



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 • OCTOBER 2, 2018

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Sep 18, 2018 7:00 PM

III. PUBLIC HEARING

1. Planned Development Amendment to the Park Place Shopping Center Planned Development (Ordinance #O-132-05)

CCSD 15 is proposing to occupy 80,000 square feet of Park Place Shopping Center for a new school use. The use would initially be for a full-day kindergarten, with an enrollment of up to 700 and 80 staff members.

IV. COMMUNICATIONS

V. ADJOURNMENT



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PLAN COMMISSION MINUTES • SEPTEMBER 18, 2018

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	Present	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Absent	
Rodney Bettenhausen	Plan Commissioner	Absent	
Robert Kolososki	Plan Commissioner	Absent	
Stephen Fedota	Plan Commissioner	Present	

Staff present: Mr. Ben Vyverberg

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Aug 21, 2018 7:00 PM - **Accepted**

Ms. Williams made a motion to accept the minutes of August 21, 2018; seconded by Mr. Hansen.

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

Minutes Acceptance: Minutes of Sep 18, 2018 7:00 PM (Approval of Minutes)

2. Plan Commission - Regular Meeting - Sep 5, 2018 7:00 PM - **Accepted**

Mr. Hansen made a motion to accept the minutes of September 5, 2018; seconded by Mr. Fedota.

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

Minutes Acceptance: Minutes of Sep 18, 2018 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 824 W. Gilbert Road - **Recommend to Deny**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on September 3, 2018 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Petition for Hearing
3. Proof of Ownership
4. Plat of Survey
5. Engineering and Subdivision Plans

Sworn in Petitioner: Michael & Desiree Groenland 824 W Gilbert

Mr. Groenland stated they started this endeavor a few months ago. He stated they spoke to Palatine to make sure everything was done right and the way Palatine wanted it so no problems would come up. Mr. Groenland stated his engineer also spoke to Palatine to ensure what they did would flow through the meetings. He stated the setback was submitted as part of the proposed application and plans, with Palatine ahead of time.

Mrs. Groenland explained their intention is to subdivide because it is $\frac{3}{4}$ of an acre. She pointed out looking at the surrounding areas all the lots would be more in uniform. Mrs. Groenland stated there are still 3 lots that are still large so they would like to subdivide so a house can be built in the back facing Kathleen like other homes that have been built.

Chairman Dwyer clarified in order to subdivide a variation for a 27ft. rear yard setbacks on both lots was proposed.

Mrs. Groenland answered yes and explained it is because their house was built between the two existing houses, so it is setback further. She stated the variance is to allow a smaller yard than what is normally permitted.

Mr. Hansen asked which departments were consulted
Mr. Groenland stated the Planning and Zoning department

Mr. Fedota asked if there are structures along the Kathleen side of property.
Mr. Groenland answered yes stating they are sheds

Mr. Fedota asked if they would they be removed
Mr. Groenland answered yes

Mrs. Groenland stated the property is under contract subject to this approval.

Sworn in Staff: Mr. Ben Vyverberg

Mr. Vyverberg gave a brief overview of request referring to the aerial of the subdivision pointing out there are 2 lots that have not been subdivided. He referred to the zoning map of the area stating it historically was an area of larger deeper lots that have been subdivided over time most being rezoned to R2 with the exception of Kelsey Court that is zoned R2 but has an underlined zoning of Planned Development. He spoke to the petitioner's application departmental review and stated from a Zoning subdivision there are subdivisions that are by-right meaning they meet the bulk standards, lot dimension, lot width setbacks. Mr. Vyverberg pointed out this request does not meet those standards pointing out they do not meet the lot depth so they are seeing a variation for that. He referred to the existing slide explaining due to the position of the existing home being setback approx. 81ft. which impacts the ability to subdivide in a by-right circumstance. Mr. Vyverberg explained they need a lot depth variation and special uses for setback reductions in the rear yard.

He referred to the engineering slide and the GIS aerial showing the utility locations on Kathleen. Mr. Vyverberg stated Kathleen is presently substandard to the Village standard being that it was developed when the code contemplated the installation of half streets, which are no longer allowed in the subdivision ordinance. He referred to the Engineering slide showing the proposed utility connections. Mr. Vyverberg referred to the Plat of Subdivision slide stating the proposal would create a circumstance where both lots don't meet the R2 requirements. He stated the setback of the existing home is driving the request. Mr. Vyverberg spoke to other lots in the area that have been able to achieve subdivisions more closely in compliance with Village code because they had a narrower setback fronting on Gilbert. He spoke to the grading conditions in the area. He spoke to the public improvements associated with the subdivision and how because Kathleen is substandard the lot at present they would have to do both a right of way dedication and a road way completion on the southern half of Kathleen. Mr. Vyverberg stated they would be dedicating 30ft. of right of way and improving the streets to Village standards.

Chairman Dwyer asked if that would be improving it or money in lieu of improvements since there is nothing on either side of it.

Mr. Vyverberg stated this point has already been discussed in Public Works and with the Village Engineer. He referred to the aerial pointing out the subject lot is already fully extended into what would be the right of way for Kathleen which is also true of the lot to the west. He stated the lot to the east has been subdivided and the right of way has already been dedicated with a deed restriction imposed upon the property requiring the improvements. Mr. Vyverberg stated if the Subject Petition is approved, it may be a cash in lieu and the Village taking ownership and recording a recapture to the lot to the east. He stated there is no petition under consideration for the lot to the west and no direction from Village Council otherwise, so his comments are only about the subject lot. Mr. Vyverberg stated he would think the Village would take ownership of the improvements to this lot and the lot to the east and do it concurrently with the ability to record a recapture.

Chairman Dwyer asked if Kathleen Lane is dedicated full width except for the 2 lots at 826 and 824.

Mr. Vyverberg stated that is correct explaining the subject lot at 824 and the lot to the west has no dedication. He stated the lot to the east went through a subdivision in 2006 where the right of way has been dedicated and the property has been subdivided and a deed restriction has been recoded against the property memorializing the required payment for improvements. He stated just this lot and the lot to the west has not dedicated the right of way but pointed out that will be a condition of the petitioner's application moving forward.

Mr. Vyverberg stated he could not take a picture of the rear of the property because there is fencing. He went through the slides showing pictures of the home at 824 W Gilbert, and the subdivisions on Kathleen including Stonefield, Stone Valley.

Mr. Hansen asked what the purpose of the easements

Mr. Vyverberg stated they are utility and drainage easements

Mr. Vyverberg continued to go through the slides showing the subdivisions on Kathleen including Hays, and Broxburn. He stated the reason he is bringing up these circumstances as they relate to rear yard easements is related to the drainage and utility easement that continues east through the subdivisions and comes out at Kathleen. Mr. Vyverberg repeated the petitioners' subdivision is not a by-rite subdivision. He spoke to the petitioner's comments on working with staff to ensure there were no issues and explained staff attempt to give input relative to what the code requirements are. Mr. Vyverberg spoke to staff's recommendations explaining they looked at easement dedication from the other subdivisions and the lot depths that were previously approved.

Sworn in Mr. Scott Brady 850 W Kathleen

Mr. Brady spoke to making it a full street in front of the house and asked how far back off the street would the house be.

Mr. Vyverberg referred to the Engineering slide to show the grey highlighted area being the right of way dedication where the curb lines would be. He stated there is a 30ft. dedication already installed on the north side of Kathleen. He stated on the southern side of Kathleen the right of way dedication is 30ft. and shown in grey which would include a sidewalk. Mr. Vyverberg stated the road way width from curb to curb is required to be a minimum of 28ft. He stated the proposed house would be setback 30ft. which is the minimum setback requirement for the R2 district.

Mr. Brady asked how that compares to other homes on that side of the street

Mr. Vyverberg explained referring to the slides to show the other homes in the other subdivisions are setback a minimum of 30ft

Mr. Brady clarified the 30 ft. is from the curb

Mr. Vyverberg explained typically after the sidewalk there is an additional 1ft of

right of way and then the property line starts. He spoke to the parkway and the 30ft. building setback.

Mr. Brady asked how big the parkway would be.

Mr. Vyverberg explained the parkway is approx. 10ft and then sidewalk and then the 30 ft setback for the home.

Mr. Brady asked if it would be approx. 40ft. from the street.

Mr. Vyverberg explained the calculations of right of way and road way.

Mr. Brady asked how far from the curb to the front of the house.

Mr. Vyverberg explained the calculations which include 14ft. on southern half, 5ft. sidewalk and a 10ft parkway. He referred to the slide to show the consistency between this property and the neighboring property.

Mr. Brady pointed out the area behind Kathleen is a flood zone

Mr. Vyverberg stated he had a conversation with the Public Works department and there are some things presently in review. He stated there has been contact with the Village Engineer and the Public Works Department and to his understanding there are additional refinements that are proposed to be made

Mr. Brady stated the water gets very close to the electrical box. He stated the more building we are doing the more water they are getting.

Sworn in Mr. Frank Kneller 812 W Gilbert

Mr. Kneller spoke to the curve staff stated would be put in. He asked if it will create a problem with the first 2 houses on the south side of Kathleen. He stated if the curve to the west continues it will not match up to the first part of Kathleen.

Mr. Vyverberg asked which property he was describing.

Mr. Kneller referred to the slide stating there is very little parkway so would not be congruent.

Chairman Dwyer stated there will be a jog at 827 W Kathleen Ln and there is nothing that can be done about that.

Mr. Vyverberg explained that subdivision was approved in 1993 without the ability to understand the development patterns in the neighborhood to the west. He stated with the right of way that has presently been dedicated associated with Stonefield Subdivision there is not an ability to widen or adjust. He spoke to the lots to the west including Stone Valley and the subject property stating they have the ability to review the parkway and make sure it aligns in the most appropriate manner that it can be. Mr. Vyverberg stated making adjustments to the hard corner is not possible.

Mr. Kneller clarified they don't want to gradually align

Chairman Dwyer stated it would be gradual explaining it would not be a turn rather just a little jog

Mr. Brady asked about staff's previous comment on "additional refinements" and what they are.

Mr. Vyverberg stated he had a discussion with the Public Works Director who summarized the concerns of the neighborhood. He stated the Public Works department has been out meeting with the neighbors. He stated he is unsure if there is a final concurrence with the Village as what would be the most appropriate method of improvement. Mr. Vyverberg stated he was not at these meetings so doesn't want to speak out of term on these measures. He stated for the Plan Commissions benefit to his understanding there were some concerns raised and Public Works has been out evaluating those and they are in the process determining what the appropriate resolution will be and in consideration of the appropriate engineering adjustments necessary, as determined by the Village.

Sworn in Ms. Lisa Fermanis 862 Kathleen Ln.

Ms. Fermanis reiterated the flooding issue and asked if the north side of the proposed lot will drain toward Kathleen.

Mr. Vyverberg answered yes explaining the engineering plans contemplate connecting to the storm sewer inlet. He spoke to the ridgeline in the grading being down the idle of the property so the southern part of the property goes to the south and the northern part flows to the north.

Ms. Fermanis stated they currently have a drainage problem with the Broxburn Subdivision and another new home that was built because all of the water drains towards them.

Chairman Dwyer agreed this should be addressed, but pointed out the correct forum for this is the Village Council and the Public Works Department.

Ms. Fermanis spoke to safety concern with the addition of these new homes. She stated there are quite a few cars and kids on the street. She referred to the aerial slide pointing out the fence of the lot directly to the west that jogs out to Kathleen and blocks vision. Ms. Fermanis stated there has been an issue with parking as well. She stated she understands money is being set aside for when the other lots get built to align the street but she pointed out they may never get built.

Chairman Dwyer stated that is why the Village doesn't allow half streets anymore.

Discussion on the design of the street and the ability and challenges to make it align.

Mr. Hansen asked Ms. Fermanis if she would prefer the lot not be subdivided and the wood fence remain rather than try to get the street to a full street.

Ms. Fermanis stated she is all for new construction but the jog in the road is a serious safety factor. She spoke to the lot to the west, which has a fence and large garage stating they will not be selling the back of their lot anytime soon. She restated her concern with the jog due to Broxburn.

Chairman Dwyer pointed out the difficulty is in property ownership explaining the Village does not own the right of way for these two lots.
Discussion on solution and ability to widen.

Ms. Fermanis restated the drainage and water issue has not been resolved yet.

Mr. Hansen spoke to Ms. Fermanis's comment about the one lot that has large garage on Kathleen
Ms. Fermanis stated the house sits on Gilbert directly to the left of the proposed lot. She referred to the aerial to show the location of the garage on the top right corner of the property.

Mr. Hansen asked how you start to make the street from a substandard half street to a standard full street unless you start somewhere.
Ms. Fermanis agreed with Mr. Hansen. She stated she just wants the safety hazards to be known.

Chairman Dwyer asked if the fence being discussed is on the Kathleen side of 826 W Gilbert.
Ms. Fermanis stated it is the lot directly to the west of the subject property.

Chairman Dwyer asked how far the fence is from the pavement
Ms. Fermanis stated approx. 3ft.

Chairman Dwyer asked staff about the code requirements for distances of fences from the street.
Mr. Vyverberg explained the fence was existing circumstance when the half street for Kathleen was put in. He stated if someone wants to put in a new fence they would have to meet the code requirements and get a permit.
Chairman Dwyer clarified this fence was there before the property was annexed.

Mr. Groenland clarified as part of the agreement they put that fence up when they did that half street.
Mr. Hansen asked who the "they" are.

Mr. Groenland stated it was the builder. He explained it was part of the deal in order for them put a street in their backyard they had to install a fence though it has been replaced over the years.
Mr. Vyverberg clarified code recognizes if there is an existing fence you are allowed to replace it in the same location without regards to setback or landscaping.

Mr. Fedota clarified the engineering plan does not change the drainage plan of the existing north end of the lot.
Mr. Vyverberg answered yes. He stated if this is recommended for approval the final engineering plans will have to be revised in a manner acceptable by the Village Engineer. He stated the present plans shows the drainage will continue to drain to the north and the other half to the south.

Mr. Fedota clarified there is no change just the impervious area that is created by building on it.

Mr. Vyverberg stated they will have to make a connection to the existing storm sewer, with the appropriate pipe size to accommodate.

Mr. Fedota asked if there is sufficient space between the existing structure on the property and the proposed building to maintain a utility drainage easement.

Mr. Vyverberg stated dimensionally there is 54ft. that separates the homes and they are seeking setback reductions for the existing lot as well as for the proposed lot both being at 27ft. so there is the ability to do so. He further explained he will speak to the other art of the question on the final recommendation.

STAFF RECOMMENDATIONS:

The Subdivision from one lot into two lots, proposed lot area and rezoning to R-2, are consistent with the development patterns in this area. Nevertheless, the proposed lot depth of 107 feet for Lot 2 is not only substandard to the minimum Subdivision Ordinance requirement (110 feet), but is also insufficient to accomplish the necessary rear yard easement continuation for this area. As evident on the recent surrounding subdivision, the minimum acceptable lot depth should be 120 feet. This will allow the Village to accomplish the necessary rear yard easements for a potential public infrastructure improvement in the future. Additionally, the existing front yard setback (81 feet) for the home at 824 W. Gilbert Road is requiring both the requested rear yard setback reductions and the shallow lot depth for Lot 2. Staff does not typically recommend setback reductions for vacant lots and development plans.

Even if the proposed plans were revised to comply with the 120 foot lot depth, this is not a component of the Petitioner's request. Staff cannot support the proposed lot depth variation and ultimately the requested Subdivision configuration. Therefore recommends not to approve the request.

1. The development plans shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning, from the initial engineering plans prepared by Spies and Associates initially dated 06/02/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. A Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
3. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
4. The Final Plat of Subdivision shall be revised in a manner acceptable to the Village Engineer, submitted on Mylar for Village review. These revisions shall include a minimum lot depth of 120 feet for Lot 2 and the appropriate easement revisions to include a 10-foot rear yard (5 feet on each lot) easement.

5. A Subdivision Improvement Agreement shall be submitted.
6. Recording fees in the amount of \$300 shall be submitted.
7. The Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.
8. Parkway trees shall be planted across the frontage at a spacing no greater than 40' on center in a manner acceptable to the Director of Planning and Zoning.

