



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
<http://www.palatine.il.us>

PLAN COMMISSION

AGENDA • MAY 4, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Mar 2, 2021 7:00 PM
2. Plan Commission - Regular Meeting - Mar 16, 2021 7:00 PM
3. Plan Commission - Regular Meeting - Apr 6, 2021 7:00 PM
4. Plan Commission - Regular Meeting - Apr 20, 2021 7:00 PM

III. PUBLIC HEARING

1. Northwest Highway Sub Area Plan Phase II Initial Discussion & Workshop
(Project #21-32)

IV. COMMUNICATIONS

V. ADJOURNMENT



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PLAN COMMISSION MINUTES • MARCH 2, 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	Absent	
Stephen Fedota	Plan Commissioner	Present	

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Dec 8, 2020 7:00 PM - **Accepted**

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

Minutes Acceptance: Minutes of Mar 2, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. Various text amendments to Appendix A of the Village of Palatine Code of Ordinances, including Article 3 - Rules and Definitions, Section 3.02 Specific Definitions, Article 6 - Section 6.01 (accessory structures), Article 7, Section 7.04 - design and maintenance of off-street parking areas; manufacturing and business district screening, and Article 12, Section 12.01 (f) permitted uses in the manufacturing district, all of the Village of Palatine Zoning Ordinance - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 11, 2021.

The following petitioner's exhibits were introduced:

1. Draft Text Amendments
2. NWMC Garage Survey
3. Other Municipal Accessory Structure Ordinances
4. Public Notice

Sworn in staff - Mr. Vyverberg

Mr. Vyverberg states that this hearing is in regards to proposed text amendments to Appendix A of the Village of Palatine Code of Ordinances. Periodically, on an as needed basis, staff completes review of what are deemed to be necessary text amendments due to unforeseen occurrences within the zoning ordinance that was not contemplated previously. In this instance, the ability to clarify existing language as it relates to that.

Mr. Vyverberg discusses Article 3 Rules and Definitions and relates that there was a discussion with village council in regards to detached structures that exceeds square footage.

Mr. Vyverberg explains that in all instances that were reviewed over the past 5-7 years, when a request for a detached structure exceeds height limitation or square footage it was always in conjunction with another form of relief that was necessary such as lot coverage variation or setbacks that didn't meet requirements. Also, Staff found themselves in discussion with Village Council adding conditions to prohibit habitation in a detached structure. There is nothing specific in our code that prohibits habitation in a detached structure. The goal is to unify the language in the zoning ordinance that prohibits habitation or performing home occupation activities in detached structures. The thought is to add the language to the existing zoning ordinance.

Mr. Vyverberg talked through existing zoning ordinance related to Accessory Structures/detached structures.

Mr. Vyverberg stated in the year 2000, Village staff worked on many requests for detached garages. These requests did not have a square foot limitation for detached structures. Code now states that the height of the detached structure cannot exceed the height of the principal structure. The goal is to bring clarity to proposed amendments.

Mr. Vyverberg talks about the relevant definitions in the Village of Palatine Zoning Ordinance.

Mr. Vyverberg suggests to clarify the code and instead of having a maximum measure to a midpoint height, it would be measured as indicated in the suggested definition of maximum height.

Mr. Vyverberg noted another review in 2007 amended the lot coverage of building requirements in residential districts. The definition of story and half-story was inserted and clarification added to eliminate the (1) story and clarify the maximum height that was intended to be measured to a midpoint. It was suggested that the mean height would have a maximum accessory height of 23'.

Mr. Vyverberg noted that the Community Services Department was surveyed on the number of detached structure building permits that had been issues in recent years. It was discovered, depending on if it was an 8' garage door height (which is typical) and in some instances there was a 7' garage door, having a maximum height of 23' encompassed the majority of the garages that were built and constructed and part of the review. There is no form base code that staff operates under within the village.

In instances, for purposes of design where they are looking to have a roof pitch that aligns with the principal structure - if you want to exceed the height, you would go through special use process and check if the special use standards are not impacting surrounding properties.

Mr. Vyverberg discusses language from the Barrington ordinance that contemplates, based on the pitch of the roof, different maximum heights for garages as it relates to that structure. One item noted under accessory limitation within the Village of Palatine under residential properties there is lot coverage restrictions, building cover restrictions, set back and bulk standards as it relates to that.

Mr. Vyverberg also discusses that one thing common from review is NW Municipal Conference information regarding garages and accessory structures. It seemed typical that there was a limitation of one garage, whether it's attached or detached, permitted on a single residential lot. This is attempting to not rely on the lot coverage calculation to prohibit that.

Mr. Friedman asks if there are circumstances where an existing attached garage is part of the home but not an accessory structure? If an individual has a home with a single attached garage and they don't have the width to add a 2nd car is the rule that they cannot do a detached garage behind them because they

already have 1 garage? Is that the intent?

Mr. Vyverberg replies that as written, in this circumstance, it would need to be reviewed as to whether it's a substandard garage.

Mr. Hansen talks about a neighbor being a car collector that took the back wall out of his garage and built an attachment - not freestanding but a deeper garage.

Mr. Vyverberg states he is aware of permits issued for building a tandem garage.

Mr. Vyverberg is ready to move to next section of addendum and ask Mr Dwyer if he would like to move to next topic or discuss.

Mr. Dwyer asks if there are any questions about accessory structures. None noted - discussion about typo and wording on document.

Mr. Vyverberg talks about next item on Agenda that relates to the addendum which is gazebo's and pergola's. He states that residents are purchasing these items from big box stores. Code states it must be placed 10' from the main structure. One way to address this is to go through a minor special use request. It has been an economical and straight forward process and these structures seem to be a common item. There was also a discussion with the Director of Fire Prevention and it was determined that there is not a fire impact relative to the structures and has gone through a building department review.

Mr. Vyverberg states that there is no present definition of gazebo's and pergola's. The article now adds standard definition that indicates they are not required to provide a setback for open air gazebo's from the principal structure. It also eliminates anyone from having to go through the process of a building permit.

Mr Fedota asks if the gazebo's are completely covered. He also states that outdoor structure notes that 12, 16 or 24 on center would be a pergola.

Mr. Friedman asks if the 2 definitions can be combined. Is there a need to distinguish from a zoning stand point that a gazebo having a solid roof and a pergola open to above with open slats. He asks if there is any risk or impact of visual massing?

Mr. Vyverberg states that it was not taken into consideration and noted that he looked at other examples of the municipal ordinance that were combined as it relates to this. If plan commission would like it further evaluated he states he would be happy to do that. The bigger point was the disconnect in the code that requires the structure to be 10' away from the principal structure and the fact that it's not useable.

Mr. Fedota states that he is surprised that fire safety wasn't a concern for a wooden structure located next to building and refers to a BBQ

Mr. Bennenhausen also talks about owners having a BBQ in the gazebo and the risk it could pose.

Mr. Vyverberg responds and states that having a gazebo on the patio next to the house did not raise concerns but adding different elements to the structure like fire pits or grills would then have to be reviewed under building permits.

Mr. Vyverberg moves to next item on the amendment. States that code changed several years ago in regards to commercial properties that directly abutt to residential properties. Text amendment was approved to allow commercial properties to have an 8' fence for additional aesthetic screening and noise control. They did not contemplate at the time that if you're in an existing commercial use perhaps permitted by right or new fence as it relates to that is only 6'. This code did not allow the same deference for the residential property that it abutts against. The amendment is intended to clean up the language to allow residential properties that are abutting a commercial property to have the same allowance that a commercial property has which is to allow an 8' fence on residential property rear yard or interior side yard which is the same limitations afforded to the commercial property.

Mr. Vyverberg presents Addendum - Article 6 - Section 6.03. Fences
Code clean up in manufacturing district aligning the manufacturing district and commercial properties to 8' for screening and fencing which is allowed by code. Clean up so code is not different in 2 different places.

Mr. Fedota asks if it is limited to solid board on board fences or could it also be a chain link fence.

Mr. Vyverberg notes circumstance of new development. Current code contemplates if you are abutting a residential property or if you have a commercial parking lot abutting a residential property it would have to be a solid screening. Chain link fence would not provide a barrier.

Mr. Vyverberg states there is last bit of clean up and refers to Article 12 - Section 12.01 - Manufacturing District (Permit Uses)

He states that if there is a manufacturing property that wanted to do a special event, staff would look at amending the zoning ordinance to be consistent with other business properties. He notes that there is not an abundance of parking at manufacturer properties and businesses would have to go through process that they could provide parking. This is a reasonable request from staff perspective.

Mr. Fedota notes that it could be any temporary use. He asks if there needs to be more clarification.

Mr. Vyverberg states it is being reviewed under umbrella and the event has to be related to the underlying use.

Mr. Dwyer asks about storage principal structure.

Mr. Vyverberg worked with director of community services to put definitions together. Can clarify question with him.

Mr. Dwyer - Point 1 is unnecessary and Point 2 establishes when a basement will be a story.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendments to Appendix A (Village of Palatine Zoning Ordinance) of the Village of Palatine Code of Ordinances - Article 3 - Rules and Definitions - Section 3.02 Specific Definitions; Article 6 - Section 6.01 Accessory Structures and Section 6.03 Fences; Article 7 - Section 7.04 Design and Maintenance of Off-Street Parking Areas - Manufacturing and Business District Screening; and Article 12 - Section 12.01 (f) Permitted Uses in the Manufacturing District.

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

DISCUSSION:

Chairman Dwyer notes the items remaining to address at the next meeting is the definition of "story" related to the basement.

Mr. Vyverberg states that he will review the original amendment for clarification and check with the Director of Community Services.

Mr. Noonan states that language is to be reviewed in regards to separation of Pergola and Gazebo

Mr. Vyverberg states that this will need to be further reviewed and will clarify the language at the next meeting.

Mr. Noonan made a motion to accept Case #21-08 with (2) contingencies, seconded by Mr. Fedota.

Contingencies:

- 1) Staff review of the definition of story and basement, in light of proposed amendment;
- 2) Reconfirmation of Fire Prevention's lack of concern with eliminating the setback from the principals structure. There was also an inquiry as to whether pergola/gazebos needed separate definitions.

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.

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

IV. ADJOURNMENT



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PLAN COMMISSION MINUTES • MARCH 16, 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	Excused	
Patrick Noonan	Plan Commissioner	Present	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Excused	
Stephen Fedota	Plan Commissioner	Present	

II. APPROVAL OF MINUTES

III. PUBLIC HEARING

1. Preliminary and Final Plat of Subdivision; Vacation of Sellstrom Drive, east of the Subject Property, (approximately 500 feet); Final Planned Development; Rezoning from Manufacturing to Planned Development, for the property located at 200 E. Daniels Road, 300 E. Daniels Road, 350 E. Daniels Road, 200 S. Hicks Road, and 1 S. Sellstrom Drive (former Weber Stephen's location) - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 25, 2021 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Preliminary Planned Development approval
2. Project Narrative Revised 02.05.2021
3. Final Engineering Plans
4. Final Stormwater Report
5. Existing Storm Sewer design
6. Final Plat of Subdivision
7. Revised Site Plan_Palatine_10.23.20
8. Palatine Corporate Center Building Elevations_8.31.2020
9. Concept Rendering_Corner_06-15-2020
10. Dock Seal Exhibit

Minutes Acceptance: Minutes of Mar 16, 2021 7:00 PM (Approval of Minutes)

11. Traffic Impact Addendum - 19-087 Helen Road Evaluation in Palatine 11-30-2020
12. Traffic Impact Study - 20-126 Warehouse in Palatine 6-30-2020 ep maw
13. Final Landscape Plans
14. Tree Survey Rating Schedule
15. Existing Tree Location Plan
16. Wetland ACOE JD-Approved 2020-07-31
17. Wetland Delineation Report_20265
18. Wetland Map
19. Cross Section
20. Preliminary Photometric plan
21. Site Lighting Fixture Submittal_09.25.2020
22. MIF Site Noise Narrative
23. 2007 Aerial (noise narrative exhibit)
24. 2010 Aerial (noise narrative exhibit)
25. ALTA Survey
26. MIF - Final Planned Development application
27. Public Notice

Chairman Dwyer explains that tonight's meeting is a final plan development meeting and is a continuation from a previous meeting that was held in December, 2020.

Sworn in Petitioner Mr. Pat Shaner - Director of Development for Midwest Development

Sworn in staff - Mr. Ben Vyverberg

Mr. Vyverberg provides a review of the previous December meeting. He explained that after the December public hearing the Village Council reviewed and approved the preliminary plan development for the 25 acre former Weber-Stevens property. As part of the review approval there was a series of conditions that were outlined relative to the engineering plans, architectural plans and storm water management plan. Mr. Vyverberg states that in review of the plans and setbacks, building heights are all consistent with exactly what has been approved by the Village Council. He addressed that the Engineering plans that were conditionally approved by the Village Engineer for final planned development and confirmed that they have been reviewed and approved with a few minor conditions. The Petitioner has accepted those conditions. Architectural plans will always remain a condition of plan development for final review.

Mr. Vyverberg reviews conditions 1 thru 20. He states that subsequent to plan commission review, the plans were revised, in response to questions raised at the previous public hearing, to add an additional 130' of 8' fencing on the north side of the property in response to resident concerns. He addresses the photo metric plans submitted and reviewed by Engineering. The west property line exceeds the maximum foot candle and will require a revision. This item will remain a condition of the final plan development.

Mr. Vyverberg also addresses the W. Helen Road traffic addendum and traffic signs that will be aligned with the needs of the site.

He calls out conditions #14, #15 & #16 and confirms the developer has addressed the conditions. Condition #18 is regarding dumpster locations and that information has not been identified. Condition #19 is regarding screening of rooftop and this will be called out to avoid any confusion. Condition #20 will be addressed once tenants are identified and a business plan is submitted.

The developer has addressed all conditions put forward as part of the preliminary plan development.

Mr. Hansen asks for more information about final landscaping.

Mr. Vyverberg explains that it has been addressed in the original plan of development. Plan Commission is aware of significant evergreen installation and 8' fence. The plans reflect that the installed height will be 8 feet.

Mr. Hansen questions the monotony code on condition #17 and asks who decides the harmony and continuity of the village requirements.

Mr. Vyverberg responds and clarifies that this is determined by the Director of Community Services.

Mr. Hansen asks if Condition #18 will be addressed prior to building.

Mr. Vyverberg responds and advises that the garbage location will be determined by end user

Mr. Hansen refers to Condition #20 and asks if there is anything in the code for future tenants.

Mr. Vyverberg responds and advises that the village will determine a response when a business license is applied for and a business plan is submitted.

Mr. Bettenhausen asks if hours of operation have been addressed.

Mr. Vyverberg responds and explains that Village Code and Traffic Code has limitations. These have been discussed with the developer and it has been determined that the primary truck access is the southerly access. There will be an emergency gate but trucks will not be traveling on the west side of the property. The intention is to use the southerly entrance and access docks. The trucks would leave the same way they come in. The Village would address any conflicts prior to occupancy.

Mr. Bettenhausen asks if lights will stay on all night for security.

Mr. Vyverberg talks about photo metrics and the final lighting plan has not been approved. Staff added a condition that added a light shield requirement for lights that are proximate to residential properties.

Mr. Friedman asks if conditions put forth will apply to any and all future tenant improvement applications.

Mr. Vyverberg confirms that due to size and impact of development a thorough traffic impact study was conducted. Conditions will remain in the final plan development. This will ensure that future tenants will adhere to initial requirements and if tenant ends up creating traffic that is contrary to the impact

study the Village can link to it accordingly.

Mr. Friedman asks if there are any plans that show the intended roof top units.

Mr. Vyverberg states that a review by community services suggested that the condition be made so that every tenant would have to comply with screening requirements.

Mr. Fedota asks about the truck traffic on Sellstrom Drive and what will prevent trucks from accessing from the north. He also points out that the 1st half of the southern border would be property of one parcel and asks how will the western building still have egress?

Mr. Shaner addresses this question and states that there will be various easements that will be granted between properties. The properties will have shared utilities, shared storm water and basically the easement on the southern and north drive along lot #1 will be an easement for user of lot #2 to use. There will be cost sharing language included in the documents.

Mr. Fedota asks if parking will be adequate on each property were they to stand alone?

Mr. Shaner responds that there is.

Mr. Bettenhausen sites a 6'high wall at parking area and asks if there are any safety concerns. He suggests a rail should be added to final drawings.

Mr. Shaner advises that these are land parking spaces and will probably not be needed. They are shown on the drawing and would only be added if there was an extreme need by the potential end user. If developed, a guard rail would be installed.

Mr. Vyverberg also states that if the spaces were added a building permit would be required.

Mr. Bettenhausen calls out the 72" sewer outlet and asks if there should be a rail installed for maintenance personnel.

Mr. Vyverberg responds that the village engineer did identify minor items on engineer plans and he will check if this has been addressed.

