times! All village rules, building codes, inspections, and village ordinances will be strictly followed.

3. The use will not cause substantial injury to nearby property values

The highest and best use for this parcel is for a residential detached single family home that will reflect similar properties in the neighborhood. in my opinion, when this parcel is fully improved property values in the neighborhood will improve.

4. With respect to live entertainment uses, the use shall not:
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance



VARIATION

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Special Use only, you do not need to answer these items.***

1. That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located

Currently this parcel is classified as a Planned Unit Development. The costs to develop this parcel

would exceed my budget and the rate of return would be very low compared to my risks. Going with a one lot subdivision with lot set back and depth variation which would be much more in line with similar nearby homes north, east, and west of subject property

3. That the variation, if granted, will not alter the essential character of the locality

If granted, this variation will definitely not alter the essential character of the neighborhood as there are similar properties surrounding this parcel. Please see attached for similar subdivisions nearby subject property.

4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:
 - a. The particular surroundings, shape, or topographical conditions of the property
 - b. A unique hardship for the property not generally applicable to other properties in the same zoning district
 - c. The request is not based on a desire to make more money out of the property
 - d. The petitioner has not created the alleged hardship for the property
 - e. The request will not be detrimental to the public welfare or other properties in the neighborhood
 - f. The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values

IMPROVEMENT PLANS FOR OLD WORLD SUBDIVISION PALATINE, ILLINOIS

LEGEND

EXISTING		
	---	600' --- CONTOUR LINE
	---	ROW LINE
	---	PROPERTY LINE
	---	CENTERLINE
	---	UNDERGROUND ELECTRIC LINE
	---	UNDERGROUND GAS LINE
	---	OVERHEAD ELECTRIC LINE
	---	WOOD FENCE LINE
	---	CHAIN LINK FENCE LINE
	---	STORM SEWER
	---	COMBINED SEWER
	---	WATER

PROPOSED		
	---	UNDERGROUND ELECTRIC LINE
	---	UNDERGROUND GAS LINE
	---	OVERHEAD ELECTRIC LINE
	---	WOOD FENCE LINE
	---	CHAIN LINK FENCE LINE
	---	STORM SEWER
	---	WATER

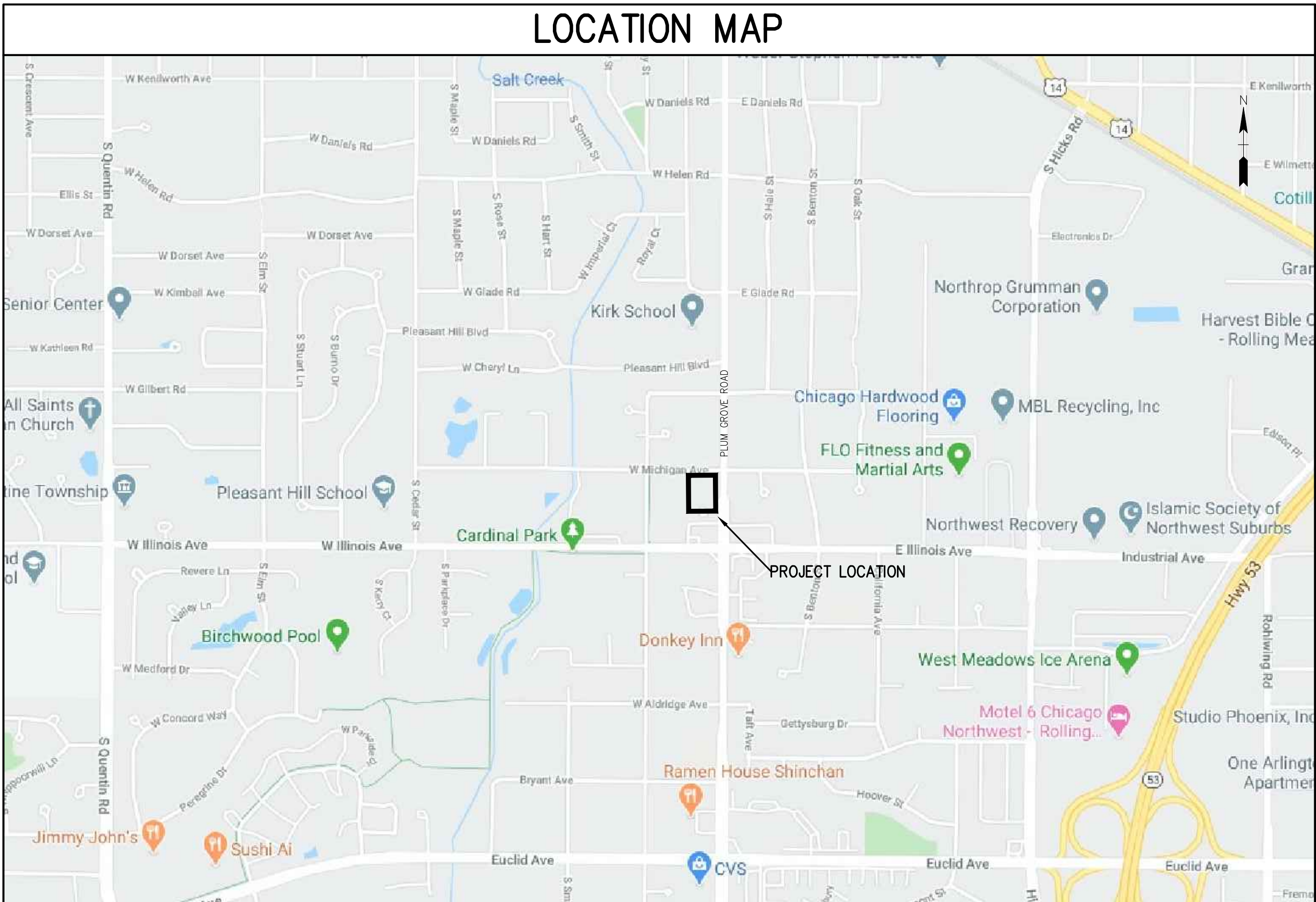
SMITH LASALLE®

10102 PACIFIC AVENUE, FRANKLIN PARK, IL 60131
PROFESSIONAL DESIGN FIRM NO. 184-005732 EXPIRATION DATE: 4/30/2021

INDEX OF SHEETS

SHEET NO.	SHEET I.D.	SHEET DESCRIPTION
1	G1	TITLE SHEET
2	EX1	EXISTING CONDITIONS AND DEMOLITION
3	SE1	SITE ENGINEERING PLANS
4	G2	GENERAL NOTES AND SPECIFICATIONS

LOCATION MAP



BENCHMARK
VILLAGE OF PALATINE BM # 456
TOP NORTHWEST FLANGE BOLT ON FIRE HYDRANT
AT NORTHWEST CORNER OF PLUM GROVE ROAD
AND MICHIGAN AVENUE ELEV. = 744.9

CALL J.U.L.I.E. AT 1-800-892-0123

WITH THE FOLLOWING INFORMATION:

COUNTY COOK

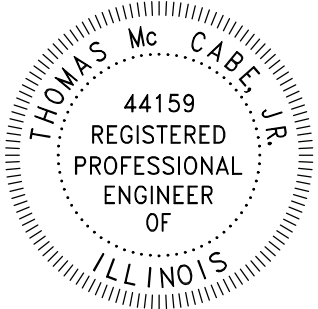
CITY, TOWNSHIP FRANKLIN PARK

SEC. & 1/4 SEC. NO. NW. 1/4 SECTION 27, T40N, R12E

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

CIVIL ENGINEER
THOMAS McCABE JR., P.E.
ILLINOIS REGISTRATION NO.: 062-44159
EXPIRATION DATE: 11/30/2021

6/8/2020
DATE



THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

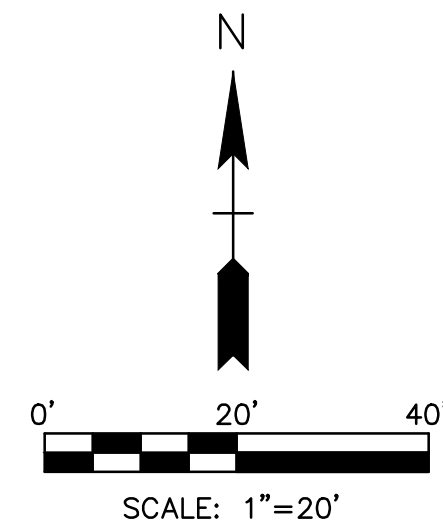
OLD WORLD SUBDIVISION
PALATINE, ILLINOIS
TITLE SHEET

SCALE:	NONE
SHEET	1 OF 4
DWG. NO.	G1
REV. NO.	2

SMITH LASALLE®
CONSULTING ENGINEERS
10102 Pacific Avenue • Franklin Park, Illinois 60131
Phone: 847-255-5055 Fax: 877-774-6895
www.smithlasalle.com

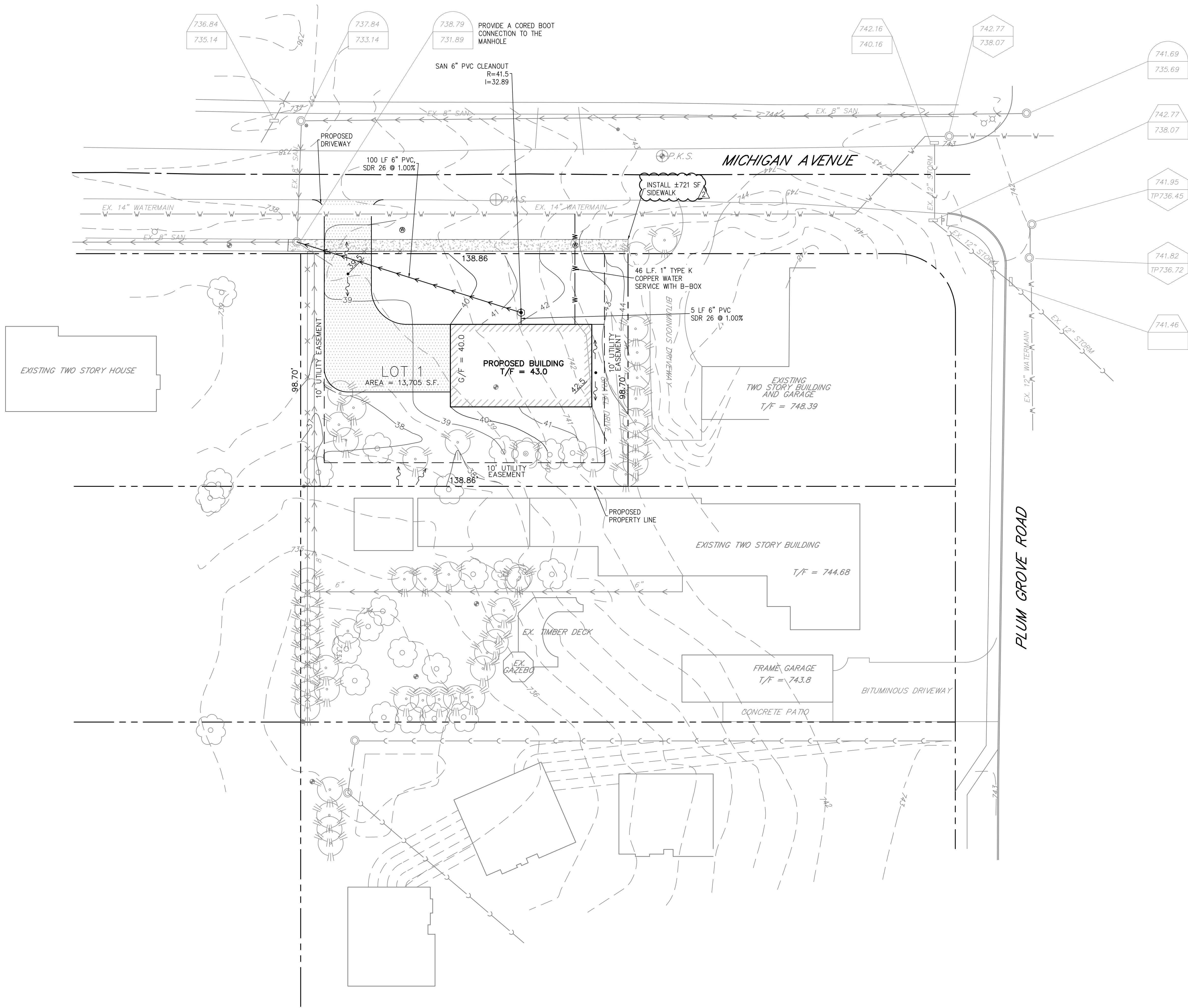
REV.	DATE	DESCRIPTION
1	3/9/20	ORIGINAL PLAN DATE
2	6/8/20	PER VILLAGE COMMENTS
3	4/23/20	PER VILLAGE COMMENTS

		SEAL
		SEAL
DWG. ISSUE:		

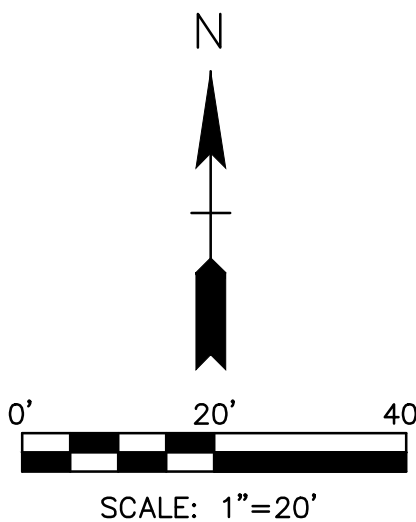


APPROVALS		DATE
ENGINEER	TJM	2/26/20
DRAWN	JDW	2/26/20
CHECKED	TJM	2/26/20
APPROVED	TJM	2/26/20
APPROVING AGENCY:		X
AGENCY APPROVAL	X	X

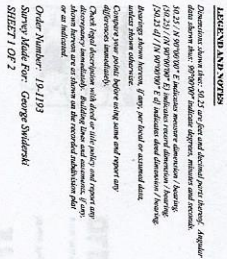
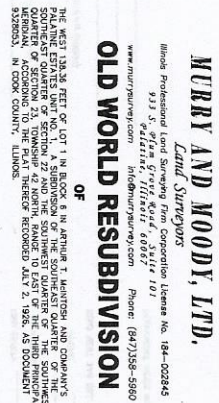
SCALE: 1" = 20'	
SHEET 2	OF 4
DWG. NO. EX1	REV. NO. 2



LEGEND	
	ASPHALT 2.0" SURFACE COURSE, CLASS 1 8" CA-6 STONE BASE
	SIDEWALK 5.0" CONCRETE 4.0" CA-6 STONE BASE



3.1.c		
SMITH LASALLE® CONSULTING ENGINEERS 1002 Pacific Avenue • Franklin Park, Illinois 60139 Phone: 847-265-5055 Fax: 877-774-6665 www.smithlasalle.com		
DWG. ISSUE:		
APPROVALS		
ENGINEER	TJM	2/26/20
DRAWN	JDW	2/26/20
CHECKED	TJM	2/26/20
APPROVED	TJM	2/26/20
APPROVING AGENCY:		X
PERMIT APPROVAL	X	X
OLD WORLD SUBDIVISION PALATINE, ILLINOIS SITE ENGINEERING PLAN		
SCALE: 1" = 20'		
SHEET 3 OF 4	REV. NO.	
SE1	2	



Project Number: 19-1193
Field Book: 2881-57-59
Drawing File: 19119300.dwg
Revised April 29, 2020

[illegible]

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, June 16, 2020 at 7:00 P.M. in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

1. **Planned Development** Amendment to the Old World Planned Development to allow for the development of 1 new single-family home on W. Michigan Avenue; and,
2. **Preliminary and Final** Plat of Subdivision to permit a 1-lot single-family residential subdivision (1-lot fronting on W. Michigan Avenue).

The property is commonly known as the Vacant Lot (02-22-410-015) North of 724 S. Plum Grove Road (PIN # 02-22-410-008).

The Petitioner is seeking to subdivide the Subject Property into a 1-lot single-family residential subdivision. The existing residence at 724 S. Plum Grove Road would remain and 1 new single-family residence is proposed on the vacant lot fronting on W. Michigan Avenue.

The above petition was filed by George and Slawonira Swiderski and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 20-15
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 1st day of June 2020.
Published in Daily Herald
June 1, 2020 (4545706)

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 06/01/2020 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

Authorized Agent

Control # 4545706

Dec 6/8/20

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 06/16/20 07:00 PM

CASE STAFF STATEMENT (ID # 5918)

288 W. Aldridge Avenue

CASE NUMBER: 19-79

PETITIONER: Lori Stone

LOCATION: 288 W. Aldridge Avenue

PROPOSAL:

1. Preliminary and Final Plat of Subdivision for a new 2-lot single-family residential development; and,
2. Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential; and,
3. Special Use to permit the filling in of land in floodplain pursuant to Section 6.08 (d) (2) (d) of the Palatine Subdivision Regulations; and,
4. Special Use to permit side and rear yards in a floodplain pursuant to Section 6.08 (d) (2) (a) of the Palatine Subdivision Regulations; and,
5. Special Use to permit a side yard setback of 8.5 feet instead of the minimum required 10 feet for Lot 1 (existing home) pursuant to Section 10.06 (h) (3) of the Palatine Zoning Ordinance; and,
6. Special Use to permit a rear yard setback of 30 feet instead of the minimum required 40 feet for Lot 1 (existing home) pursuant to Section 10.06 (h) (2) of the Palatine Zoning Ordinance.