Mr. Hansen asked if the structure at 824 W Gilbert was not there could this large lot be subdivided into 2 lots with buildings with backyards that meet code.

Mr. Vyverberg answered yes without question. He stated staff understands what the petitioner is seeking to do and with regard to the improvements presently in place the petition is the best attempt to address some of the questions, raised but that is not what the petitioner is asking to do.

Mr. Groenland stated his biggest concern is frustration. He stated when they started this endeavor their goal was not to spend a penny before they knew Palatine was going to okay what their engineer was going to draw up. He stated until 2 weeks ago when the game changed and they wanted 120 foot lot, instead of 107 feet and that was after they spent almost \$10,000 with an engineer. Mr. Groenland stated if he agrees to these changes he will have to pay the engineer to reengineer to the new specks. He stated the 120ft. lot will then leave him with 13 feet in his yard, which would make them cut their back porch down to be within 13 feet from the lot line. Mr. Groenland restated if he had known this when he started he would not even be here today but now he has spent \$10000 out of pocket that he will have to walk away from because he cannot live with a 13 foot backyard.

Chairman Dwyer stated it is unlikely the Village would allow a subdivision with a 13ft. rear yard setback so would have to move the house.

Mr. Groenland restated he would have had no problem if Palatine said we couldn't do this for them to change the game after all the money is spent is just wrong.

Chairman Dwyer stated he can't speak to that, but assured Mr. Groenland it is part of the record.

Mr. Groenland asked if he has any leg to stand on or does he just walk away
Chairman Dwyer stated he can't answer that.

Mr. Vyverberg stated he appreciates what the petitioner is speaking about but staff attempts to give technical recommendations based on the current circumstances and what's being proposed. He stated if the question on most appropriate setbacks is asked of the Village the response would be to attempt to try to achieve the greatest setback you can between the two properties and the two houses. He stated he can't speak to why an easement was not contemplated in conjunction with working with their engineer. He stated he agrees with both the plan commissions and the residents comments that the ability to redevelop these lots in this circumstance is challenging. Mr. Vyverberg stated he is not sure what the appropriate planning solution would be, but from a

staffs perspective what's being proposed is not the best solution though he doesn't have a better suggestion.

Mr. Groenland stated he has no problems with that and even respects it but wishes he would have known before he spent the money and time.

Mr. Hansen asked Mr. Groenland if he can comply with the 8 conditions
Mr. Groenland stated he can't comply with the 120 because that leaves him with no yard
Chairman Dwyer stated that condition is impossible to comply with the house in its existing location.

Mrs. Groenland stated this is their fourth time in their 42 year history they have come before the board with the same issues and this board keeps putting half streets in the Village of Palatine. She stated when they moved into their house there were only 4 houses on Gilbert. She spoke to the homes being built and how they had to pay for the streets, sidewalks and the gutters because Palatine allowed the builders of Hunting Ridge put in a half street. Mrs. Groenland stated because it was dangerous the people on Gilbert had to put in that street. She spoke to when Kathleen was put in they begged the board not to do and now they are asking for a variance and now they are sticking to what's on paper. She asked if these things are on the books how did the development on Brockway and Colfax go through with 5 houses with no easement what so ever.
Chairman Dwyer stated he can't address that question and the other instances were approved many years ago. He stated Council listened because half streets are no longer allowed.

Mrs. Groenland stated they are before the board asking for a variance to be able to subdivide.
Chairman Dwyer stated it is a huge variance

Mrs. Groenland referred to the first two lots off of Kathleen
Chairman Dwyer stated they were built years ago
Mr. Groenland stated he wishes he had this information before he started and would not have spent all that money.
Chairman Dwyer stated he cannot comment on that. He stated the answer is they cannot comply with the one condition.

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

DISCUSSION:

Chairman Dwyer stated this is the only way the property can be subdivided with the house standing but it goes against the Village ordinances and codes.

Mr. Fedota stated it puts the existing building right up on the property line.

Mr. Noonan stated he feels bad for them. He stated it is a shame because when

a builder moves the home back to have a long driveway this is the consequence.

Mr. Fedota asked if this was approved and the existing structure at a later point would be torn down could a new structure be built on the same footprint or would the Village require a more appropriate setback.

Mr. Vyverberg explained the nonconforming building section of the zoning ordinance indicates a nonconforming structure that falls into disrepair you are allowed to repair it as long as repairs don't exceed 50% of the value. He further explained in the case that the home is demolished it would have to meet the current code requirements for the R2 district.

Mr. Noonan made a motion to deny; Seconded by Mr. Fedota

Chairman Dwyer summarized that this request has not met the standards and was denied unanimously by a vote of 5-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on October 8, 2018.

RESULT:	RECOMMEND TO DENY [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Stephen Fedota, Plan Commissioner
AYES:	Hansen, Dwyer, Robins, Noonan, Williams, Fedota
ABSENT:	Friedman, Bettenhausen, Kolososki

IV. COMMUNICATIONS

V. ADJOURNMENT

1. Motion to Adjourn - **Motion Carried by Voice Vote**

Mr. Williams made a motion to adjourn; seconded by Mr. Noonan.

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Teri Williams, Plan Commissioner
SECONDER:	Patrick Noonan, Plan Commissioner
AYES:	Hansen, Dwyer, Robins, Noonan, Williams, Fedota
ABSENT:	Friedman, Bettenhausen, Kolososki

Minutes Acceptance: Minutes of Sep 18, 2018 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Plan Commission**

SCHEDULED 10/02/18 07:00 PM

CASE STAFF STATEMENT (ID # 4829)

**Planned Development Amendment to the Park Place
Shopping Center Planned Development (Ordinance #O-132-
05)**

CASE NUMBER: 18-76

PETITIONER: Community Consolidated School District 15 (CCSD 15)

LOCATION: Park Place Shopping Center - bonded by Dundee Road (north) and Rand Road (west and south).

PROPOSAL: CCSD 15 - has requested a Planned Development Amendment to Park Place Shopping Center Planned Development #O-132-85 to permit a public school use at 1311 N. Rand Road. The proposed 80,000 square foot school, would include an interior floorplan, with 34 classrooms, offices, a kitchen, multi-purpose room, and a gymnasium.

ZONING AND LAND USE: Planned Development - Park Place Shopping Center. Wal-Mart, and several Park Place Shopping Center outlots.

SURROUNDING LAND USE AND ZONING:

North:	Dundee Road - Route 68 - La Rosita Plaza (B-2; general business)
South:	Rand Road - Route 12 - Harris Bank and shopping center (B-2 general business); multi-family residential uses (Planned Development)
East:	Multi-family residential (Planned Development)
West:	Wal-Mart (Planned Development)

COMPREHENSIVE PLAN DESIGNATION: The Future Land Use recommendation for the Subject Property is for Retail Uses. This is consistent with all of the uses within Park Place and is a compatible designation for all of the other shopping centers along the Rand and Dundee Road corridor.

BACKGROUND:

Park Place Shopping Center is approximately 23.7 acres and is zoned Planned Development. The development of Park Place began in Cook County and was completed through an annexation agreement into the Village of Palatine in 1985. The Planned Development Ordinance has a use list that combines uses from the Cook

County Zoning Ordinance C-4 - General Commercial District (Permitted and Special Uses) and the Village's B-1 and B-2 uses lists.

The subject square footage would combine the current vacant tenant spaces from 1307 through 1329 N. Rand Road for the school use portion of the existing commercial center. In addition to 34 classrooms, a gym, kitchen, multi-purpose room, and school offices would be located in this area. Additionally, this proposal includes the construction of a new outdoor playground along the Rand Road frontage. The outdoor playground would be located directly south of the proposed school building and constructed with a north/south orientation. The playground would include a paved court and various play equipment. Additionally, the playground would be outlined on 3 sides with steel guard railing.

ANALYSIS:

Site Design:

This section of the shopping center is located in the southern portion of the building, is adjacent to Rand Road, and currently vacant. The entire building on the east side of the shopping center (running north to south from Rand Road to Dundee Road) is 196,890 square feet. CCSD 15 proposes to occupy 80,000 square feet (approximately 40% of the center). The initial intention is for the school to offer a full-time kindergarten program. Per the plan of operations submitted by the Petitioner, CCSD 15 is one of the few districts statewide, which does not offer a full day program.

The school would be staffed by 80 employees (maximum) and an enrollment of 700 + students. There are no other building additions proposed and all of the school modifications would take place within the existing structure.

The site improvements also contemplate an approximately .5-acre outdoor playground, which would include a paved court, various playground equipment, and would be surrounded by a steel guardrail and 5-foot fencing. The proposed playground would replace 60 parking spaces that presently exist in the Park Place Shopping Center parking lot. The playground would be located within 4 feet of the sidewalk along Rand Road and within 23 feet of the back of curb of Rand Road.

Due to the common wall element of the proposed school, the building permit review and inspection process will be managed by the Village.

Parking, Traffic Review (proposed bus route, parent vehicle drop-off), and potential impact to the shopping center:

Presently, the following tenants are operational in Park Place shopping center:

Tenant	Address	Tenant square footage (or # of seats) Bldg total = 197,000 square feet	Parking Requirements	
Goodwill	1381 N. Rand Road	20,000 square feet	1/300 SF	67
Wingstop	1191 E. Dundee Road	1,140 square feet; 26 seats	1/100 SF	11
Maya Dental	1329 N. Rand Road	1,800 square feet	1/300 SF	6
T-Mobile	1177 E. Dundee Road	1,350 square feet	1/300 SF	5
Lake Shore Learning	1403 N. Rand Road	7,200 square feet (separate 12,068 out building along Rand Road)	1/300 SF	24
**Proposed CCSD 15	1311 N. Rand Road	80,000 square feet	267 spaces (+60 spaces playground) = <u>327</u>	327
Vacant		92,710 + 4,848 square feet = 97,578 square feet	1/300 SF	325
			Total	765
			Available	1124
			Excess	359

In its current tenant configuration and existing parking spaces available, the shopping center is over parked by 359 parking spaces. With the proposed occupancy, there would still be approximately 97,000 square feet of vacant shopping center space.

In the CCSD 15 plan of operations, fourteen 71 person capacity buses are planned to service the school. The buses measure approximately 43-feet and require 15-20 minutes of queueing for loading and unloading students. The morning bus drop off time

will begin around 8 AM and pick-up is anticipated at 3 PM. Also, CCSD15 indicates that there may also be a third time of pick up and drop off for the midday program. In addition to the bus route and schedule, there is also a parent drop off, employee parking, and visitor parking within the same area. Due to the location along Rand Road, walkers will not be available to access the school.

In the initial CCSD 15 traffic and bus route submission, the proposed bus route came from Dundee Road and processed around the east side of the shopping center. The buses would then queue on the south side of the shopping center building. As the eastern side of the building contains the delivery areas for the various tenant spaces and the shopping center was not designed to accommodate a bus route, Staff indicated that this plan was not workable.

The revised plan utilizes the signalized intersection on Rand Road at Winslowe. Buses would queue at the stoplight and turn into the shopping center and make an immediate right at the Lakeshore Learning building. After moving through the parking lot, buses would begin queueing in front of the 1311 building, with 6 buses stacked for unloading by the building. The other remaining 8 buses would wrap through the parking lot and terminate on the south side of the Lake Shore Learning building. After drop-off, buses would be routed to the stoplight and exit the shopping center. During these times, the length and number of buses will block the drive aisles in the center, as the buses and cars wait for traffic light to change.

Concurrent with these movements, parent drop off would use the south full access (unsignalized ingress/egress point directly west of the CCSD 15 location. Parent drop off would drive through the lot and perform a turnaround through the parking lot behind the building. Drop offs would occur at a designated lane by the building and then cars would either be routed to the unsignalized access point or would meander through the parking lot, driving the opposite direction of the queueing buses, in order to reach the stoplight by Wal-Mart.

Staff noted the following concerns regarding the bus/traffic plan and exterior playground:

1. The left-turn taper queueing SB lane for the signal at Rand/Winslow measures approximately 115 feet in depth. This will allow only 2 buses to queue this lane during the 3 drop-off/pick-up times during the school day. The remaining buses will be in the easternmost SB lane.
2. For north bound buses, there is not a dedicated RI lane and those buses will

await a green light to turn into the center or a RI red to access the shopping center.

3. Upon entering the center from this stoplight, there is up to a 9-foot grade down into the parking lot, followed by an immediate right 120 feet after turning. There will be new bus traffic pattern that will impact the 12,000 square foot Lakeshore Learning building along Rand Road. At 3 times during the day, buses will process past the building in route to the school. This could impact pedestrian customers or employees during those times.
4. For the bus drop off, the buses will queue throughout the parking lot, in conjunction with the parent drop off traffic. The access drive on the west side of the building will be blocked to traffic during the times of bus debarking during the 3 times per day. The parent traffic will either exit at the south curb cut on Rand Road or travel in conflict with the bus traffic to access the stoplight at Rand/Winslowe. Parent traffic will attempt to drive through the parking lot behind the center and queue in front of the southern entrance.
5. The Petitioner indicates that there will be personnel or supervised attendants for traffic control and management. The bus queue to exit the shopping center will block the parking lot drive aisles while awaiting the stoplight.
6. The eastern side of the building is also the loading area for the main shopping center building. Notwithstanding the Petitioners 80,000 square foot occupancy, there are no controls in place or limitations for delivery vehicles from using this drive aisle to access Rand Road and exit the center. The site plan indicates that delivery access would be restricted between 7:30 AM and 9 AM; 11:30 AM-1 PM; and 2:30 PM to 3 PM. This likely require the approval of the owner, other tenants deriving an interest in the delivery area and cannot be unilaterally indicated. The ability to separate truck traffic and the school uses is of another concern to Staff.
7. There are several access points along Dundee Road. It is uncertain how CCSD 15 intends to manage parent traffic coming from Dundee Road and would potentially require another drop-off area.
8. This section of Rand Road is the busiest in the Village and the school start time coincides with the AM peak traffic times for commuters.
9. The final Life Safety and sprinkler plan shall be revised in a manner acceptable to the Director of Fire Prevention.

9. The proposed playground would be located along Rand Road. Although portions of the periphery would be buttressed with steel guardrail and iron fencing, Staff is concerned about the placement of the playground and proximity to Rand Road.
10. Access to the playground comes from a marked crosswalk through the parking lot and accessible drive aisle. The plan of operations indicates that playground access and activities will be monitored by school staff.

Potential Impact to Park Place Shopping Center and Compatibility with the underlying Planned Development

When the Park Place Shopping Center Planned Development was approved, its use list was derived from a combination of the Cook County C-4 uses lists and the Village of Palatine B-1 and B-2 uses lists. Within the underlying C-4 use list, there are 176 permitted commercial, office, and retail businesses. The only other education uses contemplated were business schools, music/dance or vocational/trade schools. Additionally, there are 98 permitted and special commercial uses identified in the B-1 district and another 133 such uses in the B-2 district. The only other school reference in these use lists is a school office building, as a special use in the B-2 district. Its contemplation as a special use is likely due to its comparability to an office use and without any enrollment.

Conversely, schools are permitted uses within all of the residential districts. One of the reasons that schools uses likely function best on individual properties, is because their focus and needs are specific to their use. Although the school is proposed at the periphery of the center, there are still common elements that will feel the effect of a school use in the shopping center. The converse of this is accurate also, in that the school will likely feel the effects of being in commercial center, due to the shared parking lots, drive aisles and delivery areas.

A school use such as is proposed was never a contemplation of the 1985 Planned Development, as amended. The varying traffic questions and concerns raised throughout the review process in some ways bespeak the inherent conflict between the existing shopping center uses and the proposed school.