Mr. Dwyer states that clarification needs to be addressed on the conditions for final approval. The conditions should be separated for planned development ordinances that are to be addressed by village council for approval. A separate section for items that should continue as requirements of the Plan Development Ordinance. This would benefit the Petitioner as well as council.

Mr. Vyverberg agrees and will summarize at end of meeting.

Mr. Shaner clarified the dumpster/trash locations and this will be addressed. He talked about the Village stating that there must be a central location for dumpster. The position of the developer is that dumpster location would be addressed when tenant is identified and a business plan submitted.

Mr. Fedota requests confirmation that the dumpster location, once identified,

would have screening from public streets, neighboring properties or pedestrian areas.

Mr. Vyverberg confirms that it would be screened per village code.

Mr. Dwyer asks if anyone in the audience would like to speak.

Mr. Barry Levitus, a resident that resides at 325 E Parallel Street is sworn in and inquires if screening on the North side is sufficient. He also questions if there was an asbestos study provided prior to the current building tear down.

Mr. Vyverberg states that the screening on the North side was addressed in the December meeting and approved. The asbestos and its removal are regulated by the State and County and he stated that the findings were discussed with the resident earlier today.

Mr. Shaner states that there was an asbestos study that was conducted by state and cook county regulators. In the report submitted by those agencies it was noted that two areas came back showing asbestos. Those areas were within the floor tile mastic and pipe wrap. A company was hired to remove all the asbestos and a report was submitted to Cook County and IITA. Those reports were in hand to the required agencies prior to demolition.

Mr. Levitus asks if residents would have any input on hours of operation once new tenants have been identified.

Mr. Vyverberg states that there are standards in place for the manufacturing district. If the standards are maintained it would be deemed to permit the business license.

Mr. Vyverberg moves to review the conditions and clarifies which conditions will remain, which will be struck or which will go to further village council review.

Mr. Dwyer asks Mr. Shaner if he is clear on remaining conditions and does he foresee any issues with complying.

Mr. Shaner states that they are clear and will be able to comply

Mr. Vyverberg states that final review by Village Council will be scheduled for 4/5 or 4/12, the date is still to be determined.

STAFF RECOMMENDATION:

The Final Planned Development submission is consistent with the Preliminary Planned

Development approval. The stormwater management improvements will benefit the

Subject and surrounding properties in the area. The proposed uses, linked to the Manufacturing District uses list and requirements, are consistent with the existing zoning classification and future land use recommendations of the

Comprehensive Plan.

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

1. The development shall substantially conform to the Final Site Improvement Plans prepared by Spaceco Engineering Inc., dated 09/03/2020, last revised 01/22/21, the Cross Section Exhibit prepared by Spaceco Engineering Inc., dated 10/13/20, the Architectural Site Plan prepared by Harris Architects, Inc. dated 07/07/2020, last revised 10/23/2020, Preliminary Architectural Elevations prepared by Harris Architects, Inc., dated 07/07/2020, last revised on 08/31/2020, the Preliminary Conceptual Architectural Rendering Elevation prepared by Harris Architects, Inc., KLOA Traffic Impact Study (dated June 30, 2020), KLOA Helen Road Traffic Evaluation (dated November 30, 2020), revised project narratives, and the Landscaping Plans prepared by IRG Group, Inc., dated 07/08/2020, last revised on 02/05/21 except as such plans may be revised to conform to Village Codes and Ordinances.
2. Uses and all performance standards shall be governed by the Manufacturing district use lists in the Palatine Zoning Ordinance and Village Code. Sign plans shall follow the Manufacturing district sign regulations and the Village Sign Code for each building and based upon the frontage along Sellstrom Drive and acreage of each lot.
3. The Final Plan Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.
4. As a condition of the Final Planned Development, a Final Planned Development letter of credit in an amount acceptable to the Village Council shall be submitted in a manner acceptable to the Director of Planning and Zoning.
5. A Public Improvement Letter of Credit shall be submitted to insure the completion of all public improvements, as defined within the Village Code, for an amount of 115% of the approved EEOC, along with a cash bond of 10% for the required one-year maintenance period.
6. The final landscape plan and screening plans shall be revised in a manner acceptable to the Director of Planning and Zoning.
7. The final photometric and lighting plan shall be revised in a manner acceptable to the Village Engineer. Light shields shall be required for all lights proximate to residential properties, at the determination of the Village Engineer. The revisions should include the following:

The photometric shall be resubmitted showing the light levels at the

property lines are in accordance with Village code below:

- a. APPENDIX A 7.04(b) *[Lighting.]* All open off-street parking areas shall be illuminated and lighting shall be arranged so as to provide glareless illumination and to reflect the light away from adjoining properties, according to the standards as stated in the Building Code.
- b. 6-8.1(3) *Illumination.* All open off-street parking areas covered under this article shall be illuminated and such illumination shall be so shielded or otherwise optically controlled so as to provide glareless illumination in such manner as not to create a nuisance on adjacent properties or roadways. (Ord. No. 0-30-10, §1, 4/5/10)
1. Illumination of parking areas shall limit light spillage onto adjacent property to a maximum horizontal footcandle value at the perimeter of the property that is being illuminated in accordance to the following:

Adjacent Property Use	Maximum Footcandles at Perimeter
Single-family residential....	0.1
Multiple-family residential....	0.2
Business....	2.0
Industrial....	5.0
Park, school and institutional....	5.0

8. The Petitioners shall submit a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney.
9. MWRD/WMO, IEPA, and CCDD report, NCS& W permits shall be submitted in a manner acceptable to the Village Engineer. Wetlands - A USACoE permit shall be required pursuant to the jurisdiction determination letter LRC-2020-00573 dated July 31, 2020. A WMO permit shall also be required prior to any excavation in the determined wetland areas.
10. The final traffic directional signage and wayfinding sign plan within the site plan shall be submitted in a manner acceptable to the Village Engineer.
11. The Plat of Subdivision shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
12. Cross access easements, declarations and a Reciprocal Easement Agreement for the entire property governing the maintenance of access points, stormwater areas and any other common areas shall be submitted in a manner acceptable to the Village Attorney and Village Engineer as part of the Final Planned Development application process.
13. A Plat of Vacation for the portion of Sellstrom Drive adjoined with the Subject Property shall be submitted in a manner acceptable to the Village

Engineer. If required, a Plat of Easement Vacation shall be submitted in a manner acceptable to the Village Engineer and Village Attorney, as part of the Final Planned Development application process.

14. The monotony code shall apply to all building elevations:

Sec. 6-42.1 Exterior Building Design: When rear and side elevations are visible from public streets or neighboring properties, exterior building design and detail on all elevations shall be coordinated with regard to color, types of materials, number of materials, architectural form, and detailing to achieve harmony and continuity of design.

15. The final dumpster locations and required screening materials shall be submitted in compliance with Village Code, pursuant to Sec. 6-42.2 Screening: (a) Trash containers and outdoor storage areas shall be screened from public streets, pedestrian areas, and neighboring properties. The screens should be designed to be compatible with the architectural character of the development. Trash screens shall also meet the requirements of Chapter 12 of this code. These screens shall be constructed of durable materials similar to those of the building and shall have solid (opaque) walls and doors, as part of the Final Planned Development application process. The final locations could also require the submission of a revised auto-turn, in a manner acceptable to the Director of Fire Prevention.

16. All rooftop equipment shall be screened in compliance with Code:

(b) Roof-top equipment screening: 1. New Construction. All mechanical equipment and other similar devices located on any roof shall be visually and acoustically screened on all sides. Design and detail of such screening on all elevations shall be coordinated with regard to color, types of materials, number of materials, architectural form, and detailing to achieve harmony and continuity of design with the major portions of the building.

17. Pursuant to the revised project narrative, the Petitioner shall submit the proposed business and operations' plans (identified tenants) for Staff review for compliance with the manufacturing use list and standards.

Mr. Hansen made a motion to close the public hearing: seconded by Mr. Noonan. The motion was unanimously approved subject to conditions

DISCUSSION:

Chairman Dwyer summarized that this request has met the standards and is subject to conditions as noted. This item will tentatively go to the Village Council on 4/5/21 or 4/12/21 - date is still to be finalized

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

IV. COMMUNICATIONS**V. ADJOURNMENT**



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
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PLAN COMMISSION MINUTES • APRIL 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	Present	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Absent	
Stephen Fedota	Plan Commissioner	Absent	

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Mar 2, 2021 7:00 PM - **Tabled**

RESULT:	TABLED [0 TO 6]
NAYS:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen
ABSENT:	Robins, Kolososki, Fedota

Minutes Acceptance: Minutes of Apr 6, 2021 7:00 PM (Approval of Minutes)

2. Plan Commission - Regular Meeting - Mar 16, 2021 7:00 PM - **Tabled**

RESULT:	TABLED [0 TO 6]
NAYS:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen
ABSENT:	Robins, Kolososki, Fedota

Minutes Acceptance: Minutes of Apr 6, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. Northwest Trucks INC. -2200 N. Rand Road Special Use for a Unique Use to allow for trailer and truck sales, common and contract carrier, truck parts' sales, truck and trailer repairs, and related uses - **Recommended to Approve**

File #21-07

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on March 19, 2021 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Plat of Survey
2. Revised Floorplan
3. NTI Business Plan
4. O-031-89 Annexation Agreement
5. ORD #0-34-89 Special Use Ordinance
6. Special Use Application
7. Public Notice

Sworn in Petitioner Mr. Kassulat - President of NW Trucks

Mr. Kassulat explains he has been in business in Palatine since 1989. At the time zoning didn't include truck sales under automotive but an addendum was approved to include truck sales and truck parts. Mr. Kassulat describes how his business has grown and the need for more space. The addition of the new space at 2200 N Rand Rd would benefit his company and provide needed office space, warehousing for parts inventory and a retail type showroom. He explains that it would be beneficial for him to renovate the location and incorporate his expanded business needs into the new location.

Chairman Dwyer asks if he can explain the specific renovations.

Mr. Kassulat states that the plan is to repaint the building, repave the parking lot, build out office space, and rehab washrooms to be ADA compliant, build out parts counter and showroom.

Chairman Dwyer concludes that very little demolition will be required and Mr. Kassulat agrees.

Commissioner Friedman inquires about the adjoining property and the access roadway. Asks if they plan to traverse from one building to another across the roadway and wonders how they will connect.

Mr. Kassulat explains that half of the roadway is part of the property and part is owned by IDOT. He has requested the engineers to check if IDOT has vacated the roadway that connects to the building. He explains that a culvert comes in

under Rt 12 and they are looking to extend the culvert out and pave the corner which would provide a safer access. He addresses concerns about safety to access the road.

Commissioner Bettenhausen asks if the plan is to pave the entire parking lot.

Mr. Kassulat confirms that everything that is currently paved would be repaved.

Commissioner Bettenhausen inquires if signage will be changed

Mr. Kassulat advised that he would change out the current signs on the building with generic signs to state "Sales" on one entrance and "Parts" on the other entrance.

Commissioner Bettenhausen asks if the signage on Rand Rd would remain.

Mr. Kassulat states that he would remove the existing sign but leave the structure for further use.

Sworn in staff - Mr. Vyverberg

Mr. Vyverberg gave a brief overview of the request explaining the Petitioner is seeking to expand an existing business (located on the adjacent property at 2120 N. Rand Rd) into the building located at 2200 N Rand Road. He explains that the property is zoned B-5 and is approximately 2.75 acres. Mr. Vyverberg presents views of the land area and talks about IDOT and village requirements. He confirms that the engineering and infrastructure is already in place. He also states that there is currently an existing tenant on the northern side of the building but this is considered a separate building and entrance from the Subject property. He explains that the property is fully developed and all of the required engineering improvements and utility accesses to remain in place. He addresses the village ordinance for parking spaces and states that 46 are required and 89 are available and therefore would not require a parking variation.

Chairman Dwyer asks if there is ADA parking on the property currently.

Mr. Vyverberg responds it would be addressed during paving and striping.

Mr. Kassulat states that they would accommodate any ADA parking. He also adds that they would hook up to village water as they are currently on well water at the subject property.

Chairman Dwyer inquires if the property is on Village Sewer

Mr. Vyverberg confirms that it is.

STAFF RECOMMENDATION:

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and that the Special Use will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

The Petitioner would occupy a vacant building previously used for motorcycle sales, repairs, and parts distribution and has a thirty-two year operational history within the Village, Staff does not have any concerns with the existing or proposed business operations. The vehicle and parts' sales uses are directly comparable to many of the other sales tax producing uses along the Rand Road corridor. Also, the adjacency of the existing business will likely provide operational efficiencies. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

- 1. The Special Use shall substantially conform to the business plan, site plan, and floor plan submitted by the Petitioner, Northwest Trucks INC., except as such plans may be changed to conform to Village Codes and Ordinances.**

Commissioner Noonan made a motion to close the public hearing; seconded by Commissioner Bettenhausen. Unanimously approved.

DISCUSSION:

Chairman Hansen asks if Mr. Kassulat will comply with condition

Mr. Kassulat responds that they will comply

Chairman Dwyer states that there are no other concerns.

Commissioner Noonan made a motion to approve subject to 1 condition seconded by Commissioner 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 Community and Economic Development Committee of the Village Council on April 12th, 2021.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]	Next: 4/12/2021 7:00 PM
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen	
ABSENT:	Robins, Kolososki, Fedota	

2. Various text amendments to Appendix A of the Village of Palatine Code of Ordinances, including Article 3 - Rules and Definitions, Section 3.02 Specific Definitions, Article 6 - Section 6.01 (accessory structures), Article 7, Section 7.04 - design and maintenance of off-street parking areas; manufacturing and business district screening, Article 11, Sections 11.03 (d) and 11.06 (e) Special Uses in the B-2 and B-5 districts, and Article 12, Section 12.01 (f) permitted uses in the manufacturing district, all of the Village of Palatine Zoning Ordinance - **Recommended to Approve**

#21-08

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on mark 22, 2021

The following petitioner's exhibits were introduced:

1. Draft Text Amendment
2. Crematory Regulations
3. Public Notice

Previously sworn in staff - Mr. Ben Vyverberg

Mr. Vyverberg states that he will discuss text amendments from the March meeting.

He discusses the Accessory definition that was previously addressed in March and states that there are no changes to accessory structure. Verbiage for detached & attached consistent to what the plan commission previewed previously. The change to definition of garage to indicate that no garage will be used or occupied as a dwelling unit.

Mr. Vyverberg moves to the next Amendment regarding Gazebo's and Pergola's. Gazebo's and Pergola's are not required to provide a set back from structure. He confirms documentation from the Fire Marshall explaining the fire code for structures on the patio. He addresses the request from the previous meeting as to whether the definition of Gazebo & Pergola should be differentiated. He suggests that staff is comfortable with assigning a similar definition to both as an "open air accessory structure".

Mr. Vyverberg refers to the next text amendment regarding Funeral Homes. Funeral Homes with the Village of Palatine have requested to operate water based crematoriums. He states that the current definition prohibits use of fire based cremation. Staff reviewed as part of a building permit and is comfortable with including the request as an accessory use and verbiage added "unless otherwise permitted within the zoning ordinance"

Mr. Vyverberg refers to the next Text Amendment on the agenda which is the definition of "Story" as it relates to the principal structure. He clarifies the verbiage added for maximum height and reads the amended text amendment.

Mr. Vyverberg addresses Height Fencing and confirms it is consistent to what

was previously reviewed.

Mr. Vyverberg returns to the Funeral Home water based cremation amendment and notes changes to the verbiage from "Funeral Parlor" to "Funeral Home" and added within the code to include one attached residential unit. Added water based cremation or alkaline hydrolysis as a permitted accessory use to the funeral home. He adds that the State of IL changed its state act in 2012 to recognize water based cremation as an acceptable form of cremation and notes that 20 states allow it as a permitted use.

Mr. Vyverberg refers to Temporary use for special events and confirms previous meeting that permitted for not to exceed 72 hours at least 10 days before event. Commissioner Bettenhausen asks for clarification regarding the definition of "stories" on page 62.

Mr. Vyverberg reads into record the definition of ½ story.

Chairman Dwyer asks if the verbiage within the amendment should read for clarity: "not be considered as a ½ story or fully story"

Mr. Vyverberg agrees and can amend for clarity.

Chairman Dwyer asks for Staff Recommendation.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendments to Appendix A (Village of Palatine Zoning Ordinance) of the Village of Palatine Code of Ordinances - Article 3 - Rules and Definitions - Section 3.02 Specific Definitions; Article 6 - Section 6.01 Accessory Structures and Section 6.03 Fences; Article 7 - Section 7.04 Design and Maintenance of Off-Street Parking Areas - Manufacturing and Business District Screening; Article 11, Sections 11.03 (d) and 11.06 (e) Special Uses in the B-2 and B-5 districts, and Article 12 - Section 12.01 (f) Permitted Uses in the Manufacturing District.

