



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 MINUTES • JULY 6, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jun 15, 2021 7:00 PM

Accepted with suggested changes as noted by Chairman Dwyer

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

III. PUBLIC HEARING

1. 1311-1329 N. Rand Road

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on June 18, 2021 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Application
2. Plat of Survey
3. Site Plan and Elevations
4. Elevation 1
5. Elevation 2
6. Elevation 3
7. Sample Unit Layout
8. Sample Unit Layout
9. Public Notice

Sworn in Petitioner Mr. Greg Orput of Orput Companies and Savas Er, Principal with the shopping center owner - North America Real Estate

Mr. Er states that North American Real Estate has been in business since 1988. They have completed over 80 projects and own 25 shopping centers. The property was purchased in 2018. He noted that since the past tenants, TJ Maxx and Whole Foods moved out, the shopping center has been in distress. Mr. Er discusses the challenges in finding occupants for the vacant spaces. He also points out traffic patterns near the shopping center that hinder prospective tenants from leasing the spaces. Mr. Er points out that the retail industry is not as viable as it once was, and the new trend is for out parcels. Mr. Er states that Mr. Orput filed a petition to allow a self-storage company at the south side of Park Place Shopping Center. He also talked about adding out parcels in the center that would create new interests for the shopping center.

Mr. Orput discussed the petition and the layout. They are looking to construct an 80,000 square foot facility. He presents the site plan of the proposed self-storage facility and explains several features such as parking, the small parking lot expansion behind the facility that would be used for rental truck parking, additional landscaping and an 8' fence around the parking lot expansion and on the eastern property line. He explains that there would be a leasing office with 2-3 employees. There would be interior loading and unloading. The units would be climate controlled and have security cameras with a key code access. Mr. Orput states that the self-storage facility solidifies the center and fulfills a public need.

Mr. Kolososki asks how other locations that have this type of facility are fairing.

Mr. Orput introduces Mr. Mike Siurek, his partner, to answer this question. Mr. Sieruk is sworn in.

Mr. Siurek states that the self-storage facility is a healthy opportunity and averages a 90% occupancy. He explains that most customers come from a 5-mile radius and usually stay. It is a very good, repetitive income stream and fulfills a public need. All of their centers are doing well.

Mr. Noonan asks about the loading and unloading areas, and asks to clarify if the rear dock that is used for semi-trailer unloads would also have access for smaller box trucks and vans.

Mr. Siurek states that there would be plenty of room in the back area to park and unload.

Mr. Bettenhausen asks if the general access would be through the loading area.

Mr. Siurek explains that the office area is to sign contracts and get their access codes and access to the storage lockers is through the dock areas.

Sworn in staff - Ms. Katie Rivard

Ms. Rivard reviews the business operations. She confirms that the end user has not been finalized/identified at this time. Based on a storage facility tenant, the hours of operations would be Monday-Friday 9:00am - 6:00pm and 9:30am - 5:00 pm Saturday and Sunday. The access limit is 10pm. There would be 2-3 employees. The units would be climate controlled and the building will have interior loading and unloading with security cameras and key code access. She states that signage for the use would follow the Cook County C-4 sign code.

STAFF RECOMMENDATION:

In addition to the Village's B-2 use list, Park Place follows the Cook County Zoning Ordinance C-4 - General Commercial District use list. With that being said, self-storage uses are not contemplated in either use lists. The intent of Cook County's C-4 district is to provide sites to be used as primary shopping centers; and, the intent of the Village's B-2 district is to provide areas for business establishments, which offer retail convenience goods and services to residents located in the general vicinity of the district. While the proposed use does not directly align with the intentions of the districts, the shopping center owner has identified the proposed use as a potential alternative. In addition to the proposed use, there are also specific façade improvements planned for the center to more closely align the proposed elevations and transition to the existing varying elevations of the center. Additionally, Staff has concerns with the proposed signage, as it may be excessive and exceed the allowable signage per Cook County's sign code.

The owner identifies the shopping center layout, existing vacancies, and changing national retail market as factor directly impacting the center's occupancy. In addition, the owner also indicates that this section of the center

has been marketed for many years without success in refilling the former TJ Maxx and associated retail spaces. At one point, the school district was evaluating this portion of the center for a new school use. Furthermore, the owner indicates that proposed occupancy will not only generate foot traffic within the center, but also provide for the ability to create several smaller outparcels, which would align with the current retail demographics and needs. The proximity and access to surrounding multi-family uses is also seen as factors driving U-Haul's interest in this center.

Ultimately, the proposed self-storage use within the Park Place Shopping Center will remain a policy question for the Village Council. Therefore, Staff recommends action at the discretion of the Plan Commission, subject to the following conditions,

1. The Planned Development Amendment and Special Use shall substantially conform to the site plan and elevations prepared by JTS Architects, dated 06/04/2021, except as such plans may be changed to conform to Village Codes and Ordinances and appropriately transition to the existing elevations, as determined by the Director of Community Services.
2. The Park Place Planned Development use list shall be amended to add self-storage use, as a Special Use.
3. Any other self-storage use proposed instead of U-Haul shall require Village Council review and approval.
4. All commercial rental vehicles shall be stored in the proposed northeast parking lot.
5. The signage shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Park Place Planned Development Ordinance requirements.
6. Parking lot lighting will be required in a manner acceptable to the Village of Palatine.
7. The final landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. Additional plantings shall be provided in the parking lot islands.
8. An 8' tall solid fence shall be installed around the parking lot expansion and along the eastern property line, in a manner acceptable to the Director of Planning and Zoning.

Mr. Hansen asked for clarification about Condition #7.

Mr. Hansen asks the Petitioner if he can and will meet all requirements.

Chairman Dwyer clarifies Condition #5 and states that based on the site plan submitted the signage would have to be reduced.

Mr. Orput agrees and states that they would comply or request a variance if needed.

Mr. Orput would also like clarification if the process would have to start over if the tenant is anyone other than U-Haul.

Ms. Rivard states he would not have to go before the Plan Commission again but would have to be reviewed by Village Council.

Commissioner Noonan made a motion to close the public hearing, seconded by Commissioner Williams; unanimously approved.

DISCUSSION:

Mr. Kolososki states that he likes the concept and believes it would work well in this shopping center. He also states it would be fulfilling a need.

Mr. Noonan states that the Village would love to add retail to the shopping center but a self-storage would fulfill the public need and the Village's need for revenue.

Commissioner Dwyer states that the retail needs have changed and consumers have turned to online shopping versus the once popular in-person shopping.