RECOMMENDATION:

Staff clearly understands the goals and objectives of the Petitioner. Ultimately, Staff

believes that this is the wrong location, due to the inherent traffic concerns and questions and the potential conflicts with the current and future users in the center. Therefore, Staff cannot support the proposed Planned Development Amendment for a school use and recommends denial of the request. If the Plan Commission recommends approval, Staff recommends the following conditions:

1. The development shall substantially conform to the preliminary site plan and floorplan prepared by Phillips and Associates, last amended on 9/10/2018, except as may be changed to comply with Village Codes or Ordinances or otherwise amended by conditions following.
2. The final traffic, bus, and parent drop off traffic management plan will be revised in a manner acceptable to the Village of Palatine. The plan shall include directional signage, pavement markings, striping, and any other traffic control measure required by the Village. This plan shall be reviewed and approved prior to the issuance of a building permit.
3. A fencing, landscaping, and screening plan shall submitted in a manner acceptable to the Director of Planning and Zoning. A solid fence will be required on the east side of the shopping center. The landscaping plan should replace any existing landscaping removed for the construction of the playground and any necessary landscaping required by Code.
4. The playground site and fencing plan shall be revised in a manner acceptable to the Village of Palatine and include safety bollards, as required by the Village.
4. A Planned Development letter of credit or other appropriate security deposit, shall be submitted in a manner acceptable to the Village of Palatine.
5. An engineer's estimate of probable cost shall be submitted in a manner acceptable to the Village Engineer.
6. Review fees in the amount of 1.5% of the cost estimate of the total project improvements shall be submitted.

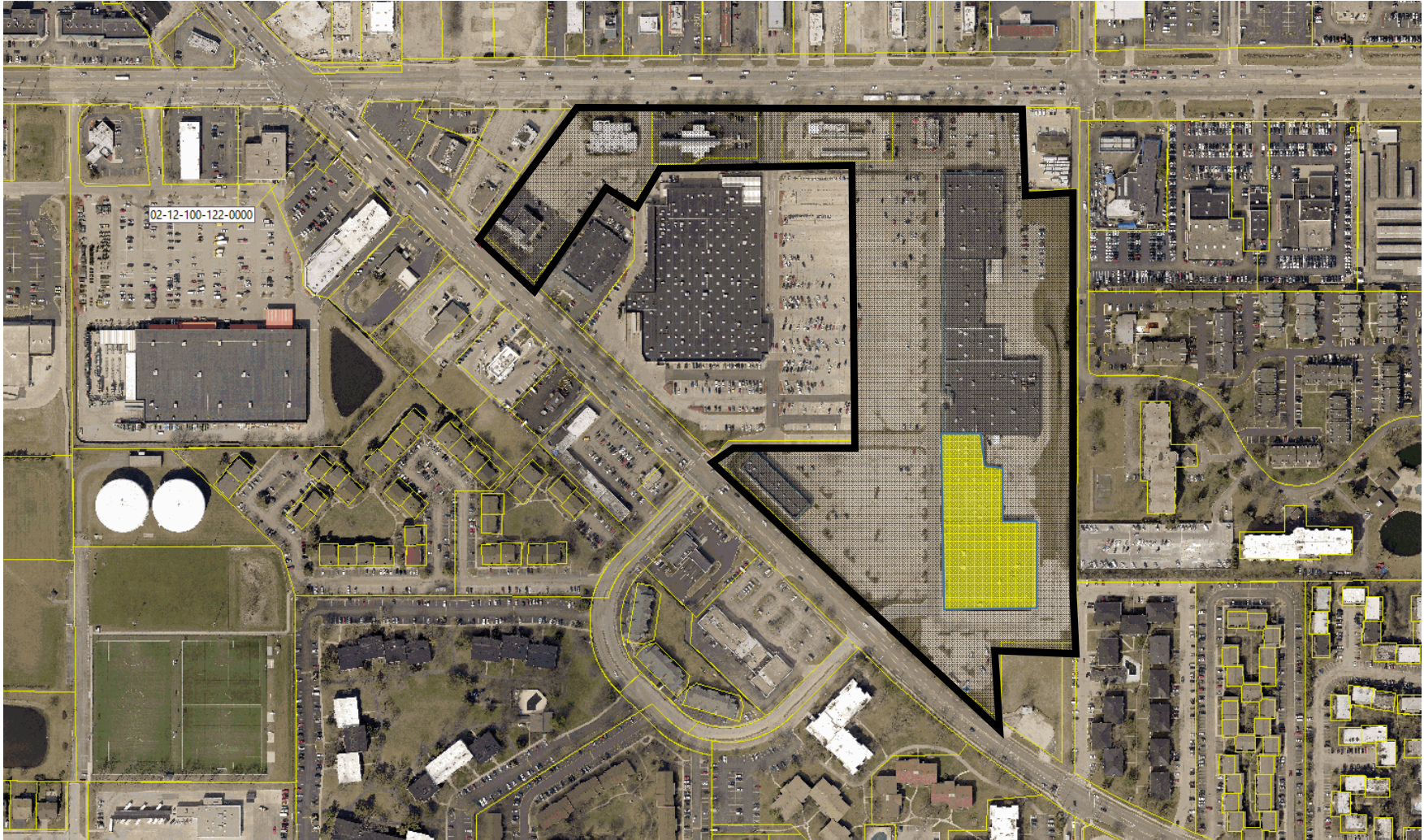
ATTACHMENTS:

- Aerial Map
- Subject surround zoning and Comp Plan FLUM
- EXHIBIT - CCSD 15 - Proposed site plan - Park Place Shopping Center
- EXHIBIT - CCSD 15 proposed floorplan

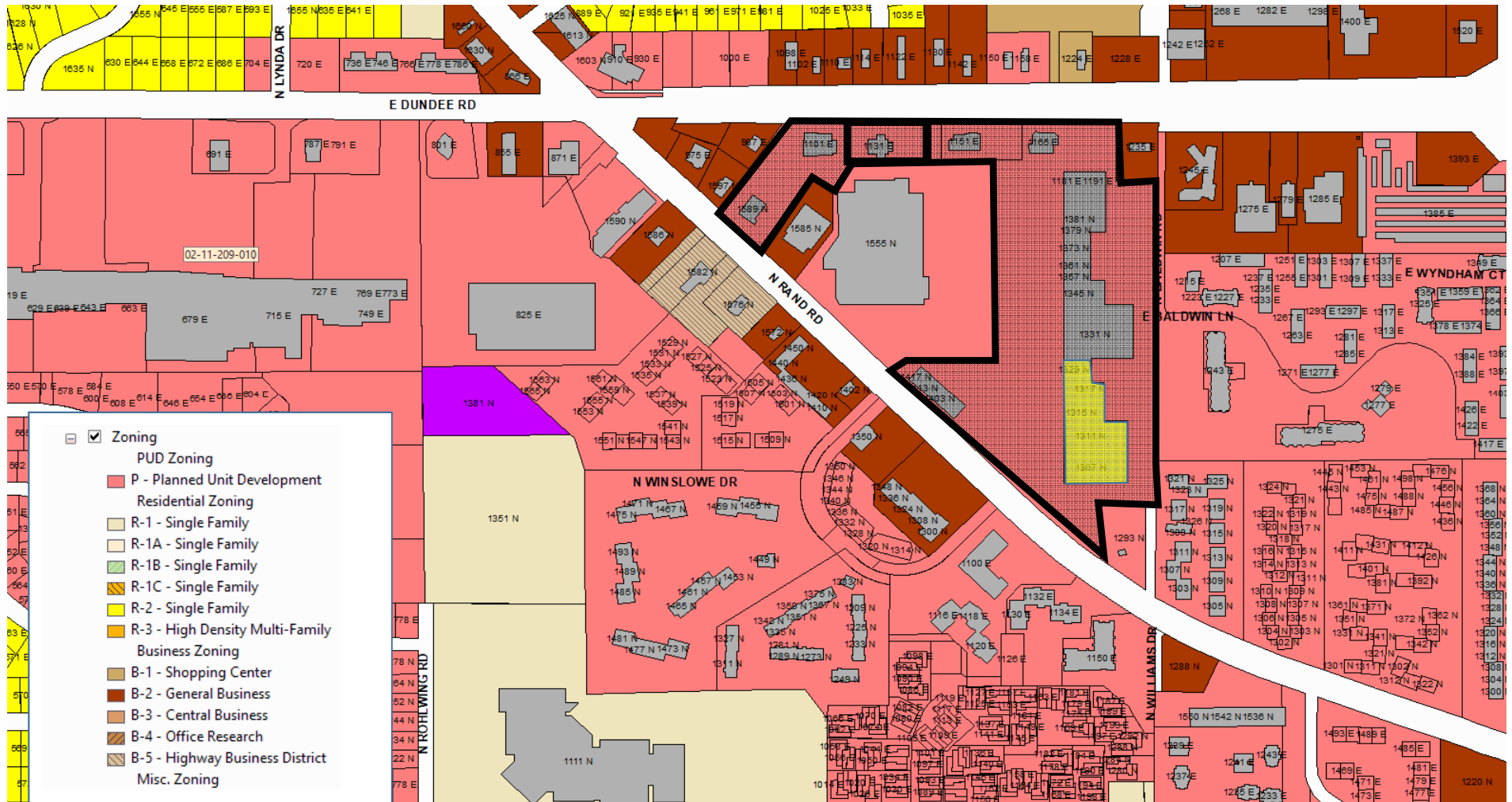
Case Staff Statement (ID # 4829)
Meeting of October 2, 2018

- EXHIBIT - CCSD 15 Fence and playground guard rail elevation
- EXHIBIT - CCSD 15 Playground equipment elevation example
- EXHIBIT- CCSD 15 site plan with highlighted portion of the shopping center
- EXHIBIT - CCSD 15 - Narrative and responses to Village traffic questions
- CCSD 15 - Planned Development Amendment application
- CCSD sign elevations
- Park Place Planned Development ORD #O-132-85
- Public Notice

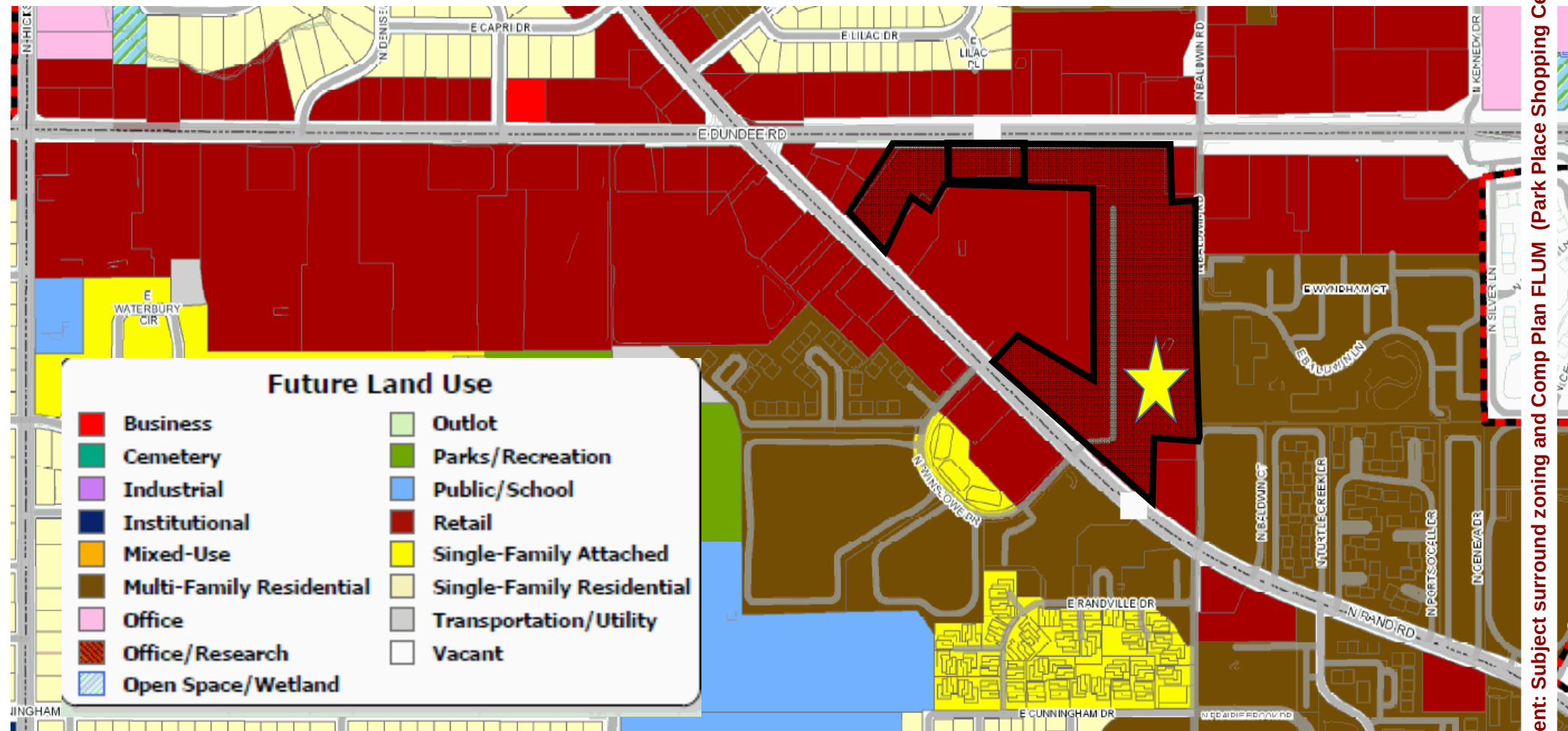
Park Place Shopping Center and subject part of building



Park Place Shopping Center and surrounding zoning

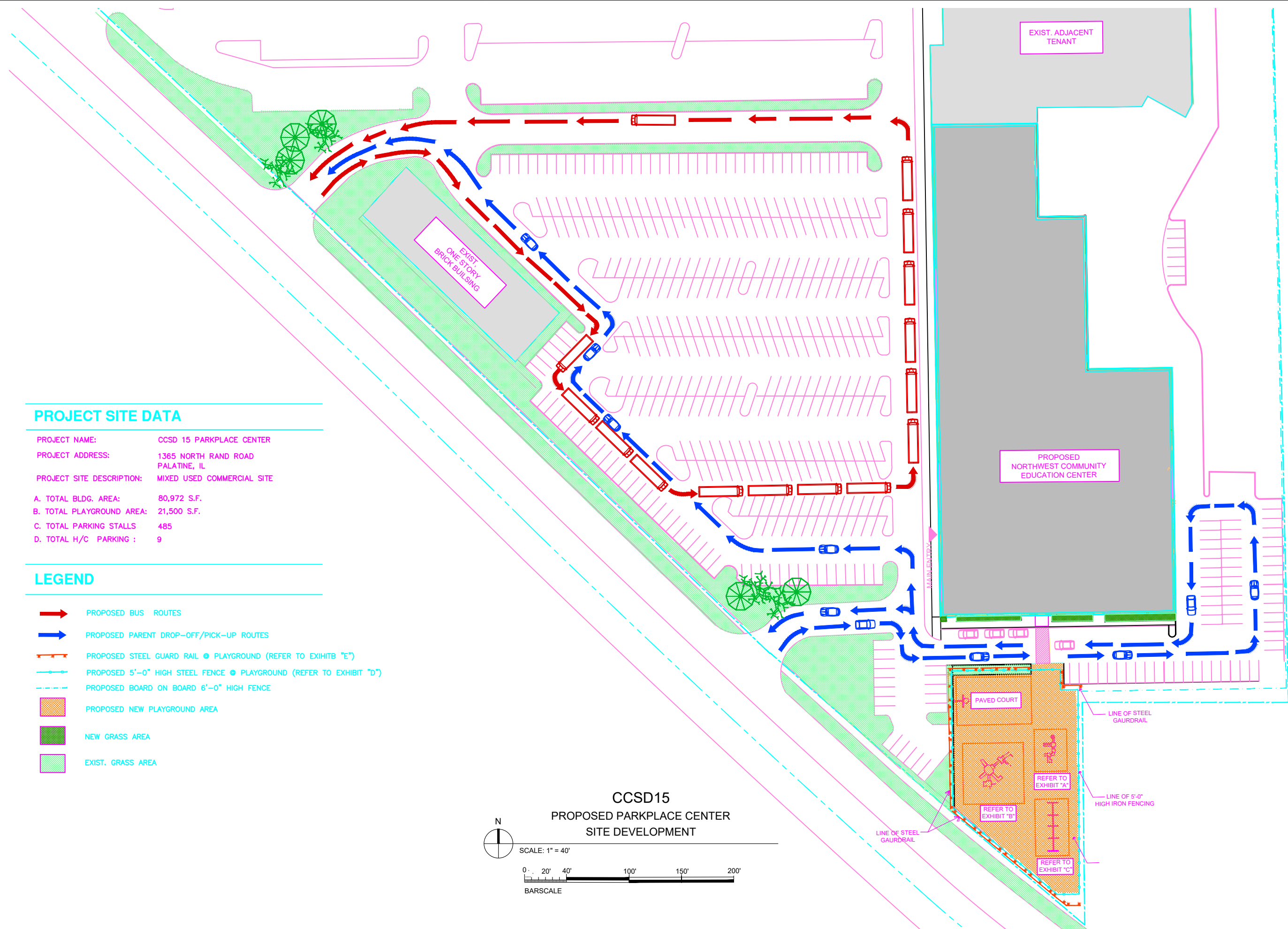


Comprehensive Plan – Future Land Use Designation = Retail



PROJECT NAME:	CCSD 15 PARKPLACE CENTER
PROJECT ADDRESS:	1365 NORTH RAND ROAD PALATINE, IL
PROJECT SITE DESCRIPTION:	MIXED USED COMMERCIAL SITE
A. TOTAL BLDG. AREA:	80,972 S.F.
B. TOTAL PLAYGROUND AREA:	21,500 S.F.
C. TOTAL PARKING STALLS	485
D. TOTAL H/C PARKING :	9