ZONING AND LAND USE: R-1 Single-Family Residential, 1 single-family residence

SURROUNDING CONDITIONS:

North:	P Planned Development (Plum Grove Park Estates Unit #2)
South:	R-1 Single-Family Residential & R-1B Single-Family Residential

East:	R-1 Single-Family Residential
West:	P Planned Development (Birchwood South Park) / Salt Creek

COMPREHENSIVE PLAN: Current: Single-Family Residential
Future: Single-Family Residential

BACKGROUND:

The Subject Property, approximately 0.97 acres, is currently improved with one single-family residence. As an existing condition, the property is also encumbered with the floodway, floodplain, and includes a portion of Salt Creek on the west side of the property. The Petitioner, owner of the property, is seeking to subdivide the property into two single-family residential lots. The existing residence would remain, and a new single-family residence is proposed. In order to create a second lot, the Petitioner is proposes fill in the floodplain and the required compensatory storage for the proposed Lot 2 (western lot). Therefore, the Petitioner is requesting:

1. **Preliminary and Final Plat of Subdivision for a new 2-lot single-family residential development; and,**
2. **Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential; and,**
3. **Special Use to permit the filling in of land in floodplain pursuant to Section 6.08 (d) (2) (d) of the Palatine Subdivision Regulations; and,**
4. **Special Use to permit side and rear yards in a floodplain pursuant to Section 6.08 (d) (2) (a) of the Palatine Subdivision Regulations; and,**
5. **Special Use to permit a side yard setback of 8.5 feet instead of the minimum required 10 feet for Lot 1 (existing home) pursuant to Section 10.06 (h) (3) of the Palatine Zoning Ordinance; and,**
6. **Special Use to permit a rear yard setback of 30 feet instead of the minimum required 40 feet for Lot 1 (existing home) pursuant to Section 10.06 (h) (2) of the Palatine Zoning Ordinance.**

ANALYSIS:

- The proposal would allow for a second lot and the construction of one new single-family residence. The existing residence would remain.

Case Staff Statement (ID # 5918)
Meeting of June 16, 2020

- In addition to the subdivision of the property, the Petitioner has also requested a rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential. If subdivided and rezoned, Lot 1 (existing home) would become non-conforming in regard to the side yard and rear yard setbacks. Therefore, Special Uses for the existing home are a component of the required relief.
- A summary of Lot 1 & 2 is shown in the table below.

	Lot Size (sq. ft.)	Lot Width (75' required)	Lot Depth (110' required)	FY Setback (30' required)	RY Setback (40' required)	SY Setback (10' required)	Lot Coverage (45% max)
Lot 1 (existing residence)	12,799	95'	134'	71'	30' (existing)	8.5' (existing) & 12.6'	44.6% (after the removal of a concrete pad)
Lot 2 (proposed)	29,630	221'	134'	30'	>40'	10' and 141'	N/A

- A significant portion of the Subject Property is encumbered by the floodplain, which includes the Salt Creek and surrounding wetland. The floodplain regulations only allow for a yard in a floodplain through Special Use review. Excepting the 10-foot flood protection area, the proposed Lot 2 will have the side (west) and rear (north) yards in the floodplain/floodway and require Special Uses review. NOTE - there is a notched area at the northeast corner that the floodplain tapers around.
- The area of existing floodplain is widest at the northern property line, where it encompasses 234 feet of the 317-foot wide lot. The floodplain tapers to approximately 71.5 feet of the 315.94-foot at the southwest corner of the property (Note: the lot narrows at the southern property line). The west property line includes Salt Creek, as part of the Subject Property. This section of Salt Creek was previously part of the Vermont Street right-of-way, which was vacated and incorporated into the lot in 1986. This Village annexed the Subject Property in 1991.
- Per Appendix B - Subdivision, Site Development, and Floodplain Regulations, any fill within the floodplain requires Special Use review by the Village Council. It

further requires that any fill is offset with a minimum of 110% of compensatory storage provided elsewhere onsite. The proposed compensatory storage meets the minimum required.

- Lot 2 will be 29,630 square feet. After filling in the floodplain to accommodate the building pad, only 9,014 square feet of the new lot will be above the floodplain elevation. This equates to 30% of the new lot being elevated out of the floodplain. This exceeds the minimum required 9,000 square foot of area, not subject to the floodplain.
- 20,616 square feet of the 29,630 square foot lot will continue to be in the floodplain. This area will continue to accept and receive floodwater and function as the lot presently does.
- Prior to the issuance of a building permit or development of the site, the US Army Corp of Engineers, Illinois Department of Natural Resources (IDNR), and Office of Water Resources (OWR) will be required to review and approval the proposed development.
- The Village Engineer has reviewed this request at various stages and has no additional questions about the proposed engineering plans. Nevertheless, the Petitioner and their Professional Engineer must satisfactorily demonstrate that the requested Special Uses will not be injurious to other property values in the neighborhood and that the Plans are designed, located, and proposed to be operated in a manner to protect the public health, safety, and welfare.
- As part of the proposed development, it is necessary to have an easement or dead restriction limiting many typical residential improvements on Lot 2. Such things as accessory structures play equipment, fencing, grading, and other improvements are prohibited through the deed restrictions/easement and subject to review by the Village Attorney and Village Engineer.
- Sanitary and water would be provided by connecting to existing services in the Aldridge Avenue right-of-way. Parkway trees will be planted across the frontage of Lot 1. The Petitioner intends to leave most of the existing vegetation across the frontage of Lot 2.
- There has only been one recent subdivision in the area (Murray's Aldridge RESUB - 1993 - south of the subject property). Also, Lot 1 will also have a lot coverage of 44.6% (the maximum is 45%). This is the only lot in this area, with a

lot coverage at the top to the maximum allowed.

- In addition, Lot 1 is the smallest of the 18 properties in this area. Of the 18 properties west of Smith Street and north of Bryant Avenue, 13 are zoned R-1 and 5 are zoned R-1 B (Murray's Aldridge Resubdivision 1993). The proposed lots would exceed the R-2 lot area requirements and would meet the R-2 lot width requirements. There are three lots at the northeast corner of S. Smith Street and Aldridge Avenue which are zoned R-2 and were rezoned through annexation in 1990.
- Directly northwest of the Subject Property (Birchwood Park south), the Palatine Park District received Special Use approval for fill in a floodplain, with compensatory storage to relocate/reconstruct a bike/walking path. For reference, the Subdivision Ordinance identifies 23 permitted uses in the floodplain. Bike and walking path are permitted uses, as they represent a more passive use and any flooding impact or significant rain event, should not affect their long-term functionality. In response to concerns raised about that proposal, the Park District increased the compensatory storage to 150%.
- Residential yards in the floodplain require Special Uses review, as the potential for impact is far greater than those permitted uses in the floodplain. As proposed, Lot 2 will have a 50 foot by 70 foot building pad, a 10-foot flood protection buffer (west and north sides) and the remaining yards will be in the floodplain/floodway.
- In 2015, the property directly south of the Subject Property also sought to similar relief, including a vacation of the right-of-way. The Village Council did not approve that Petition.

RECOMMENDATIONS:

The Subject Property includes a portion of Salt Creek on the west side of the lot. Additionally, like many of the surrounding properties, it is significantly encumbered by the floodplain. Therefore, any proposed construction on this lot requires relief to be located in the floodplain. The Subject Lot was platted in 1927, and the existing home was built on the east side of the lot likely to avoid any impact from the existing floodplain limitation. The majority of Lot 2 will still have significant floodplain limitations upon it. Although the Village Engineer has reviewed this proposal and has no further questions, 70% of the proposed lot will remain in the floodplain, with the western portion remaining in the floodway/wetland. Lot 1 creates a lot at the maximum allowable lot coverage. If not for the significantly restricted floodplain/floodway areas, the 4,100 square feet of impervious area would exceed the maximum lot coverage allowed in the R-2 district -

45.5 % vs 45% allowed. Therefore, Staff recommends denial of the proposed Special Uses, subdivision, and rezoning. If the Plan Commission recommends approval, Staff recommends the following conditions:

1. The development shall substantially conform to the Engineering Plans prepared by Haeger Engineering dated 11/26/2019, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer.
3. The Final Plat of Subdivision shall be submitted in a manner acceptable to the Village Engineer.
4. A Public Improvement Letter of Credit for 115% of the full amount of the engineer's estimate of probably cost of such public improvements shall be submitted in a manner acceptable to the Village Engineer.
5. Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.
6. Recording fees in the amount of \$300 shall be submitted.
7. The EOC shall be revised in a manner acceptable to the Village Engineer.
8. Cash-in-lieu of sidewalks shall be submitted in the amount of \$1,700.
9. At the direction of the Village Engineer and in a manner acceptable to the Village Attorney, an easement or deed restriction shall be recorded against the property indicating the presence of a floodplain and no grading alterations or placement of sheds, playground equipment, etc.
10. 6 parkway trees shall remain across the frontage of proposed Lot 2, or new parkway trees shall be installed totaling a minimum of 6 trees.
11. Soil borings shall be submitted as part of the building permit.
12. A Conditional Letter of Map Revision (CLOMR) for the approval to build the foundation and fill in land shall be submitted.
13. A Letter of Credit in the amount of \$5,000 shall be submitted to ensure the FEMA approved plan is properly executed. This would be released upon issuance of a LOMR.
14. A Letter of Map Revision (LOMR) from FEMA shall be submitted after filling prior to the issuance of a building permit.
15. MWRD-WMO, IDNR, OWR permits are required.

ATTACHMENTS:

- Aerial map - 288 W. Aldridge Avenue
- Applications
- Boundary and Topographic Survey
- Aerial Site Plan
- Engineering Plans
- Final Plat of Subdivision
- Floodplain Map 288 W. Aldridge Avenue
- 288 W. Aldridge Avenue and surrounding zoning
- VAC ORD Final - ALD-VERMONT
- Public Notice

288 W. Aldridge Avenue

3.2.a

VILLAGE OF
PALATINE

W PARKWOOD CT

328 W

363 W

353 W

341 W

919 S

931 S

943 S

955 S

W BOARDWALK DR

256 W

244 W

232 W

220 W

214 W

262 W

268 W

251 W

201 W

272 W

257 W

269 W

263 W

195 W

189 W

183 W

288 W

286 W

978 S

W ALDRIDGE AV

309 W

285 W

263 W

241 W

1016 S

1024 S

1036 S

1056 S

1066 S

S SMITH ST

262 W

252 W

242 W

232 W

222 W

0 150 300
1 in. = 136 ft. Feet

Attachment: Aerial map - 288 W. Aldridge Avenue (288 W. Aldridge Avenue - PFS, RZ, and SU for new 2-lot single-family subdivision)

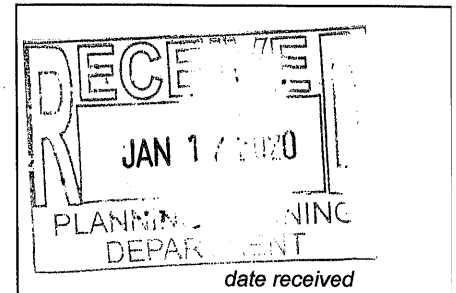




PRELIMINARY & FINAL PLAT OF SUBDIVISION

Department of Planning & Zoning
 200 E. Wood Street • Palatine, IL • 60067-5339
 Telephone: (847) 359-9047 • Fax (847) 963-6247
 www.palatine.il.us

Office Use Only	Project Planner <u>KR</u>	Zoning Case # <u>19-79</u>
	Filing Fee	Notification Deadline
	PC Public Hearing Date	Village Council Date



PLEASE TYPE OR PRINT IN INK:

- Name of Petitioner(s): Lori A. Stone
- Authorized Agent of Petitioner (if different):
 Name: _____
 Address: _____
 Telephone No. _____ Business No. _____
 Email: _____
 Relationship to Petitioner: _____
- Property Interest of Petitioner(s): Owner
 Owner, Lessee, Contract Purchaser, etc.
- Address of the property for which this application is being filed:
288 W. Aldridge, Palatine, IL 60067
- All existing land use(s) on the property are: Existing single family residential.
- The proposed use(s) on the property, if this petition is approved is (are): Residential Single Family (R-1B)
- Current zoning of property: R-1 Size of the property: 0.97 acres
- State the specific action requested: Rezone to R-2 and subdivide into two lots.

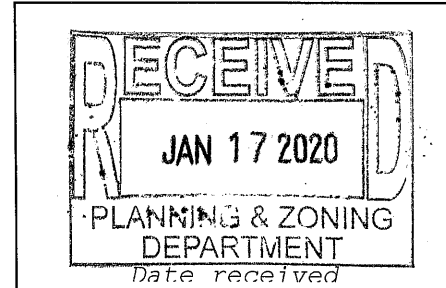
VILLAGE OF PALATINE

REZONING

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247
www.palatine.il.us

Office Use Only	Project Planner <u>VR</u>	Zoning Case # <u>19-79</u>
	Filing Fee	Notification Deadline



PLEASE TYPE OR PRINT IN INK:

- Name of Petitioner(s): Lori A. Stone
- Authorized Agent of Petitioner (if different):
Name: _____
Address: _____
Telephone No. _____ Business No. _____
Relationship to Petitioner: _____
- Property Interest of Petitioner(s): Owner
Owner, Lessee, Contract Purchaser, etc.
- Address of the property for which this application is being filed:
288 W. Aldridge Ave., Palatine, IL 60067
- This petition is for: (check one)
☒ Rezoning of currently incorporated property (within Village limits)
☐ Rezoning of currently unincorporated property, in conjunction with annexation
- All existing land use(s) on the property are: Residential
- The proposed use(s) on the property, if this petition is approved is (are): Residential
- Current zoning of property: R-1 Size of the Property: 0.97 acres
- Proposed new zoning classification: R-2

PETITIONER JUSTIFICATION:

The Petitioner is required to present specific evidence, not opinions, to justify the proposed rezoning. Please respond to the following questions, attaching a separate sheet if necessary:

10. Describe why the subject property cannot be reasonably developed in accordance with the existing zoning classification.

This is a large lot at 0.97 acres but it cannot be subdivided into 2 lots under the R-1 zoning because of the flood plain constraint on the west that requires the building pad to be located as far east as possible. The existing lot is only 134' deep which makes the R-1 zoning setbacks (Front 40' and rear 50') too restrictive.

11. Is the proposed zoning classification similar to or harmonious with the existing zoning of surrounding properties? Explain.

Yes - most of the lots along the south side of this portion of Aldridge Avenue are already zoned R-1B, there is other R-2 zoning in the area, and the property to the north is zoned Planned Unit Development with R-2 type lots.

12. Does the proposed zoning classification conflict with the Village's Comprehensive Plan? Explain.

No. This area is indicated as single family which is the intended use.

13. Will any of the uses permitted under the proposed zoning classification have an injurious effect on the value and/or the use and enjoyment of surrounding properties?

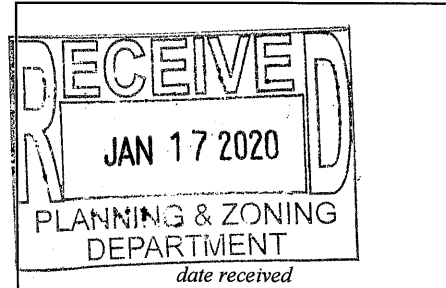
No.

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

Department of Planning & Zoning
200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Office Use Only	Project Planner <i>KR</i>	Zoning Case # <i>19-79</i>
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S)		Business Name (if applicable)
	Lori A. Stone		
	Subject Property Address 288 W. Aldridge Ave., Palatine, IL 60067		
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)
	Address		City/State/Zip Code
	Telephone	Fax	Email
	Relationship to Petitioner (contractor, architect, etc.)		
	TYPE OF APPLICATION (check one)		
	☒ Special Use ☐ Special Use Amendment ☐ Variation		
	Existing Zoning District R-1	Existing Land Use Residential	Proposed Land Use R-2
Generally describe your request:			
Special Use request is to allow filling within the flood plain with appropriate compensatory storage provided and to allow for a residential yard within the flood plain.			
Special Use request for existing non-conforming side and rear setbacks for the existing home on proposed Lot 1 of the proposed subdivision. The existing home is presently non-conforming.			
If this house is re-built, the intent would be for it to conform to the required setbacks.			

Attachment: Applications (288 W. Aldridge Avenue - PFS, RZ, and SU for new 2-lot single-family subdivision)

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

1. The use is deemed necessary for the public convenience at that location

The use allows for the appropriate management of filling in the flood plain, with provided compensatory storage.

The side yard setback request is the result of an existing non-conforming use.

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected

The proposed flood plain fill is designed such as to provide the appropriate flood plain protection for the proposed building and provides compensatory storage at 110% of the filled volume.

The side yard setback use is a current condition that does not change the use.

3. The use will not cause substantial injury to nearby property values

The use does not affect the adjacent properties because compensatory storage is provided.

