



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 • APRIL 20, 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

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

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



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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
<http://www.palatine.il.us>

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	

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

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
Plan Commission

SCHEDULED 04/20/21 07:00 PM

CASE STAFF STATEMENT (ID # 6697)

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 Analysis and Sub-Area Plan Phase II. 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:

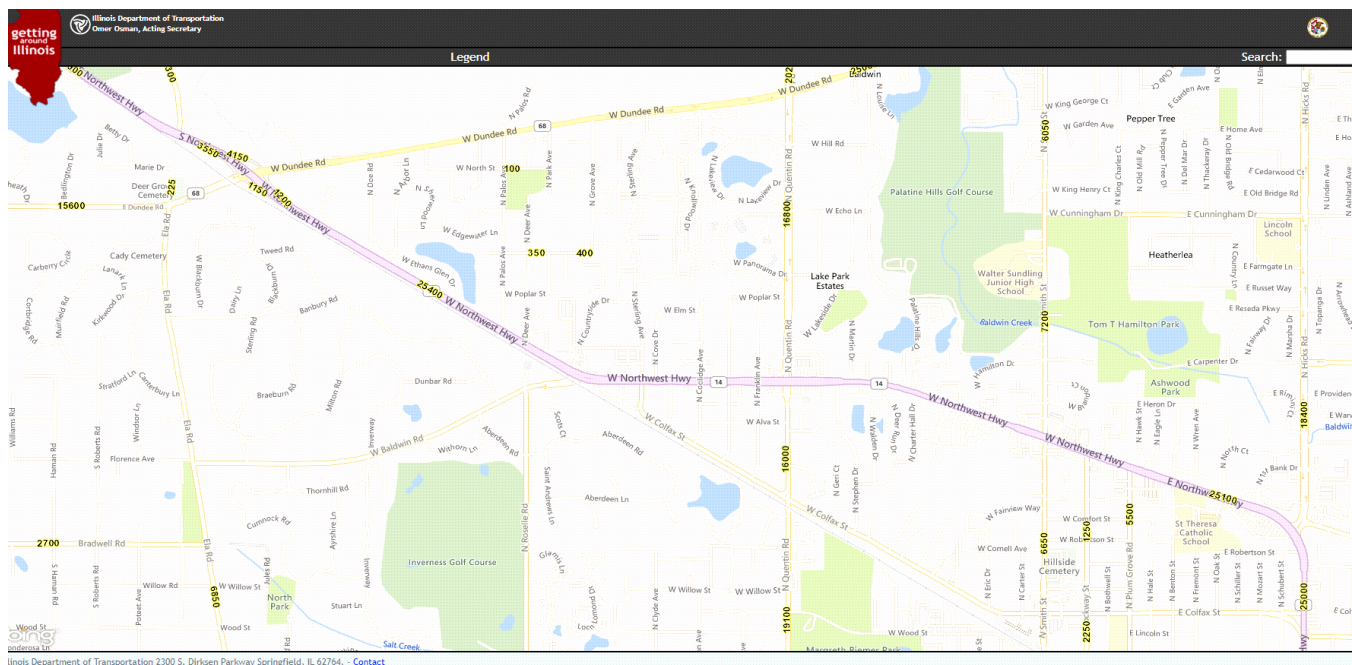
- B-1 (Shopping Center), B-2 (General Business), Planned Development, R-3 (High Density Multi-Family) and the surrounding single-family residential properties are all zoned R-2 single-family residential. The properties are a mixture of retail, retail-service, office, and convenience uses.