Mr. Noonan made a motion to accept case # 21-45 with the (8) Conditions - 2nd by Mr. Hansen; Unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to the Village Council on Monday, August 2, 2021.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]	Next: 7/20/2021 7:00 PM
MOVER:	Patrick Noonan, Plan Commissioner	
SECONDER:	Conrad Hansen, Plan Commissioner	
AYES:	Hansen, Dwyer, Noonan, Williams, Bettenhausen, Kolososki	
ABSENT:	Robins, Friedman, Fedota	

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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PLAN COMMISSION MINUTES • JUNE 15, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jun 1, 2021 7:00 PM - **Accepted as Amended**

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

Minutes Acceptance: Minutes of Jun 15, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 700-790 W. Euclid Avenue (Regency Plaza) - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on May 31st, 2021

The following petitioner's exhibits were introduced:

1. Application
2. ALTA Survey
3. Topographic Survey
4. Final Plat of Subdivision
5. Site Plan
6. Public Notice

Sworn in Petitioner: Mr. Chris Ames representing Heitman LLC

Mr. Ames explains that he is seeking approval for final subdivision to create three parcels from one lot. He explains that there is a greater market for smaller lot sizes. By creating the smaller lot sizes, it would relieve the heavy tax burden, offset some of the costs and create cash flow. Mr. Ames refers to the diagram of the proposed 3 parcels and explains that the 3 parcels will self-park themselves as per code. The lot that houses the restaurant currently does not meet the code of 1 parking space per 100 sq. ft. If sold, the tenant would be made aware of the requirements and they would advise that a variance may be required, if the seating exceeded the code.

Mr. Hansen asks if the solution would be to add more parking spaces instead of a variance.

Mr. Ames explains that a new restaurant would probably not have as many seats.

Mr Friedman asks if there is a restaurant currently operating in the space.

Mr. Ames confirms that there is not - it is vacant.

Mr. Friedman asks if additional parking spaces could be added along Euclid Avenue.

Mr. Ames explains that there is a change in the grade and topography does not allow it.

STAFF RECOMMENDATION:

The Petitioner has indicated the request to subdivide the shopping center and outlots from one parcel to three separate parcels is to have the ability to sell individual lots in the future. While the shopping center has had previous parking Variations, a cross access and parking easement would keep the shopping center in compliance for the current required number of parking spaces.

Additionally, the existing shopping center and outlots will remain as is with no proposed changes to building footprints or existing number of parking spaces. Therefore, Staff recommends approval of the proposed Preliminary and Final Plat of Subdivision and Planned Development Amendment, subject to the following conditions:

1. The Subdivision and Planned Development Amendment shall substantially conform to the Plat of Subdivision prepared by Manhard Consulting, Ltd. dated 05/13/2021 and the Site Plan prepared by Manhard Consulting, Ltd., dated 05/10/2021, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by Manhard Consulting, Ltd.
3. If required by the Village Attorney, a Subdivision Improvement Agreement shall be submitted.
4. A cross access and parking easement shall be submitted in a manner acceptable to the Village Attorney.

Mr. Noonan made a motion to close the public hearing; seconded by Mr. Bettenhausen. The motion was unanimously approved

DISCUSSION:

Chairman Dwyer asked Ms. Rivard to clarify the cross access parking.

Ms. Rivard explains that this would provide access to all 3 lots, as well as, parking.

Chairman Dwyer inquires if a variance would be required if there was a change to approved tenants.

Ms. Rivard confirms that a variation would likely be required for certain uses.

Mr. Friedman asks if the language of the typical cross access easement prohibits any restricted or dedicated parking.

Mr. Vyverberg states that the final form has not been finally constructed.

**Mr. Noonan made a motion to accept Case #21-49 with the four conditions-- , seconded by Mr. Bettenhausen.
The motion was unanimously approved.**

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0. The tentative Village Council date is Monday, July 12.

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

2. 1979 N. Rand Road - Planned Development Amendment to allow a new car dealership on Lot 1 of the Napleton Planned Development - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on May 31st, 2021.

The following petitioner's exhibits were introduced:

1. Application
2. Public Notice
3. SpaceCo Engineering Plan

Petitioner - Charles Weck - Northwestern Motors Holding, Inc.

Proposal - Planned Development to allow for new Volkswagen dealership on Lot 1 of Napleton Subdivision.

Sworn in Mr. Weck - Owner of Northwestern Motors Holding, Inc.

Mr. Weck stated that the goal is to move the existing dealership from the current Mt. Prospect location to Palatine. He states that Palatine is a much more viable location and build a conforming and state of the art Volkswagen dealership. The dealership would be located at the Knoppers Nursery at 1979 N. Rand Rd - Lot 1 of the Napleton Subdivision. He is looking forward to doing business in Palatine.

Mr. Vyverberg provided background on the proposed location. The property is on 3.5 acres. It is presently improved with a paved parking lot, pergolas, fencing and an approximately 9,000 square foot building. The proposed development includes an approximate 16,000 square foot Volkswagen dealership and an associated customer, employee and inventory parking lot. Access for the site continues to utilize the full access within the existing subdivision. There are cross access points recorded from the original Subdivision. The building complies with all of the required setbacks. All engineering utilities are approximate to the site. The proposed engineering plans would take advantage of the existing detention basin and there is an underground detention that is proposed as part of the overall development. The petitioner has proposed to install an 8' board-on-board fence on the northern property line.

Mr. Hansen asks what kind of signs are being proposed.

Mr. Vyverberg states the final signs have not been identified. They would need to comply with the B-5 codes and the Petitioner would have one freestanding sign.

Mr. Freidman asks if the original development would all rights and opportunities carry over to a new applicant in that boundary.

Mr. Vyverberg explains that all common areas are specific to the property. The underlying Plan Development would provide the same access to the utilities and carry over to any other owners.

Mr. Friedman asks about impact to neighbors such as light glare or loud speaker systems. Has there been any feedback from neighbors over the existing properties operation before we add another dealership?

Mr. Vyverberg states that there are protections within the Village Codes that address noise requirements and limitations regarding the use of load speakers on their site and is unaware if Napleton uses such a system in their process.

A Palatine resident takes the podium and addresses the board. She states she resides in the Rand Grove Village area. She indicates that the Mazda dealer opened and was concerned about environment and gang activities in the area. She states that the dealers that are currently in the area have brought positive atmosphere to the area. She hopes that the new dealership will also provide safety to the neighborhood and protect the area and the Village.

Mr. Weck states that the Weck Family will always have a member of the family present at the dealership to watch what is going on, and running it in a family matter, respectful of the opportunity, and protect the family investment will work to cut down the negative activity in the area. He also address the public speakers and states that he doesn't have loud speakers at the dealership and also talks about lighting which would not be an issue.

STAFF RECOMMENDATION:

Auto-related uses are typical uses along the Rand Road corridor. There have been several such new developments over the last 10 years. Also, the proposed use would be the third and final dealership in Napleton Subdivision. The uses are appropriate for the Rand Road corridor and continue the commercial uses in this area, with a regional draw.

The proposed site plan accommodates the geometry of the site and further completes the redevelopment of this property. It also maintains the commercial use of this property, which has existing since it and the former Menard's property were annexed into the Village in 1992. The landscaping and screening plan also completes the last component of Napleton Subdivision. Therefore, Staff recommends approval, subject to the following conditions:

1. An auto-turn plan exhibit shall be submitted in a manner acceptable to the Village of Palatine. This shall include both the Fire Department and truck delivery requirements for the site.
2. The final signs plans shall be submitted in a manner acceptable to the Village of Palatine. Any sign encroachment over the watermain shall be revised in a manner acceptable to the Village Engineer.
3. All future uses shall follow the B-5 district use lists.
4. The final landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning.
5. The final engineering plans, prepared by SPACECO, initially dated 05/13/21, shall be revised in a manner acceptable to the Village Engineer. The revisions

shall include the Engineer's Estimate of Probable Cost. If required, the declarations shall be revised in a manner acceptable to the Village Attorney to accommodate both access to the detention basin or to reflect the development of Lot 1.