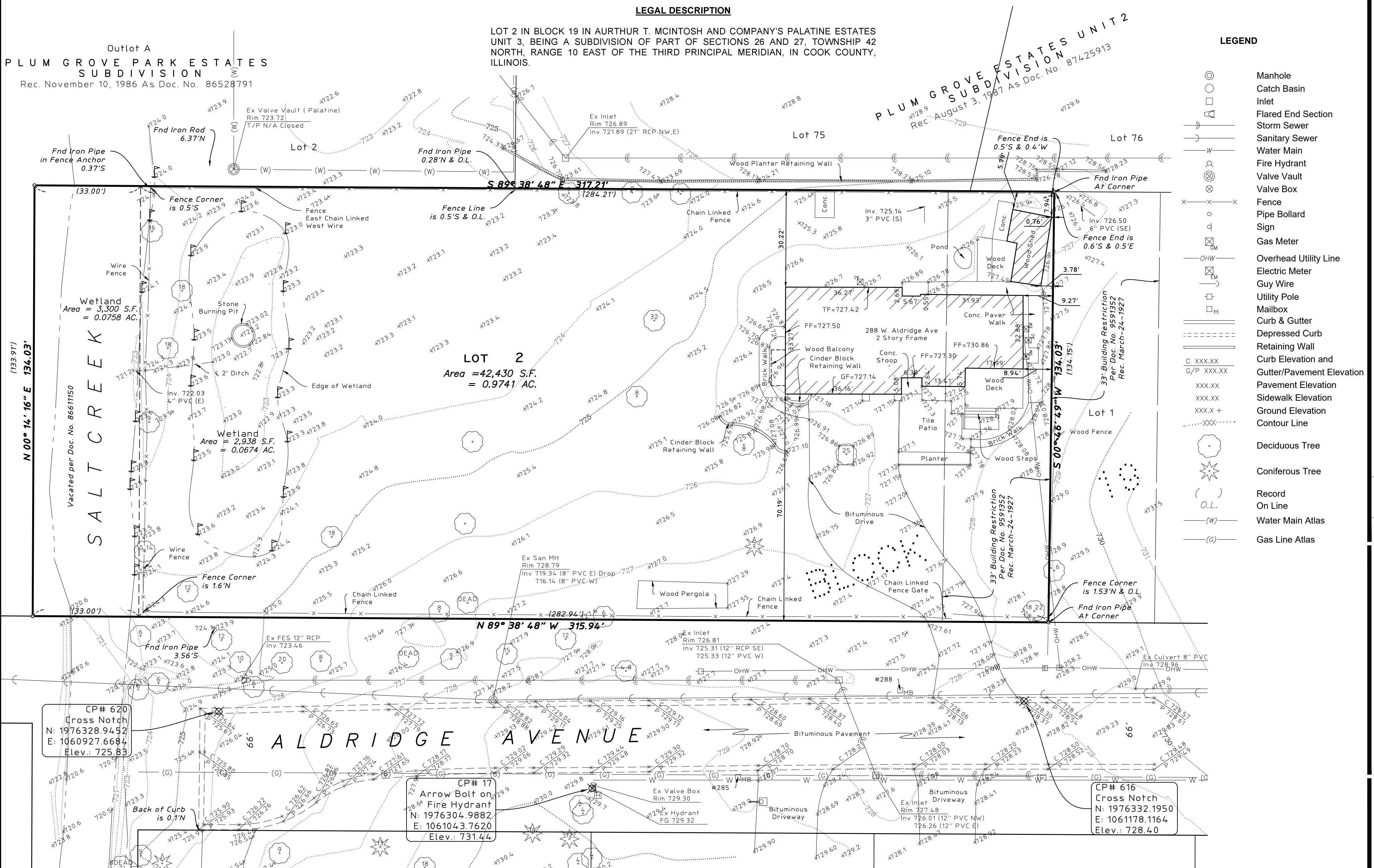
The side yard setback use is a current condition.

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

Not applicable.



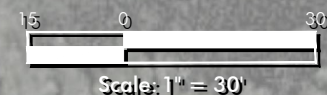
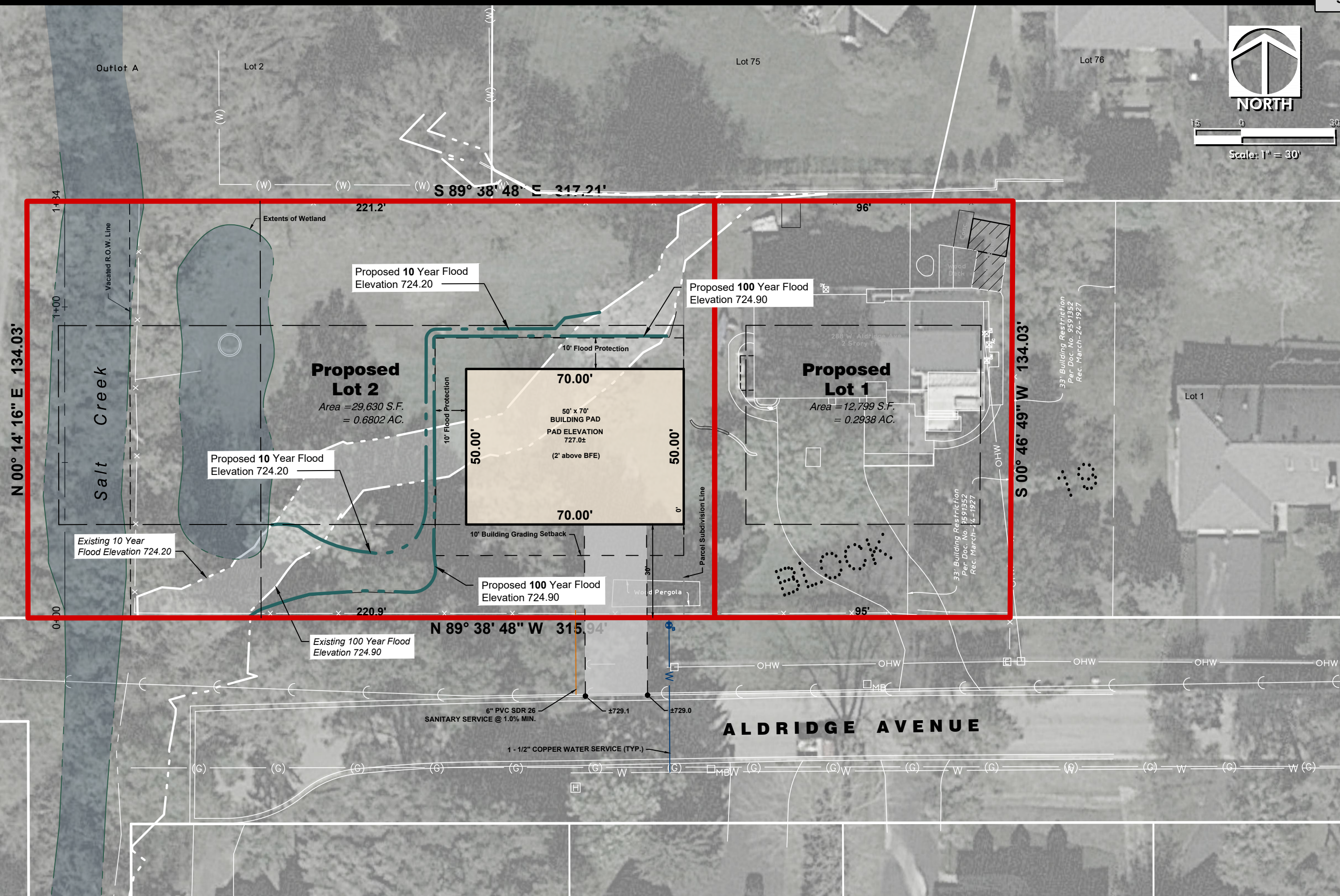
Surveyor's Notes:

- Field work was completed on September 26, 2019.
- The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

Benchmark
Site Benchmarks
CP # 17 (See Survey) Description: Arrow Bolt on Hydrant Elevation: 731.44 NAVD 88 (Geoid 12A)
CP # 616 (See Survey) Description: Cross Notch Elevation: 728.40 NAVD 88 (Geoid 12A)



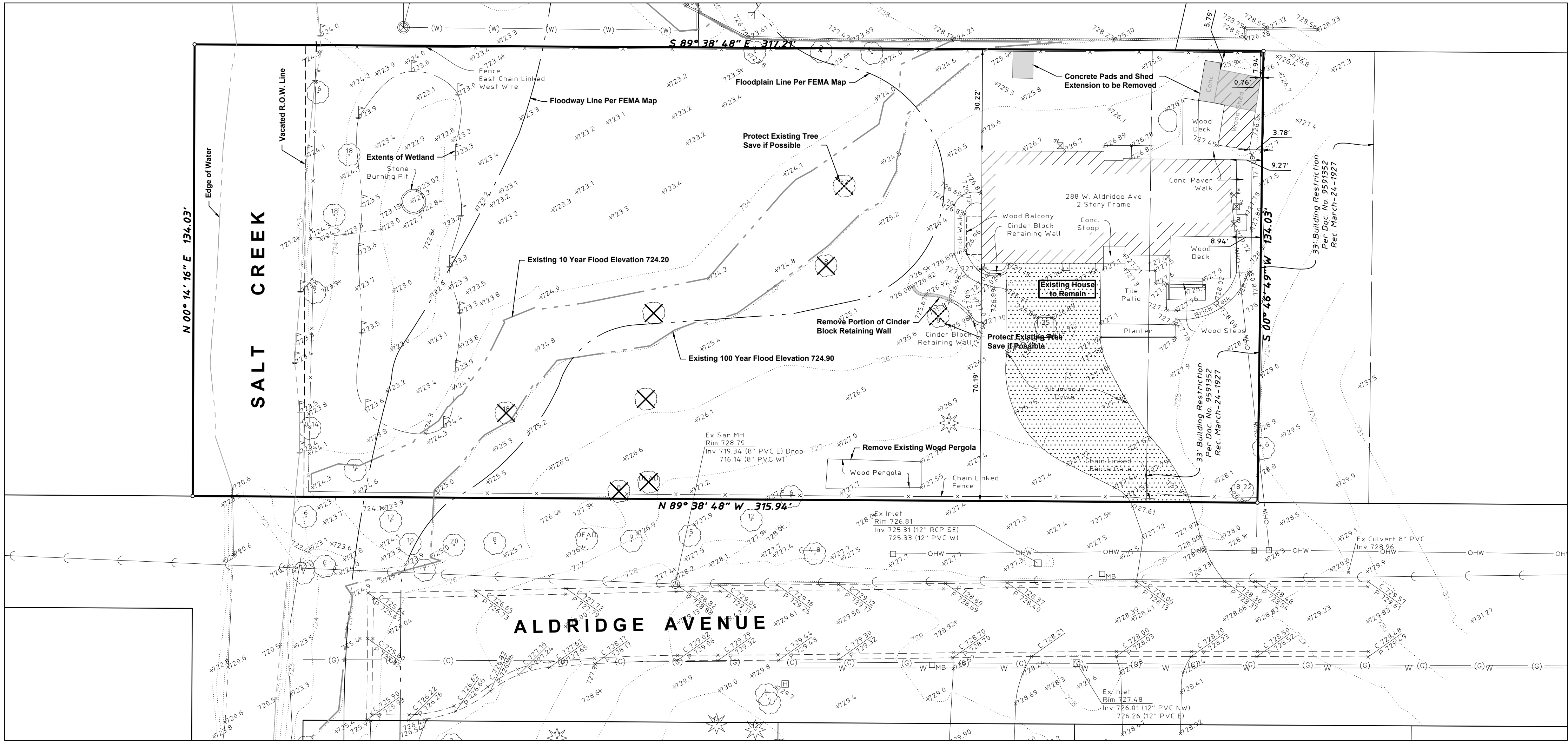
State of Illinois)
County of Cook) SS:
This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.
Schaumburg, Illinois January 14, 2020
By: [Signature] Illinois Professional Land Surveyor No. 3695



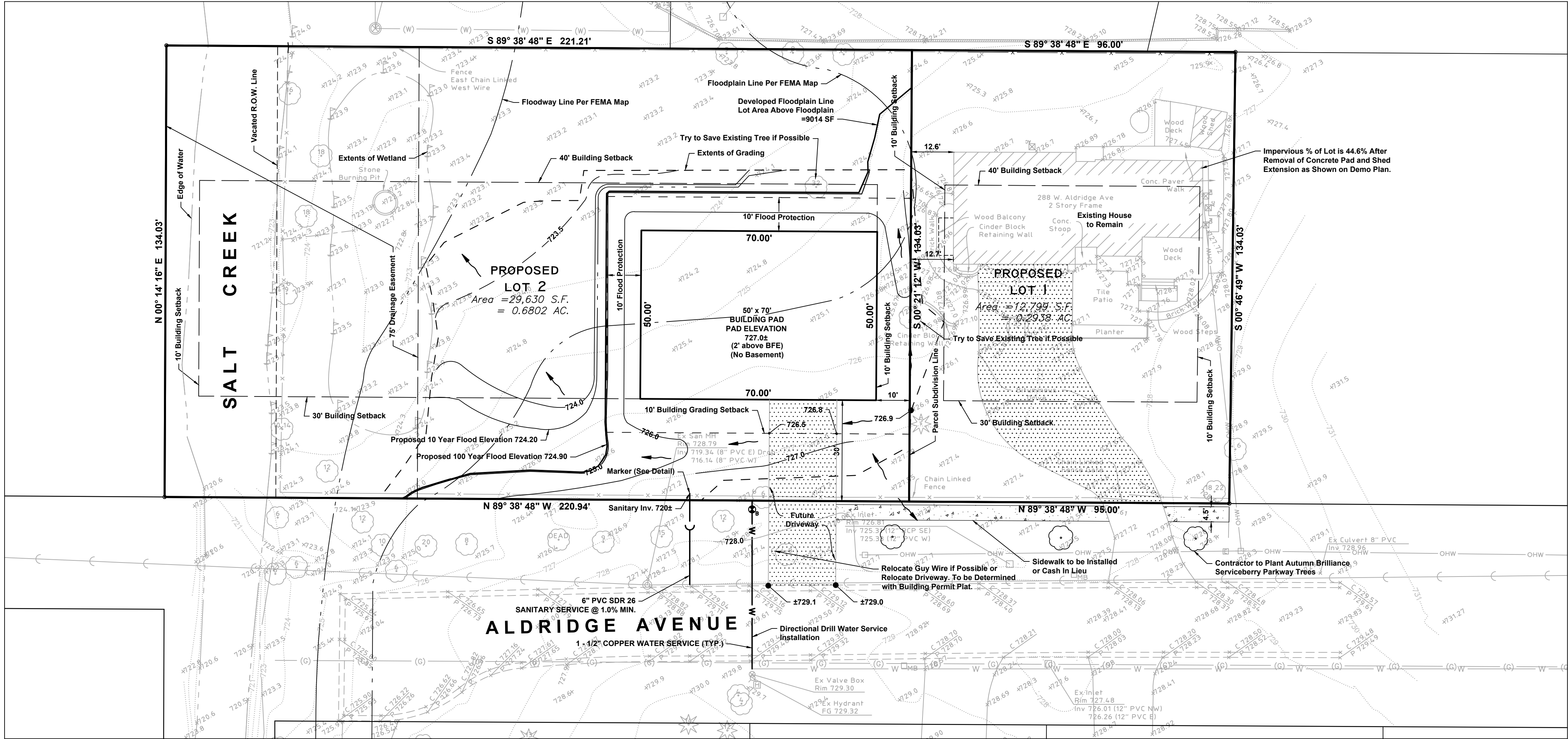
Attachment: Aerial Site Plan (288 W. Aldridge Avenue - PFS, RZ, and SU for new 2-lot single-family subdivision)

Map of the project location in the Westmont area. The map shows a network of roads including Quentin Road, Illinois Avenue, Aldridge Avenue, Hickory Road, Euclid Avenue, Plum Grove Road, Kirchoff Road, Rohlfing Road, and Algonquin Road. A dashed line represents Salt Creek. A grey rectangle on Aldridge Avenue, between Illinois Avenue and Euclid Avenue, is labeled 'PROJECT LOCATION' with a pointer. Highway markers for 62 and 53 are shown on Algonquin Road and Kirchoff Road respectively.