DISCUSSION:

Mr. Vyverberg confirms the recommendation to include definition of ½ story for clarity.

Recommends approval of text amendments.

Chairman Dwyer clarifies that if basement is more than 12" above grade it would be considered a ½ story

Mr. Vyverberg agrees

Chairman Dwyer made a motion to close the public hearing. Motion moved by Commissioner Williams

**Commissioner Noonan made a motion to approve case #21-08 with a provision to the ½ story definition seconded by Commissioner Williams
Unanimously approved**

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 6-0.

Motion to adjourn by Commissioner Williams and seconded by Commissioner Noonan.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen
ABSENT:	Robins, Kolososki, Fedota

IV. COMMUNICATIONS**V. ADJOURNMENT**



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 • APRIL 20, 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	Absent	
Stephen Fedota	Plan Commissioner	Present	

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Mar 2, 2021 7:00 PM - **Tabled**

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

Minutes Acceptance: Minutes of Apr 20, 2021 7:00 PM (Approval of Minutes)

2. Plan Commission - Regular Meeting - Mar 16, 2021 7:00 PM - **Tabled**

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

3. Plan Commission - Regular Meeting - Apr 6, 2021 7:00 PM - **Tabled**

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

III. PUBLIC HEARING

1. Northwest Highway Sub Area Plan Phase II Initial Discussion & Workshop (Project #21-32) - **Continued**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on April 1st, 2021.

Chairman Dwyer explains that this meeting is a public hearing to discuss Phase II Northwest Highway Sub Area Plan in which the petitioner and staff are the same.

Chairman Dwyer requests a motion for approval of minutes from March 2 and March 16th, 2021. The approval for these minutes will be continued to next meeting of 5/4/2021. A motion to continue was approved.

Sworn in Staff - Katie Rivard and Ben Vyverberg

Ms. Rivard outlines the initial goals for Phase 2. She notes that Phase 1 was approved in December 2019 and the Phase 2 study is similar. The goals are to review current and historical developmental patterns, identify planning challenges, review redevelopment sites within the study area and analyze the land use amendment considerations and recommendations.

Ms. Rivard presents drawings and slides of the Phase 2 area in question and reviews the properties that are zoned within said area. She explains that within the Phase 2, there are 172 parcels for a total of 188 acres which is a combination of retail, commercial, parks, recreation and residential properties. The majority of these properties are zoned B-2. She discusses the development challenges within the Northwest Highway Sub-Area.

Ms. Rivard presents diagrams of the western section of Phase 2 Northwest Highway Sub-Area Plan starting at Dundee Road and explains the land development within the area as currently developed. She also addresses the Camelot Sub-Area and discusses the current land usage and development challenges.

Mr. Vyverberg discusses the land usage at this section and explains that it is drastically different from the eastern phase. He talks about section 1400 through 1466 W. Northwest Highway, 755 through 814 W. Northwest Highway, 395 through 473 W. Northwest Highway, 315-385 Northwest Highway and 92 through 275 W. Northwest Highway. He reviews the businesses and properties through this corridor, current land uses and consistency as you transition from the west to the east.

Mr. Vyverberg states that the existing residential land uses that include townhouses and condos would not change from residential to commercial. The

next discussion for Phase 2 will include the Renaissance site plan and he states that staff would like to work with the ownerships of the plan developments to update some of the outdated use lists.

Chairman Dwyer asks if there are any questions or comments.

Councilman Friedman refers to the small strip mall on the east side of Northwest Highway, Palatine Plaza, and asks if another small scale strip mall would be next in line at this area.

Mr. Vyverberg states that it may be examined.

Councilman Friedman asks about the area near the stables on Northwest Hwy and verifies if Meadowlark Park is part of the 3 lots to the west or should it be the east?

Ms. Rivard verifies that the lots are east of the stables.

Chairman Dwyer asks if the railroad tracks on Northwest Highway down to Roselle would be a challenge for this area.

Mr. Vyverberg states it could be a challenge and a barrier for development.

Chairman Dwyer asks if one of the objectives of the study is to update a comprehensive plan.

Mr. Vyverberg states that the current comprehensive plan is now 10 years old. The standing life of a comprehensive plan is 10-20 years. The plan will reach a point that there is enough sub-areas and will need to be re-categorized and the plan updated.

Chairman Dwyer asks if a mock up could be done of the sub-area from a totally vacant perspective. It would be interesting to show how the village would like to develop the area from this viewpoint.

Mr. Vyverberg agrees it would be an interesting exercise to view the area from the ground-up.

Chairman Dwyer states this is a unique area for zoning. He states that the Northwest Highway corridor is the commercial business district of Palatine and a valuable asset that contributes a fair amount of sales tax to the Village.

Councilman Bettenhausen inquires about several vacant lots along the Northwest Highway corridor and wonders if the Village has a relationship with the owners to maintain the properties.

Mr. Vyverberg replies that the Village is responsible to enforce existing codes to maintain properties.

Councilman Bettenhausen questions the plans for the gas station property on the east end of Palatine Plaza.

Mr. Vyverberg states that there have been inquiries for reuse of the property but nothing has come of it. He also discusses working with the Fire Marshal to address the underground tanks on the property.

There were no further questions.

Chairman Dwyer made a motion to close the public hearing; seconded by Commissioner Williams. The motion was unanimously approved.

STAFF RECOMMENDATION:

After initial presentation and discussion, Staff is recommending continuing the Public Hearing until the May 4, 2021 Plan Commission meeting for additional refinement and review.

COMMUNICATION:

Mr. Vyverberg provides an update on a previous meeting regarding Northwest Trucks at 2200 N. Rand Road and conveys that the request was approved by the Village Council.

Chairman Dwyer makes a motion to acknowledge Commissioner Conrad Hansen's retirement and to recognize and thank him for his many years of service to not only the Plan Commission but to his community.

Motion approved by Mr. Fedota, 2nd by Mr. Noonan and unanimously approved and recognized by all.

RESULT:	CONTINUED [UNANIMOUS]	Next: 5/4/2021 7:00 PM
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Fedota	
ABSENT:	Robins, Kolososki	

IV. COMMUNICATIONS**V. ADJOURNMENT**

Minutes Acceptance: Minutes of Apr 20, 2021 7:00 PM (Approval of Minutes)

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 05/04/21 07:00 PM

CASE STAFF STATEMENT (ID # 6806)

Northwest Highway Sub Area Plan Phase II Initial Discussion & Workshop (Project #21-32)

BACKGROUND:

In coordination with the Village Council direction, Staff began the process of identifying and preparing the Northwest Highway Corridor Sub Area Phase II Analysis. Phase I was approved in December 2019. Similar to the Phase I study, the initial goals were to review current and historical development patterns, identify the planning challenges, review of potential redevelopment sites within the study area, and analyze the land use amendment considerations and recommendations.

ANALYSIS:

- As noted in the Village's Comprehensive Plans, Northwest Highway -U.S. Route 14 - is an IDOT controlled roadway and regional arterial, which serves as a major gateway to the western and eastern edges of the Village. It also functions as a connection for the surrounding communities to IL Route 53. Northwest Highway was a significant focus of the transportation sections of the previous and current Comprehensive Plans.
- From a land use perspective, there are many faces to the Northwest Highway corridor. The western section of Northwest Highway tends to have a more residential focus, interspersed with Park District Facilities and athletic uses until reaching the Quentin Road intersection, where more traditional and established shopping center uses prevail. The residential uses continue until the Smith Street intersection, which starts again with commercial centers until reaching the Renaissance Planned Development and Palatine Plaza Shopping Center.
- The Village's current Comprehensive Plan accurately summarized the corridor as follows:

"The age of much of the existing development indicates that proposals for redevelopment and land use change can be anticipated in the coming years. Redevelopment policies for different sections along this corridor and effective transportation management policies should be examined."

- In December 2019, Village Council approved Northwest Highway Sub-Area Plan Phase I. Phase I focused on the eastern portion of Northwest Highway, beginning at Illinois Route 53 and ending at Baldwin Road.

- Phase II encompasses an approximately 3.2 mile stretch of Northwest Highway and concludes at W. Northwest Highway intersects with W. Dundee Road at the western termination of the Village's corporate limits. With some noted exceptions, the majority of this section of Northwest Highway is developed, with some areas being developed in the later 1970's through newer redevelopments into the 2000's.
- From an annexation perspective and beginning at the western edge of Phase II, the initial annexation began in 1990's, with the residential areas east of Doe Road being annexed in 1986. The commercial and residential sections at Northwest Highway and Deer Avenue were incorporated in 1985, with the Countryside Planned Development coming into the Village in 1975.
- The remaining residential areas along the section of Northwest Highway came into the Village in the 1970's, with the commercial intersections at Smith Street (1960, 1971, and 1976), Plum Grove Road (1960 and 1971), and finally Palatine Plaza was annexed in 1958. Renaissance Resubdivision was incorporated in 1971 and the Mariano's and Palatine Police Station were annexed in 1962.
- Current Zoning/Property Conditions and Characteristics of the Proposed Phase II Sub-Area:
 - Approximately 172 lots - approximately 188 acres (.294 square miles).
 - Currently improved with a combination of commercial, retail, office, parks/recreation, and multi-family residential
 - A majority of properties are zoned B-2 (71) or Planned Development (62). Other zoning districts within the sub-area are R-1 (24), R-2 (1), R-3 (9), and B-1 (5).
 - The Renaissance (Sellegren) and Countryside Planned Development were some of the initial and defining Planned Developments along this corridor. Renaissance was initially approved in 1971 and, after several amendments was completed with 1 Renaissance Place in 1995. Countryside was annexed through agreement in 1969, with the commercial portions (office park and YMCA) being completed in the later 1980's.
 - In addition to the commercial and residential uses along this section of

Northwest Highway, there are also several institutional uses interspersed within this phase. Many of the developments fronting along Northwest Highway follow a traditional planning model of buffering the single-family uses on either side of Northwest Highway with commercial or multi-family developments having the most proximate access to Route 14.

- As Northwest Highway is under IDOT jurisdiction and control, most of curb cuts and access points are established and defined. Unlike the Phase I study, there are noted instances of parking spaces in the IDOT right-of-way or wide-open driveways or successive curb cuts in this area. The access points in this area are more defined.

ZONING AND LAND USES WITHIN THE PHASE II STUDY AREA:

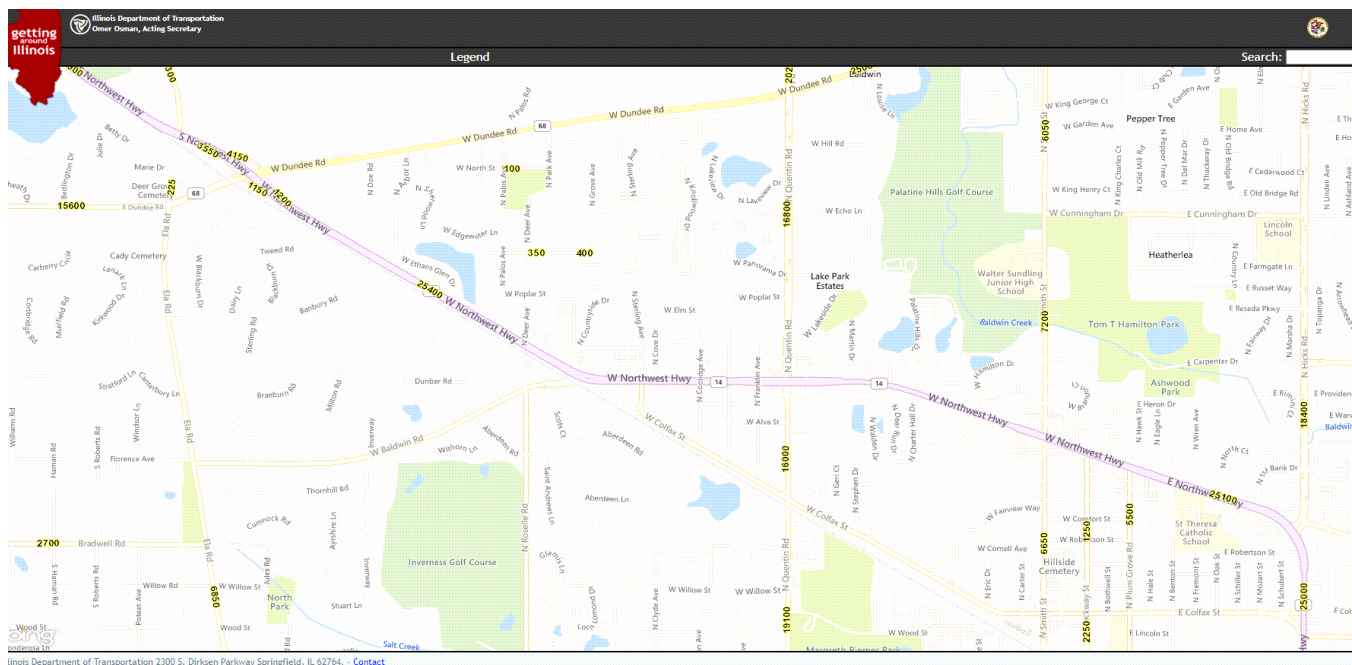
- B-1 (Shopping Center), B-2 (General Business), Planned Development, R-3 (High Density Multi-Family) and the surrounding single-family residential properties are all zoned R-2 single-family residential. The properties are a mixture of retail, retail-service, office, and convenience uses.

History: Development Patterns and Current IDOT traffic counts:

- In 2007, The Village Council approved the establishment of a Targeted Development Zone for the portion of Northwest Highway stretching from Wilke Road to N Hicks Road. The Village Council expanded the program in 2008 to include all of the properties within Palatine's Northwest Highway corridor. The Targeted Development Zone (TDZ) was created to help facilitate reinvestment/redevelopment for commercial uses within the Northwest Highway corridor. Eligible properties within the TDZ are entitled to a waiver of 50% of all associated Village review, permit and inspection fees for any project with an estimated value of \$250,000 or greater.
- The western Northwest Highway corridor is a combination of large shopping centers, various retail/office/service uses, medical offices, single-family and multi-family residential, and eventually parks and recreational uses.
- The most intensive areas in this area are clustered around major intersections

(Northwest Highway & Hicks Road, Northwest Highway and Smith Street, and Northwest Highway and Quentin Road).

- Within the Sub-Area, there have also been areas of redevelopment. The following is a project sampling over the last 15 years:
 - Chase Bank - 190 W. Northwest Highway - 2009
 - Dunkin' Donuts / Subway - 231-243 W. Northwest Highway - 2013
 - Lexington Oaks - 751-827 N. Winchester Drive (15-unit townhouse development)
 - Within the existing Palatine Plaza, Quentin Corners shopping center, and Northwest Quentin Center (SE corner of Quentin and Northwest Highway), there have also been varying degrees of zoning entitlements and associated tenant buildout and redevelopment.
 - Studio 41 acquired and redeveloped the former auto dealership @ 1410 W. Northwest Highway - 2018
 - Quest Academy completed its Western Campus - 2011
- The following represents the most recently available IDOT traffic count information for the Phase II Study Area. The traffic counts begin near the western edge of Phase II and are maintain through the study area, with little deviation.



- IDOT has also installed barrier medians at the intersection of Northwest Highway and Quentin Road, when Northwest Highway was reconstructed and realigned. This was completed to both manage the traffic and limit turning delays. This has likely impacted the commercial centers at this intersection.
- The barrier medians will remain in place and the surrounding commercial developments will have to continue manage these barriers, within the existing infrastructure. Their presence has likely impacted the commercial redevelopment potential for some of these centers.
- The Commercial properties from Hicks Road through Benton Street include Palatine Plaza Shopping Center (retail, fitness facility, dog daycare and boarding - 12.1 acres) and Renaissance Resubdivision (mostly office uses - 66 acres). Renaissance Resubdivision follows a specific use list.
- Continuing west until Brockway Street, there is a combination of single-family residential (north), a school, a bank, shopping center, two restaurants, and an institutional use with Little Sisters of the Poor.
- The intersection of Northwest Highway and Smith Street includes additional shopping centers, another bank, CVS, and a recent development including a multi-tenant center with restaurants.