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 complete 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, within the existing infrastructure.
- 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:

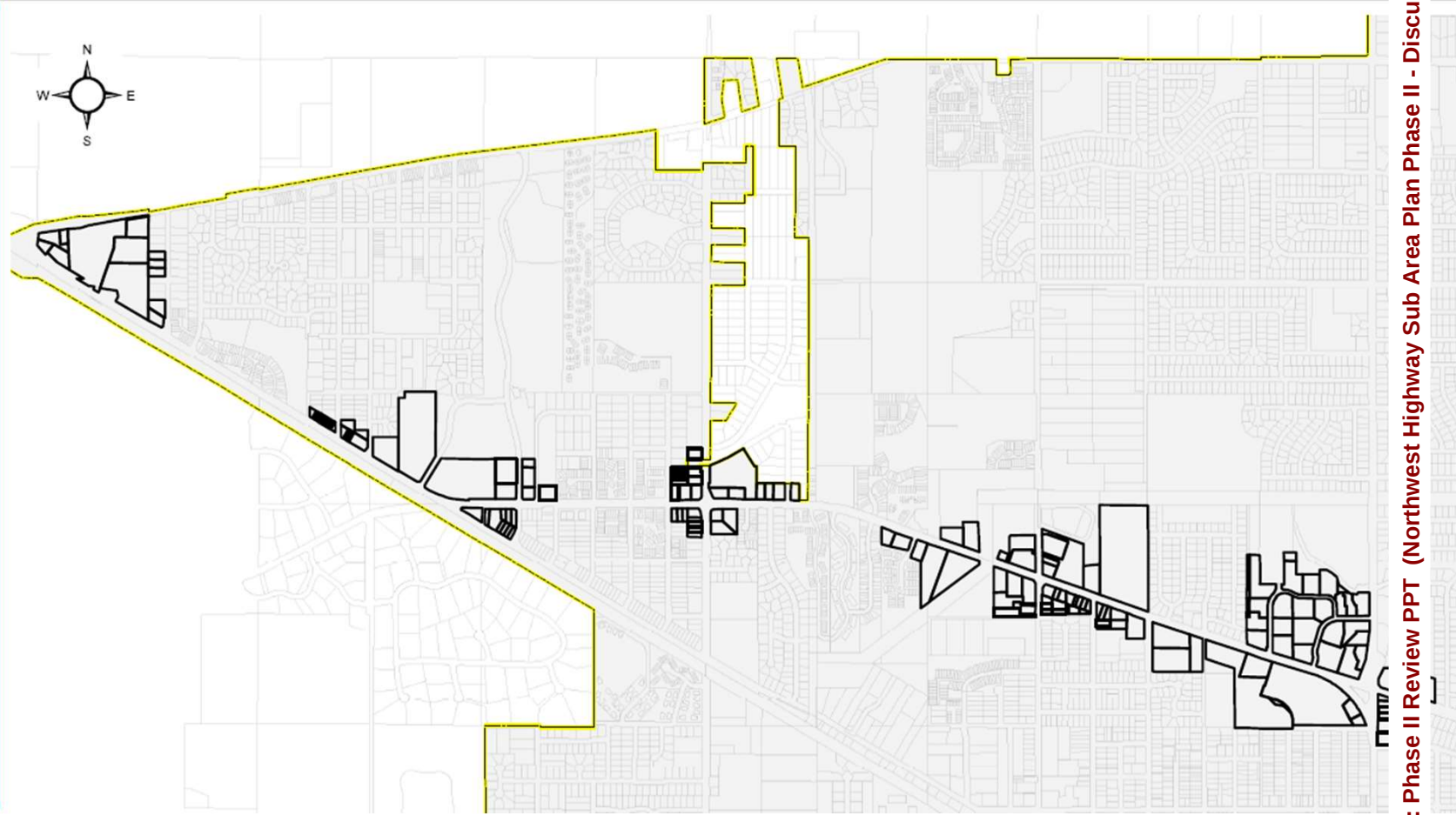
After initial presentation and discussion, Staff is recommending continuing the Public Hearing until the May 4, 2021 Plan Commission meeting for additional refinement and review.