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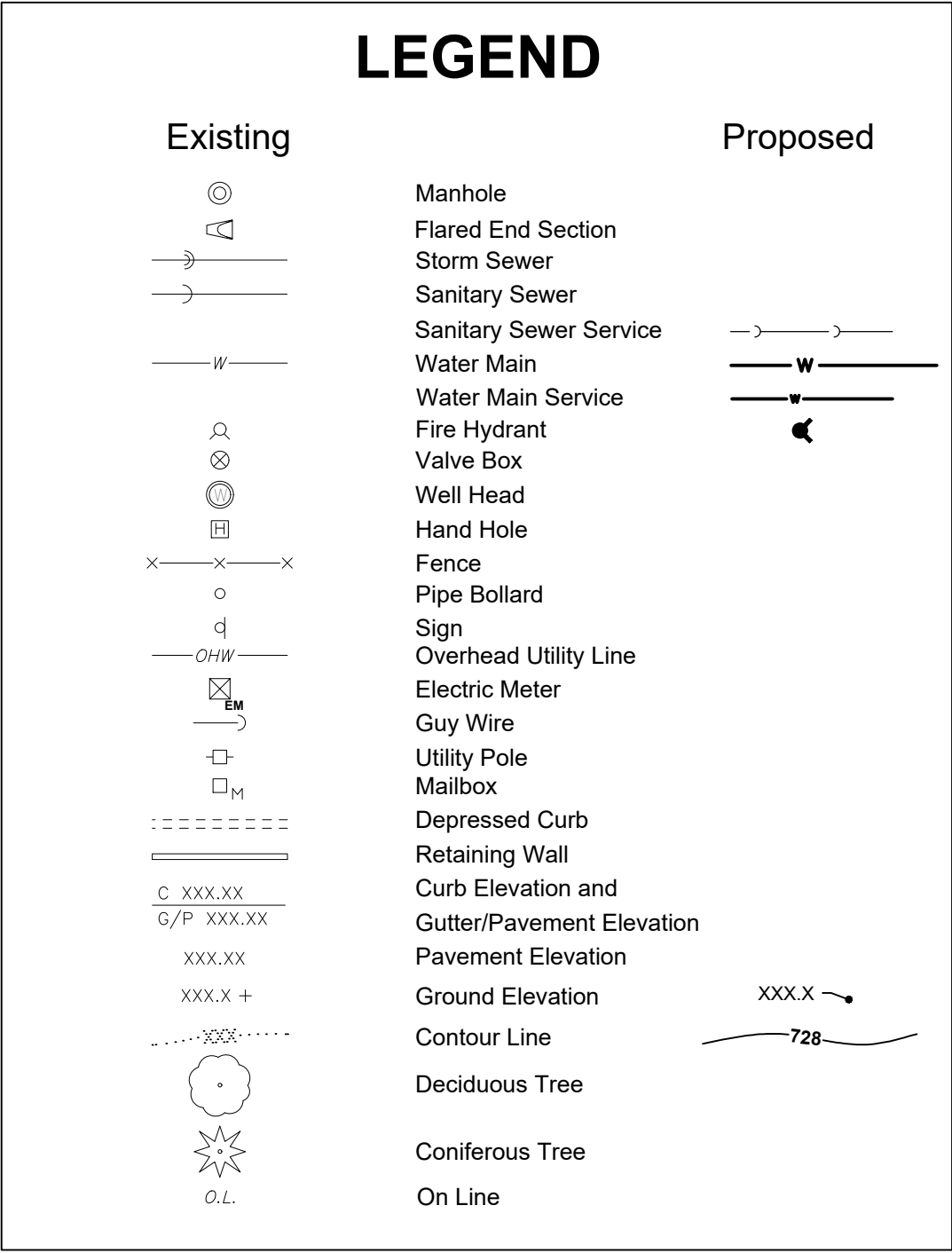


EXISTING CONDITIONS & DEMOLITION PLAN



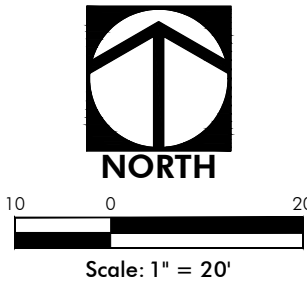
PROPOSED SITE PLAN

SITE DATA TABLE			
Site Area	SF	AC	
Lot 1	12,799	0.29	
Lot 2	29,630	0.68	
Lot 2 Above Floodplain Elevation	9,014	0.21	
Required	9,000	0.21	
Note: Lot 2 Requirements Above Floodplain Due to Creek			
TOTAL	42,429	0.97	
Zoning	Classification		
Existing Zoning	R-1		
Proposed Zoning	R-2		
Setbacks	Front (Ft)	Rear (Ft)	Side (Ft)
R-2	30	40	10
Coverage	Area (SF)	Area (Ac)	Area (%)
Maximum Impervious Area			
Impervious			
Lot 1	5,711	0.13	44.6%
Lot 2	4,100	0.09	13.8%
Pervious			
Lot 1	7,088	0.16	55.4%
Lot 2	25,530	0.59	86.2%



Notes:

1. Coordinate future mailbox locations with Village of Palatine and Post Office.
2. Contractor to "open cut" road for service connections. Restore curb, pavement, and parkway.
3. Each lot shall be responsible to meet volume control requirements set forth by Section 503 of the MWRD Watershed Management Ordinance.
4. Wetland Delineation was provided by Midwest Ecological, Inc. in report dated 9/25/2019.
5. Contractor to submit separate building permit application to Village for home. These plans are for pad ready improvements only.