Development Challenges, Constraints and Conclusions:

- Staff has identified the potential development challenges and constraints of Phase II Sub-Area Plan:
 - Several small vacant and/or undeveloped parcels that would likely require consolidation if developed.
 - Lots of varying sizes, such as large shopping centers and small vacant and/or undeveloped parcels, which could be difficult for redevelopment.
 - Large shopping centers and office buildings with vacancies and specific use lists.
 - Lack of reinvestment in certain sections of Northwest Highway has led to vacancies and Code Enforcement activities (Phase I & II).
 - The construction and development of many of the existing buildings date to the 1960's and 1970's, which creates pockets of outdated structures. (both Phases).
 - Traffic volumes along Northwest Highway create pedestrian barriers and the defined access points are likely already established.
 - Lack of definable street character and unified development theme. Each section of Phase II has a different character.
 - There are also dated Planned Development use lists, which could be updated to eliminate either outdated/obsolete uses or expanded to include alignment to an appropriate existing zoning classification reference from the Village of Palatine Zoning Ordinance.
 - There may be existing commercial buildings that are obsolete, where an additional or alternate land use consideration should be reviewed.
 - The existing residential properties are likely to remain and most, if not all of the residentially planned properties, do not initially lend themselves to another land use.

Potential Development Areas of Phase II:

- Camelot Sub-Area (Northwest Highway & Dundee Road) and the surrounding

commercial lots west of the Park District.

- Vacant lots west of 1410 W. Northwest Highway (Studio 41).
- Portions of the property at the southwest corner of Northwest Highway and Sterling Avenue.
- Vacant lots at the southeast corner of Northwest Highway and Smith Street.

RECOMMENDATION:

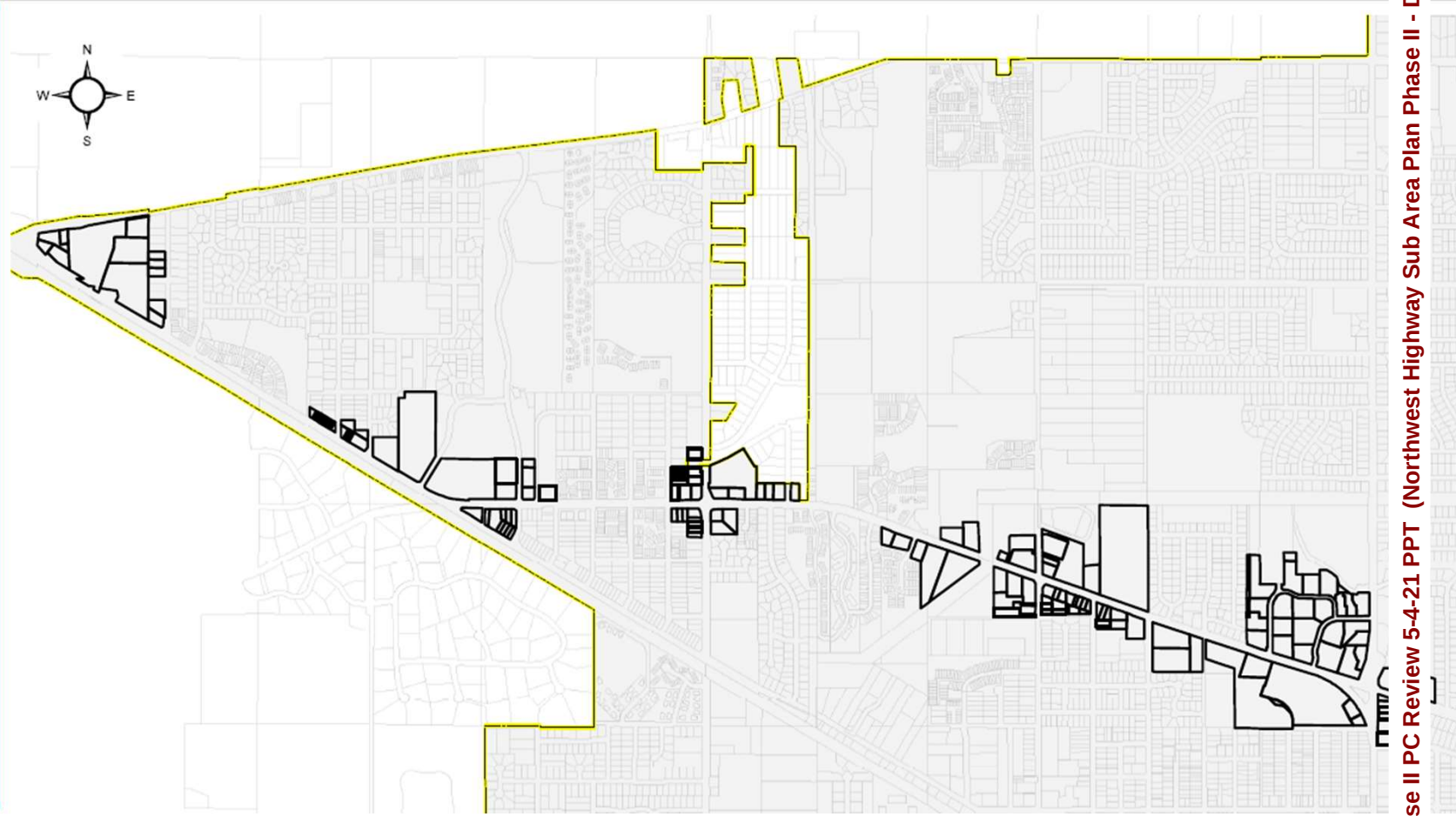
After the initial presentations and discussions, Staff is recommending accepting the Northwest Highway Phase II Corridor Analysis and forwarding it to the Village Council for additional consideration, review, and policy direction regarding any specific recommendations on a particular site.

ATTACHMENTS:

- Phase II PC Review 5-4-21 PPT
- Public Notice

Northwest Highway Corridor Analysis and Sub- Area Phase II - Analysis

Sub-Area Boundaries



Northwest Highway Corridor Analysis and Sub- Area Phase 2 – outline and goals

- Identify the initial Northwest Highway Sub Area Phase 2 initial study area boundaries;
- Development History of the Sub-Area;
- Identify Current and Past Development Patterns:
 - Current Zoning requirements,
 - Current and Average Lot Sizes;
- Identify Possible Development Challenges;
- Identify the Code relief that has been approved elsewhere in the Sub Area for application to other similar properties/developments;
- Identify potential and likely redevelopment sites:
 - Staff Analysis and Recommendations;
- Land use amendment considerations and recommendations.

Northwest Highway Corridor Analysis and Sub- Area:

Current lot conditions and Zoning Characteristics

- Study Area:
 - ~172 parcels – approximately 188 acres.
- Currently improved with a combination of commercial, retail, parks/recreation, and residential.
- Average lot size is 14,600 square feet
 - Smallest lot is 1,820 square feet and the largest lots area 665,453 square feet (15.28 acres).
- A majority of the properties are zoned B-2 (71) or P (62). Other zoning districts within the area are R-1 (24), R-2 (1), R-3 (9), and B-1 (5).
- Lack of definable street character or unified development theme.

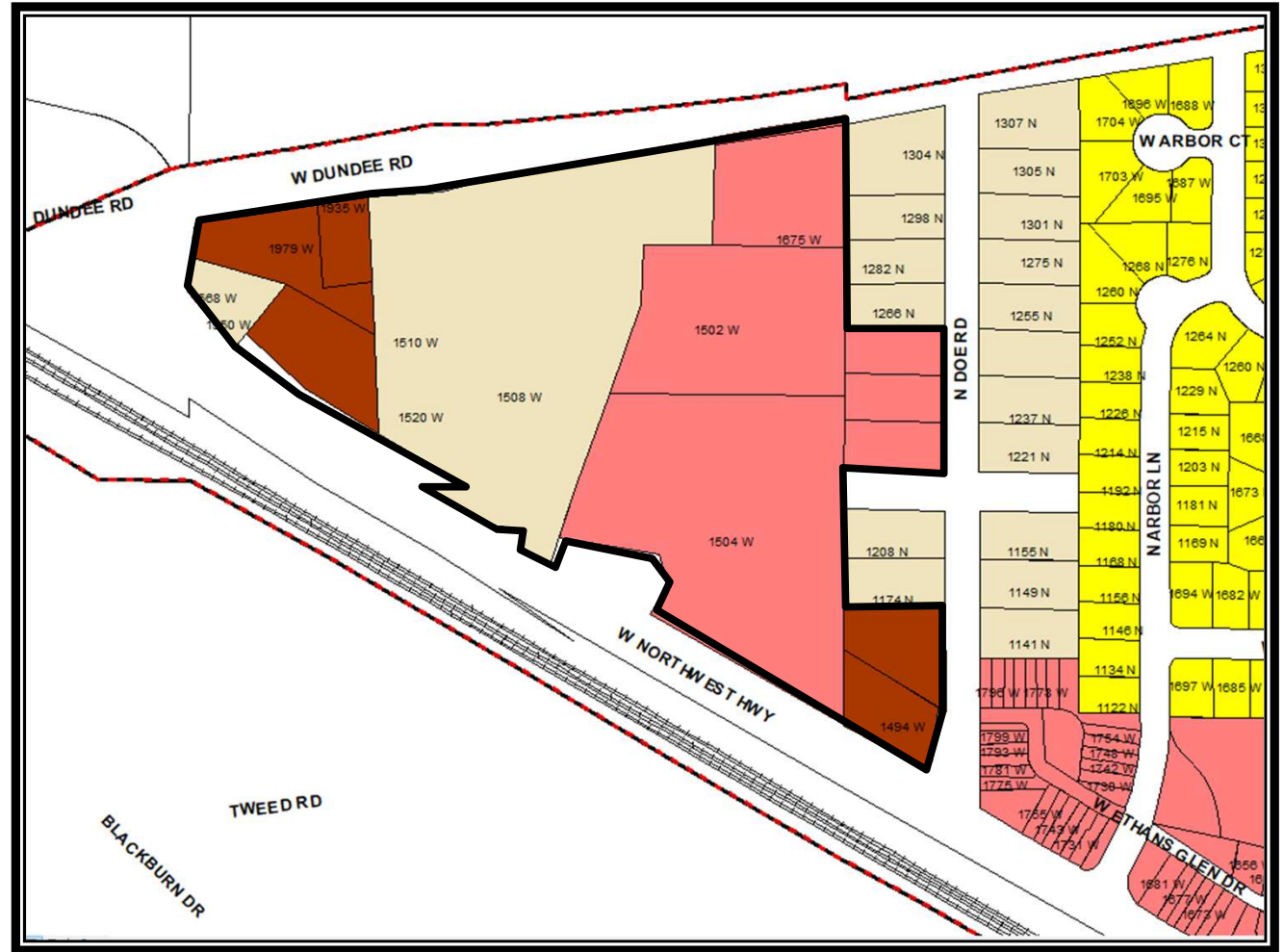
Development challenges within the Northwest Highway Sub-Area

- Several small vacant and/or undeveloped parcels that would likely require consolidation if developed.
- Lots of varying sizes, such as large shopping centers and small vacant and/or undeveloped parcels, that could be difficult for redevelopment.
- Large shopping centers and office buildings with vacancies and specific use lists.
- Lack of reinvestment in certain sections of Northwest Highway has led to vacancies and Code Enforcement activities (Phase I & II).
- The construction and development of many of the existing buildings date to the 1960's and 1970's, which creates pockets of outdated structures. (Phase I & II)

Development challenges within the Northwest Highway Sub-Area

- Lack of definable street character and unified development theme.
- Traffic volumes, barrier medians, and IDOT controlled access points are already established.
- Antiquated Planned Development Use lists could be expanded to incorporate links to Palatine Zoning Districts within the Code.
- Possible existing commercial buildings that are obsolete, where an additional or alternate land use consideration should be reviewed.
- Existing residential properties are likely to remain and most, if not all of the residentially planned properties, do not initially lend themselves to another land use.

W. Dundee Road and W. Northwest Highway



W. Dundee Road and W. Northwest Highway



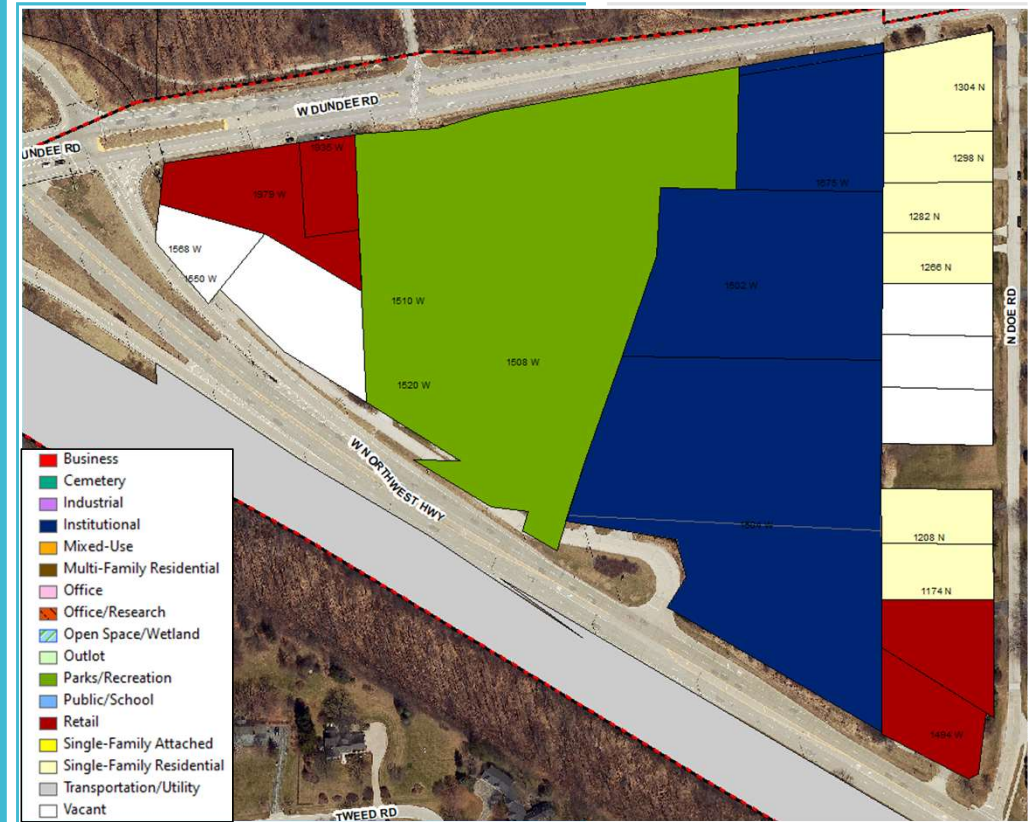
Camelot Sub-Area

2011 Comprehensive Plan Land Use Recommendations:

- Cohesive land use pattern.
- Future expansion of current park and recreation facilities which would allow for a prominent gateway feature at the intersection of Northwest Highway and Dundee Road.
- Residential uses for the eastern portion of the Sub-Area.

Development Challenges:

- Large, underdeveloped portion of Park District property .
- Limited access points and low visibility.
- Gateway feature would require both lots to be for sale at the same time.



1550-1568 W. Northwest Highway & 1935-1979 W. Dundee Road



Vacant, underdeveloped parcels with a cell tower use

Current Land Uses



Auto Repair

Palatine Stables – 1504-1520 W. Northwest Highway

Current Land Use:

- Parks/Recreation - Palatine Park District Stables

Development Challenges:

- Access and ingress/egress points established and unlikely to ever alter.
- Existing commercial uses to the west and older established single-family residential subdivision to the east.

Analysis:

- The current long-range anticipated uses would align with the Park District's ownership of the property.



Palatine Stables

Former Camelot Property – 1502-1504 W. Northwest Highway and 1675 W. Dundee Road

Current Land Use:

- Palatine Park District owned - unimproved Meadowlark Park (11.78 acres) with existing parking and stable buildings on-site
- **Potential Redevelopment by the Palatine Park District into a Community or Neighborhood Park (per Palatine Park District's 2015 Comprehensive Master Plan)*

Development Challenges:

- Potential to remain as an unimproved park
- Previous residential proposals in 2006 and 2011 – both were denied



Source: Google Earth

Meadowlark Park

Meadowlark Park



Develop site master plan

- ☐ Plan for community park and neighborhood park use and amenities.
- ☐ Consider:
 - Shelter
 - Contemporary / destination playground based around music or nature themes.
 - Parking
 - Sports courts and fields
 - Drinking fountain and other site furnishings.
 - Complimentary uses such as equestrian trails.
- ☐ Provide stronger visual and physical connections to Palatine Stables
- ☐ Enhance park identity - provide stronger visual presence through signage.
- ☐ Consider developing a working farm.
- ☐ Consider preserving open space - do not add active recreation amenities.
- ☐ Consider selling three out-lots on Doe St

Source: Palatine Park District's 2015 Comprehensive Master Plan

1494 W. Northwest Highway

Current Land Use:

- Business (sales and service, with retail showroom; residential home builder)

Development Challenges:

- Long vacant commercial building, previously occupied by a landscaping contractor. Residential (Ethan's Glen) to the east and single-family residential to the north.
- Corner lot with one access to Northwest Highway. Note – Staff would not support a second access as Doe Road is decidedly residential in character.