6. The final lighting and photometric plans shall be revised in a manner acceptable to the Village Engineer.
7. All outside permits, including MWRD, IDOT, NPDES, and IEPA will be required.
8. All rooftop equipment shall be 100% screened on all sides in a manner acceptable to the Village of Palatine.
9. The final refuse areas shall be submitted in a manner acceptable to the Director of Community Services.
10. A Public Improvement letter of credit shall be submitted in a manner acceptable to the Village of Palatine.
11. A Planned Development letter of credit shall be submitted in a manner acceptable to the Village of Palatine.
12. Plan review fees based upon 1.5% of the total improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village.

Mr. Dwyer asks to clarify Condition #9 and add 2 words to the condition - Change to **The final "Plans for" refuse areas...**

Mr. Hansen asks to clarify Condition #1 and inquires what the meaning of Auto-Turn is.

Mr. Vyverberg states that this was a recommendation by the Fire Department and Engineering that an AutoCAD drawing is provided showing the profile of the fire truck showing that maneuverability can be maintained within the side and access to the building.

Mr. Hansen asks Mr. Weck if he can and will cooperate and complete all conditions.

Mr. Weck states that he will.

Mr. Kolososki asks if he has a plan for snow removal.

Mr. Weck states that they would provide their own snow removal at the dealership and shows the diagram that indicates the snow would be plowed to the back row. Typically it is pushed into the corner where traffic is minimal. The aisles would be clean so snow can be plowed straight through. He states that he has a plan and the equipment to get this done effectively.

Mr. Fedota asks about the vehicle electric charging stations. He questions the protection of the spaces near the dealership and the efficiency of the layout.

Mr. Weck states that there are some requirements that are driven by corporate.

Mr. Fedota asks about the refuse area and aesthetically is facing out to Rand Road. He also states that there is a row of parking spaces that will be striped, and questions the safety of the spaces. The plan is presented and clarified as to the direction of the flow of parking spaces and EV (Electric Vehicle) quarantine area.

Mr. Weck explains it is the Electric Vehicle quarantine area and states that if a vehicle has a known problem - you would not want that vehicle around the new vehicle areas.

Mr. Fedota asks if there are any requirements for indoor storage of batteries.

Mr. Vyverberg responds to Mr. Fedota's concerns and addresses the refuse area, which he states has not been finalized. He also speaks to the row of parking spaces and states dealerships have traditionally self-managed their parking spaces and notes that it would be an internal management decision. He also states that there is no village requirements for the storage of EV equipment.

Simon from the Architectural firm states that there is 3 locations for EV use - one for customer use, one for new car storage and one is for service, and each has a different function. He talks about parking in the triangular site and states that the current plan version is the best they have come up with so far.

Mr. Weck states that they try to control the traffic flow at the dealership.

Mr. Fedota talks about drainage on the property and the flow.

Mr. Vyverberg states the flow starts in the northwest corner of the site and everything is captured underground heading from west to east once you hit the ridge line.

Mr. Noonan made a motion to accept case #21-53 with 12 conditions, and seconded by Mr. Fedota.

The motion was unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0. Mr. Vyverberg indicated that this will be reviewed by the Community and Economic Development Committee on June 21st.

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

IV. COMMUNICATIONS**V. ADJOURNMENT**

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 07/06/21 07:00 PM

CASE STAFF STATEMENT (ID # 6882)

1311-1329 N. Rand Road

CASE NUMBER: 21-45

PETITIONER: Greg Orput - ROC, Inc.

LOCATION: 1311-1329 N. Rand Road - Park Place Shopping Center

PROPOSAL: Planned Development Amendment to Park Place Shopping Center
Planned Development #O-132-85 to permit a self-storage use, as a
Special Use.

ZONING AND LAND USE: Planned Development; commercial shopping center

SURROUNDING CONDITIONS:

North:	P Planned Development (Panda Express); B-1 Shopping Center district (Taco Bell); and, B-2 General Business district (Mobil gas station)
South:	P Planned Development (Children's Land Daycare)
East:	P Planned Development (Baldwin Court Condominium)
West:	B-2 General Business district (Board Walk Shopping Center & Harris Bank)

COMPREHENSIVE PLAN: Retail

BACKGROUND:

The Petitioner is requesting an amendment to the existing Park Place Shopping Center use list to permit a self-storage use, as a Special Use. As part of the Planned Development Amendment, the Petitioner is also requesting three additional outlots for future single-tenant and multi-tenant buildings. Therefore, the Petitioner is requesting:

- **Planned Development Amendment to Park Place Shopping Center Planned Development #O-132-85 to permit a self-storage use, as a Special Use.**

ANALYSIS:

- The Subject Tenant spaces are located in the Park Place Shopping Center, which is approximately 24 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 PD 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.

Business Operations

- The self-storage use will combine tenant spaces from 1311 through 1329 N. Rand Road for approximately 80,000 square feet. The self-storage use would include 100-200 storage units, and retail component of approximately 2,757 square feet.
- At this time, the Petitioner has not identified an end use. All discussions to date and plan submissions to the Village have identified U-Haul as the operator. Other national operators such as CubeSmart, Extra Space, Life Storage may also be considered for third party management role.
- The central leasing office will have hours of operation from 9 AM - 6 PM Monday-Friday, 9:30 AM - 5:00 PM Saturday and Sunday. The access limit is 10 PM.
- There will be 2-3 employees.
- The units will be climate controlled, and the building will have interior loading and unloading. There will also be security cameras with key code access.
- The Petitioner has identified this as a low impact use with approximately 15-20 trips per day.
- The Petitioner does not currently have the final interior layout of the storage units, but has provided representational layouts. At this time, the elevations include two overhead doors for unloading and loading purposes at the front of the building.
- The shopping center owner has indicated the primary issue with finding tenants is the layout of the center. Additionally, there is too much vacancy in the area and too many old empty tenant boxes within the center. Attached is a letter from the owner with an update on the shopping center.
- The existing U-Haul on Dundee Road will remain. Per the Petitioner, this location is the front door to their operation. This location is primarily box truck and trailer rental, with trailer hitch installation and propane refills.

Signage

- The Planned Development Ordinance follows the Cook County C-4 sign code. Per Cook County, attached signage is limited to up to 20% of the front face area, and 10% of the side face area.

Site Plan & Landscaping/Screening

- The site plan includes an additional parking lot expansion at the northeast corner of the property. This parking area will be utilized for employee parking, as well as, box truck and trailer rental parking. This could allow the existing U-Haul (1235 E. Dundee Road) to free up some of the clustered rental parking at this site, in order to both comply with the underlying Special Use and manage the rental, employee and customer parking. The Petitioner has also proposed a 6' tall chain-link fence with fabric screening around the perimeter of the proposed parking area, with additional tree and shrub landscaping along the east side and a portion of the south side.
- A 6' tall wood board-on-board fence is proposed along the eastern property line with evergreen trees on the east side of the fence.
- A screened dumpster is provided at the southeast corner of the property.
- There are 3 proposed outlots for new single or multi-tenant buildings. The outlots will utilize the existing cross-easement parking. The Petitioner has indicated the specific tenants have yet to be secured. The outlots will be a mix of quick-service or fast casual restaurant, consumer retail and service oriented tenants. The Petitioner has also indicated they believe the new outlots will bring the much desired, appropriate amount of retail tenants into the center.