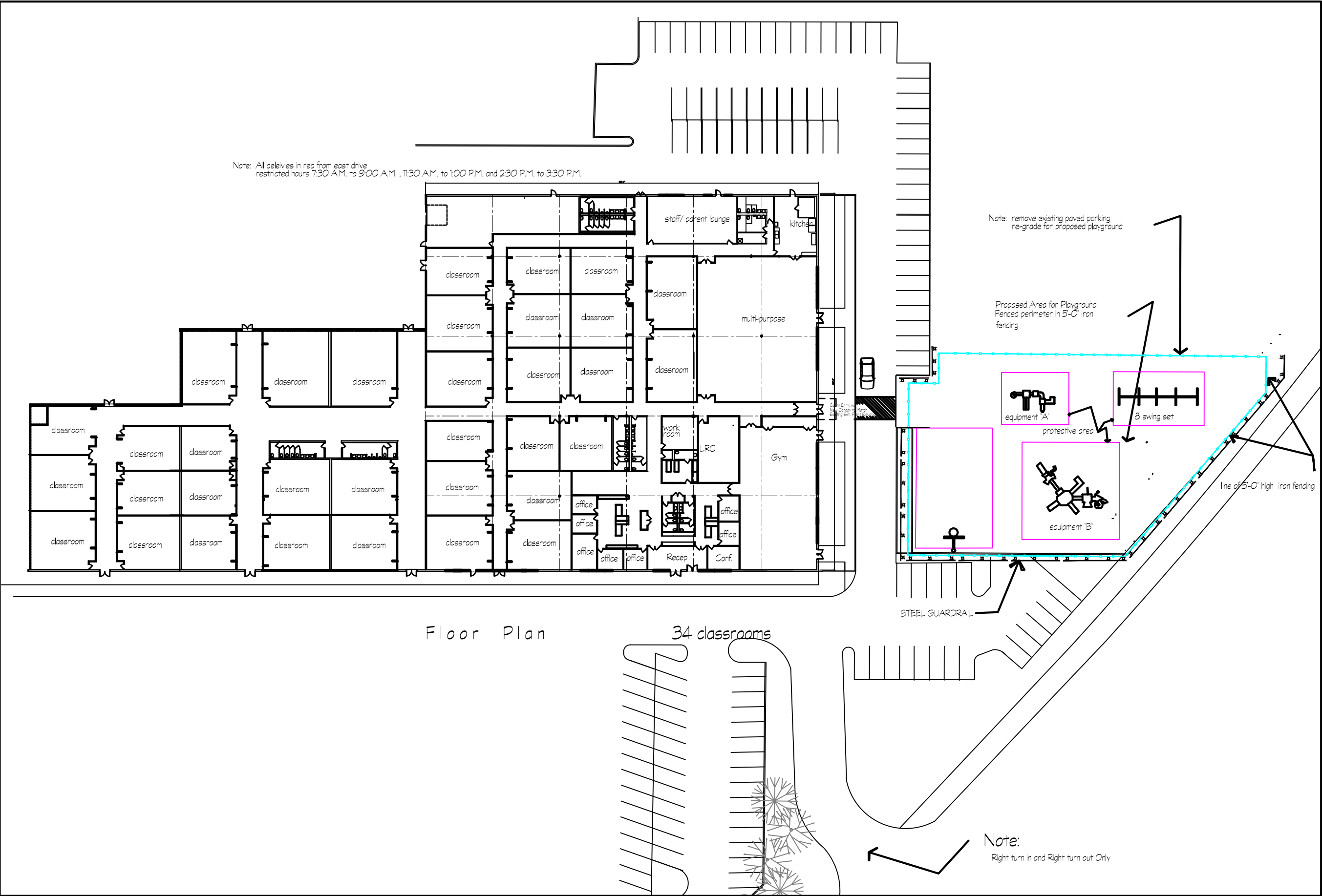
	PROPOSED BUS ROUTES
	PROPOSED PARENT DROP-OFF/PICK-UP ROUTES
	PROPOSED STEEL GUARD RAIL @ PLAYGROUND (REFER TO EXHIBIT "E")
	PROPOSED 5'-0" HIGH STEEL FENCE @ PLAYGROUND (REFER TO EXHIBIT "D")
	PROPOSED BOARD ON BOARD 6'-0" HIGH FENCE
	PROPOSED NEW PLAYGROUND AREA
	NEW GRASS AREA
	EXIST. GRASS AREA



CRAIG S. PHILLIPS & ASSOCIATES INC. 1020 SANDLER COURT MUNDELEIN, ILLINOIS 60060 (847) 949 - 9391 Architects • Planners • Engineers • Landscape Architects		DRAWING TITLE: PROPOSED SITE PLAN DEVELOPMENT		Park Place Palatine, ILLINOIS		REV. DATE	REMARKS
Date: 09/10/2018	Scale: 1"=40'-0"	Drawn: RSM	Job: 201802	Sheet		5/ 18 /2018	Preliminary Plan
						09/12/2018	Revised Site Plan
3.1.c							

Attachment: EXHIBIT - CCSD 15 - Proposed site plan - Park Place Shopping Center (Park Place Shopping Center - Planned Development

Packet Pg. 27



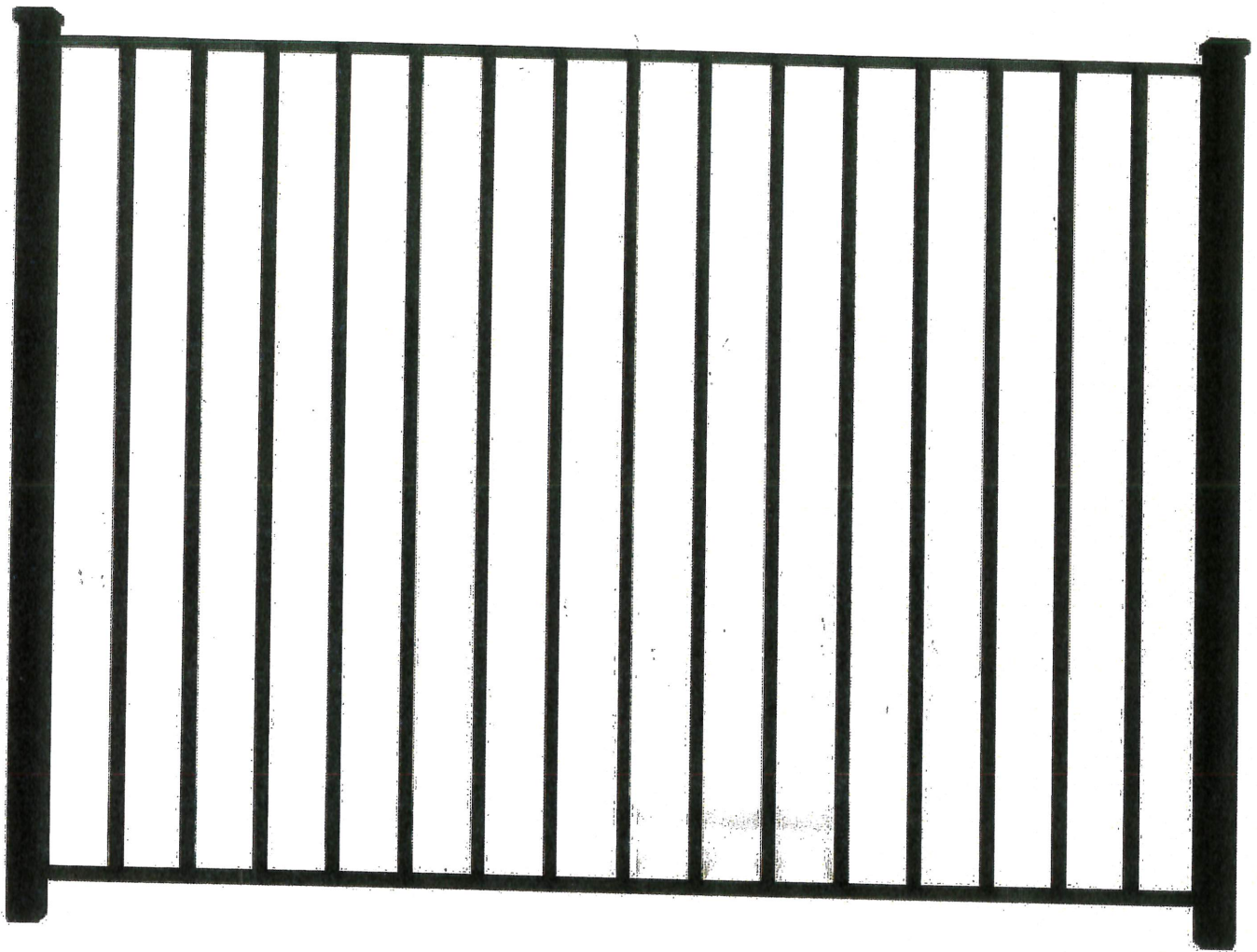
Primary Floor Plan

REV. DATE		REMARKS
5/18/2018		Preliminary Plan
08/09/2020		
3.1.d		

DRAWING TITLE:		Park Place Palatine , ILLINOIS
CRAIG S. PHILLIPS & ASSOCIATES INC. 1020 SANDLER COURT MUNDELEIN, ILLINOIS 60060 (847) 949 - 9391 Architects • Planners • Engineers • Landscape Architects		Proposed Plan Elementary School
Date:	8/12/2018	
Scale:	1/16" = 1'-0"	
Drawn:	CSP	
Job:	201802	
Sheet	A1.0	

Attachment: EXHIBIT - CCSD 15 proposed floorplan (Park Place Shopping Center - Planned Development Amendment - CCSD D15)

Packet Pg. 28



Our ~~new~~ style is built to meet BOCA code for a fence enclosure. Available for immediate Quick Ship.

TRADITIONAL ?

60" h ~~24" x 12" x 12" x 12"~~

Note:

5'-0" HEIGHT IRON FENCING
AROUND PERIMETER OF
PLAYGROUND SEE PLAN FOR
LOCATION.

SIGNATURE ?

~~John J. [illegible]~~

EXHIBIT D

Ask us a question...



Home > Products > Guardrail Barrier

PRODUCTS

W-beam Highway Guardrail

Three-beam Highway Guardrail

Products

Guardrail Barrier Complies with AASHTO M-180 Standard

Guardrail Barrier

Guardrail barrier in AASHTO M-180 standard clearly stipulate the classification, materials, mechanical properties requirements and ordering information of highway guardrail. The details are below:

W-beam Highway Guardrail

Three-beam Highway Guardrail

Highly Strengthened Guardrails

Guardrail Posts

Guardrail Block

Guardrail End Terminal

Guardrail Accessory

Guardrail Surface Treatment

Guardrail

Galvanized Guardrail

Steel Guardrails

Steel Guardrail Systems

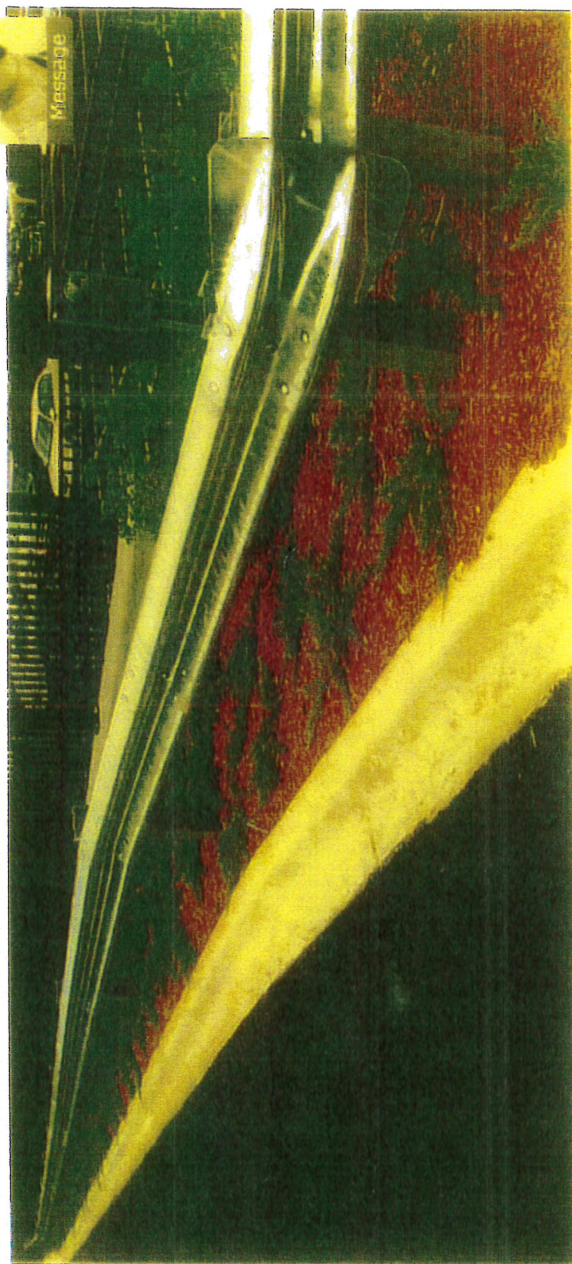
Road Safety Guardrail

Highway Safety Products

Guardrail Requirements

Guardrail

Guardrail Requirements



Highway guardrail can be produced according to types and classes of AASHTO M-180 standard, which has well mechanical properties.

Classification:

Four types and two classes of guardrail are provided follows:

Attachment: EXHIBIT - CCSD 15 Fence and playground guard rail elevation (Park Place Shopping Center - Planned Development Amendment -

Type I—Zinc coated. 550a/m² minimum single-spot.

PEASE PLACE
WOODBRIDGE, CT



TOTS' CHOICE®

718-S045 APPROX. \$25,500

AGES: 2-12

PROTECTIVE AREA: 40' X 31' (12.2M X 8.8M)

SHIPPING WEIGHT: 4,110 LBS (1,864 KG)

ELEVATED PLAY ACTIVITIES: 7

GROUND LEVEL PLAY ACTIVITIES: 2

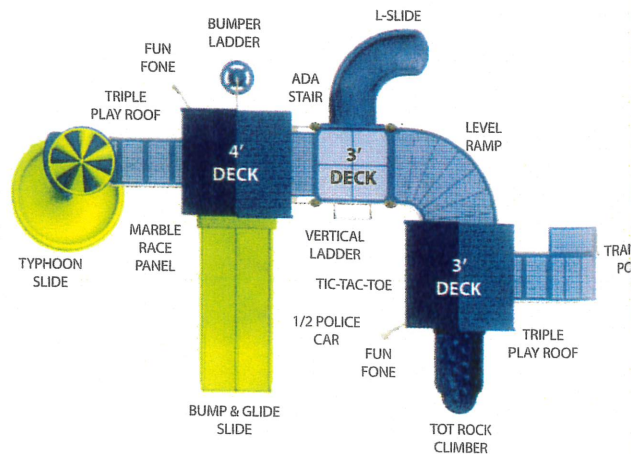
PLAY AREA CAPACITY: 45-55

Freestanding equipment sold separately.