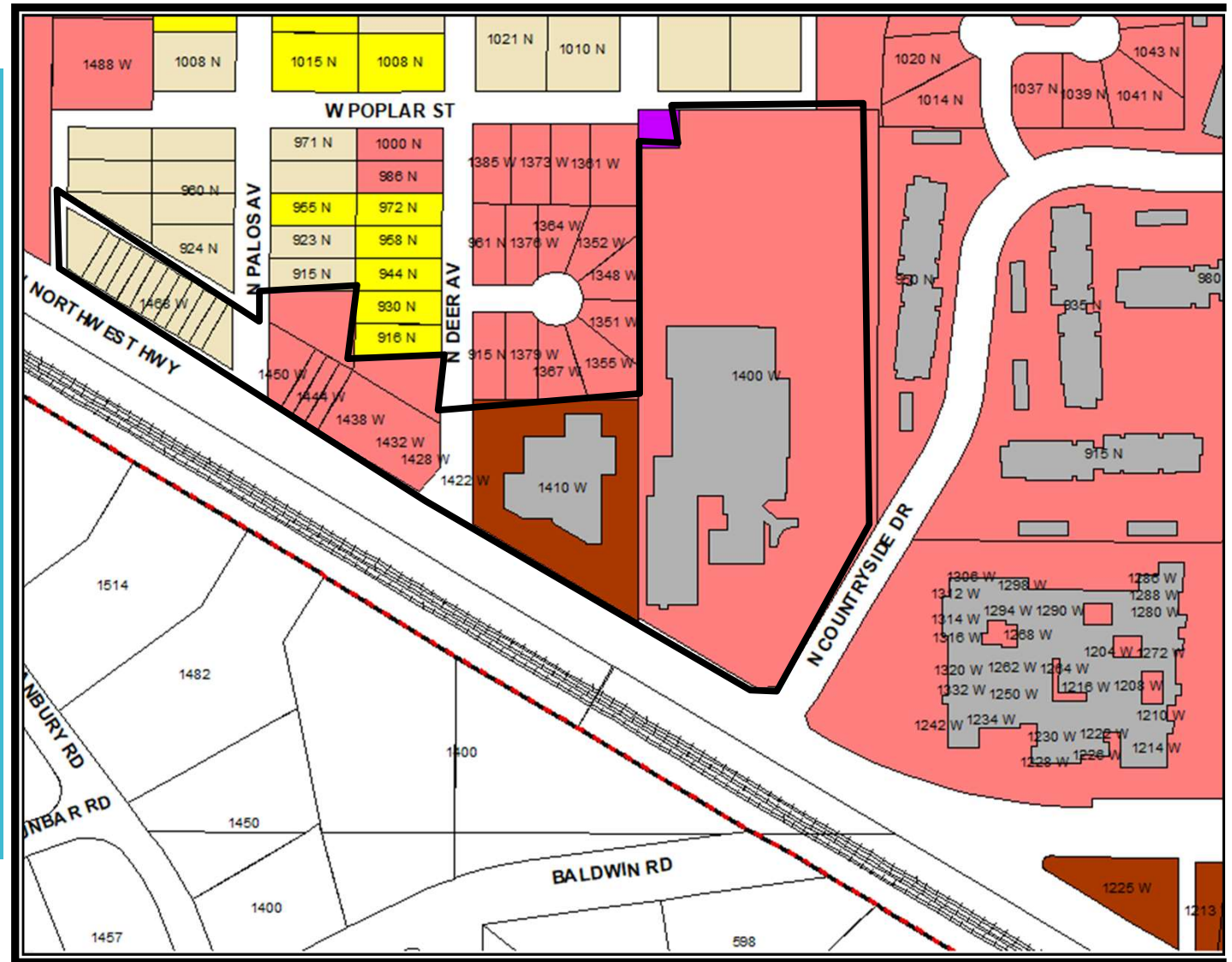
Recommendations:

- Comprehensive Plan - Attached Single-Family Residential



Source: Google Earth

1400 through
1466 W.
Northwest
Highway



1400 through
1466 W.
Northwest
Highway



1468 W. Northwest Highway

Current Land Use:

- Single-family residential with several vacant, unimproved parcels

Development Challenges:

- Requires the consolidation of multiple parcels.
- Shallow lots with Northwest Highway frontage, with direct proximity to the other single-family residential properties within the subdivision.
- Adjacency to the Ethan's Glen detention pond.

Recommendations:

- Future land use – business.
- Rezone from S-F to Business would be required to implement the Comprehensive Plan recommendation.
- The recommendation was perhaps more feasible, with an approved, yet never implemented Planned Development and shopping center to the east.



Source: Google

1420-1450 W. Northwest Highway

Current Land Use:

- Business – Vacant, never improved AC Plaza Planned Development (2-story building with restaurant and retail space on 1st floor, and professional offices on 2nd floor).

Development Challenges:

- Proximity to residential would require significant landscape buffer.

Recommendations:

- Less dense business/commercial use than the previously approved Planned Development or a single-user non-impactful use.
- Access ideally should come from Northwest Highway.



1400 W. Northwest Highway (YMCA)

Current Land Use:

- Parks/Recreation – YMCA

Development Challenges:

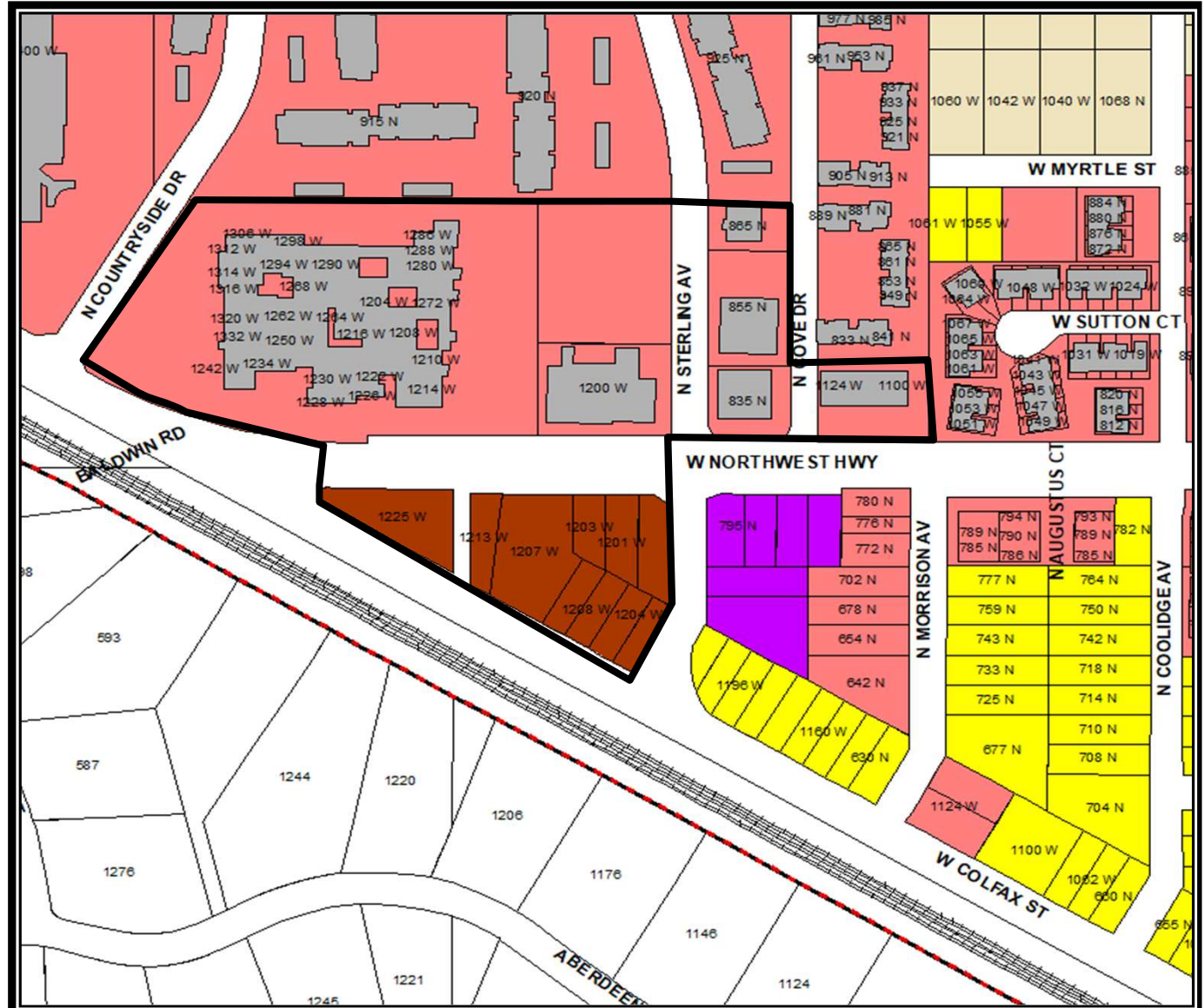
- Large parcel; should the Y close, this could be challenging site for redevelopment.
- No landscaping along Northwest Highway

Recommendations:

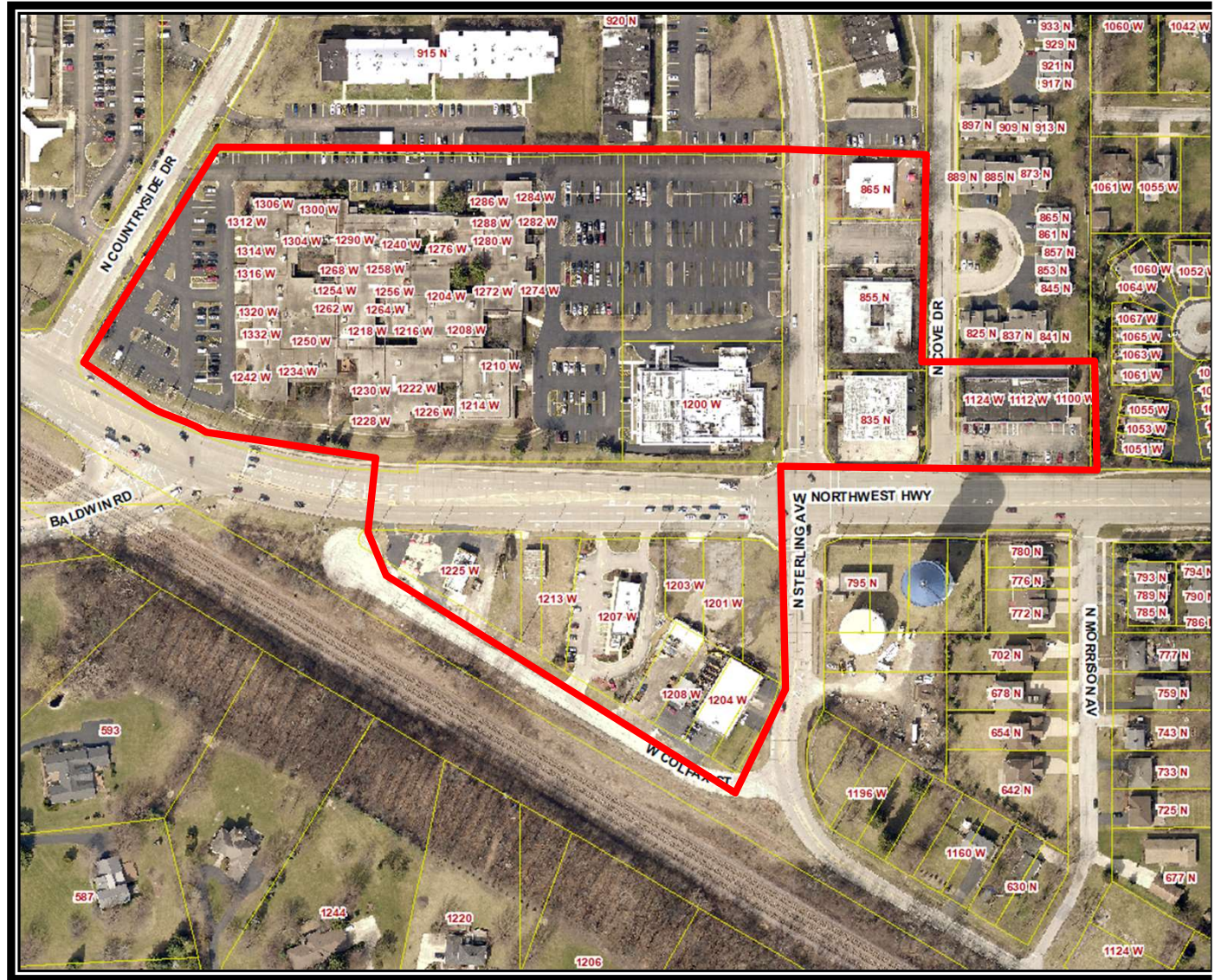
- Maintain its existing recreational use and activities.
- Require additional landscaping and parkway trees along Northwest Highway.



N. Countryside Drive and W. Northwest Highway



1400 through
1466 W.
Northwest
Highway



1204-1332 W. Northwest Highway (Countryside Commercial)

Current Land Use:

- Office – Countryside Commercial

Development Challenges:

- Limited and outdated PD use list.
- No landscaping in or around the parking lot.

Recommendations:

- Staff review of existing potentially outdated Planned Development Ordinances. This could lead to technical suggestions for amendment to further align with a general zoning district or use list to update or provide more flexible uses, administered through a zoning process.



1200 W. Northwest Highway (New Life Church)

Current Land Use:

- Institutional; previous uses included commercial uses within the Countryside Planned Development.

Development Challenges:

- None identified.

Recommendations:

- Maintain existing. Future Land Use recommendation identifies a continued institutional use.



835, 855, and 865 N. Sterling Avenue (Sterling Corner)

Current Land Use:

- Commercial office and institutional buildings

Development Challenges:

- Limited and outdated PD use list.
- No landscaping along Northwest Highway.

Recommendations:

- Determine if the developer/owner would be amenable to reviewing an update/modifications the Planned Development use list, which was established in 1969 (Annexation agreement) and modified over the next 20 years.
- Pending any future redevelopment, require landscaping and parkway trees along Northwest Highway.



1100-1124 W. Northwest Highway (Hidden Cove Shopping Center)

Current Land Use:

- Commercial uses

Development Challenges:

- Proximity to residential
- Limited parking and no direct access to Northwest Highway, as allowed by IDOT.

Recommendations:

- No changes recommended. The Comprehensive Plan recommends a continued retail/business uses. A predominately take-out pizza restaurant was approved in earlier 2021.