RECOMMENDATIONS:

In addition to the Village's B-2 use list, Park Place follows the Cook County Zoning Ordinance C-4 - General Commercial District use list. With that being said, self-storage uses are not contemplated in either use lists. The intent of Cook County's C-4 district is to provide sites to be used as primary shopping centers; and, the intent of the Village's B-2 district is to provide areas for business establishments, which offer retail convenience goods and services to residents located in the general vicinity of the district. While the proposed use does not directly align with the intentions of the districts, the shopping center owner has identified the proposed use as a potential alternative. In addition to the proposed use, there are also specific façade improvements planned for the center to more closely align the proposed elevations and transition to the existing

varying elevations of the center. Additionally, Staff has concerns with the proposed signage, as it may be excessive and exceed the allowable signage per Cook County's sign code.

The owner identifies the shopping center layout, existing vacancies, and changing national retail market as factor directly impacting the center's occupancy. In addition, the owner also indicates that this section of the center has been marketed for many years without success in refilling the former TJ Maxx and associated retail spaces. At one point, the school district was evaluating this portion of the center for a new school use. Furthermore, the owner indicates that proposed occupancy will not only generate foot traffic within the center, but also provide for the ability to create several smaller outparcels, which would align with the current retail demographics and needs. The proximity and access to surrounding multi-family uses is also seen as factors driving U-Haul's interest in this center.

Ultimately, the proposed self-storage use within the Park Place Shopping Center will remain a policy question for the Village Council. Therefore, Staff recommends action at the discretion of the Plan Commission, subject to the following conditions,

1. The Planned Development Amendment and Special Use shall substantially conform to the site plan and elevations prepared by JTS Architects, dated 06/04/2021, except as such plans may be changed to conform to Village Codes and Ordinances and appropriately transition to the existing elevations, as determined by the Director of Community Services.
2. The Park Place Planned Development use list shall be amended to add self-storage use, as a Special Use.
3. Any other self-storage use proposed instead of U-Haul shall require Village Council review and approval.
4. All commercial rental vehicles shall be stored in the proposed northeast parking lot.
5. The signage shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Park Place Planned Development Ordinance requirements.
6. Parking lot lighting will be required in a manner acceptable to the Village of Palatine.

7. The final landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. Additional plantings shall be provided in the parking lot islands.
8. An 8' tall solid fence shall be installed around the parking lot expansion and along the eastern property line, in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Site Plan and Elevations - 06-04-21
- Park Place - Retail Narrative
- ROC Response to Village 5-26-21
- Elevation 1
- Elevation 2
- Elevation 3
- Sample Unit Layout
- Sample Unit Layout (2)
- Park Place PD Ord. O-132-85
- Public Notice

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

VILLAGE OF
PALATINE

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ERANDVILLE DR

N BALDWIN CT

N TURTLE CREEK DR

E PRAIRIE BROOK DR

E EVERGR

N WILLIAMS DR

0 390 780
1 in. = 341 ft. Feet

Attachment: Aerial Map (1311-1329 N. Rand Road - Park Place PD Amendment for self-storage use)



VILLAGE OF PALATINE

~~PLANNED DEVELOPMENT~~ **Amend**

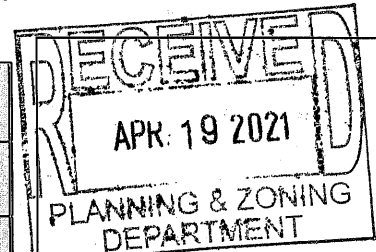
Department of Planning & Zoning

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

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

www.palatine.il.us

Office Use Only	Project Planner <i>KR</i>	Zoning Case #
	Filing Fee	Notification Deadline
	PC Public Hearing Date <i>7/6/21</i>	Village Council Date



date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): ROC, Inc.

2. Authorized Agent of Petitioner (if different):

Name: _____

Address: _____

Telephone No. _____ Business No. _____

Email: _____

Relationship to Petitioner: _____

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

4. Address of the property for which this application is being filed:

1311-1329 N. Rand Road - Park Place Shopping Center

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

6. Current zoning of property: PD Size of the property: Approx. 8.321 ac acres

7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:

Using 80,000 sf of the existing shopping center and adapting to a

Self-Storage use. The project will have 100 to 200 storage units self contained pending final design. There will be a retail component within the project for the sale of storage products.

Attachment: Application (1311-1329 N. Rand Road - Park Place PD Amendment for self-storage use)

8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

The Variance that the Developer is seeking is the allowance
of a Self-Storage.

9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.

PLAT OF SURVEY

ORIGINAL LEGAL DESCRIPTION

LOT 1 IN THE RESUBDIVISION OF LOT 2 IN PARK PLACE/WAL-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 MARCH 29, 2010 AS DOCUMENT NUMBER 1008822049, IN COOK COUNTY, ILLINOIS.

NEW LEGAL DESCRIPTIONS

TRACT 1

LOT 1 IN THE RESUBDIVISION OF LOT 2 IN PARK PLACE/WAL-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 MARCH 29, 2010 AS DOCUMENT NUMBER 1008822049, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHEASTERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE DUNDEE ROAD (STATE ROUTE 68) RIGHT-OF-WAY AT THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE EAST 150 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID WESTERLY LINE, BEING ALSO AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 220.40 FEET, TO A CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THE NORTH 290.4 FEET OF SAID EAST 150 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 21 SECONDS EAST, ALONG A COMMON LINE THEREOF, A DISTANCE OF 150.00 FEET, TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID EASTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 178.89 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 364.51 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 3.80 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 210.91 FEET, TO THE EASTERLY LINE OF LOT 1 IN PARK PLACE/WAL-MART SUBDIVISION, RECORDED AS DOCUMENT NUMBER 0312103000, SAID LINE BEING A COMMON LINE WITH LOT 1 IN SAID RESUBDIVISION; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID COMMON LINE AND ITS SOUTHERLY EXTENSION, 883.70 FEET, TO A SOUTHWESTERLY LINE OF LOT 1 IN SAID RESUBDIVISION, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF SAID RAND ROAD (U.S. ROUTE 12) RIGHT-OF-WAY; THENCE SOUTH 46 DEGREES 05 MINUTES 50 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE, 178.08 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 328.15 FEET, ALONG A CURVE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,554.51 FEET, A CHORD BEARING SOUTH 46 DEGREES 46 MINUTES 38 SECONDS EAST, AND A CHORD DISTANCE OF 327.92 FEET, TO A SOUTHEASTERLY CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF FREMD SUBDIVISION RECORDED AS DOCUMENT NUMBER 16835555; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST, ALONG A COMMON LINE THEREOF, 206.49 FEET, TO A COMMON CORNER THEREOF; THENCE NORTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, ALONG A COMMON LINE THEREOF, 197.18 FEET, TO A SOUTHEASTERLY CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST, ALONG SAID EASTERLY LINE, 1016.77 FEET, TO THE POINT OF BEGINNING.