Miracle® strongly suggests that a safety sign stating age appropriate on every playground. An appropriate energy-absorbing surface.

EXHIBIT A



// SWINGS

ARCH SWINGS/SINGLE POST/T-FRAME



Kids' Choice® 4 Bay Arch Swing



Single Post Swing



T-Swings with 2 Tot Seats



Tots' Choice® 2 Bay Arch Swing



Kids' Choice® Arch Swing with Tot Seats



Kids' Choice® Tire Swing

FRAME ONLY	WITH SEAT BELTS	WITH 360° TOT SEATS*	NUMBER OF SEATS	TOP RAIL HEIGHT	PROTECTIVE AREA**
5" Post Arch Swings with Painted Frame and 5" Top Rail					
714-852-2"	714-852-2S	714-852-2T	2	8'	PA: 32' x 24' (9.8m x 7.3m)
714-852-2X"	714-852-2SX	714-852-2TX	2	8' Add a Bay	PA: 32' x 24' (9.8m x 7.3m)
714-852-4	714-852-4S	714-852-4T	4	8'	PA: 32' x 36' (9.8m x 11m)
714-852-6	714-852-6S	714-852-6T	6	8'	PA: 32' x 47' (9.8m x 14.3m)
714-852-8	714-852-8S	714-852-8T	8	8'	PA: 32' x 59' (9.8m x 18m)
3 1/2" Post Arch Swings with Painted Frame and 3 1/2" Top Rail					
718-852-2"	718-852-2S	718-852-2T	2	8'	PA: 32' x 24' (9.8m x 7.3m)
718-852-4	718-852-4S	718-852-4T	4	8'	PA: 32' x 36' (9.8m x 11m)
718-852-6	718-852-6S	718-852-6T	6	8'	PA: 32' x 47' (9.8m x 14.3m)
718-852-8	718-852-8S	718-852-8T	8	8'	PA: 32' x 59' (9.8m x 18m)
Arch Swings with Painted Frame					
	714-852		1	8'	PA: 24' x 31' (7.3m x 9.4m)
	714-852X		1	8' Add a Bay	PA: 24' x 31' (7.3m x 9.4m)

* Special frames available for Therapeutic Seat(s) ** The protective area for the to/fro direction for Tot Seat Swings is 24'

FRAME ONLY	WITH SEAT BELTS	WITH 360° TOT SEATS*	NUMBER OF SEATS	TOP RAIL HEIGHT	PROTECTIVE AREA**
5" OD Single Post Swings with Painted Frame and 2 1/2" OD Top Rail					
714-735-2"	714-735-2S	714-735-2T	2	8'	PA: 32' x 24' (9.8m x 7.3m)
714-735-4	714-735-4S	714-735-4T	4	8'	PA: 32' x 35' (9.8m x 10.7m)
714-735-6	714-735-6S	714-735-6T	6	8'	PA: 32' x 46' (9.8m x 14m)
714-735-8	714-735-8S	714-735-8T	8	8'	PA: 32' x 57' (9.8m x 17.4m)
5" OD Twings (T-Swings) with Painted Frame					
2012	2012S	2012T	2	8'	PA: 32' x 25'6" (9.8m x 7.7m)

* Special frames available for Therapeutic Seat(s) ** The protective area for the to/fro direction for Tot Seat Swings is 24'



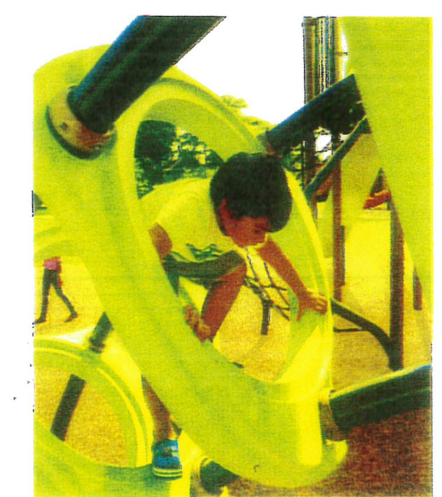
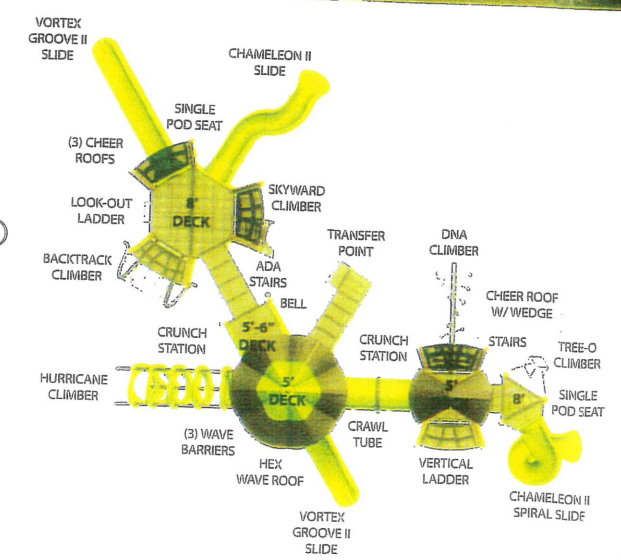
KIDS' CHOICE®

714-S491 APPROX. \$64,500
 AGES: 5-12
 PROTECTIVE AREA: 58' X 54' (17.7M X 16.5M)
 SHIPPING WEIGHT: 11,430 LBS (5,185 KG)
 ELEVATED PLAY ACTIVITIES: 12
 GROUND LEVEL PLAY ACTIVITIES: 5
 PLAY AREA CAPACITY: 100-110

Freestanding equipment sold separately.



Miracle® strongly suggests that a safety sign stating age appropriateness and safety rules be displayed on every playground. An appropriate energy-absorbing surface is required under all play equipment.



HURRICANE CLIMBER SEE PAGE 96



REVERSE VIEW

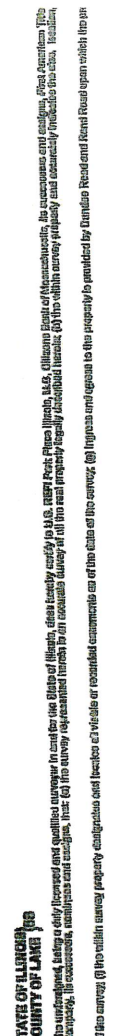
EXHIBIT B

OF LOT 2 IN "PARK PLACEWAL-MART SUBDIVISION", BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 2003, AS DISCOUNT NO. 0542103000, ALL IN COOK COUNTY, ILLINOIS.

MANAGEMENT FOR THE BENEFIT OF PARCELS FOR ROADWAYS, WALKWAYS, MEADOWS AND CLEARINGS; PARKING AND USE OF FACILITIES AS CONTAINED IN DECLARATION MADE BY AND BETWEEN WALMART REAL ESTATE BUSINESS TRUST AND WALSH BANK NATIONAL ASSOCIATION AS TRUSTEES RECORDED MAY 10, 2005 AS DOCUMENT NO. 091591089.

AGREEMENT FOR THE BENEFIT OF PARCEL 1 FOR CROSS PARKING, ACCESS, PYLON SIGN, UTILITY, SERVICE, WATER AND PARKING LOT LIGHTING AS CONTAINED IN DECLARATION MADE BY AND BETWEEN BANK ONE, NA, LAVALLE BANK AS TRUSTEE AND WAL-MART STORE #2400, A TEXAS LIMITED LIABILITY COMPANY, AS TRUSTEE, DATED 08/20/2009, RE: ESTATE BUSINESS TRUST SIGNED BY 10, 2009, AS DOCUMENT NO. 08-03932009.

SCALE: 11



COUNTY OF LAKE

ARI HURK. OLSON & CO."
LAND SURVEYORS - 685 WESTSHORE DRIVE, FOX LAKE, ILLINOIS, 60020, (647) 681-1160

PROJECT NO.
FILE NO.

3.1.g



Serving all or part of:
Palatine • Rolling Meadows • Inverness
Arlington Heights • Hoffman Estates
Schaumburg • South Barrington

Community Consolidated School District 15

Joseph M. Kiszka Educational Service Center
580 N. 1st Bank Drive
Palatine, IL 60067-8110

Michael Adamczyk
Chief School Business Official

(847) 963-3032 • Fax (847) 963-3061
www.ccsd15.net



CCSD 15 ANSWERS TO THE VILLAGE OF PALATINE:

DEPARTMENT OF PLANNING AND ZONING FIRE PREVENTION POLICE DEPARTMENT ENGINEER

REGARDING:

POTENTIAL PURCHASE OF BUILDING LOCATED AT 1311 RAND ROAD, PALATINE, IL 60074

TRANSPORTATION Q & A

1. **Exhibit C is difficult to follow and discern the proposed bus route, bus exit, parent entry, and additional information relative to the proposal. In lieu of a marked tax division plat, please submit a scaled site plan to better understand the information proposed.**

Exhibit C is revised to show different bus routes and parent drop-off of proposed students. This is a scaled plat which indicates all existing parking and existing buildings.

2. **Staff has concerns about the proposed bus route. Depending upon the number of buses and the proposed queueing, there are a number of potential conflicts. Also, the floorplan (Exhibit E) shows the bus route traveling in between the parking area and against the building and the proposed playground.**

The revised Exhibit C indicates bus route access from the stop light on Rand Road. The number of buses is expected to be fourteen 71-passenger units, operating 2-3 times daily. The hours for morning drop-off will be at approximately 8:00am, and the end of day pick-up is expected to be at approximately 3:00pm. There may also be midday drop-off and pick-up for those students who are in a half-day program.

The bus drop-off would be at the front of the building. (Please refer to site plan.) Parent drop-off would be at the south end of the building, at the existing drive. Because the drive separates the building from the proposed location of the new playground, signage and striping for safety would be in place and student movement would be supervised.

3. **Traffic analysis requirement – Based upon the proposed busing routes, anticipated enrollment, and existing access to Rand and Dundee Roads, Staff is requesting an additional traffic information analysis to assess the following:**
 - a. **The anticipated busing route and queue and a determination for access and capacity, with the existing loading dock, activity delivery areas, and associated parking on the east side of the shopping center. The information should also identify the number of buses, delineated queueing area within the parking lot, and the interval frequency of their deployment. Although there are existing vacancies within the center, the traffic analysis should further assess the feasibility of the bus movement throughout the site and lack of conflict with delivery and traffic circulation to the site, with an assumed commercial occupancy within the center.**
 - b. **Per the Zoning Ordinance, the parking requirements for schools are based upon a percentage of the maximum occupancy for the school (per the Life Safety Code). Please prepare an occupancy load request and the associated calculations used to determine the occupant load. This should also include a parking utilization analysis, based upon the occupancy and scope of services offered at the school.**

Please refer to transportation answers above, and occupancy information later in this document. There are already CCSD 15 buses on Rand Road, therefore we believe this will not materially add to traffic concerns.

- 4. The busing times would appear to correspond with the heavy traffic times on Rand Road.**

Please refer to Answer #2.

- 5. Where will the parent drop-off lane be located?**

Parent drop-off will be located at the south end of the building. Please refer to revised site plan.

- 6. There are concerns about the traffic flow, ingress, and egress. Due to the expanded hours 7am – 6pm, school buses will be arriving and leaving at peak rush hour times. The contemplated on-site traffic movement and entering/exiting onto two IDOT controlled corridors raises additional questions and potential concerns about both the traffic generated from the proposed use and the contemplated traffic movements for the land use.**

Please refer to Answer #2.

- 7. How will the potential busing and parent drop-off traffic and internal commercial traffic within the shopping center be managed to avoid additional conflict? As proposed, the bus traffic and parent drop-off and access to the signalized intersection near Walmart merge at different points. Depending upon the queue and number of vehicles, the drive aisles and cross access within the center will need to be open and maintained.**

Please see revised site plan. We do not believe there will be a major impact due to bus arrival/dismissal times lasting only approximately 20 minutes.

- 8. Are any of the students anticipated to be walkers? If so, where are they intended to stage outside of the building and how will they access the school?**

No, due to traffic on Rand Road, we do not anticipate having any walkers.

- 9. How many buses can be parked/queued in front of the proposed school space?**

6-7 buses can be parked in front of building while the balance of the buses would be waiting in aisle as seen on site plan.

- 10. In addition to the “supervised attendant” for student movement, what are the proposed traffic and directional signage plans or other improvements to separate the buses, parent passenger vehicles, and other traffic within the shopping center?**

The traffic patterns for the school will be shared with parents. There should be minimal interaction with the shopping center traffic. We will work with local police and Village staff if problems exist.

- 11. What are the typical number and types of deliveries for the proposed school? Based upon the proposed floorplan, would delivery access the rear (eastern) side of the building? If so, how would delivery traffic, busing traffic, and parent drop-off traffic be**

managed? Within the response materials, there are references to such traffic information being provided.

Early morning deliveries such as milk or food would be from rear drive on east side of building. These deliveries happen during off hours – milk before 6:00am and food service after 9:00am. Other deliveries would also be from east side of building. All deliveries would come off Dundee Road and turn on rear drive east of building where all trucking and deliveries for other tenants are located. Delivery service would then return north to exit at Dundee Road which eliminates conflict with busing and parent vehicles.

- 12. It will be necessary to revise the submitted plans for clarity. Staff would anticipate an electronically generated plan depicting the traffic movement and anticipated bus and parent drop-off routes. Also, Staff recommends that a representational elevation and playground floorplan is submitted for consideration.**

We have attached elevation and equipment layout for playground. Submitted electronic file on thumb drive. Submitted revised documents.

- 13. The drive aisle in front of the building will be blocked for traffic movement when buses are loading and unloading.**

This area will be supervised, and the District will work with local police staff. Student pick-up and drop-off is only a 20-minute duration. District will have staff directing traffic flow.

- 14. Due to the grade differential and established full access drive from Rand Road (noted as revised bus access route – per 8/20/18 plan submission), the Village Engineer is recommending that an auto turn or turning movement study be completed to confirm that the CCSD 15 buses are able to negotiate this full access drive. This should be determined in conjunction with the Planned Development Amendment process.**

Please see Answer #19 on following page.

- 15. With regard to the bus distribution, how many buses are anticipated at tone times? To that end, is there sufficient stacking room along the building to address the requirement?**

Please see Answer #20 on following page.

- 16. As the revised bus and parent drop-off/pick-up has the potential for traffic conflicts (shared routes between both), will personnel be used to direct accordingly?**

Please see Answer #13 above.

- 17. Has the District evaluated turning the parking along the south side of the building into a drop-off area? This could allow students to have direct access to a sidewalk and would eliminate backing out of these parking spaces.**

Yes, please see revised site plan.

- 18. Rand Road – Signalized entrance to Park Place – the business plan and narrative for the school identifies 14 buses (71-person capacity) serving the proposed school. Has the School District reviewed the left turn stacking on Rand Road to determine if it is sufficient to accommodate the queuing of buses on Rand Road?**

We reviewed the intersection and believe the lane will handle the bus traffic. Not all 14 buses come from the west. They are arriving at staggered times. We could envision 2-3 buses being there at same interval and do not foresee a problem.

- 19. Grade change down at the access drive entrance to Park Place from Rand Road. Has the school district reviewed the grade change at this entrance to determine if the buses can adequately make this maneuver? As the attached contour line GIS map indicates, there is an 8-9 foot grade down into the shopping center, which would have to be navigated accordingly.**

We drove a bus to this location and had no problem making the left turn from Rand Road onto the main drive and proceeding downhill on drive, nor did we have a problem making a right turn in front of existing one-story building and continuing south.

- 20. Will the buses be stacking in the parking lot if there is an early arrival?**

Yes, there will be some buses stacked in the parking lot while others are unloading at front of building. The duration of time for buses loading or unloading is 15-20 minutes, then leaving the property.

- 21. There is a question and potential concern about buses stacking along the exit drive back onto Rand Road and the potential to impact shopping center traffic, while waiting for the light.**

There is a possibility for some stacking. We believe we can stagger the buses leaving in order to reduce possible interruption to normal center traffic.

- 22. There appears to be turning movement conflicts proximate to the islands standalone building, which runs parallel with Rand Road and also near the islands where buses turn left (heading north) at the proposed school.**

We ran the route and had no problem in either location. Revised site plan shows stacking and routes for buses and parent drop-off and their exiting.