Southwest corner of Northwest Highway and Sterling Avenue

Current Land Use:

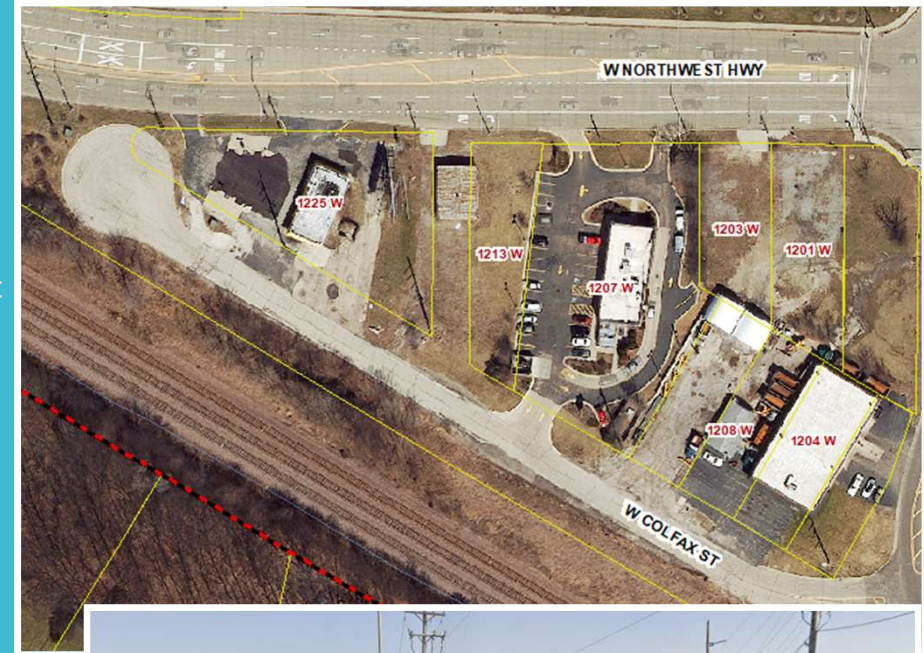
- Mostly obsolete commercial/industrial uses; Wendy's restaurant

Development Challenges:

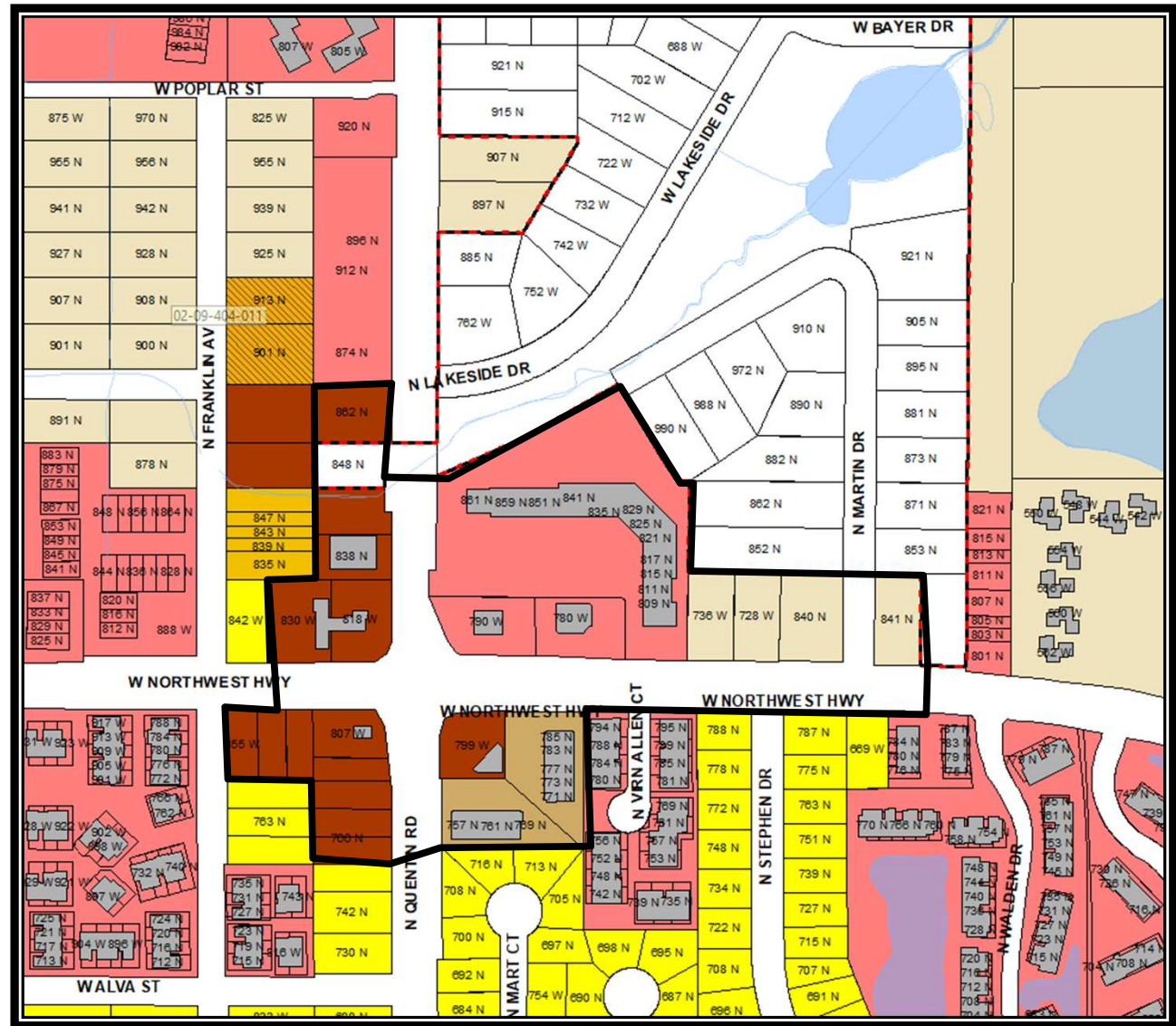
- The underground tanks were removed and remediated from this property. If another gas station chooses to Petition for a new Special Use, new and updated tanks would have to be installed.
- Is there an opportunity to include the 1213 property into the redevelopment of 1225 W. Northwest Highway.
- Narrow, odd shaped lots could make it difficult for new development unless consolidated.
- 1201-1203 W. Northwest Highway – this property is periodically listed for sale and development. Its redevelopment may require application for various of relief or consolidation with another property.

Recommendations:

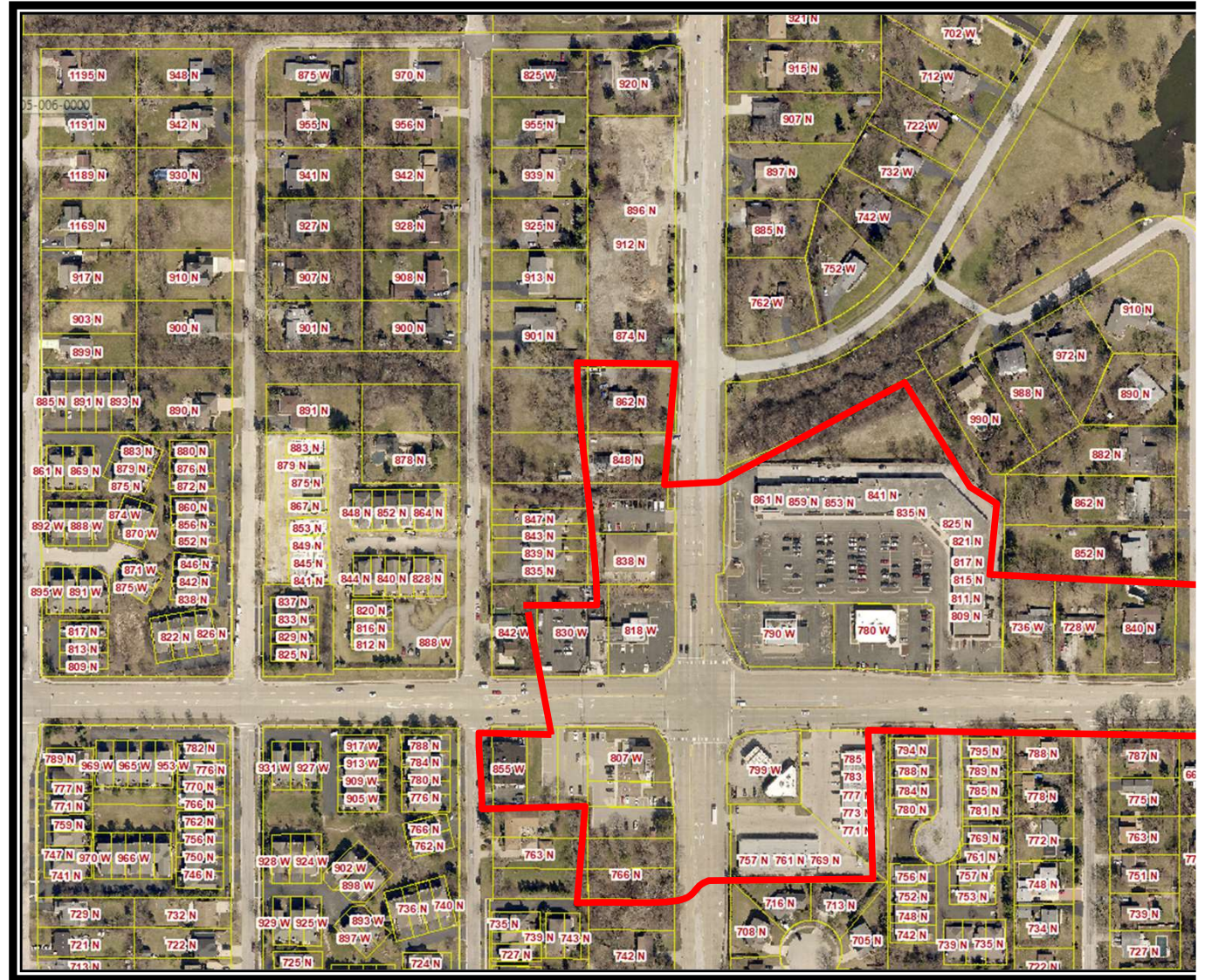
- Landscape improvements.
- Property improvements such as paving parking lot updates, utility extensions, where possible.
- If another lot could be consolidated with the former gas station site, another or expanded gas station could be an appropriate reuse of the property. Zoning re-entitlement would be required. The in-ground tanks were previously removed.



755 W.
Northwest
Highway
through 814 N.
Martin Drive



755 W.
Northwest
Highway
through 814 N.
Martin Drive



862 N. Quentin Road (and unincorporated 848 N. Quentin Road)

Current Land Use:

- Business – Office (real estate)

Development Challenges:

- Annex 848 N. Quentin Road; same owner owns 848 and 862, plus the 2 vacant parcels to the west.

Recommendations:

- The Future Land Use map recommends an office and business use of the property. At this time, Staff is not recommending any changes and there should be sensitivity to buffering and screening for the SFR properties.



Northwest Corner of Northwest Highway and Quentin Road

818, 830, & 842 W. Northwest Highway

Current Land Use:

- A Closer Bond Dog Training Center and commercial office buildings

Development Challenges:

- Proximity to residential.
- Underutilized sites.
- Lack of investment in the buildings.
- IDOT controlled intersection and access established and determined by IDOT.
- There is a 16-foot grade down from Quentin Road to Franklin Avenue (783-767).

Recommendations:

- Current zoning is R-2 (legally non-conforming training and office/retail buildings).
- Future Land Use recommendations are business office and retail.
- Former Mia's Garden/Alzheimer's memory care property – expired Planned Development.



Southwest Corner of Northwest Highway & Quentin Road

855 W. Northwest Highway (NAPA Auto Parts) & 807 W. Northwest Highway (Brandt's)

Current Land Use:

- Retail (NAPA) and restaurant (Brandt's) and vacant lot to the south.

Development Challenges:

- Established access points and median location.
- Proximity to residential properties to the south and west.

Recommendations:

- The Comprehensive Plan recommends a continued retail use for these properties.



Northeast Corner of Northwest Highway & Quentin Road

803-861 N. Quentin Road (Quentin Corners)

Current Land Use:

- Commercial; Quentin Corners Shopping Center Planned Development.
- A new owner purchased the shopping center several years ago and several new uses and tenants were added.
- As part of their zoning entitlement for several commercial Special Uses, the older use list was updated to also align with the B-2 use list.

Development Challenges:

- Established IDOT access points and barrier medians.

Recommendations:

- Comprehensive Plan recommends a continued retail use.



Southeast Corner of Northwest Highway & Quentin Road

755-785 N. Quentin Road (North Quentin Plaza) & 799 N. Quentin Road (gas station)

Current Land Use:

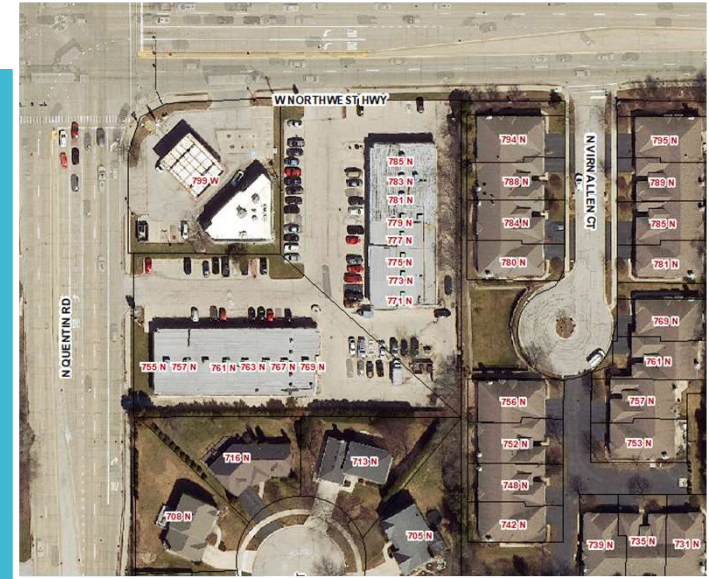
- Commercial; gas station/older established shopping center
 - The shopping center is surrounded on the east by a medium density attached single-family (east - William's Park Place – Virn Allen Court) and a single-family development (south - Garden Glade Subdivision)

Development Challenges:

- Ingress/egress to the shopping center can be challenging.
- Direct proximity to residential properties (the 2 commercial buildings are setback approximately 17 feet (east) and 15 feet (south) from the residential properties.
- The only buffer provided is an existing 6-foot fence between the properties.

Recommendations:

- Comprehensive Plan recommends a continued retail use.
- Staff notes that if the commercial property ever reached a point unviability, a medium density residential development of a similar architectural quality and density to Virn Allen could be evaluated.



736 and 728 W. Northwest Highway and 840 and 841 N. Martin Drive

Current Land Use:

- Single-family residential (annexed in 1994)

Development Challenges:

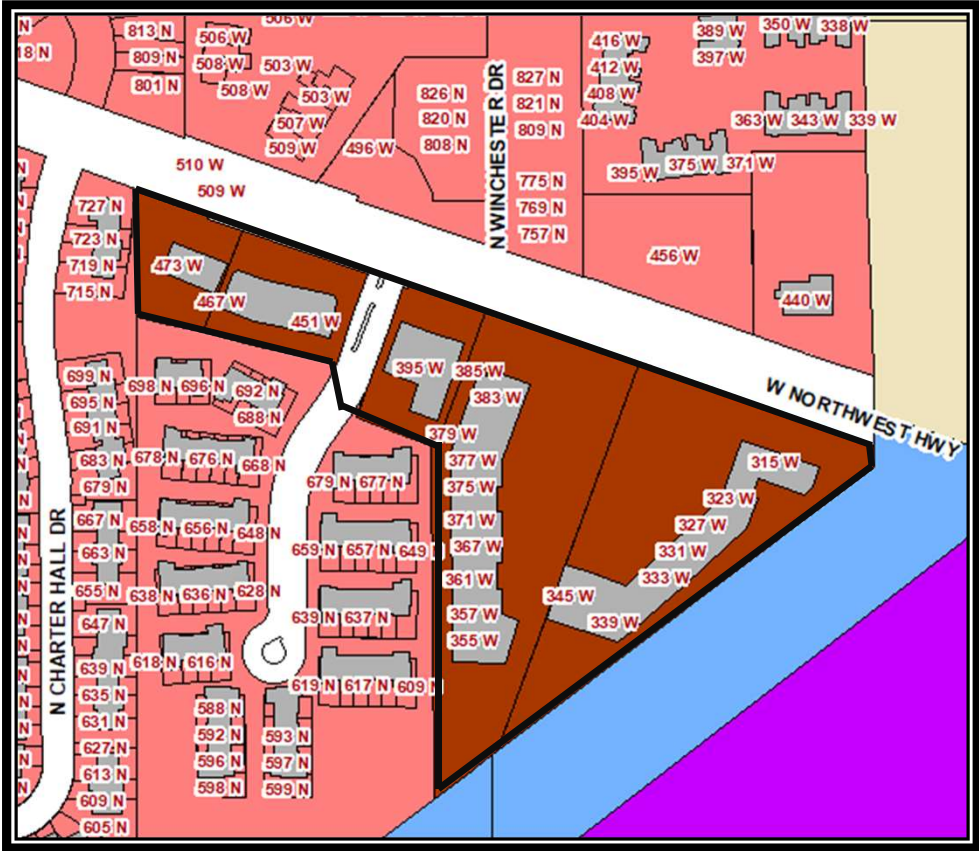
- Compression from the commercial property to the west and multi-family to the east.
- Single-family homes fronting on Northwest Highway.
- The remainder of Lake Park Estates Subdivision to the north remains in unincorporated Cook County.