TRACT 2

THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOT 2 IN PARK PLACE/WAL-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 MARCH 29, 2010 AS DOCUMENT NUMBER 1008822049, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHEASTERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE DUNDEE ROAD (STATE ROUTE 68) RIGHT-OF-WAY AT THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE EAST 150 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID WESTERLY LINE, BEING ALSO AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 220.40 FEET, TO A CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THE NORTH 290.4 FEET OF SAID EAST 150 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 21 SECONDS EAST, ALONG A COMMON LINE THEREOF, A DISTANCE OF 150.00 FEET, TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID EASTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 178.89 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 364.51 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 3.80 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 210.91 FEET, TO THE EASTERLY LINE OF LOT 1 IN PARK PLACE/WAL-MART SUBDIVISION, RECORDED AS DOCUMENT NUMBER 0312103000, SAID LINE BEING A COMMON LINE WITH LOT 1 IN SAID RESUBDIVISION; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID COMMON LINE AND ITS SOUTHERLY EXTENSION, 883.70 FEET, TO A SOUTHWESTERLY LINE OF LOT 1 IN SAID RESUBDIVISION, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF SAID RAND ROAD (U.S. ROUTE 12) RIGHT-OF-WAY; THENCE SOUTH 46 DEGREES 05 MINUTES 50 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE, 178.08 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 328.15 FEET, ALONG A CURVE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,554.51 FEET, A CHORD BEARING SOUTH 46 DEGREES 46 MINUTES 38 SECONDS EAST, AND A CHORD DISTANCE OF 327.92 FEET, TO A SOUTHEASTERLY CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF FREMD SUBDIVISION RECORDED AS DOCUMENT NUMBER 16835555; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST, ALONG A COMMON LINE THEREOF, 206.49 FEET, TO A COMMON CORNER THEREOF; THENCE NORTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, ALONG A COMMON LINE THEREOF, 197.18 FEET, TO A SOUTHEASTERLY CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST, ALONG SAID EASTERLY LINE, 1016.77 FEET, TO THE POINT OF BEGINNING.

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PAINTED STRIPING, CURBING & DRIVE LANES
- PARKING ISLAND
- PAVEMENT
- BUILDING LIMITS

SURVEYOR SIGNATURE AND SEAL

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE SIGNED: DECEMBER 29, 2017

ILINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003520
LICENSE EXPIRES NOVEMBER 30, 2018
DESIGN FIRM REGISTRATION NO. 184.005510
LICENSE EXPIRES APRIL 30, 2019
DATE OF FIELD SURVEY: NOVEMBER 28, 2017



PLAT OF SURVEY
PALATINE PARK PLACE
PALATINE, ILLINOIS

SHEET
1 OF 1

AREA TABLE

TRACT 1 LAND AREA = 392,400.82 SQUARE FEET (9.008 ACRES), MORE OR LESS
TRACT 2 LAND AREA = 601,896.48 SQUARE FEET (13.818 ACRES), MORE OR LESS
TOTAL LAND AREA = 994,297.30 SQUARE FEET (22.826 ACRES), MORE OR LESS

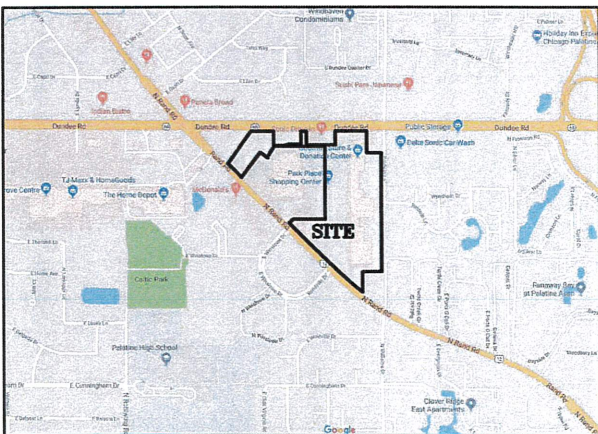
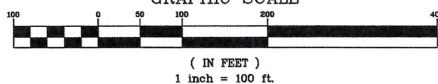
EXISTING P.I.N. NUMBER

02-12-101-045

DUNDEE ROAD

(STATE ROUTE 68)

GRAPHIC SCALE



LOCATION MAP

SURVEYOR'S NOTES

- THIS SURVEY WAS PREPARED FOR RTM ENGINEERING CONSULTANTS.
- DISTANCES ARE MARKED IN U.S. SURVEY FEET. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- BEARINGS ARE BASED ON FOUND MONUMENTATION AND OCCUPATION LOCATED AND MEASURED USING TRIMBLE'S VIRTUAL REFERENCE SYSTEM AND ROTATED TO THE RECORD BEARINGS OF THE FINAL PLAT OF PARK PLACE/WAL-MART SUBDIVISION RECORDED AS DOCUMENT NUMBER 0312103000.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- NO EASEMENTS OR SETBACKS WERE CREATED BY THE RECORDED FINAL PLAT OF SUBDIVISION. A CURRENT TITLE COMMITMENT ALONG WITH COMPLETE COPIES OF THE SUPPORTING TITLE DOCUMENTS, TOGETHER WITH CITY CODES AND REQUIREMENTS, SHOULD BE REVIEWED BY CLIENT FOR EASEMENTS AND PARTICULARS. EASEMENTS SHOWN ON FINAL PLAT, DEDICATED BY PRIOR DOCUMENTS WERE NOT REVIEWED BY THIS SURVEYOR, AND ARE NOT SHOWN HEREON.
- PER CLIENT'S DIRECTION: BUILDINGS, CURBING, PAVEMENT, AND PAINTED STRIPING DEPICTED IS APPROXIMATE BASED ON STRATEGIC FIELD OBSERVATIONS TOGETHER WITH AVAILABLE RECORDS AND DRAWINGS FROM THE CLIENT, ALONG WITH AERIAL PHOTOGRAPHY AVAILABLE ONLINE. NO OTHER IMPROVEMENTS ARE SHOWN HEREON; MISSING BOUNDARY MONUMENTS WERE NOT REPLACED.