ATTACHMENTS:

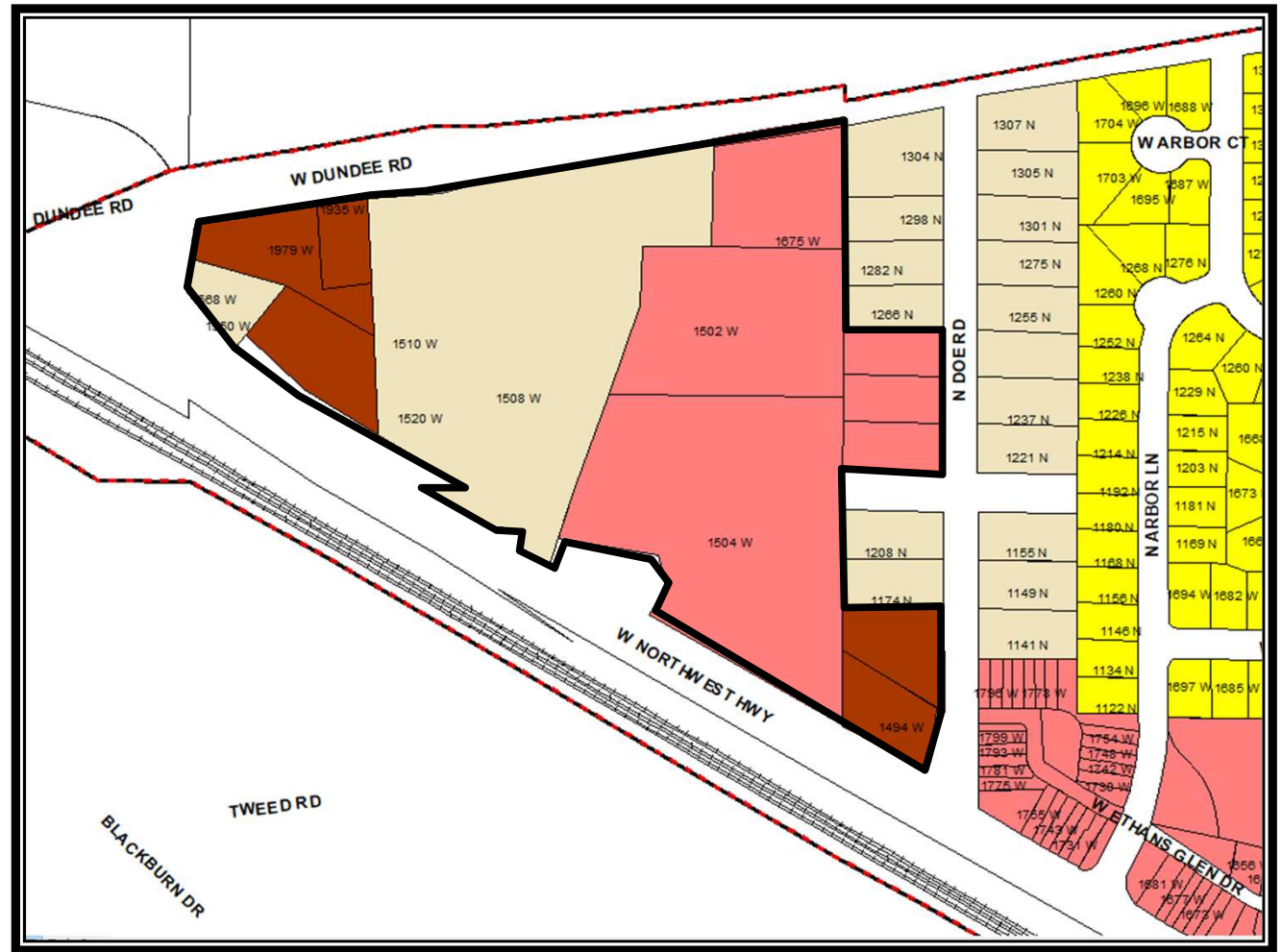
- Phase II Review PPT
- Public Notice