- 23. Have you evaluated making the bus drive aisle lane one-way, with two lanes of traffic?**

We have looked at this and while the lane is two-way, the duration and times of bus service should be low impact to retail center. The remaining retail is all north of center drive. There is sufficient room for two-way traffic.

- 24. Will the buses drop-off and load one bus at a time? There is the potential for traffic backup if this is to be the circumstance.**

6-7 buses will be stacked from south of center drive to a point in front of building. Please refer to revised plan. There will be some buses loading and unloading while other buses are in the queue, and those buses will then pull up to load/unload once the initial buses exit. Here again we can stagger to diminish impact of other shoppers.

25. Have you evaluated making the southerly access point onto Rand Road a RI/RO for parents only, for example?

We were going to suggest that this drive be signed and noted as right turn in and right turn out only. We could also note certain times when this would apply. However, for safety, we think having right in and right only is a correct solution.

26. With the proposed plan and existing shopping center traffic, daily on-site traffic management will be an important element of this proposal.

We have indicated the delivery to building to occur at different times than parent and/or busing. The new south entry during use of playground will be supervised. At present, there is very little traffic from east side of building service drive. Most trucks will utilize the north exit on Dundee Road.

27. A crossing area should be designated from the building to the playground, including pavement striping and potentially eliminating a few parking spaces to enhance the line of sight.

The revised plan indicates yellow safety striping and guard rails adjacent to vehicle parking or roads, and the installation of iron fencing surrounding the playground area. Pedestrian movement will be supervised.

28. The stopped buses for exiting students and parental cars exiting in the same route could cause vehicle bus conflicts. No cars should pass a stopped bus. Also, the exiting cars along with buses will increase the number of vehicles in an already heavily used exit.

The revised plan shows adjusted route for parent exiting and buses. The south drive will be used for parents at the right turn only for those going north, while the center drive would be for those parents going south. The times of day when these movements would occur should be low impact to the overall center.

29. The uncontrolled entrance/exit (for parents to come and go) should only allow ingress from the south (right turn only) and exit by making right turn only to make a north bound turn on Rand Road.

As stated in Answer #25, we agree with right turn in and right turn out only.

30. How will children walking to the school from some of the surrounding multi-family developments (e.g. Ports O'Call and Turtle Creek – south of the school along Rand Road) access the school without having to cross paths of parent cars circling in the parking lot twice?

We will not allow children to walk along Rand Road, due to the traffic. The students in this area will be bused.

31. Shopping center truck traffic and potential conflict with parental car traffic.

We anticipate truck traffic will be on east side of building and for the most part believe they will return to north exit on Dundee Road. We plan to place signs on the east side that restricts delivery times, making them separate from parent drop-off and pick-up times.

32. As the shopping center will have delivery truck access needs, there is a safety concern relative to trucks near the school during the day.

We believe most, if not all, truck traffic related to this building will be on east side and north of our suggested area. Due to the signage referenced above, delivery timing would be different than parents or busing.

PARKING Q & A

1. Exhibits C and E should also be revised to present a scaled site plan, which depicts the total number of parking spaces available for this property. The proposed playground on Exhibit E appears to eliminate some of the parking within the playground area. This was discussed in the narrative, but neither exhibit indicates the final parking available for the property. This should be amended accordingly.

The revised Exhibit C shows all existing parking. Below are calculations related to building and property use at this area. We did not evaluate the total site as since there is so much unoccupied retail space, it would be difficult for us to comment. However, as you can see on the site plan, typical use of pre-existing structures with existing parking must meet Village requirements.

The following calculations are based on the 80,000 square foot portion of the building and the building across from this area which is 21,068 square feet. It is expected that the education center would have no more than 80 staff members. We expect at the start of building use the count would be less, yet we are using the higher count in the calculations below.

- Total number of spaces existing in this area is 479.
- Proposed playground would reduce count by 60 spaces, leaving a net of 419 spaces.
- 21,068 sq. ft. building: Square footage of 21,068 @ 1/300 would require 70 parking spaces (Village of Palatine zoning ordinance for retail).
- 80,000 sq. ft. building: 1.0 parking space required per 2.5 occupants with 800 occupants requires 320 parking spaces (NFPA Life Safety manual for education).
- The combined required total is 390 parking spaces, with the existing total at 419.
- However, based on educational function we are at 80 staff max and include daily at various time 15 parents for total 95 spaces used.
- Our purchase includes the building and 260 parking spaces.
- Overall, all parking is open to all tenants on a shared basis.

FENCING Q & A

1. **The proposed bus route and parking areas along the periphery of the property are required to be screened with a solid fence or landscaping, as this property abuts a residential property, pursuant to the Village Code requirements.**

The revised site plan indicates location of board on board 6'0" high fence running north-south along the east property line, ending at the north end of our proposed acquisition.

2. **Please provide additional and specific information on the protection provided from vehicles for the playground area. Vehicles could easily drive through a three-section cedar fence.**

The playground area adjacent to parking and/or roads will have a high grade steel rail as a barricade on the south, west, and north sides of the playground. There will additionally be wrought iron fencing at 5'0" high to keep children from leaving protected area. Please refer to site plan.

3. **Playground area next to Rand Road – safety bollards of steel or concrete should also be installed to keep any larger vehicle from breaching the playground, due to veer off of Rand Road.**

Please refer to revised plan which shows location of steel guard rails and iron fencing for safety.

GENERAL Q & A

1. **Due to the property acquisition of a portion of the existing building in a unified center, Village of Palatine building permits and inspections will be required.**

The District would be filing all documents and pulling building permits from the Village as well as having inspections by related departments.

2. **The business and operations' plan requires additional information including the proposed number of employees and a further summary of all planned services and activities at this location.**

Vision: Provide full-day Kindergarten and relieve overcrowding at many of our schools; provide additional space in NE Palatine where 22% of all District 15 students reside.

Business Mission: Provide enough classrooms to expand from half-day to full-day Kindergarten.

Proposed Plan of Operations and Services: The school will initially house 600+ Kindergarten and early childhood students along with 80 staff members, and operate between the hours of 7:00am – 6:00pm. The school year will be similar to other schools in the District. The building program may be expanded beyond grades Pre-K and Kindergarten to accommodate district programs in the future.

Traffic Information: Please view the traffic pattern shown on the revised site map.

Objectives: District 15 is one of the small number of school districts statewide that does not offer full-day Kindergarten. With the conversion of this retail space into a school, the District will be increasing its effectiveness and consequently become more attractive to those looking to relocate.

Action Plans: By May 2019, the boundaries for the District will be publicized.
By August 2019, the school will be completed and ready for occupancy.

3. **Are there any plans for a freestanding sign on the Subject Property?**

All signage will be mounted on the building with the exception of a delivery sign on the east side of the building.

4. **The proposed building area has two separate sprinkler systems. A single system will be required.**

All areas of the building that previously had separate tenants will be combined to one centralized alarm panel. The system upgrades will be similar to the school district's existing buildings for both fire and security.

5. **As an assembly use, the required parking will be a reflection of a percentage of the total occupancy for the building, as determined by the Life Safety Code. Please provide an occupant load and the calculations used to calculate the occupant load.**

The building occupancy is projected to be 700 students with no more than 80 staff members. Architectural documents and submissions in the future will indicate occupancy load and detail information related to fire safety, alarms, control center alarm panels, prime and remote.

6. There was limited information submitted regarding internal security and lighting safety information.

This information would be remitted with architectural documents for permitting. However, the current standards which are in all of District 15's buildings will be applied to this structure including burglar alarm, panic button, lockdown notification, card key access, PA, intercom, and LED lighting. The existing lighting in the parking lot would be utilized.

7. For your review, is the School District aware of any environmental assessments for the subject property, given the previously abandoned gas station directly east of the subject property? If so, please forward to the Village Engineer for additional review.

The District is conducting soil boring tests to determine if there are any environmental concerns. We are currently awaiting the results of these tests.

8. Occupant load (Department of Fire Prevention review) – Occupant load calculations do not appear to reconcile:

- a. The 21,084 sq. ft. building has a 7,200 sq. ft. mercantile space @ 30 = 240 occupants.
- b. The remaining vacant building space is 13,868 sq. ft. and should be estimated @ 30, will range between 15 and 100. 18,868 @ 30 = 462 occupants.
- c. Please further explain the calculation of 80,000 sq. ft. @ 2.5 seats @ 800 occupants. The calculation would be anticipated on the total classroom square footage @ 20, office space @ 100, gym @ 50 when used as gym, or @ 7 when used as assembly.

Occupancy load for proposed educational center are as follows:

- 34 classrooms at an average classroom size of 1,166.2 sq. ft. divided by 18 sq. ft. per person (per international building code) equals 64.7.
- 64.7 times 34 classrooms equals 2,199.8 occupancy load.
- Office area is 3,408 sq. ft. divided by 100 sq. ft. per person (office area calculation) equals 34.08 occupancy load.
- Gym is 3,958 sq. ft. divided by 50 sq. ft. per person equals 79.16 or by 7 sq. ft. per person equals 565.4 occupancy load.
- Multi-purpose area is 6,100 sq. ft. divided by 15 sq. ft. per person equals 406.6 occupancy load.
- Adding up total loads for each area and using the higher count provides for a total load of 3,205.88.

9. Internal security measure – no overhead ceiling access to the school should be allowed from any adjacent business.

There is an existing firewall separating the proposed building purchase from the remaining retail spaces.


DEPARTMENT OF PLANNING & ZONING

200 E. Wood Street · Palatine, IL · 60067-5339

Telephone: (847) 359-9047 · Fax (847) 963-6247

www.palatine.il.us · Action Line (847) 705-5200

CONTACT INFORMATION WORKSHEET

Petitioner(s) Community Consolidated School District 15		Business Name (if applicable)
Address 580 n. First Bank Drive Palatine, il. 60067		City/State/Zip Code
Telephone 847 963-3950	Fax 847 963-3995	Email phillipc@ccsd15.net
Subject Property Address 1311 Rand Road, Palatine, IL 60074		
Authorized Agent (if applicable) Craig S. Phillips, ALA		Business Name (if applicable) Manasger Enviro-Services CCSD15
Address 1001 Rolhwing Road, Rolling Meadows, IL. 60008		City/State/Zip Code
Telephone 847 963-3950	Fax 847 963-3995	Email phillipc@ccsd15.net

I swear that the information contained herein and in any accompanying documents is accurate to the best of my knowledge.

Craig S. Phillips ALA.
Signature

6/28/2018
Date

Incorporated in 1866
Council - Manager Government Since 1956



PLANNED DEVELOPMENT AMENDMENT

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

Project Planner	Zoning Case #
Filing Fee	Notification Deadline

Date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Community Consolidated School district 15
2. Authorized Agent of Petitioner (if different): Craig S. Phillips ALA, Manager of Enviro-Services CCSD15

Address: 580 N. First Bank Drive, Palatine, IL. 60067

Telephone No. 847 963-3950

Business. Education K-8

Email phillipc@ccsd15.net

Relationship to Petitioner: Architect and Employee

3. Property Interest of Petitioner(s) Owner, Contract Purchaser
Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed:
1311 Rand Road, Palatine, IL. 60074

5. All existing land use(s) on the property are: PUD/Retail

6. Current zoning of property: PUD/Retail Size of the property, acres

7. Briefly describe the approved Planned Development plan. Discuss any changes being proposed which are different from the approved plan, if any.

Amend current PUD to allow Educational Center Existing structure of approximately 79,000 sq.ft.

Partial removal of south parking area for fenced in playground refer to site plan and attached exhibits.

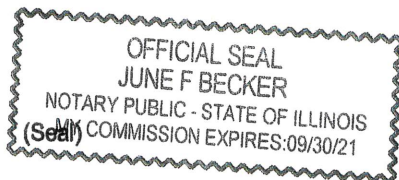
10. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Date: July 3, 2018

Craig S. Phillips et al.

State of Illinois County
of Cook

This instrument was acknowledged before me on July 3 20 18 by



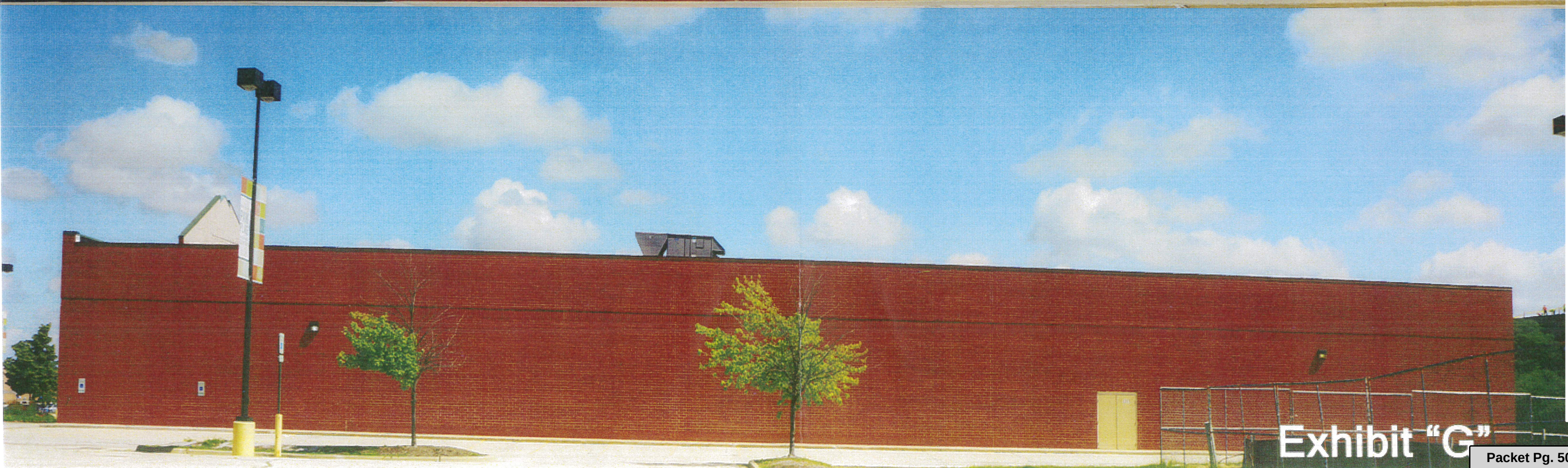
June F. Becker
Notary Public



Northwest Community Educational Center
Elementay School

Exhibit "F"

Attachment: CCSD sign elevations (Park Place Shopping Center - Planned Development Amendment - CCSD D15)



ORDINANCE NO. 0-132-85

PARK PLACE
FASHION
CENTER

AN ORDINANCE
REZONING CERTAIN PROPERTY
FROM R-1 TO P PLANNED DEVELOPMENT DISTRICT
BUILDERS SQUARE

WHEREAS, pursuant to a public hearing on November 4, 1985, continued to November 25, 1985 and December 9, 1985, the Planning, Building and Zoning Committee of the Village of Palatine, in accordance with the applicable provisions of the Village Code, has reported its findings to the President and Board of Trustees on the petition of the owner of the following legally described property:

(See Exhibit "A" attached hereto for legal description)

(hereinafter called "the subject property")

asking for rezoning from the existing R-1 to P and approval of a Planned Development.

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 its home rule power:

SECTION 1: That the Zoning Ordinance of the Village of Palatine, as amended, is hereby further amended by classifying as P, the subject property, and approving the Planned Development with the following provisions:

A. The uses permitted under this planned development ordinance shall include drive-in banks, drive-through restaurants, the "permitted uses" contained in the Village's B-1 Shopping Center District (Section 6.02) in the Village's B-2 General Service District (Section 6.03), and in the Cook County C-4 General Commercial District (Section 5.43) attached as Exhibit "C".

B. The bulk standards and site and structure requirements of the development shall be those contained in

or referenced in the Cook County Zoning Ordinance (Section 5.48 and 12.83) attached as Exhibit "C". This provision shall not be construed to permit advertising signs (outdoor billboards) as permitted under Section 12.83(10) of the Cook County Zoning Ordinance without Village approval.

C. The Development Plan attached as Exhibit B shall be approved and constitute the final planned development plan as that term is construed in the Village's Planned Development Zoning Ordinance and, except as otherwise provided herein, the Subject Property shall be developed in accordance with said Plan.