Recommendations:

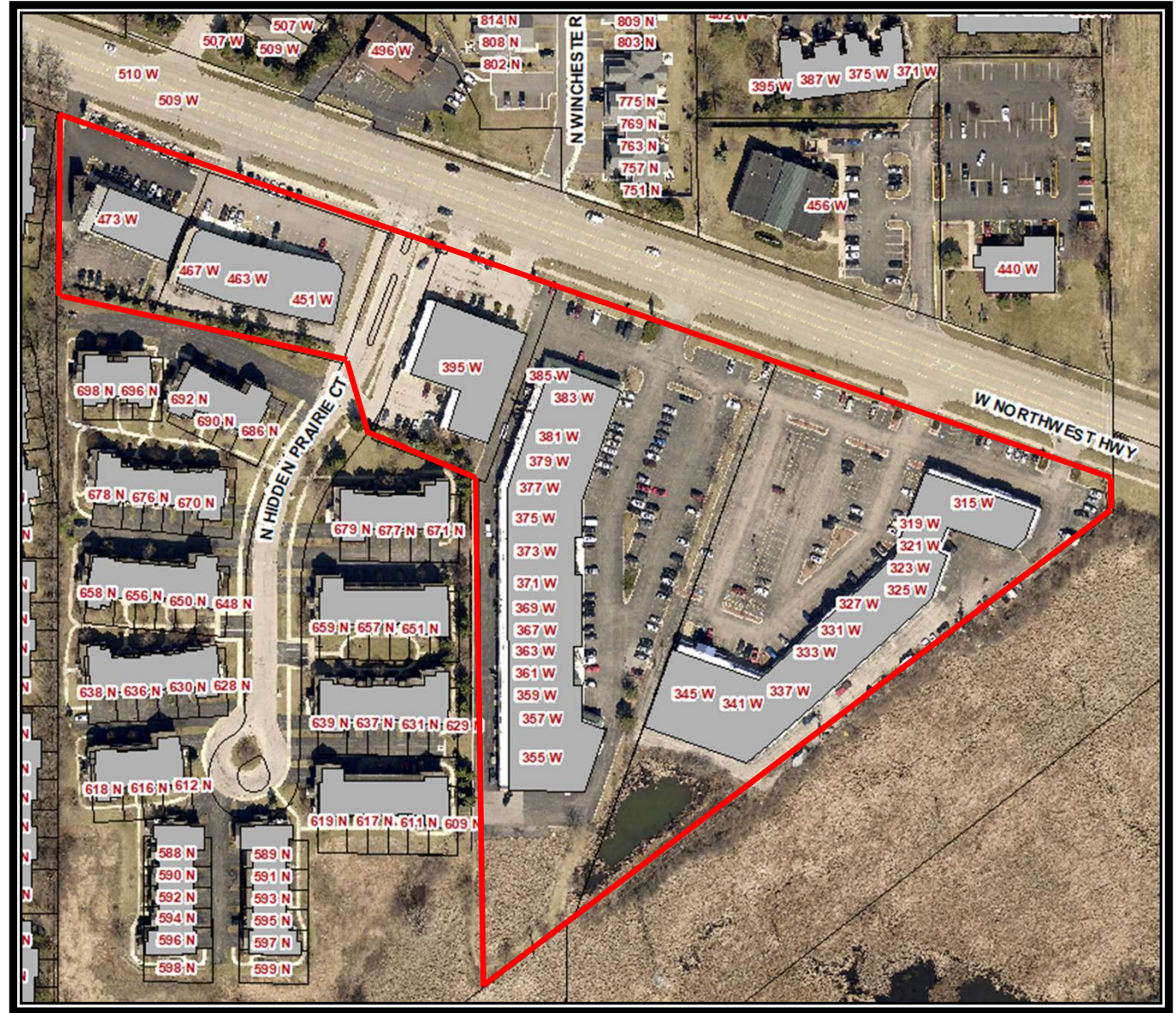
- Comprehensive Plan recommends continued single-family residential use.



315 – 473 W.
Northwest
Highway



315 – 473 W.
Northwest
Highway



395 - 473 W. Northwest Highway (Whitehall Plaza, Westpoint Plaza)

Current Land Use:

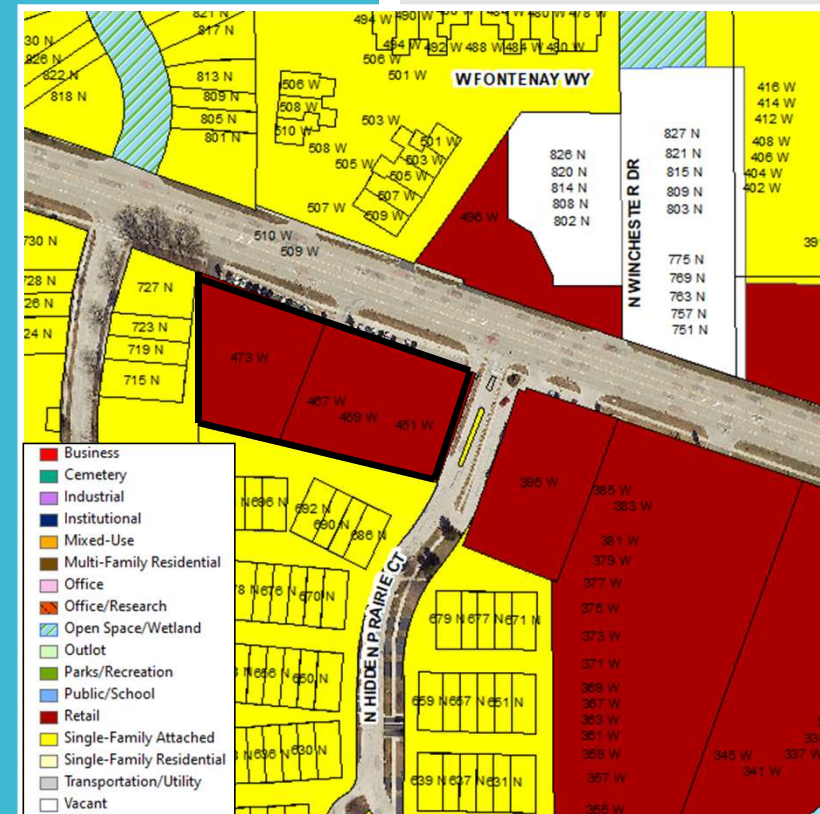
- Retail (commercial shopping centers)

Development Challenges:

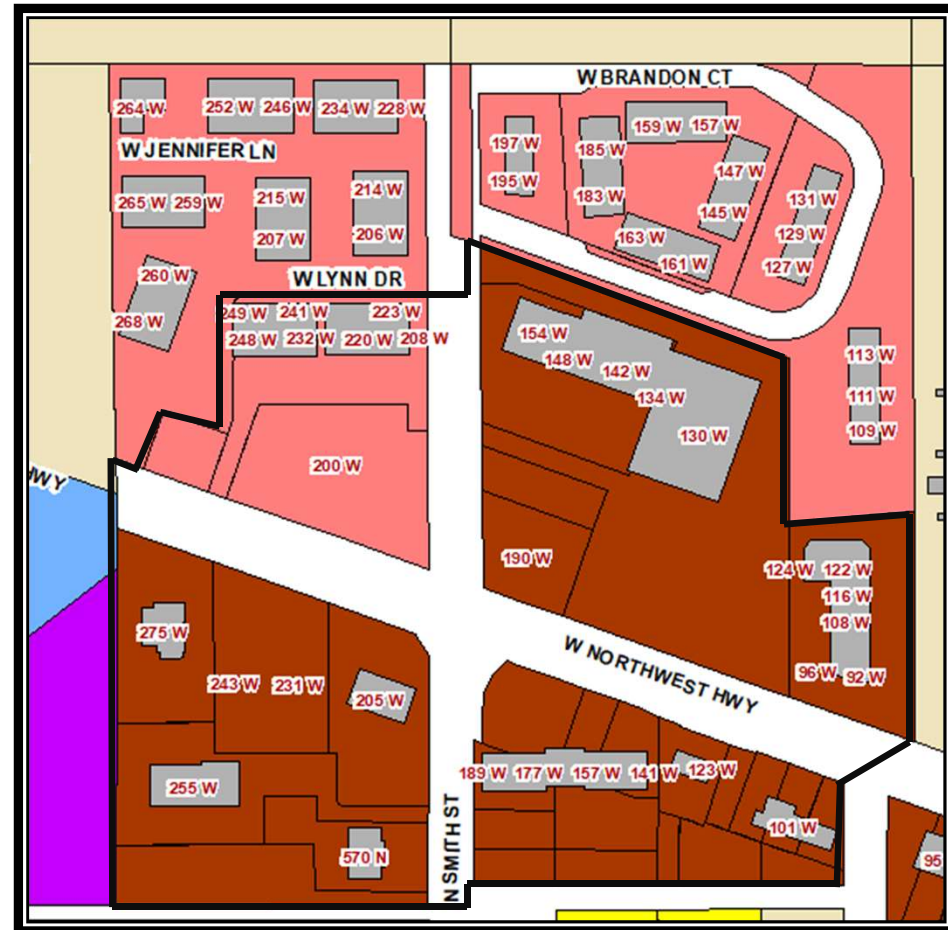
- Existing lot depth.
- Proximity to residential.



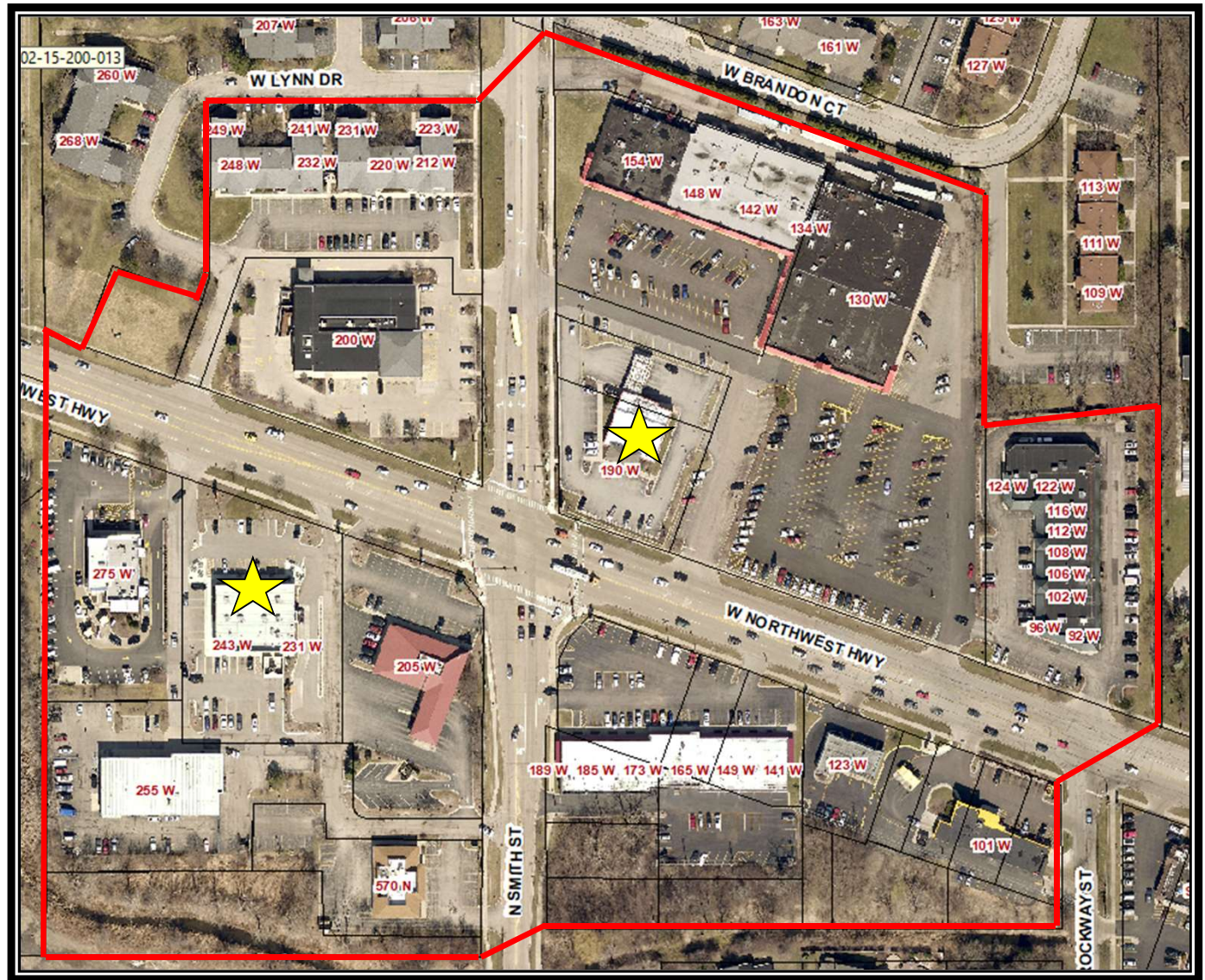
Source: Google Earth



92-275 W.
Northwest
Highway



92-275 W.
Northwest
Highway



Northwest Corner of Northwest Highway & Smith Street

Vacant parcel west of CVS

Current Land Use:

- Vacant

Development Challenges:

- Approximately 10,500 SF.
- Too small for typical commercial development – zoning relief likely (potentially required parking and setbacks). This lot was created with the Hamilton Place Unit 1 development and has been on/off the market over the last many years.
- Due to its size and potentially limited development potential, the Village can provide technical responses and then react to a proposal, once identified and submitted.



Southeast Corner of Northwest Highway & Smith Street

141-189 W. Northwest Highway (Plaza 14)

Current Land Use:

- Retail

Development Challenges:

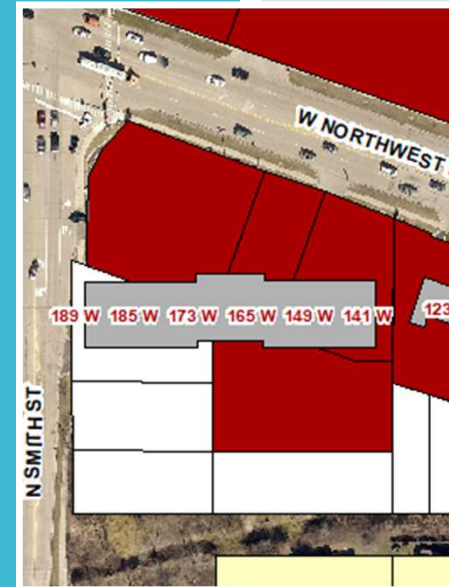
- Uniquely shaped parcel.
- Access onto Smith Street can be difficult during peak hours.

Recommendations:

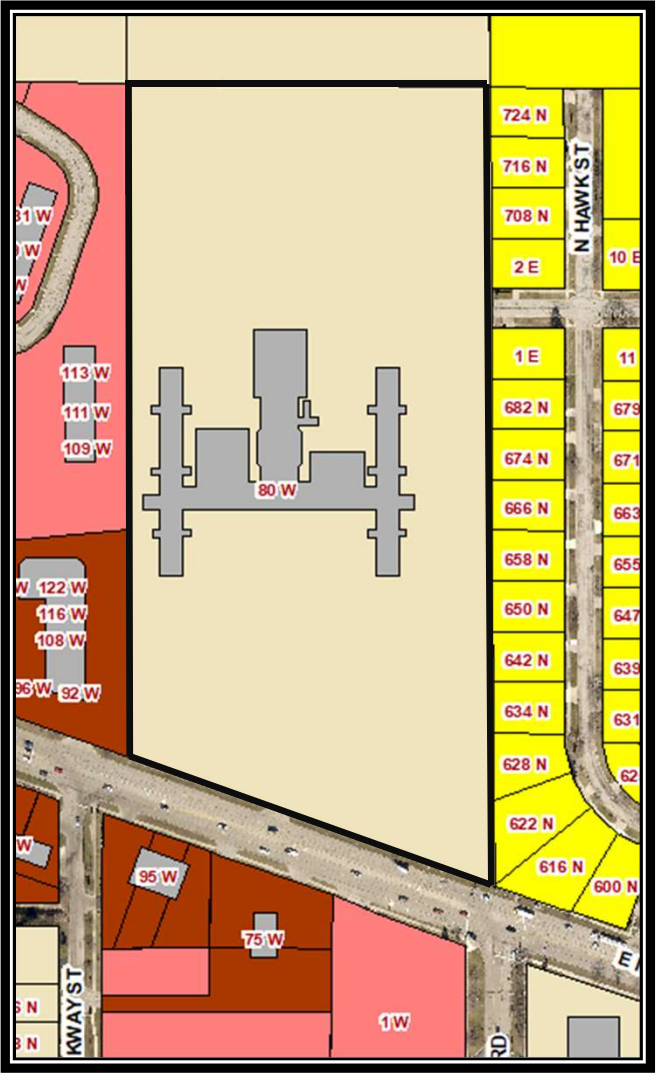
- Comprehensive Plan recommends that the use remains retail.
- There are also vacant parcels to the south of the building and adjacent to the parking are also zoned B-2.
- Comprehensive Plan recommends open space/wetland due to the adjacent creek south of these lots. It appears as though a portion of these lots are in the floodplain.
- Depending upon the engineering constraints and feasibility, there could be potential to expand the parking lot and include addition screening for the residential properties, south of the creek, were these properties to come into common ownership.
- These three lots may appear to have limited independent development potential, depending upon the engineering constraints.