Northwest Highway Corridor Analysis and Sub Area Plan – Phase II

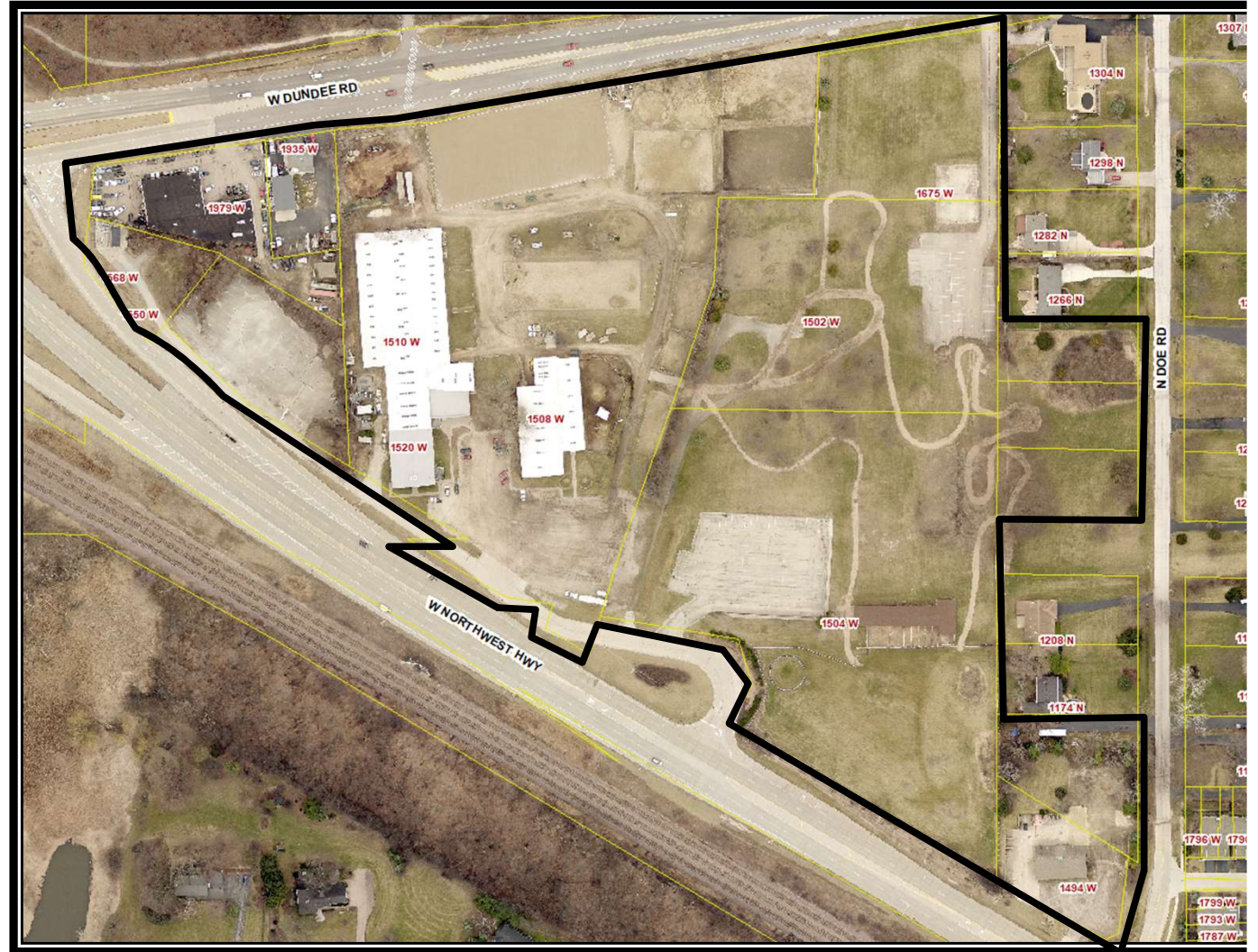