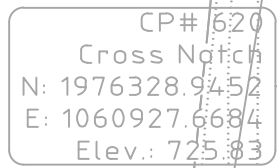


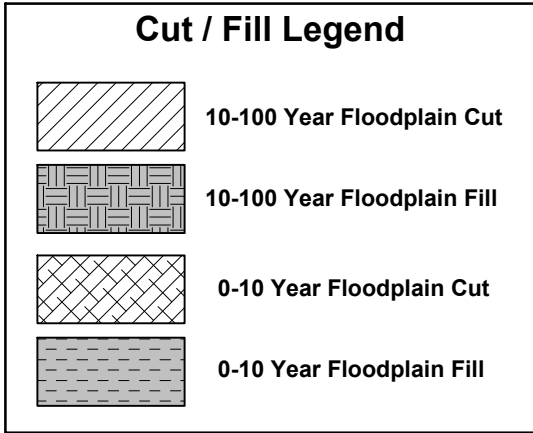
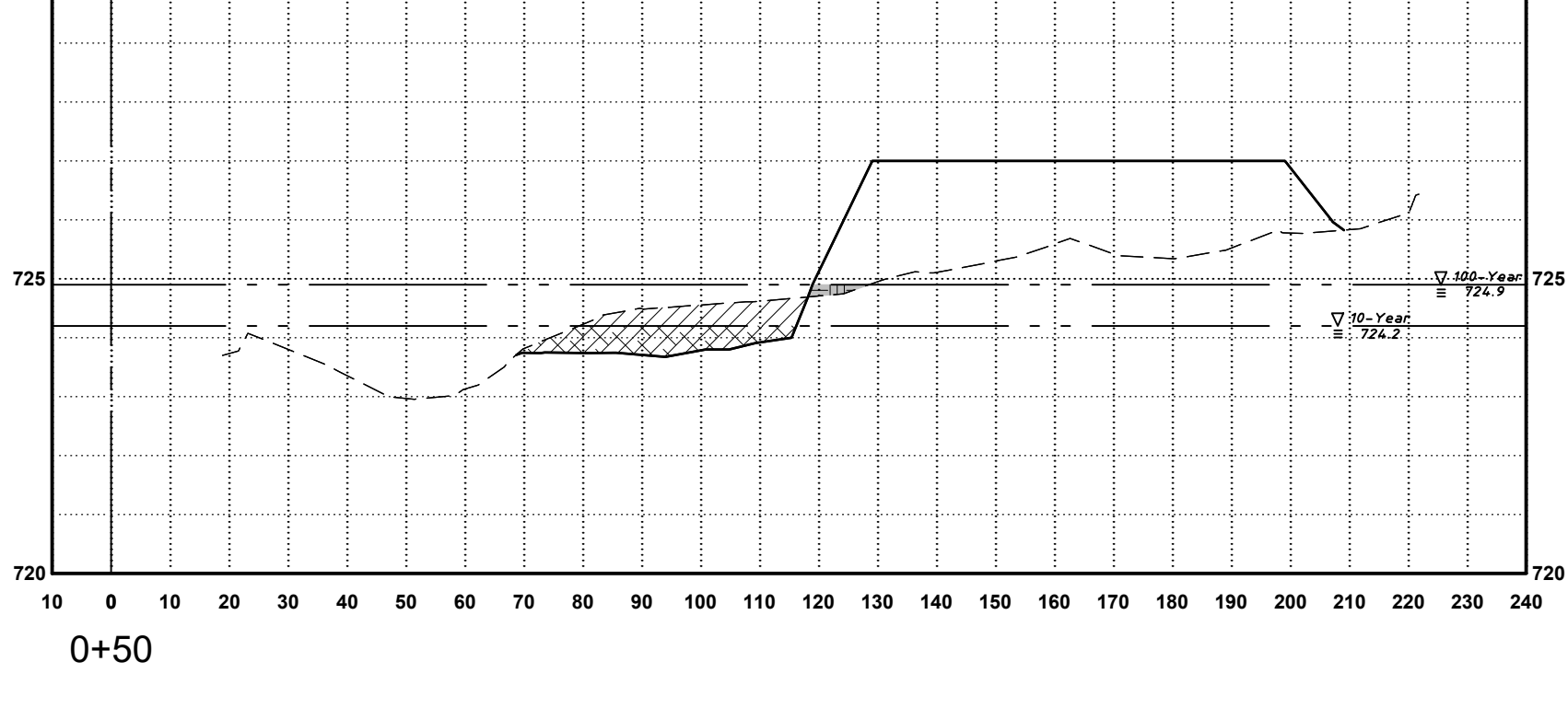
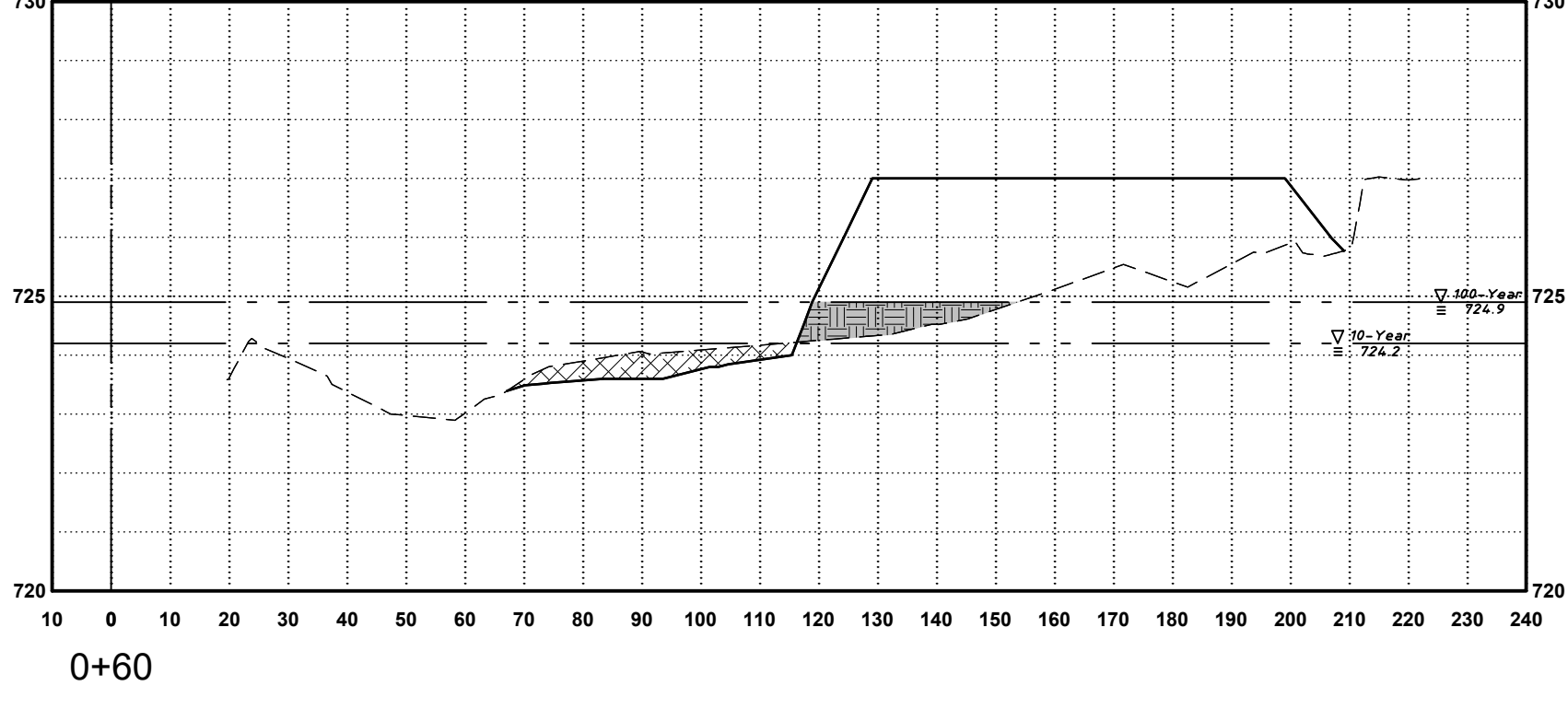
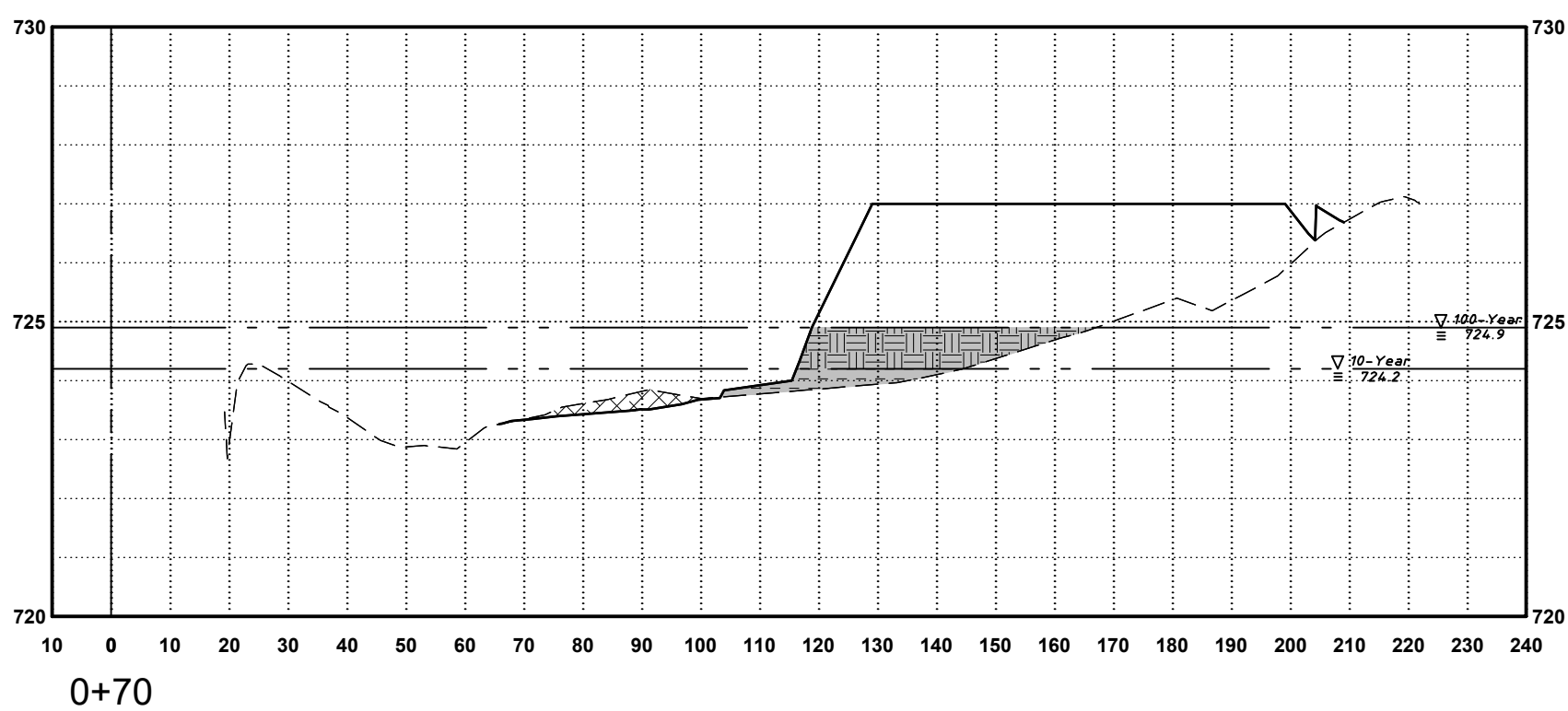
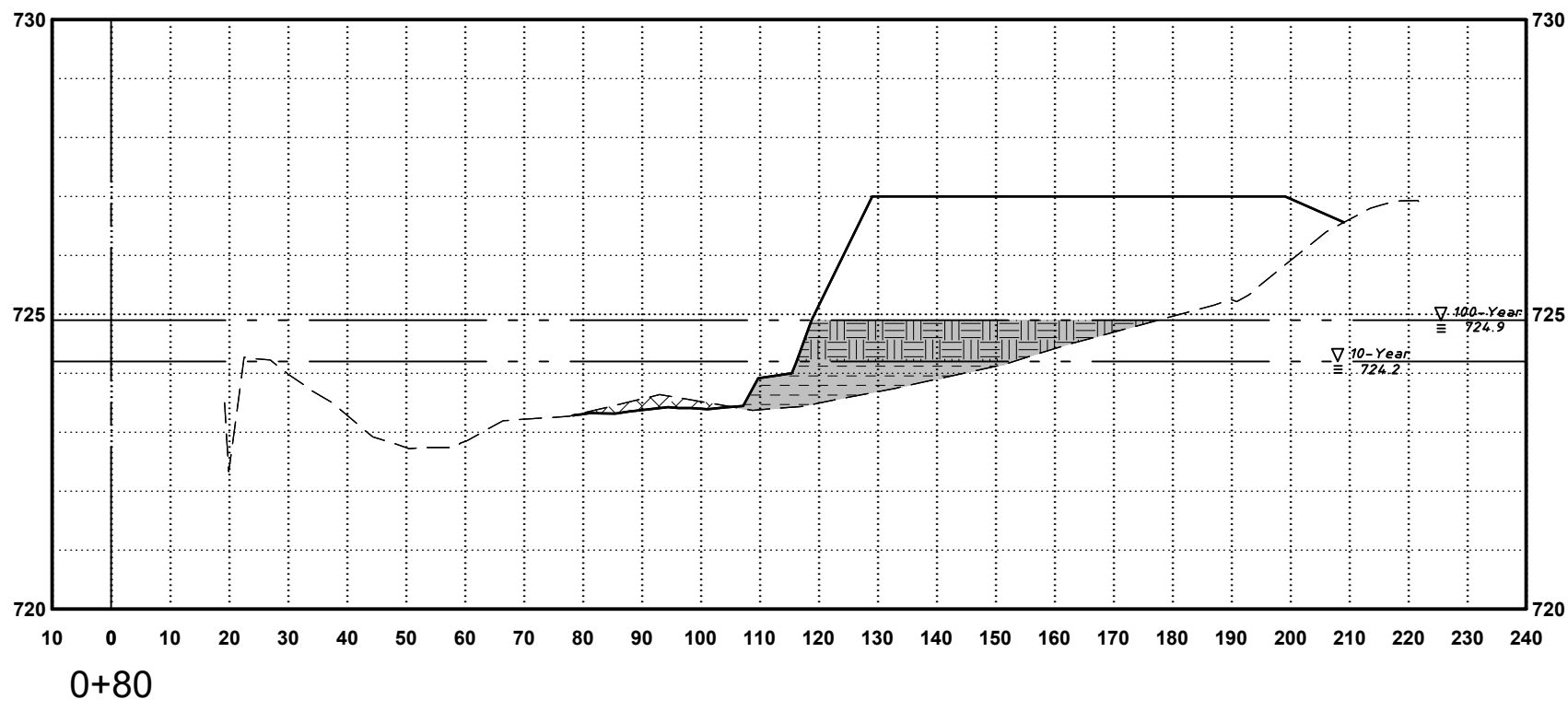
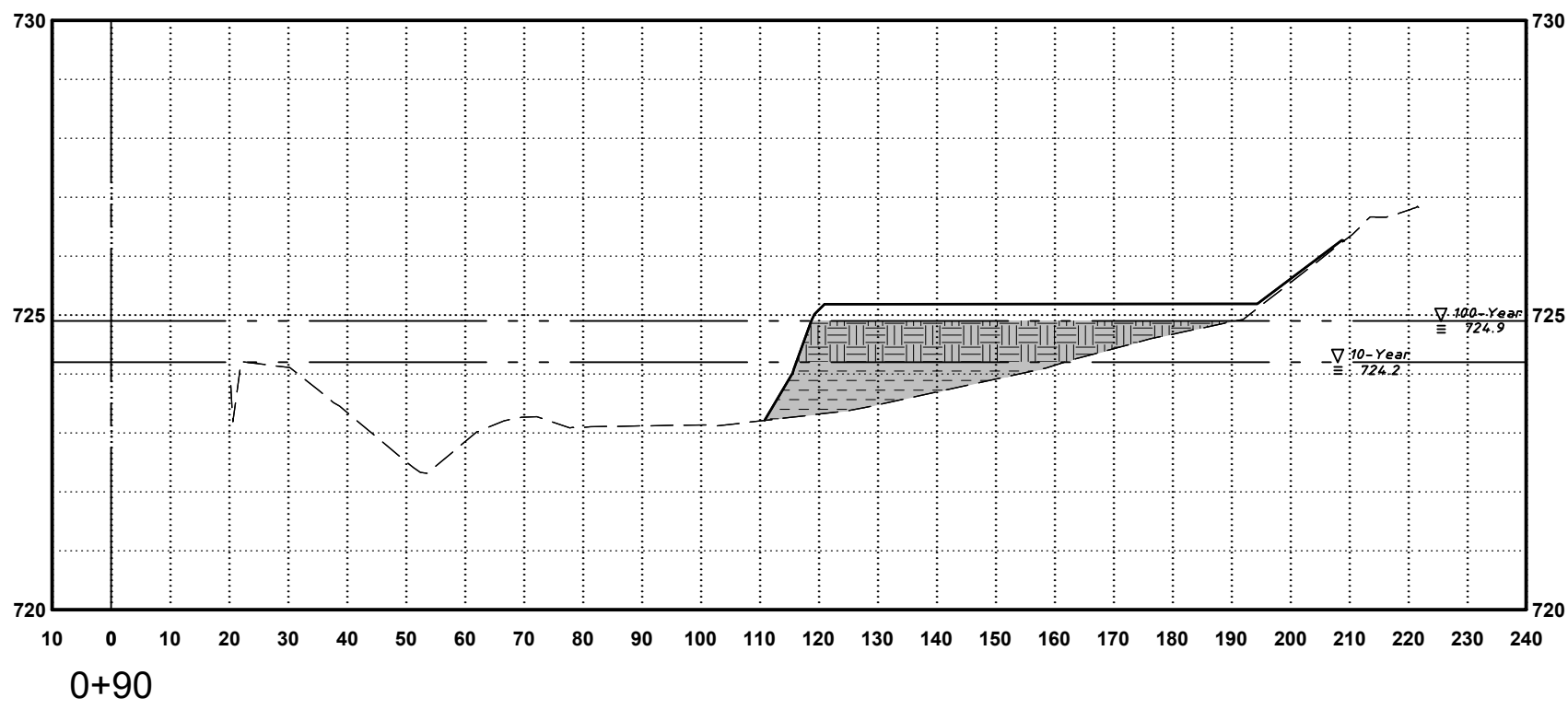
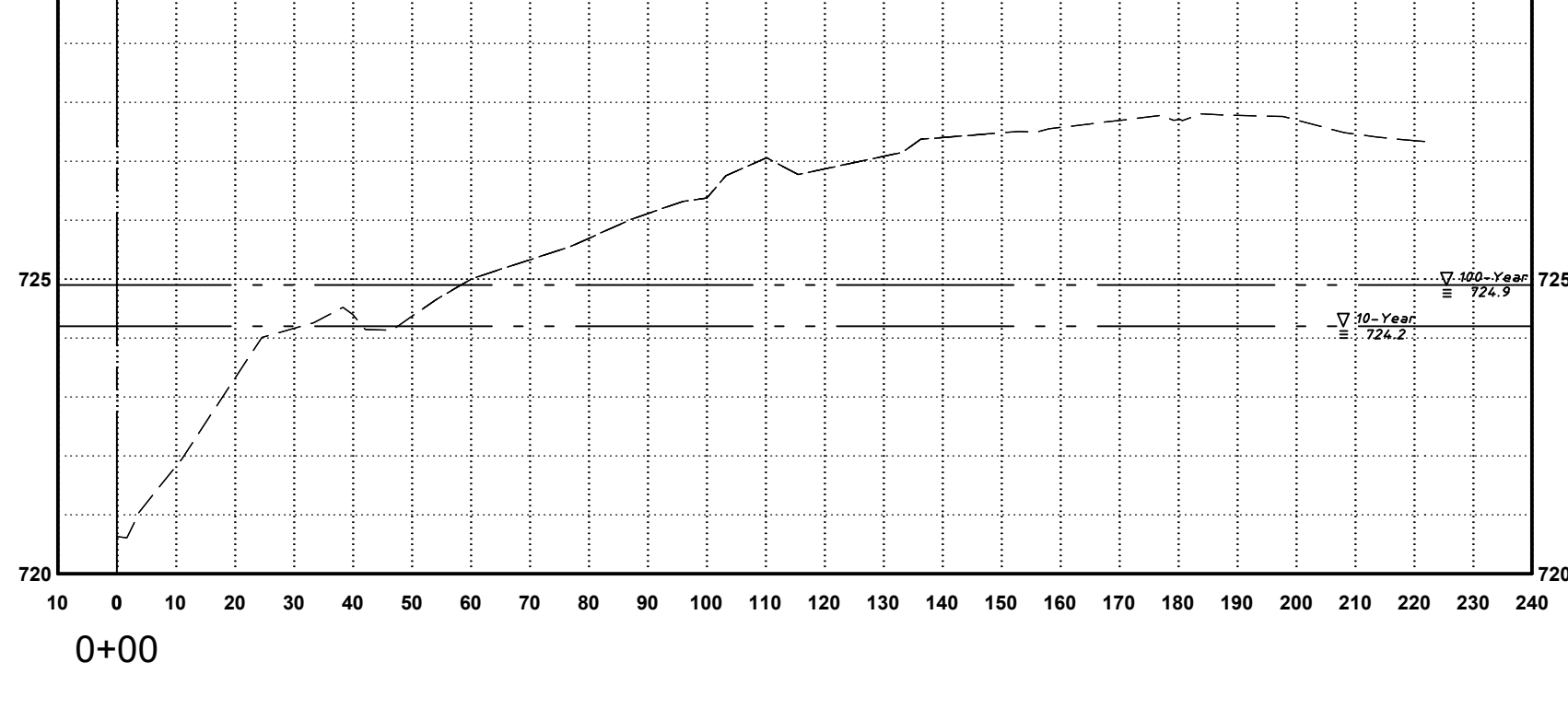
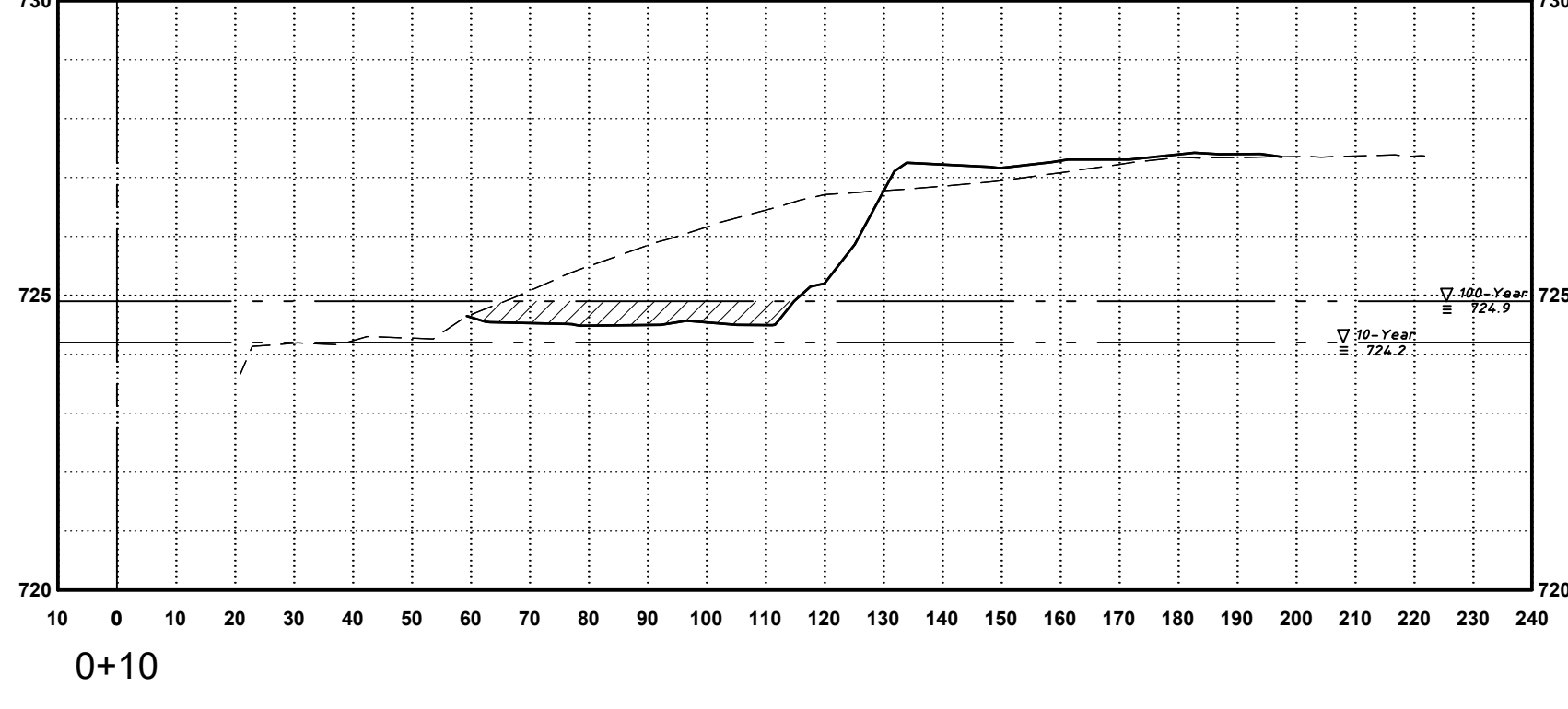
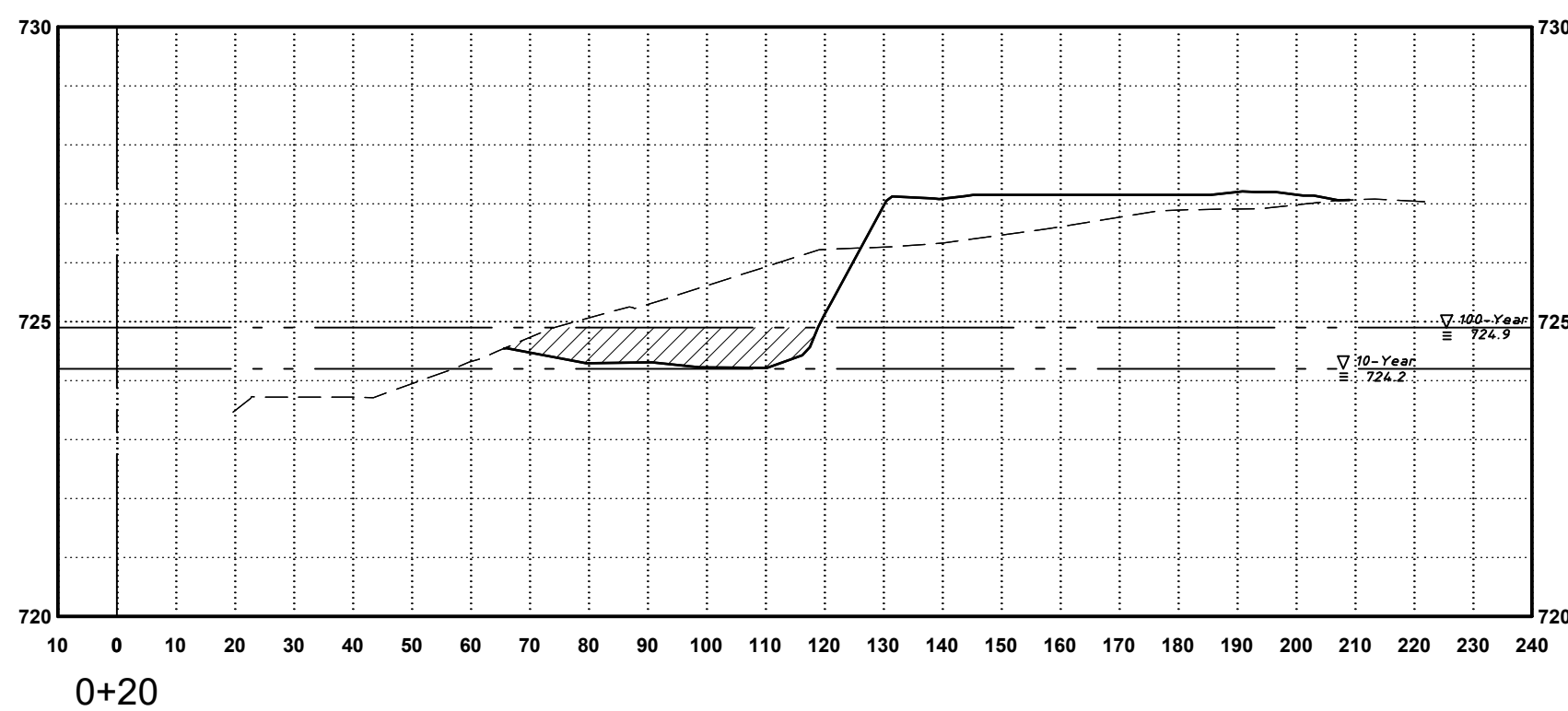
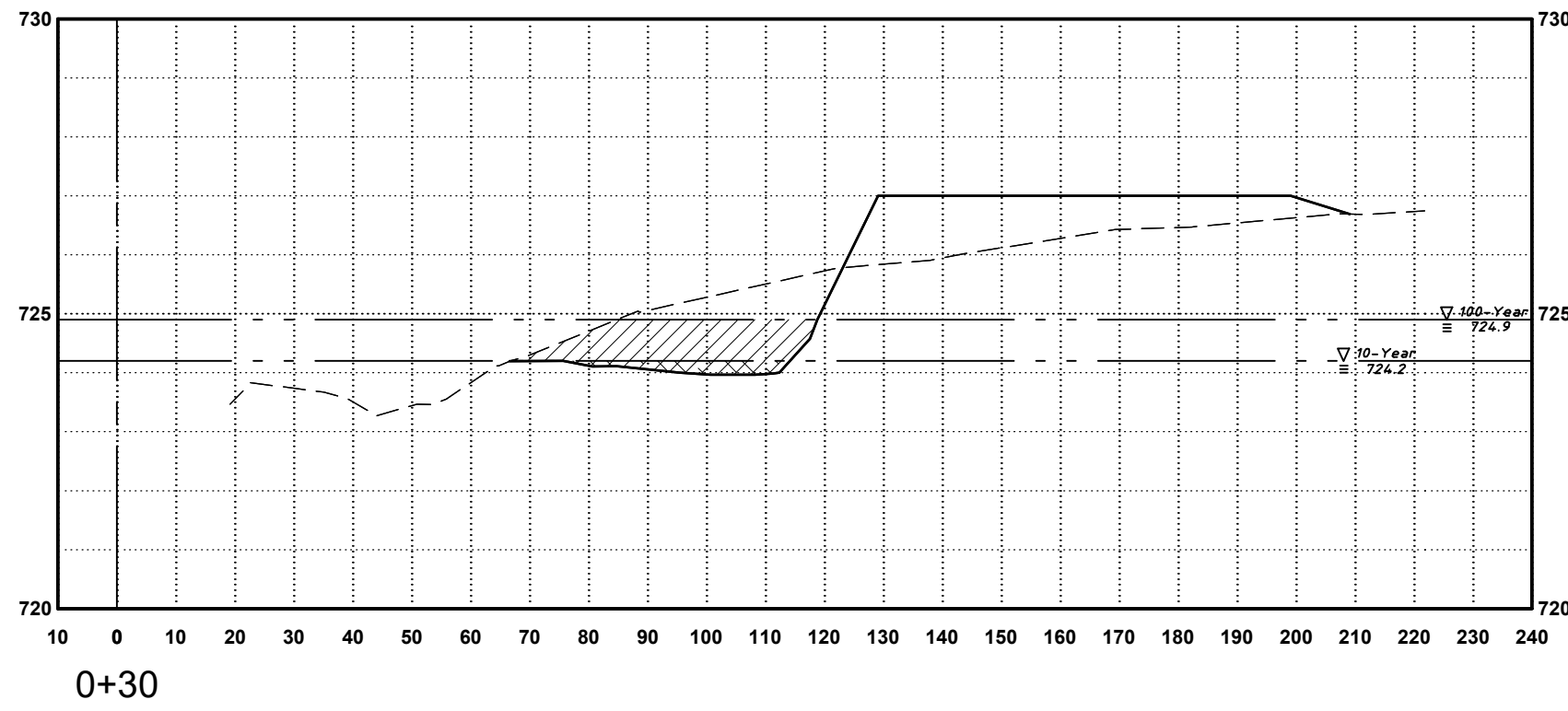
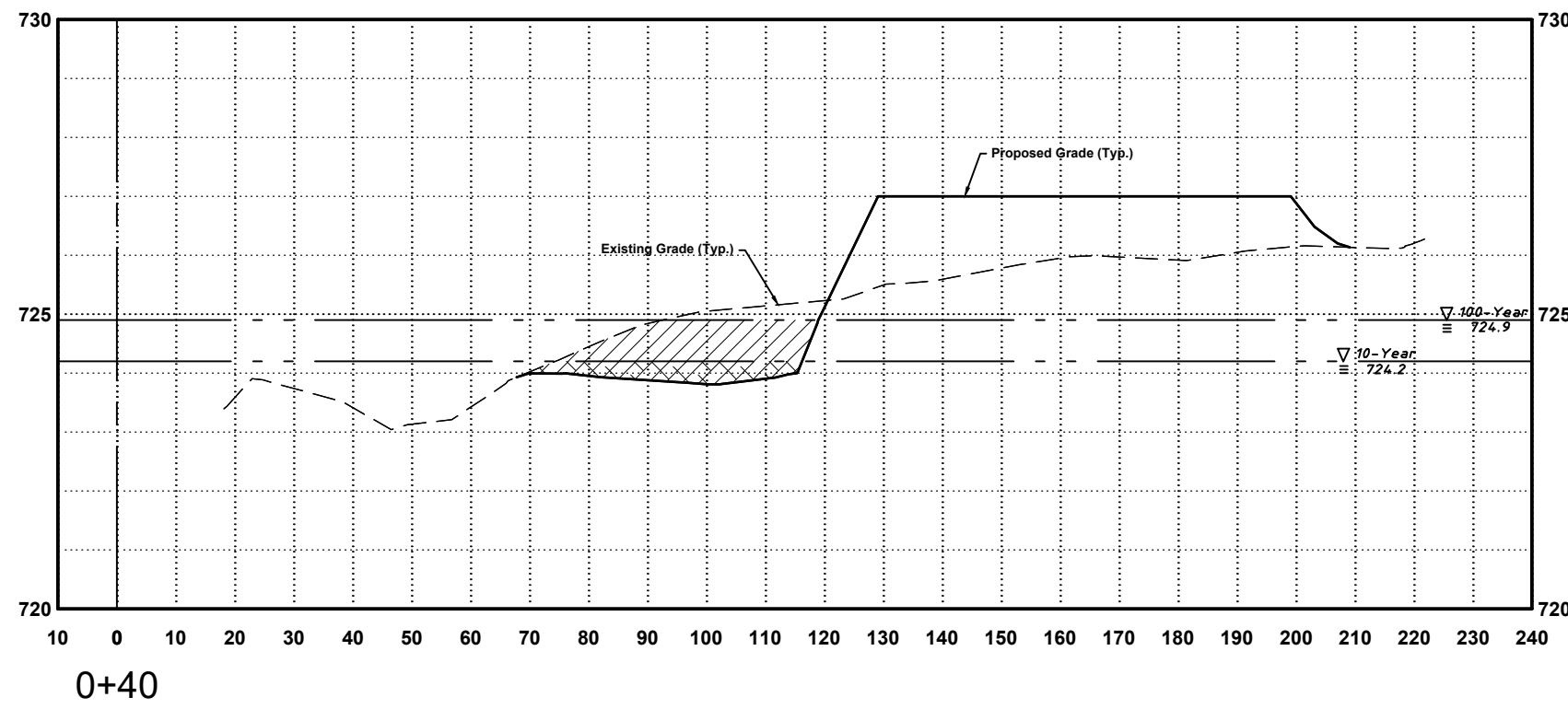
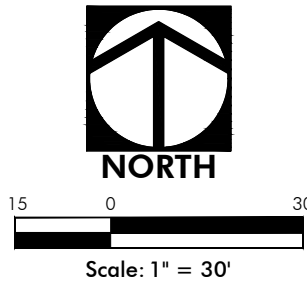
Revision	Date	No.
1	01/14/2020	