D. Inasmuch as the Village Board has determined in connection with the public hearings on the zoning and annexation of the said property that changes in the Development Plan which conform to those standards described below are reasonable and benefit the public health, safety and general welfare, any changes and revisions in the final planned development plan shall be approved by the Village Board as a matter of right without the requirements of notice and a public hearing provided that conditions 1) and 2) below are met:

1. That the use or uses proposed are included within the list of permitted uses referenced in subparagraph A; and
2. That the change is consistent with the standards referenced in subparagraph B above.

E. Any other changes may be approved by the Village Board pursuant to the procedures established under the Zoning Ordinance.

F. PHASING AND COMPLETION SCHEDULE

The subject property shall be developed in accordance with the following phasing plan and completion schedule.

PHASE	IDENTIFICATION OF DEVELOP.	COMPLETION DATE
I	Builders Square	Spring, 1987
II	In-Line Space	Fall, 1988
III	Five (5) of Eight (8) Outlots	Fall, 1991
IV	Additional Outlots, Expansion, Other Improvements	Fall, 1995

SECTION 2: That the report of the Planning Building & Zoning Committee reporting on this hearing, the public notice, and petition asking for a rezoning be attached hereto and become a part of this ordinance.

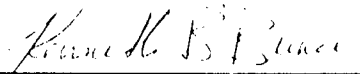
SECTION 3: That the Zoning Map of the Village of Palatine is hereby amended to reflect this change.

SECTION 4: That this ordinance shall be in full force and effect from and after December 23, 1985.

PASSED: This 9th day of December, 1985

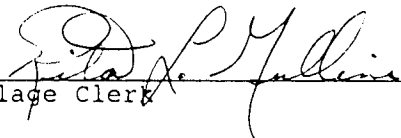
AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

APPROVED by me this 9th day of December, 1985



 President of the Village of Palatine PRO-TEM

ATTESTED and FILED in the office of the Village Clerk this
9th day of December, 1985



 Village Clerk

SPECIAL PROVISIONS

uses in the C-3 General Service District shall conform to requirements of Section 5.39 set forth hereinafter:

KING AND LOADING REQUIREMENTS.

All uses shall conform to the applicable requirements for Off-Street Parking and Loading set forth in Article 11.

SIGN REQUIREMENTS.

All uses shall conform to the applicable requirements for Signs set forth in Article 12.

TRUCKS.

The parking of trucks as an accessory use, when used in the conduct of a permitted business listed in the C-3 District, shall be limited to vehicles of not over one and one-half (1½) tons capacity when located within one hundred and fifty (150) feet of a Residence District boundary line.

SEWER AND WATER.

All dwellings and uses requiring sanitary facilities shall be served by either a municipal sewer and water system, a private community sewer and water system, or a private individual sewage disposal system and water supply system approved by the Cook County Health Department. Lodging houses and multiple-family dwellings must be served by either a municipal or a private community sewer system, and not by a private individual sewage disposal system.

5 BUSINESS REQUIREMENTS.

- a. Business and residential uses are not allowed on the same floor of the same building.
- b. Business uses are not allowed above the second floor in buildings containing residential dwelling units. A mezzanine may be provided by a business establishment as an intermediate, fractional story between the floor and ceiling of the first story.
- c. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- d. Establishments of the "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles are not permitted, except in the case of automobile service stations, and drive-in dry cleaners (with special use permit approval).
- e. All activities involving the production, processing, or cleaning, servicing, testing, or repair of materials, goods, or products shall conform with the performance standards established for the I-1 Restricted Industrial District, provided that performance standards shall in every case be applied at the boundaries of the zoning lot on which such activities take place.

5.4 C-4 GENERAL COMMERCIAL DISTRICT

DESCRIPTION OF DISTRICT

The C-4 General Commercial District is intended to provide sites to be used as primary shopping areas. Structures located in this district vary from freestanding buildings to larger, neighborhood or community shopping centers. Diverse commercial activities, including business, service, and office uses, are permitted in this district. Normally this district is located at the convergence of primary

5.42 USE, LOT, AND BULK REGULATIONS

3.1.k

Use, lot and bulk regulations applying specifically to the C-4 General Commercial District are set forth in Sections 5.43 through 5.49 which follow. Also applying to the District are regulations set forth in other Articles of the Ordinance as follows:

- Article 8 - General Provisions
- Article 9 - Planned Unit Development
- Article 10 - Non-Conforming Buildings, Structures and Uses
- Article 11 - Off-Street Parking and Loading
- Article 12 - Signs
- Article 13 - Administration and Enforcement
- Article 14 - Rules and Definitions

5.43 PERMITTED USES

Permitted Uses of land or buildings, as hereinafter listed shall be permitted in accord with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed within the said major category. No building or zoning lot shall be devoted to any use other than a use permitted herein, and no building or structure shall be erected, altered, enlarged, or occupied, except as a permitted use hereinafter, in the zoning district in which such building or zoning lot shall be located, unless otherwise specifically allowed by this Ordinance.

Uses lawfully established on the effective date of comprehensive amendment, and rendered non-conforming by the provisions thereof, shall be subject to the regulations of Article 10.

The following uses are permitted in the C-4 District:

1. RETAIL BUSINESS USES.

- a. Antique shops.
- b. Appliance stores.
- c. Art galleries.
- d. Art supply stores.
- e. Auction rooms.
- f. Bakeries, in which the manufacture of goods is limited to goods retailed on the premises only.
- g. Bars and cocktail lounges, including live entertainment and dancing.
- h. Bicycle sales and repair shops.
- i. Book and stationery stores.
- j. Business machine sales and service.
- k. Camera and photographic supply stores.
- l. Candy and confectionery stores.
- m. Carpet and rug stores.
- n. Catering establishments.
- o. China and glassware stores.
- p. Coin, philatelic, stamp, and numismatic stores.
- q. Dairy products stores.
- r. Delicatessens.
- s. Department stores.
- t. Drapery stores.
- u. Drug stores and pharmacies.
- v. Dry goods stores.
- w. Electrical and household appliance stores.
- x. Florist shops and conservatories.

- y. Food stores, grocery stores, meat markets, fish markets.
- z. Frozen food stores, including locker rental in conjunction therewith.
- aa. Furniture stores, including upholstering when conducted as part of the retail operations and secondary to the principal use.
- bb. Furrier shops, including the incidental storage and conditioning of furs.
- cc. Garden supply and seed stores.
- dd. Gift shops.
- ee. Greenhouses and nurseries; retail sales.
- ff. Haberdasheries.
- gg. Hardware stores.
- hh. Hearing aid stores.
- ii. Hobby shops.
- jj. Ice and milk sales.
- kk. Ice cream stores.
- ll. Jewelry stores.
- mm. Leather goods and luggage stores.
- nn. Linoleum and tile stores.
- oo. Millinery shops.
- pp. Musical instrument sales and repair.
- qq. Newsstands.
- rr. Notions stores.
- sa. Office supply stores.
- ta. Optician sales; retail.
- ua. Orthopedic and medical appliance stores, but not including the assembly or manufacture of such articles.
- va. Orthopedic brace and limb fitting and assembly.
- ww. Package liquor stores.
- xx. Paint and wallpaper stores.
- yy. Pet stores.
- zx. Picture framing; when conducted for on-premises retail trade.
- aaa. Phonograph record, tape, and sheet music stores.
- bbb. Radio and television sales.
- ccc. Restaurants, including live entertainment, dancing, and/or the serving of alcoholic beverages.
- ddd. Roadside stands, commercial.
- eee. School supply stores.
- fff. Second-hand stores.
- ggg. Shoe stores.
- hhh. Sporting goods stores.
- iii. Taverns.
- jjj. Taxidermists.
- kkk. Tobacco shops.
- lll. Toy stores.
- mmm. Trading stamp stores.
- nnn. Wearing apparel shops.

2. SERVICE USES.

- a. Artists' studios.
- b. Automobile repair garages; not including body repair, painting, or engine rebuilding.
- c. Automobile service stations, for the retail sale and dispensing of fuel, lubricants, coolants, tires, batteries, minor accessories, and supplies, including installation and minor services

chassis and gear lubrication and not more than four (4) vehicles only if enclosed in a building.

- d. Banks; not including drive-in facilities.
- e. Barber shops.
- f. Beauty parlors.
- g. Blueprinting and photostating establishments.
- h. Clothes-pressing establishments.
- i. Clothing rental agencies.
- j. Currency exchanges.
- k. Dry cleaners and laundries, but not a plant serving more than one (1) retail.
- l. Dry cleaners and laundries; laundrette service only.
- m. Financial institutions.
- n. Fix-it shops; for general minor repair.
- o. Funeral parlors and undertaking establishments.
- p. Interior decorating studios, including stering and making of draperies, slip and other similar articles, when conducted as part of the retail operations and secondary to the principal use.
- q. Investment companies.
- r. Loan companies.
- s. Locksmith shops.
- t. News syndicates.
- u. Newspaper distribution agencies.
- v. Parking lots, open and other than for the storage of private passenger vehicles, and subject to the provisions of 11.
- w. Photographic studios.
- x. Radio service and repair shops.
- y. Recording studios.
- z. Savings and loans; not including drive-in facilities.
- aa. Shoe, clothing, and hat repair stores.
- bb. Tailor and dress-making shops.
- cc. Telegraph offices.
- dd. Television service and repair shops.
- ee. Ticket agencies; amusement.
- ff. Travel agencies and bureaus and travel ticket offices.

3. OFFICE USES.

- a. Accounting, auditing, and bookkeeping.
- b. Animal hospitals; for care and treatment of domestic pets and animals only.
- c. Architect's offices.
- d. Attorney and law offices.
- e. Chambers of commerce.
- f. Chiropodist's offices.
- g. Chiropractor's offices.
- h. Dental clinics.
- i. Dental laboratories.
- j. Dentist's offices.
- k. Detective agencies.
- l. Doctor's, surgeon's, and/or physician's offices.
- m. Employment agencies.
- n. Engineer's offices.
- o. Insurance agencies.
- p. Labor unions and organizations.

- q. Land surveyor's offices.
- r. Landscape architectural services.
- s. Medical clinics.
- t. Medical laboratories.
- u. Merchant's associations.
- v. Newspaper offices.
- w. Offices, business and professional; miscellaneous.
- x. Optician's offices.
- y. Osteopath's offices.
- z. Political organization offices.
- aa. Real estate offices.
- bb. Secretarial services.
- cc. Security and commodity brokers.
- dd. Veterinary clinics; for care and treatment of domestic pets and animals only.

4. RESIDENTIAL USES.

- a. Hotels and/or motels.

5. RECREATION AND SOCIAL FACILITIES.

- a. Billiard and pool halls.
- b. Bowling alleys.
- c. Clubs, private (non-profit).
- d. Dance halls.
- e. Gymnasiums, commercial.
- f. Health clubs.
- g. Indoor skating rinks.
- h. Lodges and fraternal organizations.
- i. Swim clubs, swimming pools and buildings for indoor pools.
- j. Tennis clubs, tennis courts and buildings for indoor tennis.
- k. Theaters, indoor.

6. PUBLIC AND GOVERNMENTAL LAND AND BUILDINGS.

- a. Historical buildings and landmarks preserved for the public.
- b. Public libraries.
- c. Public office buildings.

7. PUBLIC UTILITY AND SERVICE USES.

- a. Essential services - gas regulator stations, telephone exchanges, electric substations.
- b. Post offices.
- c. Post office substations.

8. EDUCATIONAL INSTITUTIONS.

- a. Business colleges and commercial schools.
- b. Dance schools and studios.
- c. Music schools.
- d. Trade schools.
- e. Vocational schools.

9. RELIGIOUS INSTITUTIONS.

- a. Religious reading rooms.

10. AGRICULTURAL LAND AND BUILDINGS.

- a. Agricultural uses. -

11. MISCELLANEOUS.

- a. Philanthropic and eleemosynary institutions.
- b. Radio and television studios, stations, and transmitting receiving towers.

3.44 SPECIAL USES

Special Uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those items uses listed under the said major category.

The following special uses are permitted in the District:

1. Similar and compatible uses to those allowed as "permitted uses" in this district.

2. RETAIL BUSINESS USES.

- a. automobile vehicle sales.
- b. Building material supplies, sales, and services.
- c. Catalog stores.
- d. Farm supply stores.
- e. Mail order houses.
- f. Pawn shops.

3. SERVICE USES.

- a. Bank, drive-in facilities.
- b. Dry Cleaners, drive-in.
- c. Garages and parking lots; commercial.
- d. Savings and loans, drive-in facilities.
- e. Signs, as regulated by Section 5.49-2 hereafter.
- f. Water softener service.

4. RESIDENTIAL USES.

- a. Residence of the proprietor of a commercial

5. RECREATION AND SOCIAL FACILITIES.

- a. Community center buildings, clubhouses, recreation buildings, swim clubs, swimming pools, indoor pools, tennis clubs, tennis courts, buildings for indoor tennis, non-commercial

6. PUBLIC AND GOVERNMENTAL LAND AND BUILDINGS.

- a. Parks and playgrounds.

7. HEALTH, MEDICAL, AND CARE INSTITUTIONS.

- a. Nursery schools, children's day schools, nurseries, child care centers, and day centers, provided at least one hundred and square feet of outdoor play area is provided for each child that is cared for.

8. PUBLIC UTILITY AND SERVICE USES.

- a. Bus terminals, bus turnarounds (off-street) bus lots.
- b. Fire stations.
- c. Garages and parking lots; public.
- d. Police stations.
- e. Railroad passenger stations.
- f. Railroad rights-of-way, but not including road yards and shops other than for passenger purposes.
- g. Telephone transmission equipment buildings and micro wave relay towers.
- h. Waterworks, reservoirs, pumping stations, and filtration plants.

9. AGRICULTURAL USES.

- a. Greenhouses; wholesale.
- b. Nurseries; wholesale.

10. PLANNED UNIT DEVELOPMENTS.

11. UNIQUE USES, as regulated by Article 8, Section 8.10-7.

12. MISCELLANEOUS.

- a. Convention halls and centers.
- b. Exhibition halls and meeting halls.
- c. Heliports; public, commercial and private.

5.45 TEMPORARY USES

Upon application to and issuance by the Department of Building and Zoning of a permit therefor, the following uses may be operated as Temporary Uses:

1. TEMPORARY BUILDINGS OR YARDS for construction materials and/or equipment, both incidental and necessary to construction in the zoning district. The permit shall specify the location of the building or yard and the area of permitted operation. Each such permit shall be valid for a period of not more than six (6) calendar months and shall not be renewed for more than four (4) successive periods at the same location. There shall not be undue interference with the use and enjoyment of neighboring property.

TEMPORARY REAL ESTATE OFFICE, both incidental and necessary for the sale or rental of real property in the development in which such office is located. The permit shall specify the location of the office. Each such permit shall be valid for a period of not more than two (2) years and shall not be renewed for more than three (3) successive periods at the same location.

3. REAL ESTATE DEVELOPMENT SIGN, advertising the sale or rental of real property in the development on which the sign is located, not to exceed one hundred (100) square feet for each face. The permit shall specify the location of the sign. Each such permit shall be valid for a period of not more than two (2) years and shall not be renewed for more than three (3) successive periods at the same location.
4. BAZAAR AND/OR DANCE; provided, however, that the permit shall be valid for a period of not more than seven (7) days; and provided, further, that a period of at least ninety (90) days shall intervene between the termination of one permit and the issuance of another permit for the same location.
5. CHRISTMAS TREE SALES; each such permit shall be valid for a period of not more than sixty (60) days.
6. PARKING LOT designated for a special event; provided, however, that the permit shall be valid only for the duration of the designated special event.
7. TEMPORARY MOBILE SIGN.

5.46 ACCESSORY USES

Accessory Uses, buildings or other structures customarily incidental to and commonly associated with a Principal or Conditional Permitted Use (Permitted or Special Use) may be permitted; provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the manufacture, storage, sale or use of hazardous materials, or the operation of a business, trade or industry.