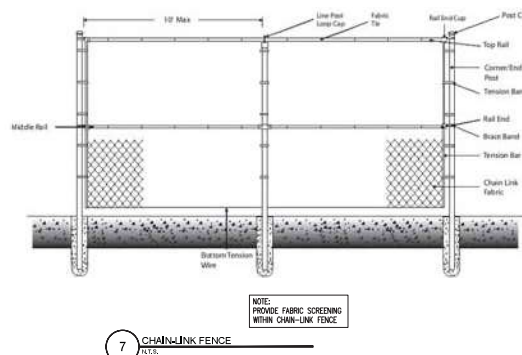
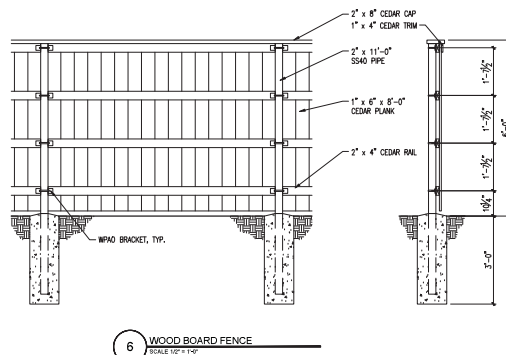
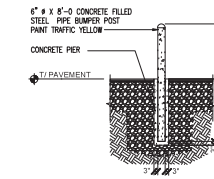
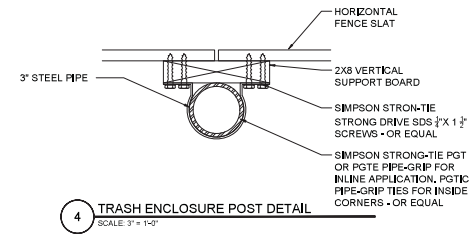
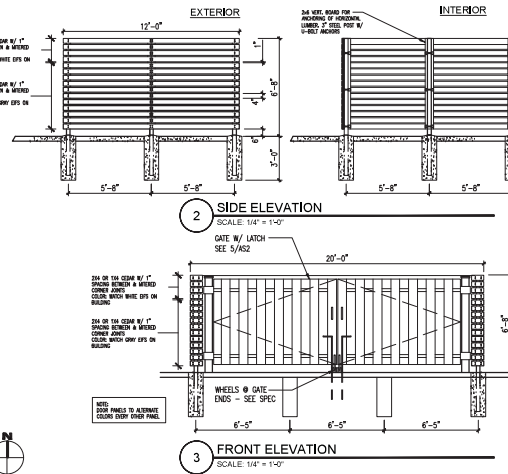
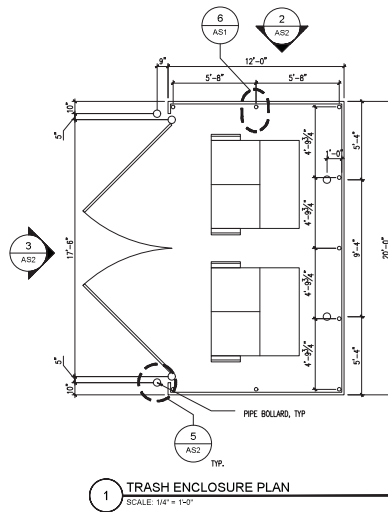
"WE GET CORNERS OTHER PEOPLE CUT"

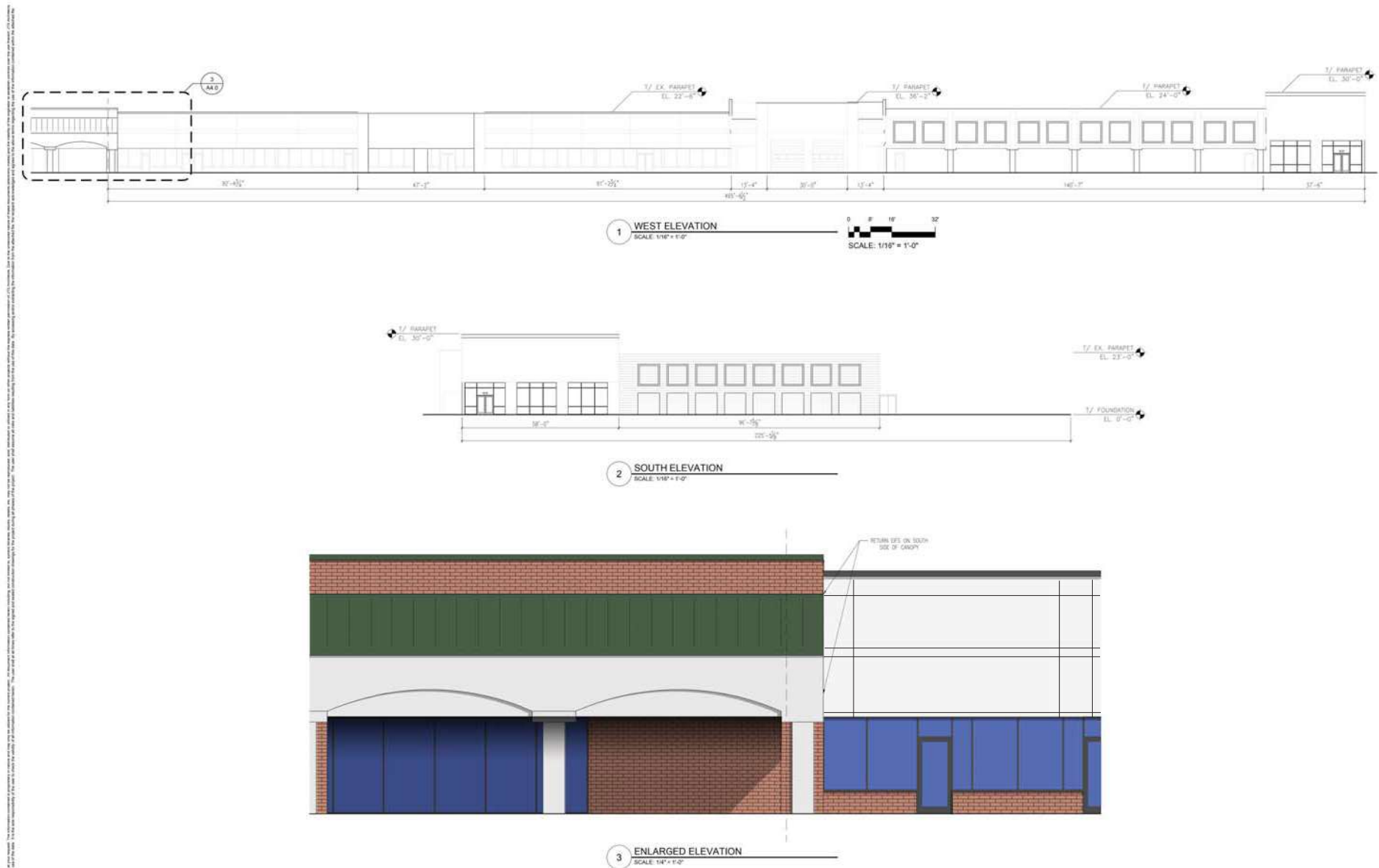
LAND SURVEYING, 3D MAPPING AND CONSTRUCTION STAKING
SIGHT ON SOLUTIONS, INC.
791 RIDGEVIEW DRIVE, MCHENRY, ILLINOIS 60050
PHONE: 847.956.7539 FAX: 815.578.9647 www.sightonsolutions.com

DATE	REVISION	BY	CHKD BY
12/29/17	CORRECTED AREA TABLE TYPO	MM	MS
12/29/17	CHANGED FROM M.S.U. TO K.C.	MM	MS

Attachment: Site Plan and Elevations - 06-04-21 (1311-1329 N. Rand Road - Park Place PD Amendment for