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60193 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003142
www.haegerengineering.com

EXISTING & PROPOSED
SITE PLANS
CREEKVIEW SUBDIVISION
SITE IMPROVEMENT PLANS
PALATINE, ILLINOIS

Project Manager:	LAK
Engineer:	RRA
Date:	11/26/2019
Project No.	19-031
Sheet	2





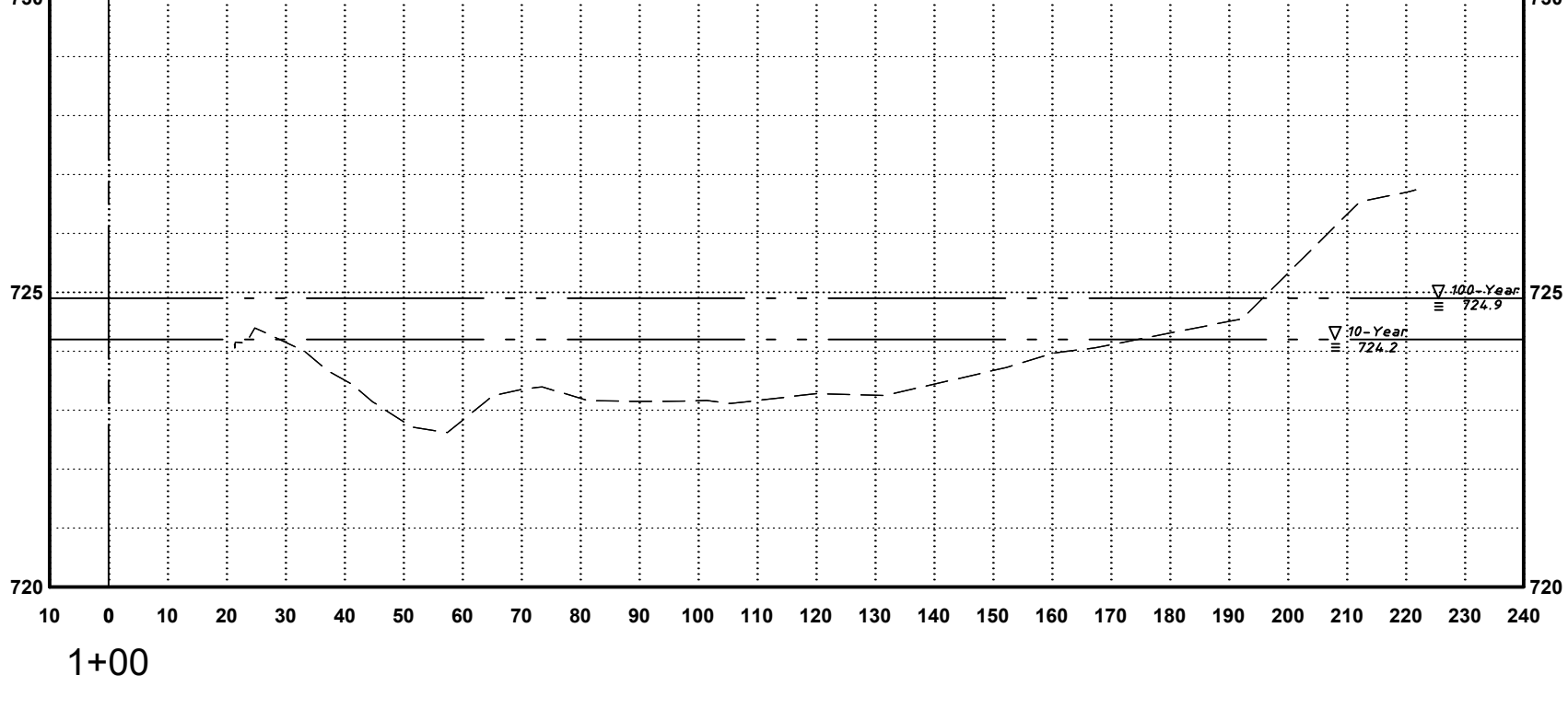
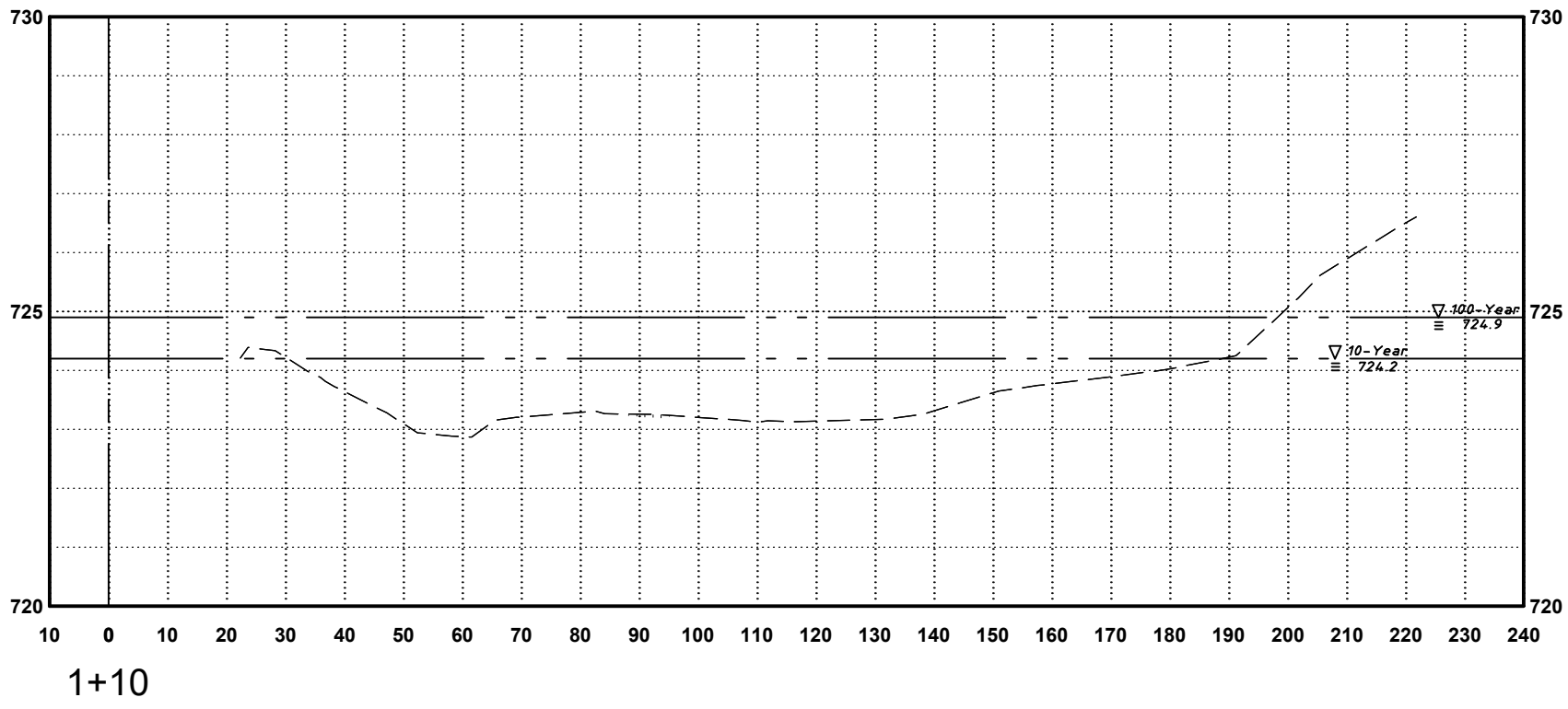
FLOODPLAIN FILL CALCULATIONS

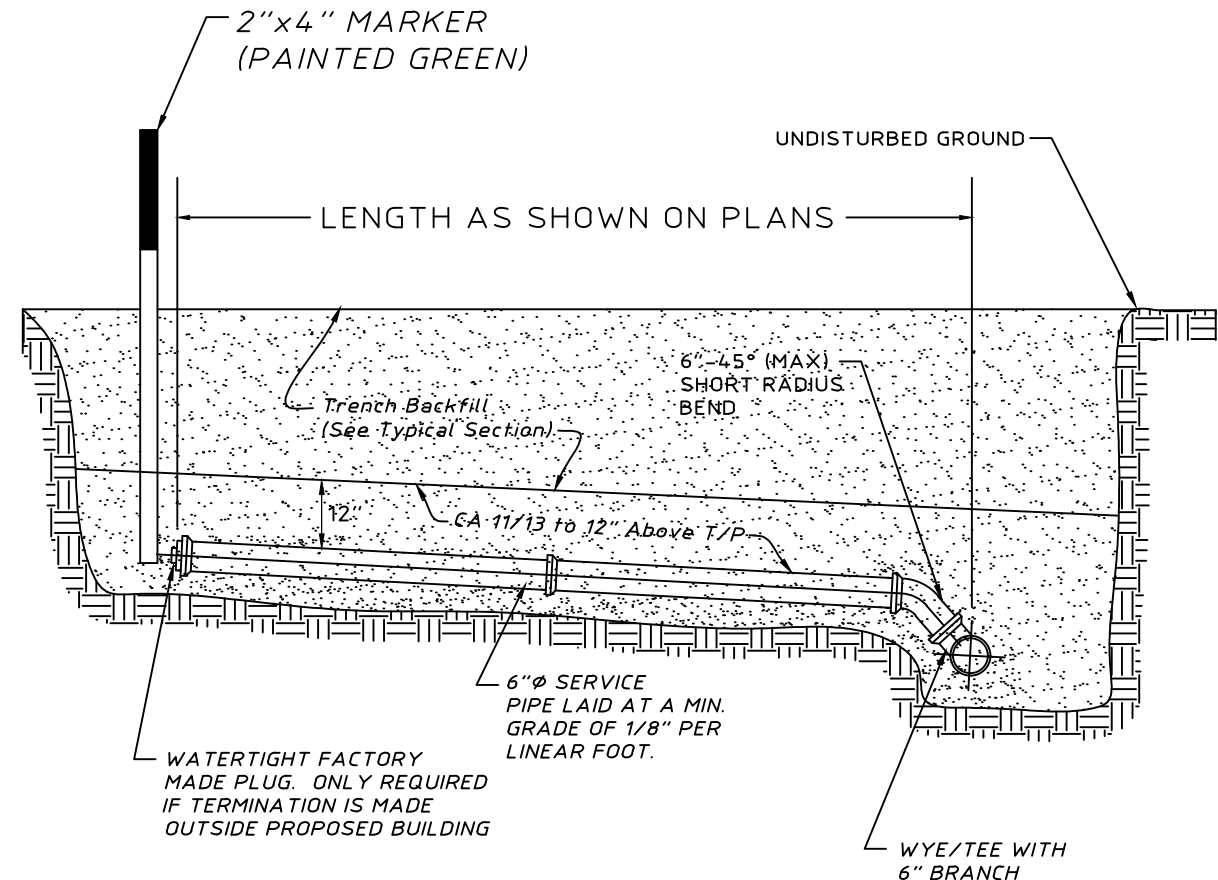
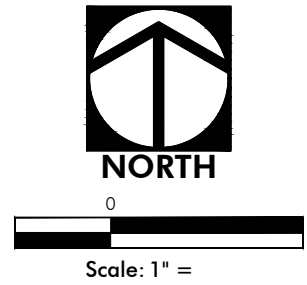
STA.	Distance (feet)	10-Yr Flood Elevation	0 to 10-Yr Fill Area (sf)	0 to 10-Yr Fill Volume (cf)	0 to 10-Yr Cumulative Fill Volume (cf)	100-Yr Flood Elevation	10 to 100-Yr Fill Area (sf)	10 to 100-Yr Fill Volume (cf)	10 to 100-Yr Cumulative Fill Volume (cf)
0+0.00		724.20	0.00		0	724.90	0.00		0
	10.00			0				0	
0+10.00		724.20	0.00		0	724.90	0.00		0
	10.00			0				0	
0+20.00		724.20	0.00		0	724.90	0.00		0
	10.00			0				0	
0+30.00		724.20	0.00		0	724.90	0.00		0
	10.00			0				0	
0+40.00		724.20	0.00		0	724.90	0.00		0
	10.00			0				7	
0+50.00		724.20	0.00		0	724.90	1.36		7
	10.00			0				14	
0+60.00		724.20	0.00		0	724.90	1.54		21
	10.00			43				141	
0+70.00		724.20	8.51		43	724.90	26.75		162
	10.00			141				300	
0+80.00		724.20	19.63		184	724.90	33.21		462
	10.00			227				368	
0+90.00		724.20	25.72		411	724.90	40.43		830
	10.00			129				202	
1+00.00		724.20	0.00		540	724.90	0.00		1,032
	10.00			0				0	
1+10.00		724.20	0.00		540	724.90	0.00		1,032