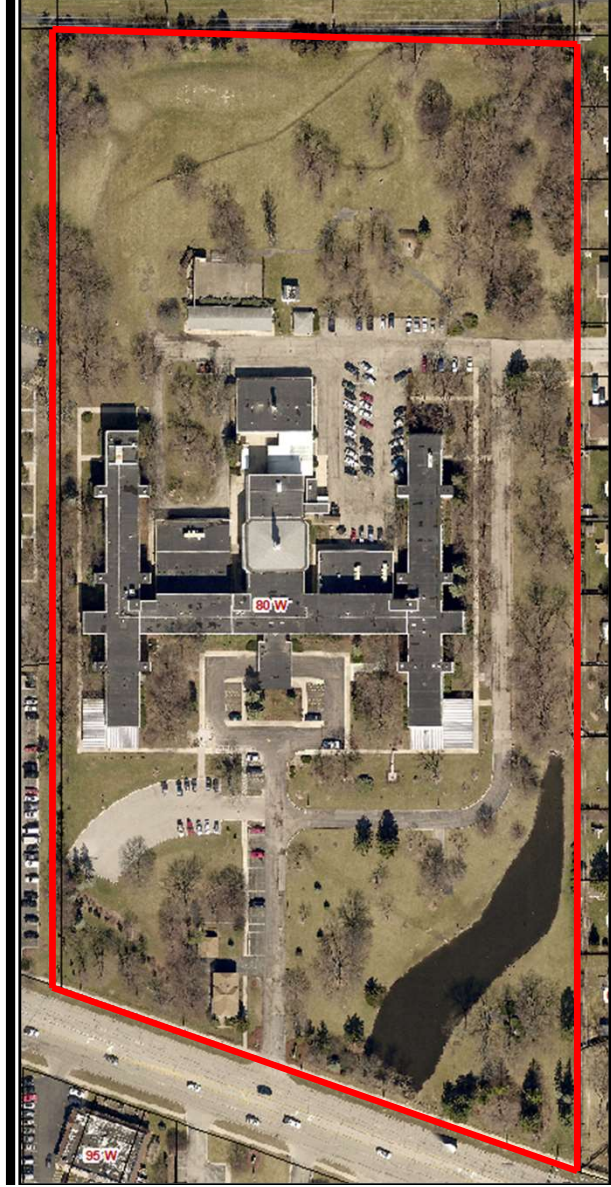
Source: Google Ea



80 W.
Northwest
Highway



80 W. Northwest Highway



80 W. Northwest Highway (Little Sisters of the Poor)

Current Land Use:

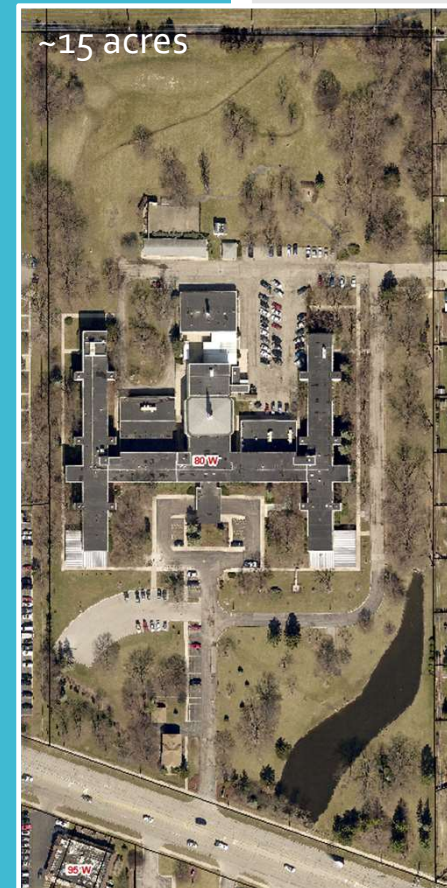
- Long standing institutional use – Little Sisters of the Poor

Development Challenges:

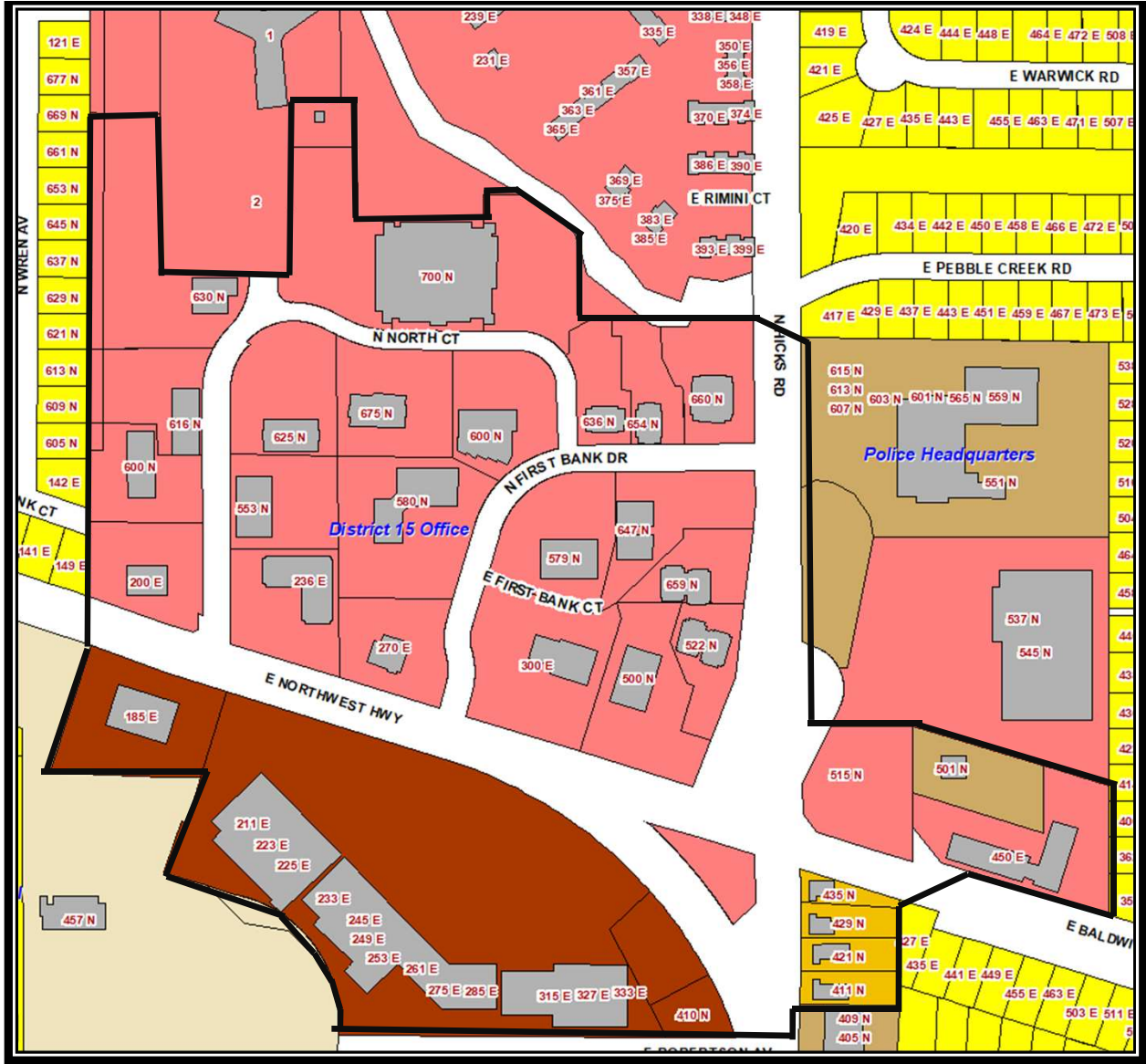
- None identified.

Recommendations:

- No changes recommended to the institutional use.
- Should the existing institutional use cease, the property could lend itself for development of another residential subdivision.



185 through
501 E.
Northwest
Highway



02-14-112-002-0000

RENAISSANCE PL

630 N

616 N

600 N

200 E

185 E

625 N

553 N

236 E

270 E

300 E

500 N

522 N

659 N

647 N

579 N

600 N

675 N

580 N

630 N

654 N

660 N

700 N

N NORTH CT

N FIRST BANK DR

E FIRST BANK CT

E NORTHWEST HWY

N HICKS RD

ERIMINI CT

358 E

366 E 372 E 374 E

382 E 388 E 390 E

389 E 397 E 399 E

365 E

363 E

359 E

361 E

369 E

375 E

377 E

383 E

385 E

District 15 Office

Renaissance Resubdivision

Current Land Use:

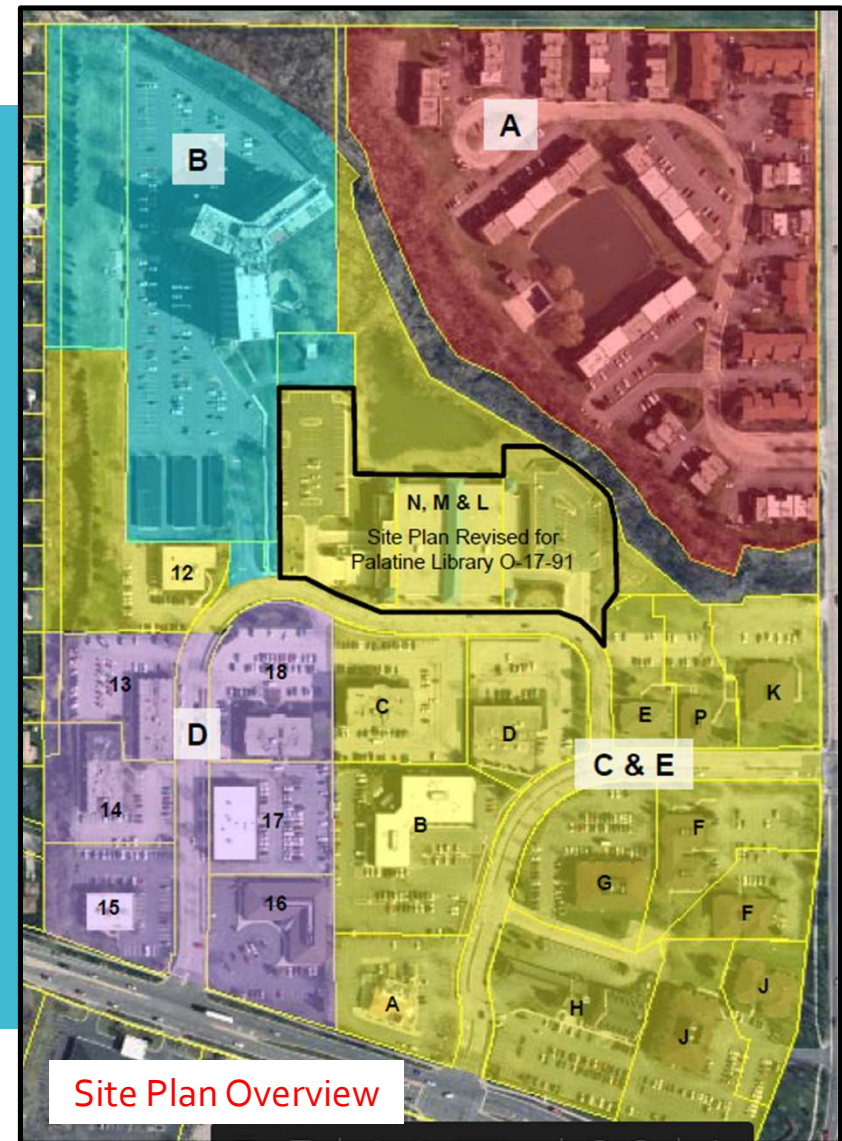
- Commercial office park

Development Challenges:

- Planned Development consists of a collection of uses, restrictions, and prohibited uses.

Recommendations:

- Work with ownerships to have a more cohesive use list and signage requirements.



185 through
501 E.
Northwest
Highway



185-501 E. Northwest Highway

Current Land Use:

- Shopping center and commercial office park (Palatine Plaza)

Development Challenges:

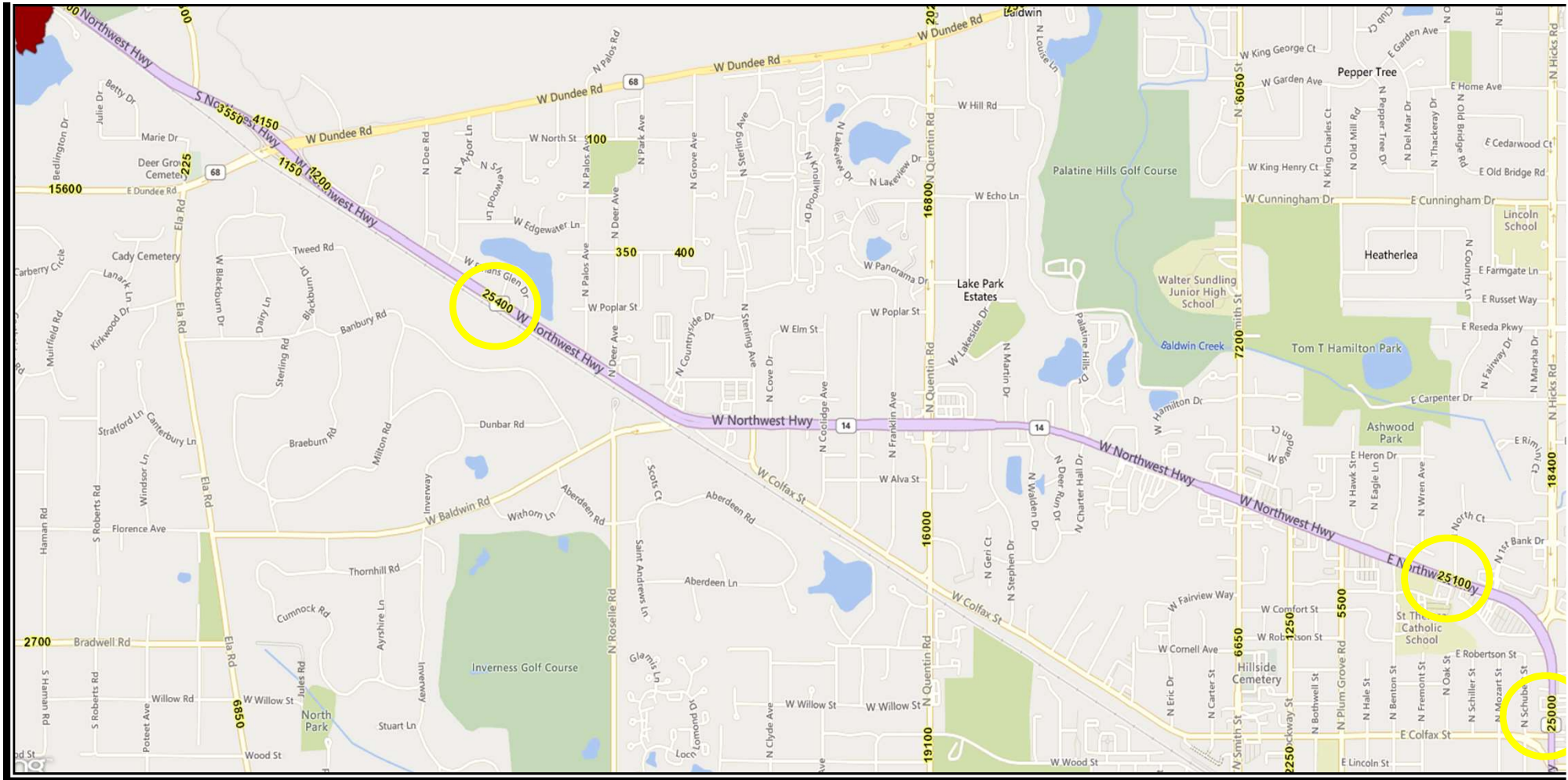
- Visibility & building setbacks from Northwest Highway.
- At one point, an outlot development was contemplated.

Recommendations:

- Continue to review tenant zoning applications for conformance with the B-2 standards, along with ensuring the mitigation of any traffic generation or parking demand issues for the center.



W. Northwest Highway – current IDOT traffic counts



Northwest Highway Sub-Area Phase 2 analysis - Recommendations

- Uniform landscaping where possible and landscaping enhancements to existing developments, through redevelopment or zoning entitlement review
- Further analysis and forecast for what types of zoning relief may be necessary to request, as part of any proposed redevelopment for vacant or underdeveloped properties
- Implement 8-foot fencing as existing fencing is replaced for commercial properties proximate to residential properties
- Enhance the linear infrastructure through streetscape and urban design improvements (Comp Plan)
- Staff review of existing potentially outdated Planned Development Ordinances. This could lead to technical suggestions for amendment to further align with a general zoning district or use list to update or provide more flexible uses, administered through a zoning process.

PUBLIC NOTICE

A public hearing and workshop session will be held before the Palatine Plan Commission on Tuesday, April 20, 2021, at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 East Wood Street, relative to a request for the following:

Initial overview of the Northwest Highway Sub Area Plan Phase 2, including a review of the study area, a review of the current and historic development patterns, identification of the planning challenges outlined, a review of the potential redevelopment sites within the study area, and an analysis of the land use amendment considerations and recommendations.

The above petition has been filed the Village of Palatine and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 21-32
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Zoning Board
of Appeals

DATED: This 5th day of
April, 2021
Published in Daily Herald
April 5, 2021 (4561335)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 04/05/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
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BY

Danula Baltz
Authorized Agent

Control # 4561335

Attachment: Public Notice (Northwest Highway Sub Area Plan Phase II - Discussion and Workshop -21-32)