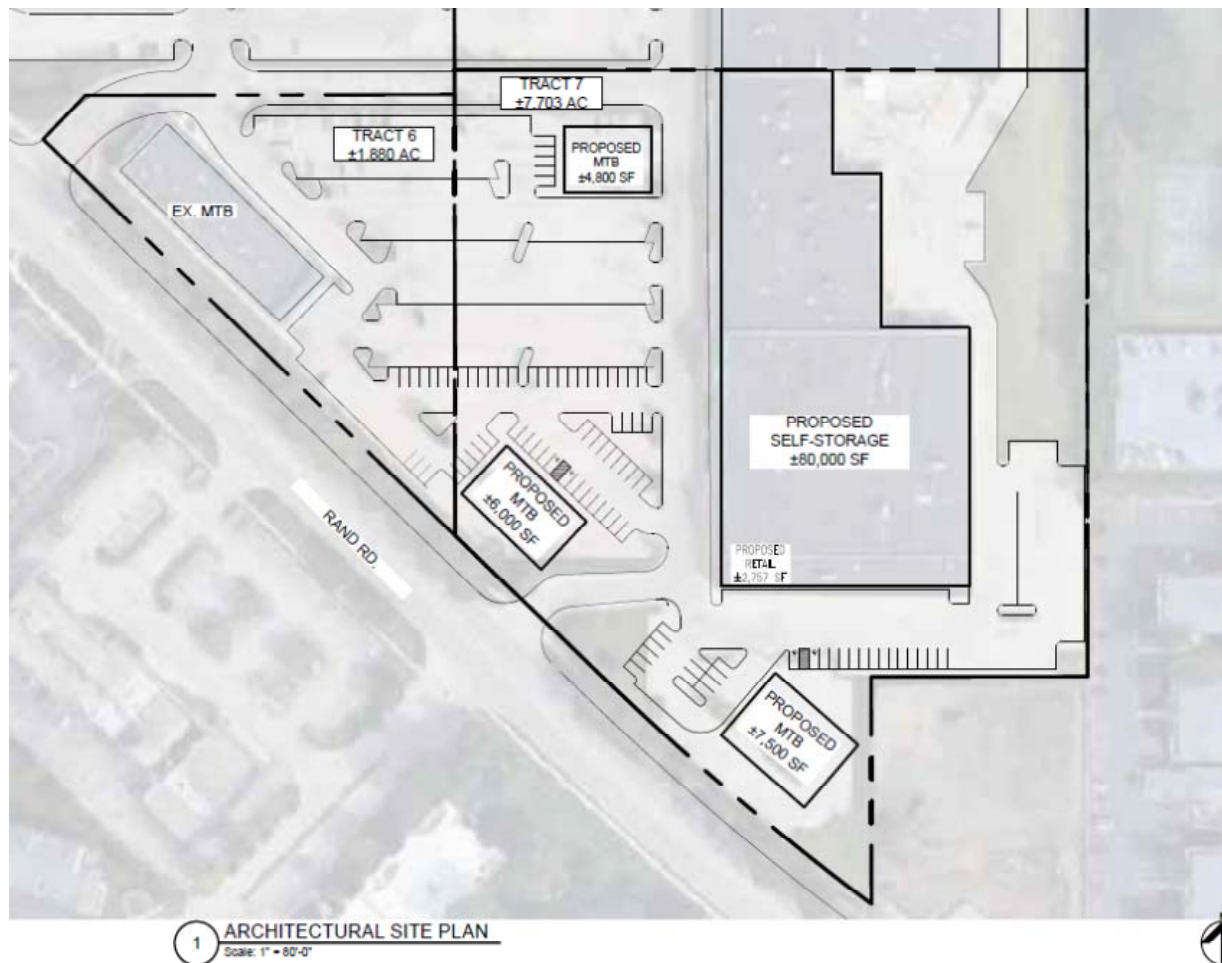




The less intensive parking requirement provided by the new self-storage use will allow ROC the opportunity to develop three small outlots to the west of the repurposed 80,000sf. The three outlots will be carved out of the existing parking area to the west and will utilize the cross-easement parking afforded to the larger development in the REA. The outlots will be primarily serviced by access to N. Rand Rd. at Winslowe Dr. and Randville Dr.

While specific tenants have yet to be secured, the outlots will be marketed to a mix of quick-service or fast casual restaurants, consumer retail and service oriented tenants. The parcels will be developed as a mix of single-tenant and multi-tenant retail building which play off the vibrant mix of current Park Place retail pads as well as in the surrounding market. The southernmost 7,500sf multi-tenant building is the likely candidate for a free-standing QSR with a drive-thru.

With the national and regional economy slowly recovering from Covid's negative impact on the retail sector, ROC is optimistic that demand will increase for smaller retail properties which cater to smaller national tenants and estimate the first outlot user to come online for development in early 2023.



Petitioner Response - June 4, 2021

May 26, 2021

Greg Orput

sent by: **Email****ROC, Inc.**

330 Chestnut Street

Hinsdale, IL 60521

Dear Mr. Orput:

Staff has received and reviewed your plans for a Planned Development Amendment to allow for a self-storage use in the Park Place Shopping Center at 1311-1329 N. Rand Road. The following comments were generated:

SUBMIT BY JUNE 4, IN ORDER TO BE PLACED ON JULY 8 AGENDA.***Petitioner responses below in blue italics and as attached.***Planning and Zoning

1. Submit a narrative regarding any relocation discussions with the existing U-Haul on Dundee Road. Per previous conversations, it was relayed the existing U-Haul was not interested in doing so. It is likely this question will arise again through the Plan Commission process.
 - *U-Haul considers their existing location on Dundee the front door to their operation. They will continue to utilize this facility for its exposure and primarily for box truck & trailer rental, along with trailer hitch installation and propane refills. The new space that is within the shopping center will provide them with a self-storage component that they are currently without.*
2. Provide additional context as to how you will evaluate and select an end user, as the sign plans submitted are for U-Haul, yet several other potential uses were identified. While there is not a final lease in place to complete the process, the signage and use needs will be different, depending upon the final end user. Thus, the explanation and context request.
 - *All discussions to date have been with U-Haul as operator of the self-storage facility. Other national operators such as CubeSmart, Extra Space, Life Storage (Sovran REIT) may also be considered for the 3rd party management role. Petitioner has developed 9 facilities in the Chicago area and has worked extensively with each of the major brands mentioned above. Color schemes of the display area profiles would be the only variable among operators.*
3. The new parking lot (northeast side) will need to provide landscaping and screening.
 - *Landscape and fence screening will be provided at the new northeast parking lot as part of the development approved for the PUD Amendment. Please refer to additional notes on Site Plan included.*
4. Is outdoor storage of vehicles for rent/lease going to be a component of the request? If so, how many and what type of vehicles will be present? Will the vehicles park in the new parking lot at the northeast side of the property?
 - *The northeast side property will likely be utilized for employee parking as well as box truck and trailer rental parking, as is consistent with the current use of U-Hauls existing property.*