FLOODPLAIN CUT CALCULATIONS

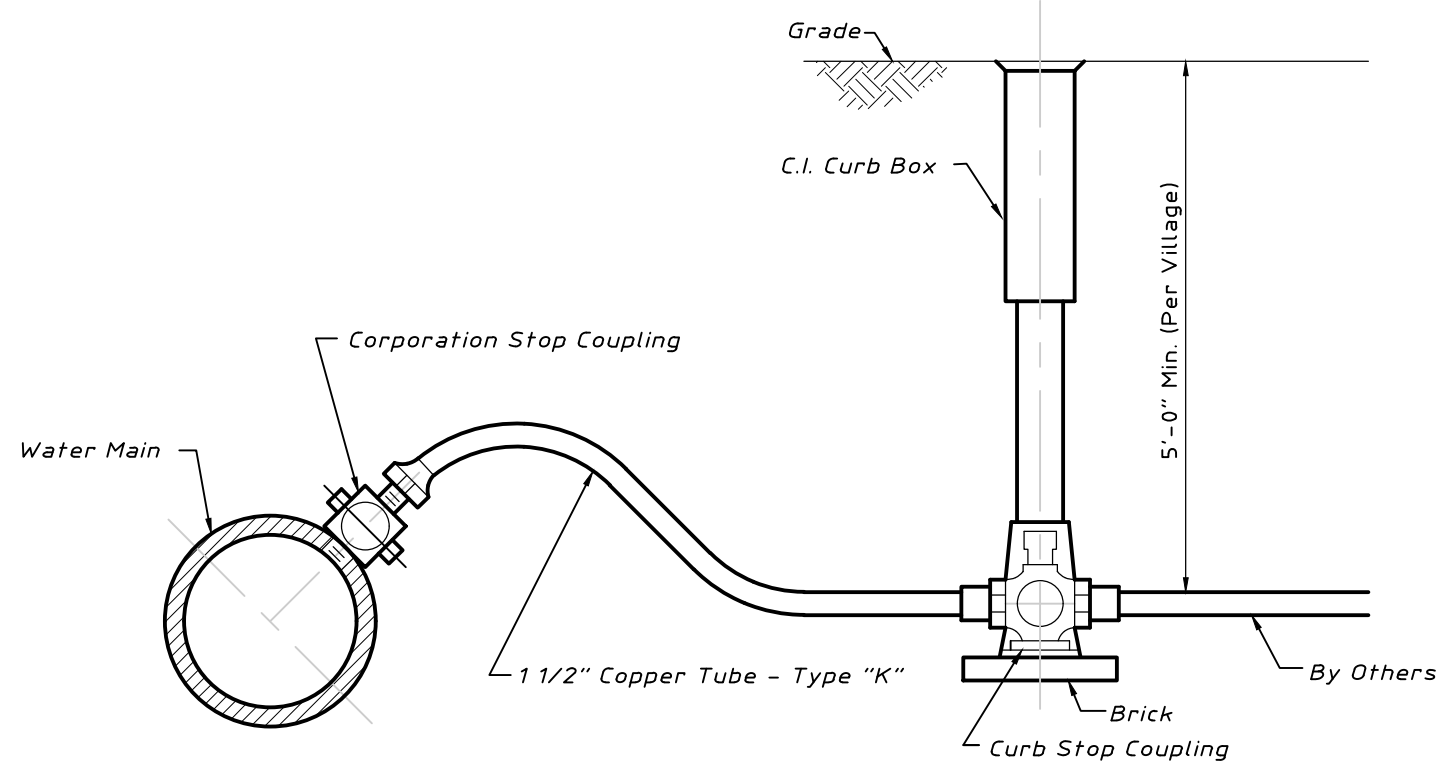
STA.	Distance (feet)	10-Yr Flood Elevation	0 to 10-Yr Cut Area (sf)	0 to 10-Yr Cut Volume (cf)	0 to 10-Yr Cumulative Cut Volume (cf)	100-Yr Flood Elevation	10 to 100-Yr Cut Area (sf)	10 to 100-Yr Cut Volume (cf)	10 to 100-Yr Cumulative Cut Volume (cf)
0+0.00		724.20	0.00		0	724.90	0.00		0
	10.00			0				98	
0+10.00		724.20	0.00		0	724.90	19.67		98
	10.00			0				243	
0+20.00		724.20	0.00		0	724.90	28.91		341
	10.00			31				287	
0+30.00		724.20	6.10		31	724.90	28.57		628
	10.00			96				265	
0+40.00		724.20	13.15		127	724.90	24.48		893
	10.00			153				184	
0+50.00		724.20	17.37		280	724.90	12.22		1,077
	10.00			160				61	
0+60.00		724.20	14.71		440	724.90	0.00		1,138
	10.00			101				0	
0+70.00		724.20	5.44		541	724.90	0.00		1,138
	10.00			44				0	
0+80.00		724.20	3.28		585	724.90	0.00		1,138
	10.00			16				0	
0+90.00		724.20	0.00		601	724.90	0.00		1,138
	10.00			0				0	
1+00.00		724.20	0.00		601	724.90	0.00		1,138
	10.00			0				0	
1+10.00		724.20	0.00		601	724.90	0.00		1,138

Summary	
0 to 10-Yr Fill =	540.00 CF
Required 0 to 10-Yr Compensatory Storage (0 to 10-Yr Fill*1.1) =	594.00 CF
Proposed 0 to 10-Yr Compensatory Storage =	601.00 CF
10 to 100-Yr Fill =	1,032.00 CF
Required 10 to 100-Yr Compensatory Storage (10 to 100-Yr Fill*1.1) =	1,135.20 CF
Proposed 10 to 100-Yr Compensatory Storage =	1,138.00 CF



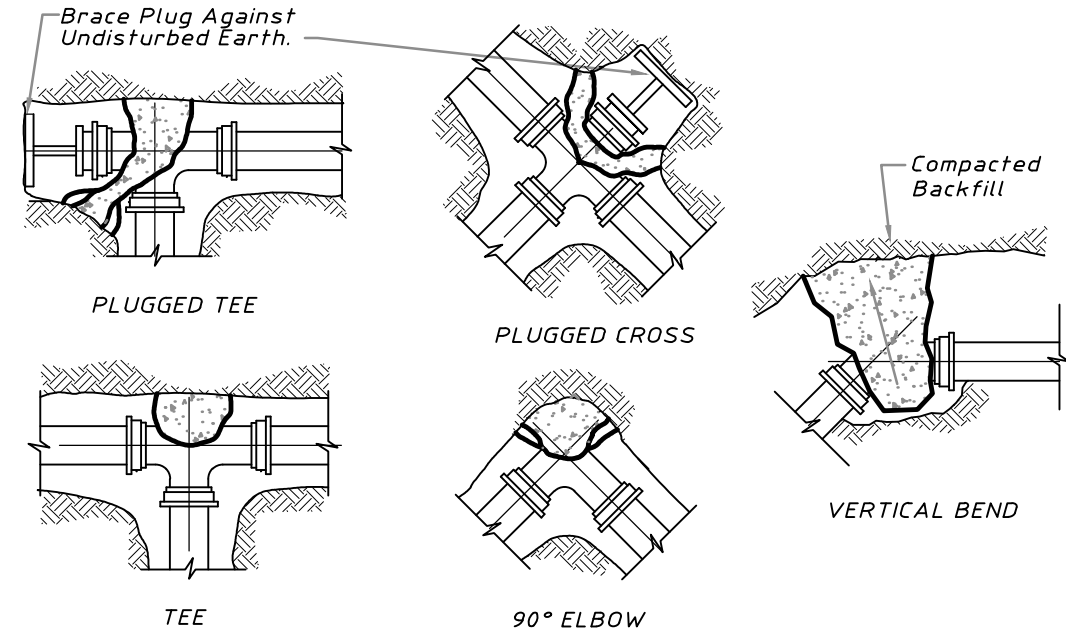


SANITARY SEWER SERVICE CONNECTION



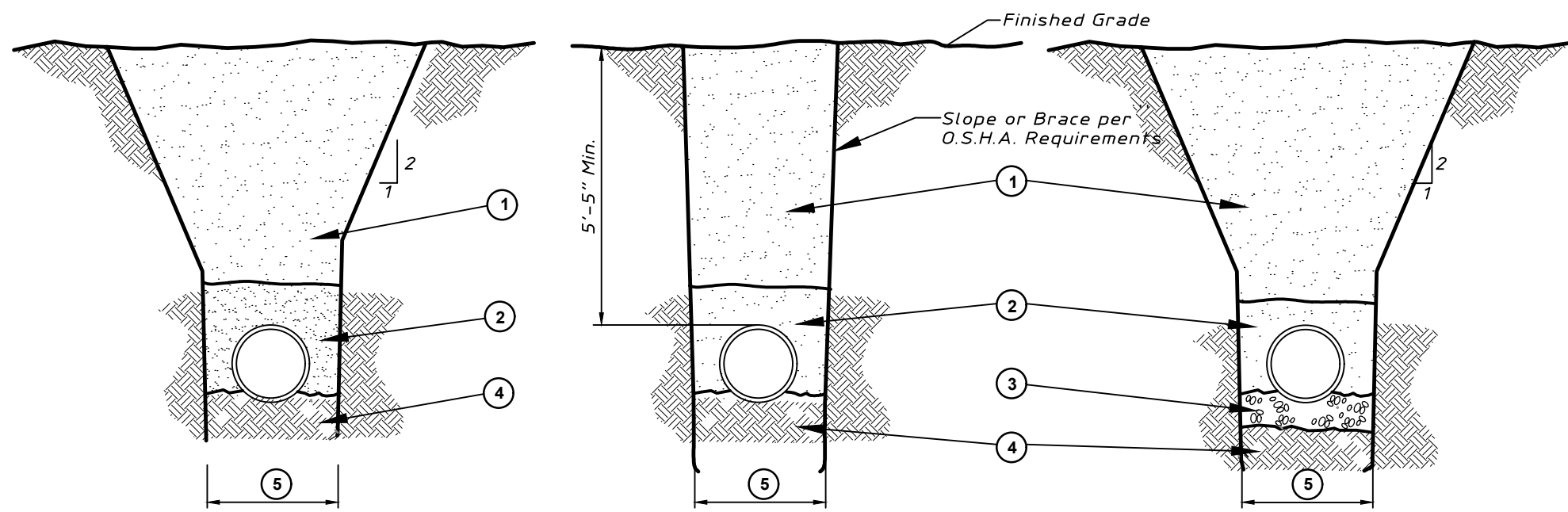
- WATER SERVICE NOTES**
- Water service lines shall be laid at a minimum depth of five (5) feet below the finished grade ground level.
 - A "W" shall be marked in the curbing when poured opposite to the water service as a permanent record of location.
 - Corporation stops shall be Mueller No. H15050
 - Curb stops shall be Mueller No. H15150
 - Service boxes shall be extension type with stationary rods, Mueller No. C-10302
 - Taps into the main shall be made between thirty (30) degrees and ninety (90) degrees from the vertical.

CURB BOX INSTALLATION



Note: All Blocks Bear Against Undisturbed Earth
Arrows Indicate Direction of Thrust.
All Blocks Shall Be 3000 P.S.I. Concrete.
All Fittings Shown in Plan Except Vertical Bend.

THRUST BLOCKING



STORM SEWER

- CA-6 trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter or sidewalk. Mechanically compacted backfill of excavated materials in other locations if approved by the Village Engineer. Refer to note 3 below for materials and compaction requirements.
- SANITARY SEWER (PVC, DUCTILE IRON)
Compacted granular material CA 11 or CA 13 to 12" above top of pipe (Bedding Material = 1/4" to 1") (also see note 1 below).
Compact to 95% (ASTM D-1557) 8" lifts max.
- WATER MAIN
Compacted granular material CA 6 to 12" above top of pipe
Compact to 95% (ASTM D-1557) 8" lifts max.
- STORM SEWER
Compacted granular material CA 11 or CA 13 to 12" above top of pipe (Bedding Material = 1/4" to 1")
Compact to 95% (ASTM D-1557) 8" lifts max.
- 4" Compacted granular bedding material. CA 11 or CA 13 gradation. 8" Lifts max. (Loose measure). Compact to 95% (ASTM D-1557). Bedding Material to be 1/4" to 1".
- Unsuitable material to be removed where directed by Engineer and replaced with suitable material and compacted.
- Trench Width - Pipe O.D. + 24" Minimum
Refer to Standard Specifications for Water and Sewer Main Construction in Illinois, Current Edition, for Trench Widths.

TYPICAL TRENCH CROSS SECTION

SANITARY SEWER AND SERVICES

- Notes**
- PVC pipe conforming to the SDR specified in the plans shall be installed to the latest revised specification requirements of ASTM D-2321 using either compacted granular material CA 11 or CA 13 for bedding, haunching and initial backfill of 12" over the top of pipe to provide the necessary support for the pipe so that the maximum deflection does not exceed 5% of the pipes original internal diameter.
 - All CA 6, CA 11 and CA 13 to be IDOT approved.
 - Under or within 2 feet of pavement, curbs and walks use trench backfill and compact to 95% Mod. Proctor density (ASTM D-1557) 8" lifts maximum. (Loose Measure).
In all other areas use excavated materials (unless noted otherwise) and compact to 90% (ASTM D-1557) 12" lifts maximum. (Loose measure).

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60193 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003132
www.haegerengineering.com

DETAILS SHEET
CREEKVIEW SUBDIVISION
SITE IMPROVEMENT PLANS
PALATINE, ILLINOIS

Project Manager: LAK
Engineer: RRA
Date: 11/26/2019
Project No. 19-031
Sheet 5/5

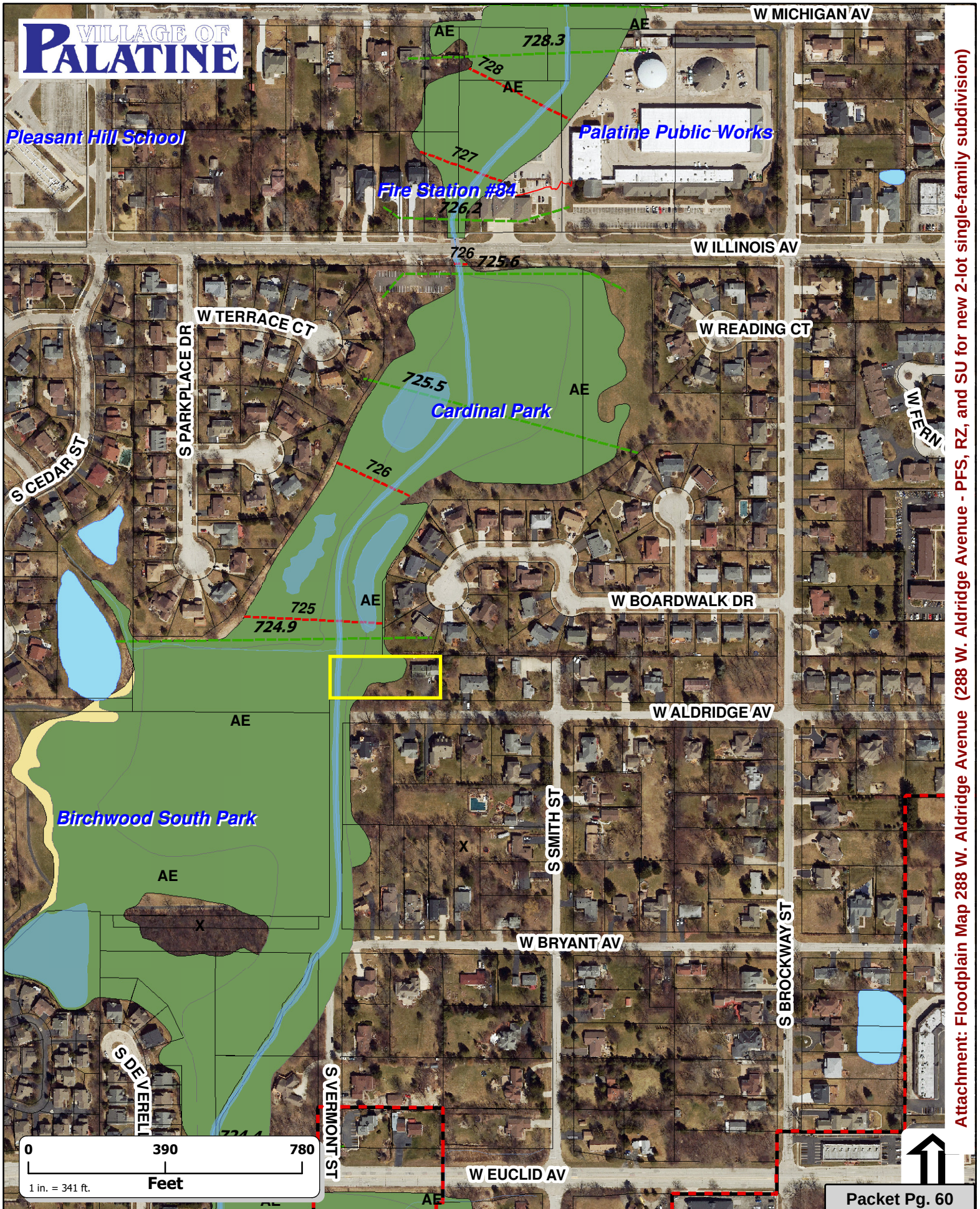
MAIL PLAT TO:
HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

Plot Date: Jan 16, 2020 - 2:16pm Plotted By: jelli- Layout: 24x36 Plot
File Name: P:\2019\19031\Drawings\Final Survey\19031-Plot of Subdivision.dwg