Accessory uses may include the following as well as uses similar to the following:

1. AGRICULTURAL BUILDINGS AND STRUCTURES.
2. FALLOUT SHELTERS, as regulated by Article 8, Section 8.74.
3. GARAGES, CARPORTS, OR OTHER PARKING SPACES. Truck parking shall be limited to vehicles of not over one and one-half (1½) tons capacity and located within one hundred and fifty (150) feet of the Residence District boundary line.
4. GARDENING.
5. ROADSIDE STANDS, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.
6. SEWAGE DISPOSAL UNITS, INDIVIDUAL, regulated by Article 8, Section 8.10-3.
7. SIGNS, as regulated by Section 5.49, hereafter.
8. TOOL HOUSES, SHEDS, and other similar buildings for the storage of supplies and equipment.
9. VENDING MACHINES.
10. WATER RETENTION AND DETENTION AREAS.
11. WATER SYSTEMS, INDIVIDUAL, as regulated by Article 8, Section 8.10-3.

5.47 PROHIBITED USES

All uses not expressly authorized in Sections 5.43, 5.45, and 5.46 are expressly prohibited. The following as well as uses similar to the following illustrate prohibited uses:

1. AUTOMOBILE RACE TRACKS, RACEWAYS, SPEEDWAYS.
2. DRIVE-IN RESTAURANTS.
3. JUNK YARDS.
4. LAND FILL, DUMP.

5.48 SITE AND STRUCTURE PROVISIONS

Uses in the C-4 General Commercial District shall conform to the requirements of Section 5.48 set forth after:

1. MINIMUM LOT AREA.

A minimum lot area is not required, except that:

- a. Hotels and/or motels shall have not less than five hundred (500) square feet of lot per suite.
- b. A minimum lot area of five (5) acres is required for agricultural buildings and structures.

2. MINIMUM LOT WIDTH.

A minimum lot width is not required.

3. FRONT YARD.

All structures shall be set back from the front lot line at least thirty (30) feet.

Agricultural buildings and structures shall be set back from the front lot line at least one hundred (100) feet.

4. INTERIOR SIDE YARD (adjacent to a zone).

An interior side yard is not required.

5. CORNER SIDE YARD (adjacent to a street).

All structures shall be set in from the side lot line adjacent to the street right-of-way a distance of less than thirty (30) feet.

a. REAR YARD.

A rear yard is not required, except for residential uses located above the first floor. Such yard shall be not less than thirty (30) feet in depth and shall begin at a level no higher than the level of the finished floor of the lowest residential unit.

7. TRANSITIONAL YARD.

The minimum transitional yard requirements for all structures other than agricultural buildings and structures shall be not less than those specified below.

- a. Where a side lot line coincides with a side or rear lot line in an adjacent Residence District, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this Ordinance for a residential use on the adjacent residential lot.
- b. Where a rear lot line coincides with a side lot line in an adjacent Residence District, a yard shall be provided along such rear lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this Ordinance for a residential use on the adjacent residential lot.
- c. Where a rear lot line coincides with a rear lot line in an adjacent Residence District, a yard shall be provided along such rear lot line. Such yard shall be not less than twenty (20) feet in depth.
- d. Where the extension of a front or side lot line coincides with the front lot line of an adjacent lot located in a Residence District, a yard equal in depth to the minimum front yard required by this Ordinance on such adjacent residential lot shall be provided along such front or side lot line for a distance of at least twenty (20) feet—including the width of any intervening alley—from such residential lot.

Agricultural buildings and structures shall provide a transitional yard of not less than fifty (50) feet in depth along all lot lines that coincide with a lot line in an adjacent Residence District.

8. FLOOR AREA RATIO.

The maximum floor area ratio shall be 1.2.

9. MINIMUM SIZE OF DWELLING.

Every structure occupied in whole or in part for residential purposes shall contain at least five hundred (500) square feet of livable floor area, exclusive of basement or garage space.

5.19 SPECIAL PROVISIONS

Uses in the C-4 General Commercial District shall conform to the requirements of Section 5.49 set forth hereinafter:

1. PARKING AND LOADING REQUIREMENTS.

All uses shall conform to the applicable requirements for Off-Street Parking and Loading set forth in Article 11.

2. SIGN REQUIREMENTS.

All uses shall conform to the applicable requirements for Signs set forth in Article 12.

The parking of trucks as an accessory in the conduct of a permitted business listed in C-4 District, shall be limited to vehicles of not one and one-half (1½) tons capacity when within one hundred and fifty (150) feet of a R District boundary line.

3.1.k

4. SEWER AND WATER.

All dwellings and uses requiring sanitary shall be served by either a municipal sewer water system, a private community sewer system, or a private individual sewage disposal system and water supply system approved by the County Health Department. Multiple-family dwellings must be served by either a municipal or a community sewer system, and not by a private individual sewage disposal system.

5. BUSINESS REQUIREMENTS.

- a. Business and residential uses are not allowed on the same floor of the same building, or those located in a transient hotel or motel.
- b. Business uses are not allowed above the first floor in buildings containing residential units, other than those located in a transient hotel or motel. A mezzanine may be provided between the first floor and the second floor for a business establishment as an intermediate, one-story between the floor and ceiling of the second story.
- c. All business establishments shall be limited to service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on the premises where produced.
- d. Establishments of the "drive-in" type where goods or services are delivered directly to customers via parked motor vehicles are not permitted, except in the case of automobile service stations (gas, oil, and drive-in dry cleaners, banks, and auto loans (special)).
- e. All activities involving the production, processing, or cleaning, servicing, testing, or repair of machinery, goods, or products shall conform to the performance standards established for the Restricted Industrial District, provided that the performance standards shall in every case be met at the boundaries of the zoning lot on which the activities take place.

5.5 C-5 COMMERCIAL TRANSITION DISTRICT

5.51 DESCRIPTION OF DISTRICT

The C-5 Commercial Transition District is characterized by residential structures suitable for use as businesses or offices. Typically, the C-5 District is located in primary and secondary thoroughfares where such structures are being, or should be, converted to intensity commercial uses, while remaining compatible with the contiguous single-family neighborhood. Structures permitted in this district are new structures which architecturally blend in with neighboring buildings. The uses permitted are characterized by low volume of traffic and limited outdoor advertising to protect the abutting and surrounding residential districts. This district is normally small in size and serves as a buffer between residential and commercial areas.

1. Non-illuminated, Non-flashing, Non-indirectly Illuminated Accessory Signs.

a. Nameplates and Identification Signs, subject to the following:

- (1) For one and two-family dwellings, there shall be not more than one (1) nameplate, not exceeding one (1) square foot in area for each dwelling unit indicating the name or address of the occupant or a permitted occupation.
- (2) For multiple-family dwellings up to ten (10) dwelling units, for apartment hotels and for buildings other than dwellings, a single identification sign not exceeding nine (9) square feet for buildings containing up to twenty-five (25) dwelling units, and one hundred (100) square feet for buildings containing over twenty-five (25) dwelling units may be displayed. Only the name and address of the building and the name of the management thereof may be contained on the sign.
- (3) For non-residential buildings, a single identification sign, not exceeding thirty-two (32) square feet in area and indicating only the name and address of the building may be displayed. On corner lots two (2) such signs may be displayed.
- (4) In connection with the construction or remodelling of a building, there shall be permitted one (1) sign not exceeding one hundred (100) square feet in area; on corner lots two (2) such signs, one (1) facing each street, shall be permitted. Said signs shall be removed within two (2) weeks after completion of the structure indicated.
- (5) Height: No sign shall project higher than one (1) story or fifteen (15) feet above curb level, whichever is lower.
- (6) Projection: No sign shall project beyond the property line into the public way.

b. For Sale and To Rent Signs, subject to the following:

- (1) Area and Number: There shall be not more than one (1) such sign per zoning lot, except that on a corner lot two (2) signs, one (1) facing each street shall be permitted. No sign shall exceed thirty-two (32) square feet in area nor be closer than eight (8) feet to any other zoning lot.
- (2) Projection: No sign shall project beyond the property line into the public way.
- (3) Height: No sign shall project higher than one (1) story or fifteen (15) feet above the established average grade, whichever is lower.

c. Signs Accessory to Parking Area, subject to the following:

- (1) Area and Number: Signs designating parking area entrances or exits are limited to one (1) sign for each such exit or entrance and to a maximum size of two (2) square feet each. One (1) sign per parking area, designating the conditions of use or identity of such parking area and limited to a maximum size of nine (9) square feet, shall be permitted. On a corner lot two (2) such signs, one (1) facing each street, shall be permitted.
- (2) Projection: No sign shall project beyond the property line into the public way.

- (8) Height: No sign shall project higher than seven (7) feet above the established average grade of the parking area.

2. Illuminated, Indirectly Illuminated, Non-flashing Signs.

a. Church Bulletins, subject to the following:

- (1) Area and Number: There shall be not more than one (1) sign per zoning lot, except that on a corner lot two (2) signs, one (1) facing each street, shall be permitted. No sign shall exceed thirty-two (32) square feet in area nor be closer than eight (8) feet to any other zoning lot.
- (2) Projection: No sign shall project beyond the property line into the public way.
- (3) Height: No sign shall project higher than one (1) story or ten (10) feet above the established average grade.

b. Nameplates, or Identification Signs for any non-residential public or quasi-public use, subject to the following:

- (1) Area and Number: There shall be not more than one (1) sign per zoning lot, except that on a corner lot two (2) signs, one (1) facing each street, shall be permitted. No sign shall exceed thirty-two (32) square feet in area nor be closer than eight (8) feet to any other zoning lot.
- (2) Projection: No sign shall project beyond the property line into the public way.
- (3) Height: No sign shall project higher than one (1) story or ten (10) feet above the established average grade.

12.83 COMMERCIAL DISTRICTS

In all commercial districts, the following signs are permitted, subject to the requirements set forth hereinafter:

1. Signs and Nameplates permitted in the residential districts.

2. Signs on Marquees, Canopies, and Awnings.

Restrictions imposed hereinafter on the projection of signs across property lines into the public way shall not apply to signs located on marquees or canopies provided that any sign located on a marquee or canopy shall be affixed flat to the surface thereof, and further, no sign shall extend vertically or horizontally beyond the limits of said marquee or canopy, except that individual freestanding letters may project to a height not exceeding thirty-six (36) inches above same.

Restrictions imposed herein on the projection of signs across property lines into the public way shall not apply to signs located on awnings, provided that any sign located on an awning shall be affixed flat to the surface thereof, shall be non-illuminated and non-flashing, and shall indicate only the name and address of the establishment on the premises. Further, no such sign shall extend vertically or horizontally beyond the limits of said awning.

3. Nameplates

Signs relating only to the name and use of buildings or premises upon which they are placed.

4. Signs on Standards

Signs, clocks or other advertising devices erected upon standards or separate supports shall be so as to be entirely within the property

premises upon which it is located, and no part of the sign or standard shall have a total height greater than thirty (30) feet above the level of the street upon which the sign faces, or above the adjoining ground level if such ground level is above the street level, nor shall the surface of any such sign exceed an area of two hundred (200) square feet.

5. Shopping Center Signs

For an integrated planned business development in single ownership and management, or under unified control, one (1) additional sign may be erected not exceeding three hundred fifty (350) square feet in area advertising only the name and the location of the integrated shopping center. Such sign shall be placed so as to be entirely within the property lines of the premises upon which it is located, and the bottom edge of such sign shall be at least eight (8) feet above the level of the ground, and the overall height shall not exceed thirty-five (35) feet above curb level or above the adjoining ground level if such ground level is above the street level.

6. Wall Signs

No sign shall be painted, pasted or similarly posted directly on the surface of any wall. Nor shall any sign be permitted to be placed on any wall, fence or standard facing the side of any adjoining lot located in a residential district.

7. Illuminated and Indirectly Illuminated Signs

In any Zoning District no illuminated or indirectly illuminated sign shall be of the flashing or intermittent type, except that advertising devices denoting the time, temperature and other similar information shall not be considered a flashing sign for the purposes of this Ordinance.

Illuminated signs shall be shaded so as not to shine on adjacent residential properties.

8. Traffic Signs

Traffic or directional signs designating entrances, exits and conditions of use of parking facilities accessory to the main use of the premises may be maintained, provided they are located within the property lines of the subject lot.

9. On-premises Signs

On-premises Signs are subject to the following:

- Area:** The gross area of a sign or signs on the front or rear wall of any principal building shall not exceed twenty (20) per cent of the area of the front face (including doors and windows) of the principal building. The gross area of a sign or signs on a side wall (including doors and windows) of the principal building shall not exceed ten (10) per cent of the area of said side wall.
- Location:** The sign or signs may front on the front, side or rear walls or wall of the principal building.
- Projection:** Signs suspended from any building shall not project more than four (4) feet beyond the front of the building and the bottom of such signs shall not be less than ten (10) feet above the finished grade of the sidewalk or ground elevation and shall not exceed thirty (30) feet in height. Its location and arrangement shall be subject to approval by the Department of Building and Zoning. No sign except those suspended from buildings shall be erected or placed between the street line and the building line.
- Height:** No sign shall project higher than forty

no case shall a sign project higher than four (4) feet above the roof line.

- Illumination:** Signs shall be shaded whenever necessary to avoid casting bright light upon property located in any residential district.
- Setback:** All freestanding signs used for purposes of identification shall be set back fifteen (15) feet from the property line.

10. Advertising Signs

Advertising signs (outdoor billboards) which advertise products, business or public service activities not related to the occupancy and use of the premises are subject to the following:

- Area:** No individual sign shall exceed fifteen (15) feet in vertical measurement nor twenty-five (25) feet in total length, or be more than three hundred and seventy-five (375) square feet in area.
- Location:** No advertising sign shall be erected on the front of any building and no more than one (1) advertising sign structure shall be permitted to be erected on a business lot having fifty (50) feet of frontage or less and no more than one (1) additional structure shall be permitted for an additional one hundred (100) linear feet of lot frontage, or major fraction thereof.
- Number:** No advertising sign structure shall contain over two (2) signs per facing.
- Height:** No advertising sign shall project higher than forty (40) feet above curb level or four (4) feet above the roof or parapet line of the nearest building, whichever is higher.
- Illumination:** Illuminated and indirectly illuminated signs shall be shielded whenever necessary to avoid casting bright light upon property located in any residential district.
- Setback:** All advertising signs shall be required to set back from the street line a distance of the minimum setback requirement of the district or to the established building line, whichever is the greater.

11. Signs Accessory to Automobile Service Stations

The following signs accessory to automobile service stations are permitted:

- Racks for the orderly display of cans of engine oil for convenience in dispensing said oil may be located on or at the ends of pump islands (limited to two (2) to each island).
- Two (2) open portable tire racks (not more than seven (7) feet in height, including signs, and six (6) feet in length) on casters for the purpose of displaying new tire casings, shall be permitted for each gasoline or tire service station.
- Items for sale on the premises may be openly displayed within ten (10) feet of the principal building. Products may be displayed under group island canopies or between pumps within the area of the pump island base.
- A sign may be painted on the inside and outside front door face of the closed tire rack, but shall not be painted on the sides or rear.

12.84 INDUSTRIAL DISTRICTS

In all industrial districts, the following signs are permitted, subject to the requirements set forth hereinafter

- All identification, business and advertising signs permitted in the business districts.

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, October 2, 2018 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Planned Development Amendment to Ordinance #O-132-85, as amended, to allow an elementary school use in a portion of the Park Place Shopping Center

The property is commonly known as 1311 N Rand Road (PIN# 02-12-101-045). The Petitioner - Community Consolidated School District 15 (Superintendent Scott B. Thompson) - is requesting a Planned Development Amendment to allow for an approximately 80,000 square foot school use in part of Park Place Shopping Center. The school use would focus on full-day kindergarten and early childhood students and consolidate 7 existing tenant spaces (1307-1329 N. Rand Road) for this use. An associated outdoor playground would also be a component of this request. The above petition has been filed by Community Consolidated School District 15 and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 18-76
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 13th day of September 2018.
Published in Daily Herald
September 17, 2018 (4509311)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs 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 Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

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 Northwest Suburbs 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 September 17, 2018 in said Northwest Suburbs 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 Laurel Baetz
Designee of the Publisher and Officer of the Daily Herald

Control # 4509311

Attachment: Public Notice (Park Place Shopping Center - Planned Development Amendment - CCSD D15)