Petitioner Response - June 4, 2021

5. Additional screening and/or fence along the eastern property line will be required.
 - *New landscaping and fence screening will be provided along the eastern parking lot property line buffering adjacent residential as part of the development approved for the PUD Amendment. Please refer to additional notes on Site Plan included.*
6. The proposed signage exceeds what is allowable per the Palatine Zoning Ordinance and Cook County Zoning Ordinance. In addition, if you do not have an identified end user, the signage would have to be additionally reviewed through condition or otherwise transferred from one to another.
 - *Petitioner requests that the area of signage, as submitted, be approved as part of this PUD Amendment approval. If required, ROC will pursue a variance for the signage that has been submitted, to accommodate the requirements of U-Haul.*
7. Parking lot lighting would also be a component of review.
 - *Petitioner will provide photometric analysis as part of the permit set documents.*
8. Provide an architectural rendering that shows the architectural transition between the existing center and the propose U-Haul.
 - *Provided, please refer to revised elevations as attached.*

Building

9. If multiple tenant spaces shall be combined into one large unit, the Architect of record shall verify requirements that will be enabled now from the Illinois Energy Code requirements for Change in Occupancy/ Existing Building - IECC Section C505.1. This shall remain a condition of building permit approval.
 - *Petitioner's Architect JTS will endeavor to meet all required Energy Code requirements as set forth in the IECC for Change in Occupancy / Existing Building as part of the permit.*
10. Architect of Record is requested to follow Illinois Accessibility Code for all staff use and public use areas - all circulation paths, entrances, exits and public toilet rooms shall be ADA compliant. This shall remain a condition of building permit approval.
 - *JTS, in coordination with any Civil Engineering, will endeavor to meet all ADA requirements for exterior / interior modifications. This shall remain a condition of building permit approval.*
11. A screened dumpster shall be provided. This shall remain a condition of building permit approval.
 - *Petitioner will provide a screened dumpster enclosure at the southeast of the Property. Please refer to Site Plan attached. This shall remain a condition of building permit approval.*

Petitioner Response - June 4, 2021**Fire Prevention**

1. Required fire protection systems will be addressed in the permit process.

- *Petitioner's architect JTS, in coordination with Fire Protection Engineering, will endeavor to cover fire protection systems in the permit drawings and provide as required to meet all applicable codes.*

Please be advised that an additional staff review will be required and additional comments may be generated. If you have any questions related to these items, please contact me at 847-359- 9073 or krivard@palatine.il.us.

Thank you.



Attachment: Elevation 1 (1311-1329 N. Rand Road - Park

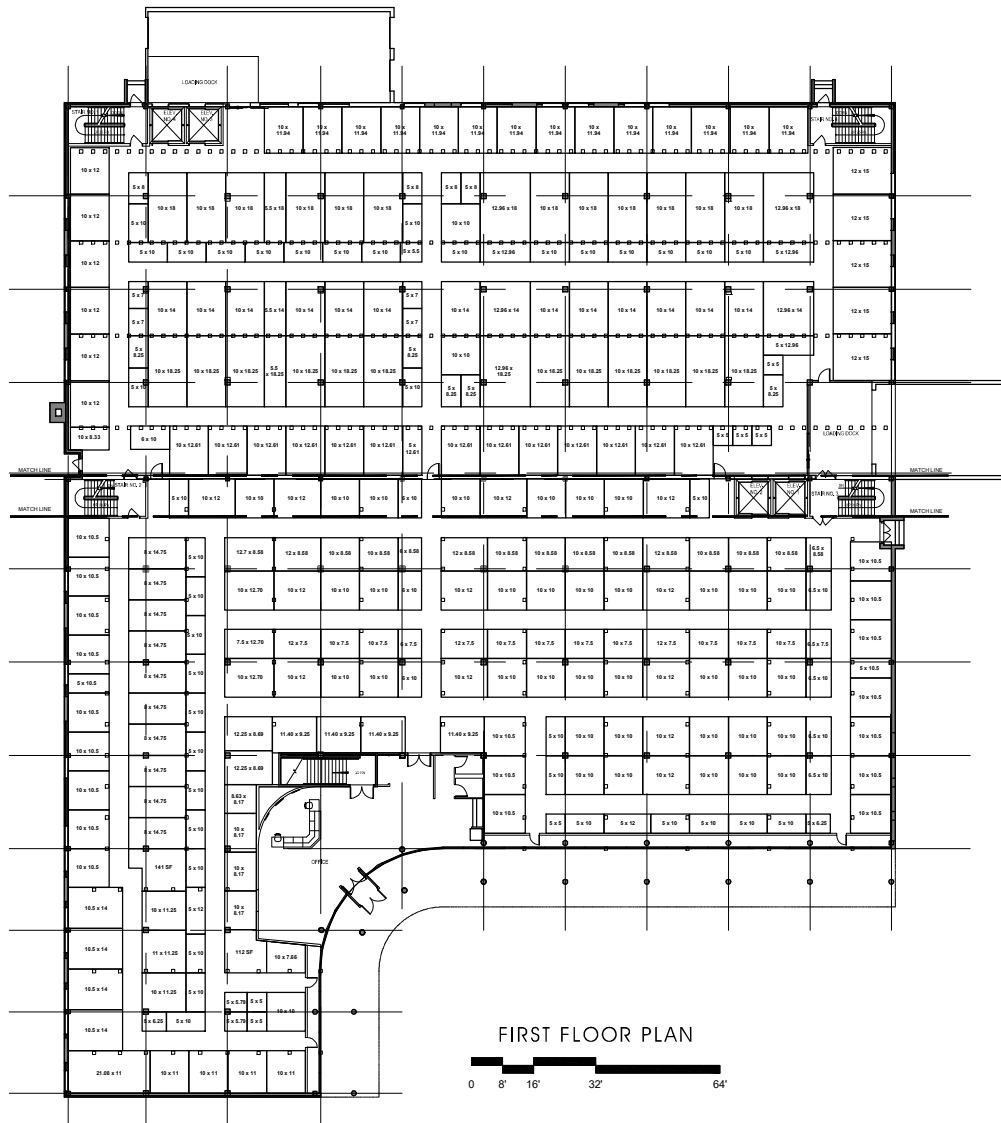


Attachment: Elevation 2 (1311-1329 N. Rand Road - Park



Attachment: Elevation 3 (1311-1329 N. Rand Road - Park





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

Attachment: Park Place PD Ord. O-132-85 (1311-1329 N. Rand Road - Park Place PD Amendment for self-storage use)

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

Kenneth H. Prince
President of the Village of Palatine PRO-TEM

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

E. D. P. Mullins
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

3.1.1

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. 3.1.1

- 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 use of any profession, 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 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 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.

6. 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 3.1.1 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.

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 low-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 Village of Palatine Plan Commission on Tuesday, July 6, 2021 at 7 P.M., in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

1. **Planned Development Amendment to Park Place Shopping Center Planned Development #O-132-45 to permit a self-storage use, as a Special Use.**

The property is commonly known as 1311-1329 N. Rand Road (PIN #: 02-12-101-040). The Petitioner is requesting an amendment to the existing Park Place Shopping Center use list to permit a self-storage use, as a Special Use. As part of the Planned Development Amendment, the Petitioner is also requesting three additional outlots for future single-tenant and multi-tenant buildings.

The above petition has been filed by Greg Orput, ROC, Inc. is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 21-45
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 21st day of June of 2021
Published in Daily Herald
June 21, 2021 (4565704)

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 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 copy, was published 06/21/2021 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Laurel Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4565704

Attachment: Public Notice (1311-1329 N. Rand Road - Park Place PD Amendment for self-storage use)