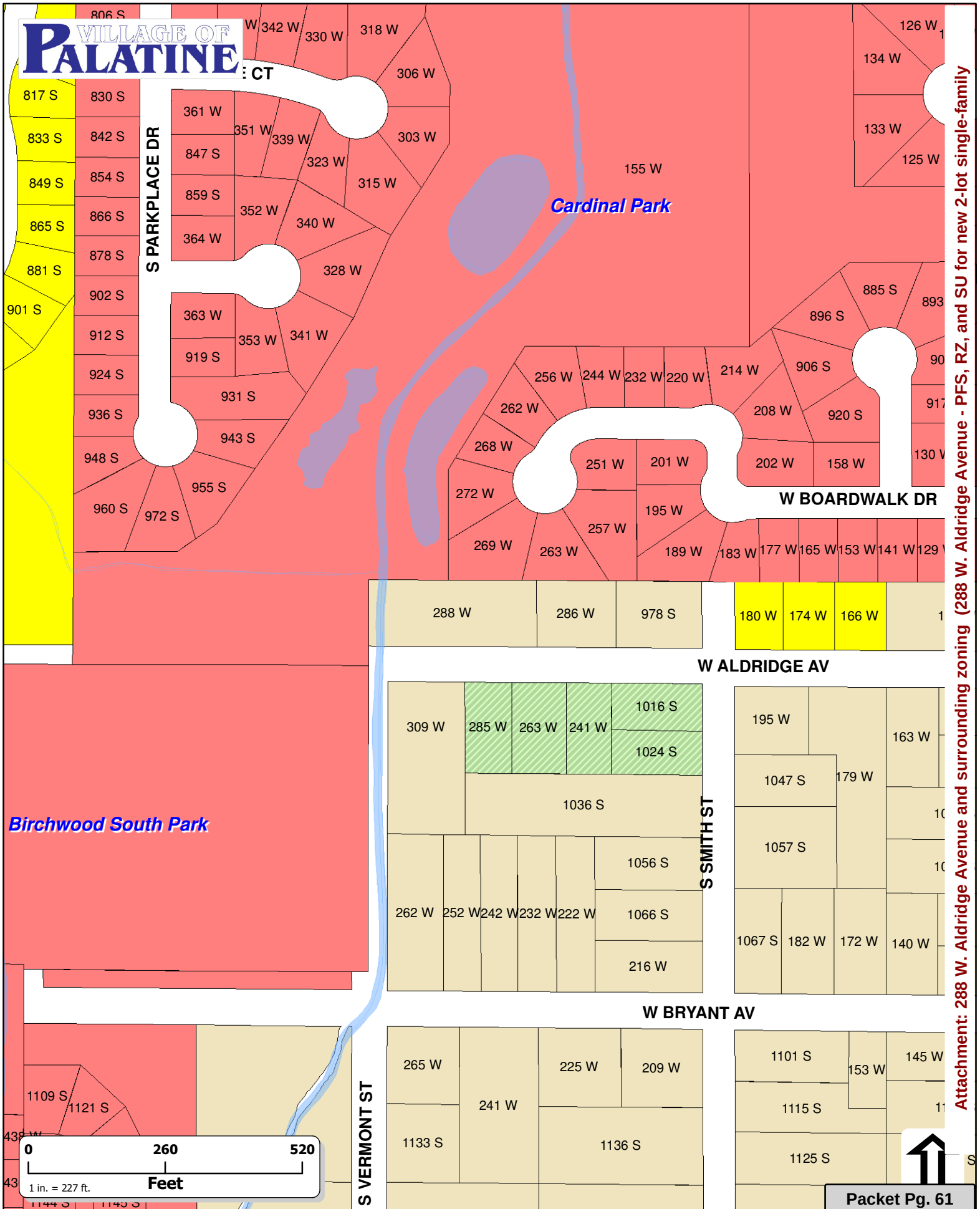
© 2020 Hoeger E Packet Pg. 59

288 W. Aldridge Avenue - Floodplain Map

3.2.g



Attachment: Floodplain Map 288 W. Aldridge Avenue (288 W. Aldridge Avenue - PFS, RZ, and SU for new 2-lot single-family subdivision)



ORDINANCE NO. 0-120-86

AN ORDINANCE
VACATING A PORTION OF VERMONT STREET AND ALDRIDGE AVENUE

WHEREAS, the President and Board of Trustees of the Village of Palatine have determined that the public interest will be subserved by vacating a portion of public streets, subject to the terms and conditions contained herein;

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule authority, that:

SECTION 1: That a portion of Vermont Street and a portion of Aldridge Avenue, legally described in Exhibit "A" attached hereto and made a part hereof be and the same is hereby vacated in accordance with the Plat of Vacation, attached hereto and made a part hereof; subject, however, to the terms and conditions of this ordinance reserving an easement for repair, maintenance and replacement of existing public utilities in said right-of-way.

SECTION 2: That upon passage of this ordinance, a copy hereof be filed with the Recorder of Deeds of Cook County, Illinois, in accordance with the statutes in such case made and provided.

SECTION 3: That all ordinances or parts of ordinances in conflict with this ordinance be and the same are hereby repealed.

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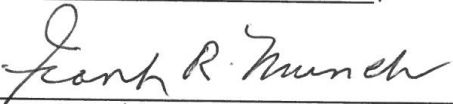
SECTION 3: That all ordinances or parts of ordinances in conflict with this ordinance be and the same are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect upon its passage and approval as provided by law.

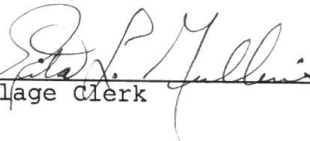
PASSED: This 8th day of September, 1986

AYES: 5 NAYS: 1 ABSENT: 0 PASS: 0

APPROVED by me this 8th day of September, 1986


Village President

ATTESTED and FILED in the office of the Village Clerk this
8 day of September, 1986


Village Clerk

86611150

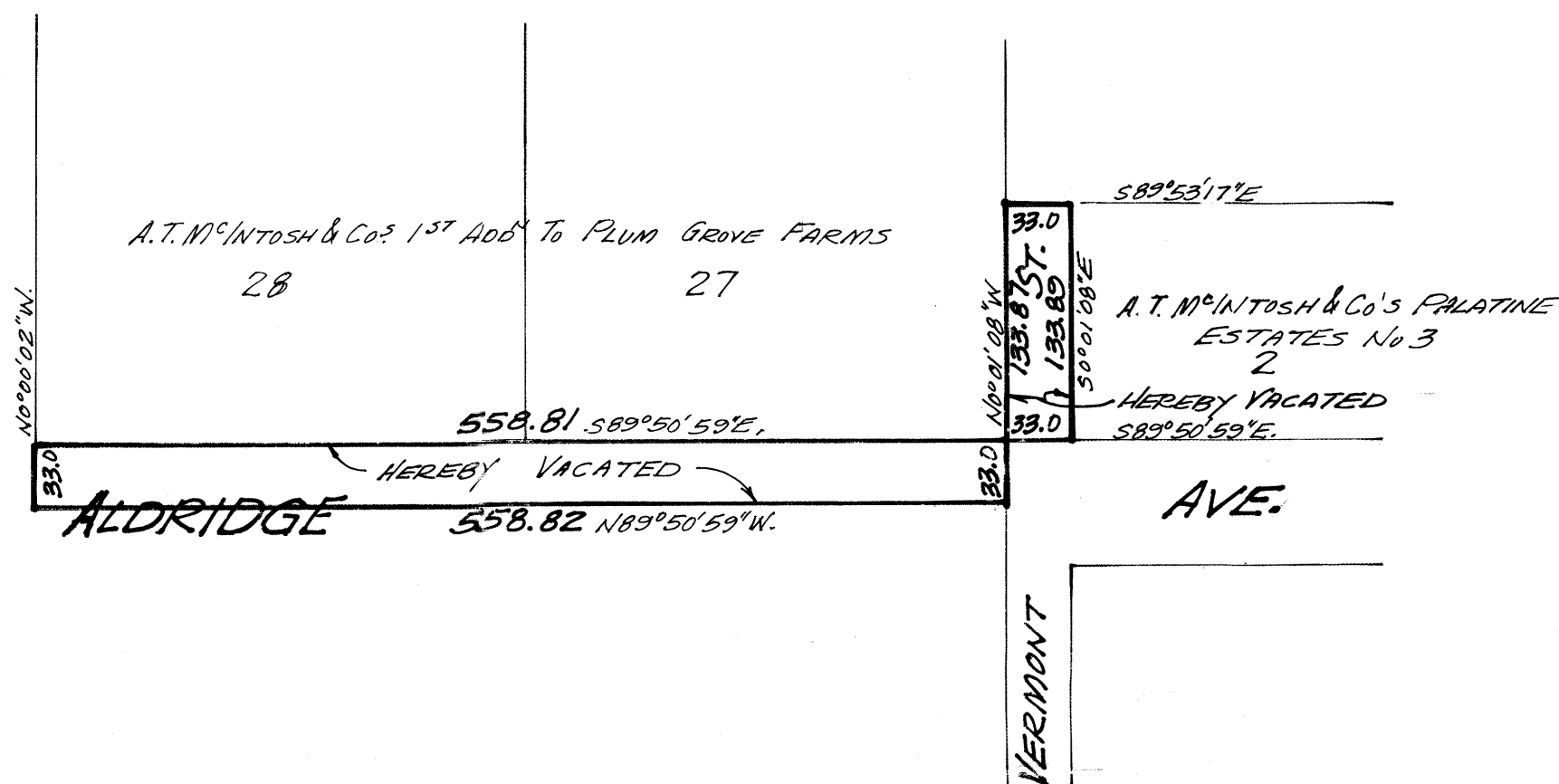
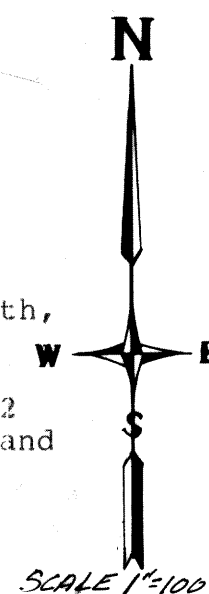
REC 22 1986

PLAT OF VACATION

All that part of Aldridge Avenue, lying South of and adjoining Lots 27 and 28 in Arthur T. McIntosh & Company's First Addition to Plum Grove Farms being a subdivision of a part of the North Half of Section 27, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

That part of Vermont Street lying North of the North line of Aldridge Avenue and lying West of and adjoining Lot 2 in Block 19 in Arthur T. McIntosh and Company's Palatine Estates Unit #3, a subdivision of parts of Sections 26 and 27, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.



State of Illinois)
County of Cook) ss

Approved by the President and Board of Trustees of the Village Of Palatine, Illinois, This 8TH Day of SEPTEMBER A.D. 1986.

By: Frank R. Munch
President

Attest: Greta L. Mullins
Village Clerk

State of Illinois)
County of Cook) ss

Approved by the Plan Commission of the Village of Palatine, Illinois at a meeting held this 19th Day of August A.D. 1986.

By: Virginia T. Hayes
Chairman

Attest: Dan A. Kniowski
Secretary

State of Illinois)
County of Cook) ss

I, Robert E. Biedermann, a Registered Illinois Land Surveyor, do hereby certify that I have prepared the plat hereon drawn from previous plats and records for vacation purposes as shown on the plat hereon drawn. Dimensions are shown in feet and decimal parts thereof.

Chicago, Illinois Dated: Aug. 26 A.D. 1986

Robert E. Biedermann
Registered Illinois Land Surveyor

GREMLEY & BIEDERMANN, INC.

Land Surveyors

4505 N. ELSTON AVENUE CHICAGO, ILLINOIS, 60630

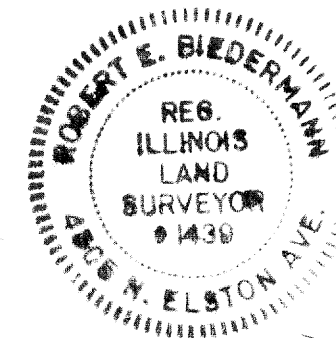
Telephone: 685-5102

Order No. 862452 date 8/26/86 BY D. C. B. C.

I DO NOT FIND ANY CURRENT GENERAL TAXES UNPAID
CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS
OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE
STREETS AND ALLEYS INCLUDED IN THE ABOVE PLAT.

Stanley T. Kuiper, Jr.
COUNTY CLERK

DATE 12-22-86



86611150
REC'D 12-22-86

ORDINANCE NO. 0-120-86

AN ORDINANCE
VACATING A PORTION OF VERMONT STREET AND ALDRIDGE AVENUE

WHEREAS, the President and Board of Trustees of the Village of Palatine have determined that the public interest will be subserved by vacating a portion of public streets, subject to the terms and conditions contained herein;

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule authority, that:

SECTION 1: That a portion of Vermont Street and a portion of Aldridge Avenue, legally described in Exhibit "A" attached hereto and made a part hereof be and the same is hereby vacated in accordance with the Plat of Vacation, attached hereto and made a part hereof; subject, however, to the terms and conditions of this ordinance reserving an easement for repair, maintenance and replacement of existing public utilities in said right-of-way.

SECTION 2: That upon passage of this ordinance, a copy hereof be filed with the Recorder of Deeds of Cook County, Illinois, in accordance with the statutes in such case made and provided.

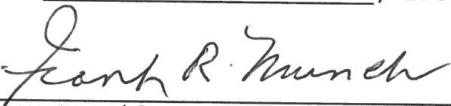
SECTION 3: That all ordinances or parts of ordinances in conflict with this ordinance be and the same are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect upon its passage and approval as provided by law.

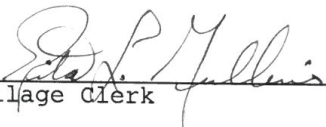
PASSED: This 8th day of September, 1986

AYES: 5 NAYS: 1 ADSENT: 0 PASS: 0

APPROVED by me this 8th day of September, 1986


Village President

ATTESTED and FILED in the office of the Village Clerk this
8 day of September, 1986


Village Clerk

#0-120-86

3.2.i

86611150

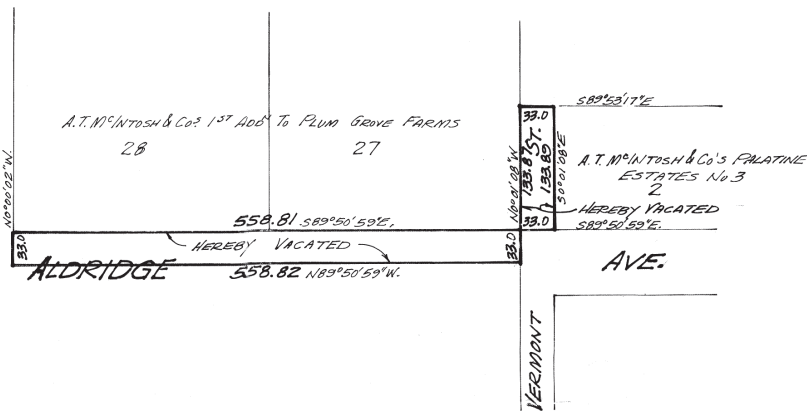
12-22-1986

PLAT OF VACATION

All that part of Aldridge Avenue, lying South of and adjoining Lots 27 and 28 in Arthur T. McIntosh & Company's First Addition to Plum Grove Farms being a subdivision of a part of the North Half of Section 27, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

That part of Vermont Street lying North of the North line of Aldridge Avenue and lying West of and adjoining Lot 2 in Block 19 in Arthur T. McIntosh and Company's Palatine Estates Unit #3, a subdivision of parts of Sections 26 and 27, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.



State of Illinois)
County of Cook)ss

Approved by the President and Board of Trustees of the Village Of Palatine, Illinois, This 8TH Day of SEPTEMBER A.D. 1986.

By: Frank R. March
President

Attest: John L. Mulline
Village Clerk

State of Illinois)
County of Cook)ss

Approved by the Plan Commission of the Village of Palatine, Illinois at a meeting held this 19th Day of August A.D. 1986.

By: Virginia E. Hayer
Chairman

Attest: Brian A. Kwiecinski
Secretary

State of Illinois)
County of Cook)ss

I, Robert E. Biedermann, a Registered Illinois Land Surveyor, do hereby certify that I have prepared the plat hereon drawn from previous plats and records for vacation purposes as shown on the plat hereon drawn. Dimensions are shown in feet and decimal parts thereof.

Chicago, Illinois Dated: Aug. 26 A.D. 1986

Robert E. Biedermann
Registered Illinois Land Surveyor

GREMLEY & BIEDERMANN, INC.

Land Surveyors

4505 N. ELSTON AVENUE CHICAGO, ILLINOIS, 60630

Telephone: 685-5102

Order No. 862452 Date 8/26/86 BY D. C. B. C.

DO NOT FIND ANY CURRENT GENERAL TAXES UNPAID
CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS
OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE
STREETS AND ALLEYS INCLUDED IN THE ABOVE PLAT.

Stanley T. Krupar, Jr.
Clerk

DATE 12-22-86



86611150
REC'D 12-22-86

9

PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Tuesday, June 16, 2020 at 7:00 P.M. in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

1. Preliminary and Final Plat of Subdivision for a new 2-lot single-family residential development; and,
2. Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential; and,

3. Special Use to permit the filling in of land in floodplain pursuant to Section 6.08 (d) (2) (d) of the Palatine Subdivision Regulations; and,
4. Special Use to permit side and rear yards in a floodplain pursuant to Section 6.08 (d) (2) (a) of the Palatine Subdivision Regulations; and,

5. Special Use to permit a side yard setback of 8.5 feet instead of the minimum required 10 feet for Lot 1 (existing home) pursuant to Section 10.06 (h) (3) of the Palatine Zoning Ordinance; and,
6. Special Use to permit a rear yard setback of 30 feet instead of the minimum required 40 feet for Lot 1 (existing home) pursuant to Section 10.06 (h) (2) of the Palatine Zoning Ordinance.

The property is commonly known as 288 W. Aldridge Avenue (PIN # 02-27-200-004). The Petitioner is seeking to subdivide the Subject Property into 2 single-family residential lots. The existing residence would remain, and a new single-family residence is proposed. The Petitioner is proposing the filling of the floodplain and providing of the required compensatory storage for the proposed Lot 2 (western lot).

The above petition was filed by Lori Stone and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 19-79
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 1st day of June 2020.
Published in Daily Herald
June 1, 2020 (4545705)

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 06/01/2020 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

Authorized Agent

Control # 4545705