Sub-Area Boundaries



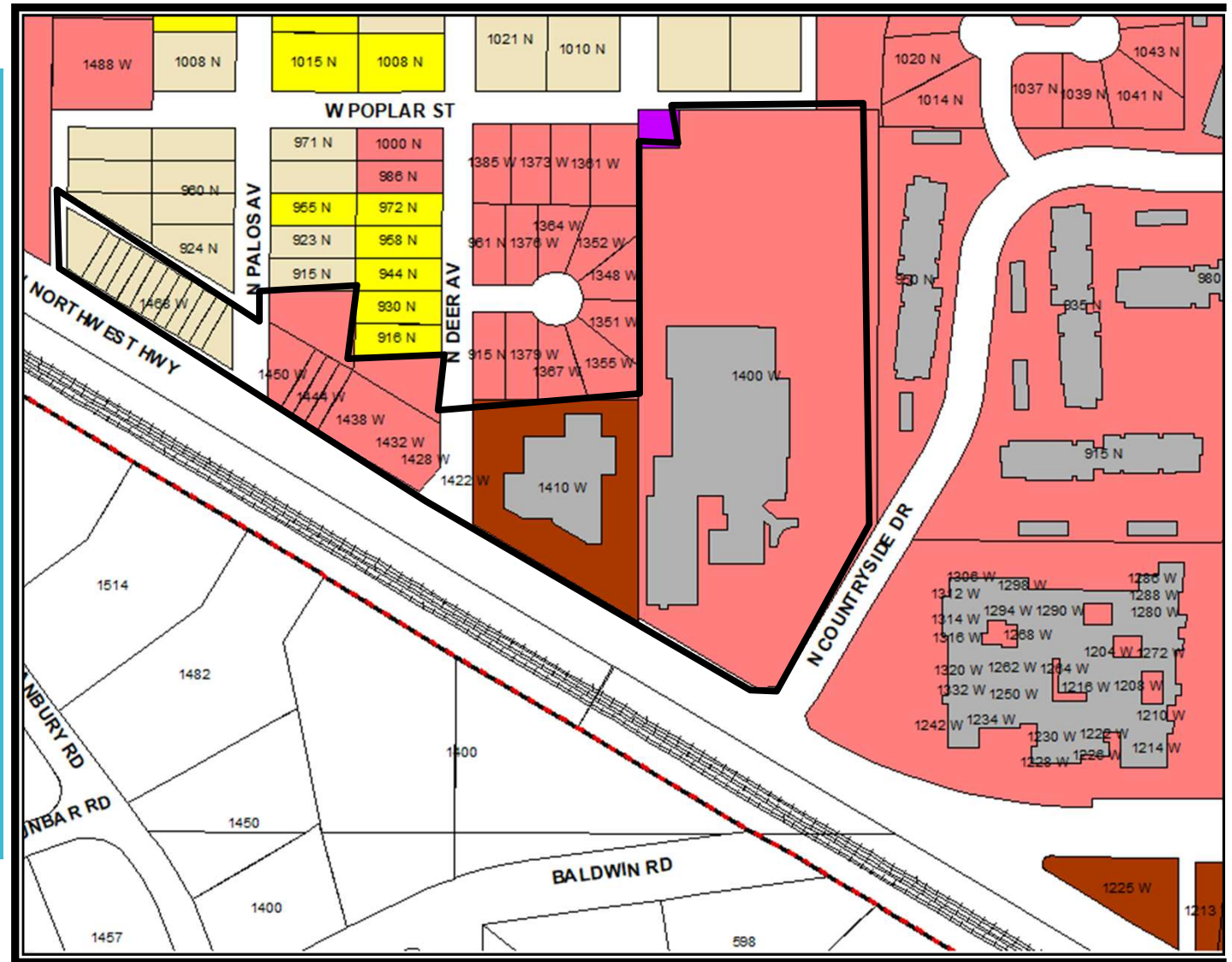
W. Dundee Road and W. Northwest Highway



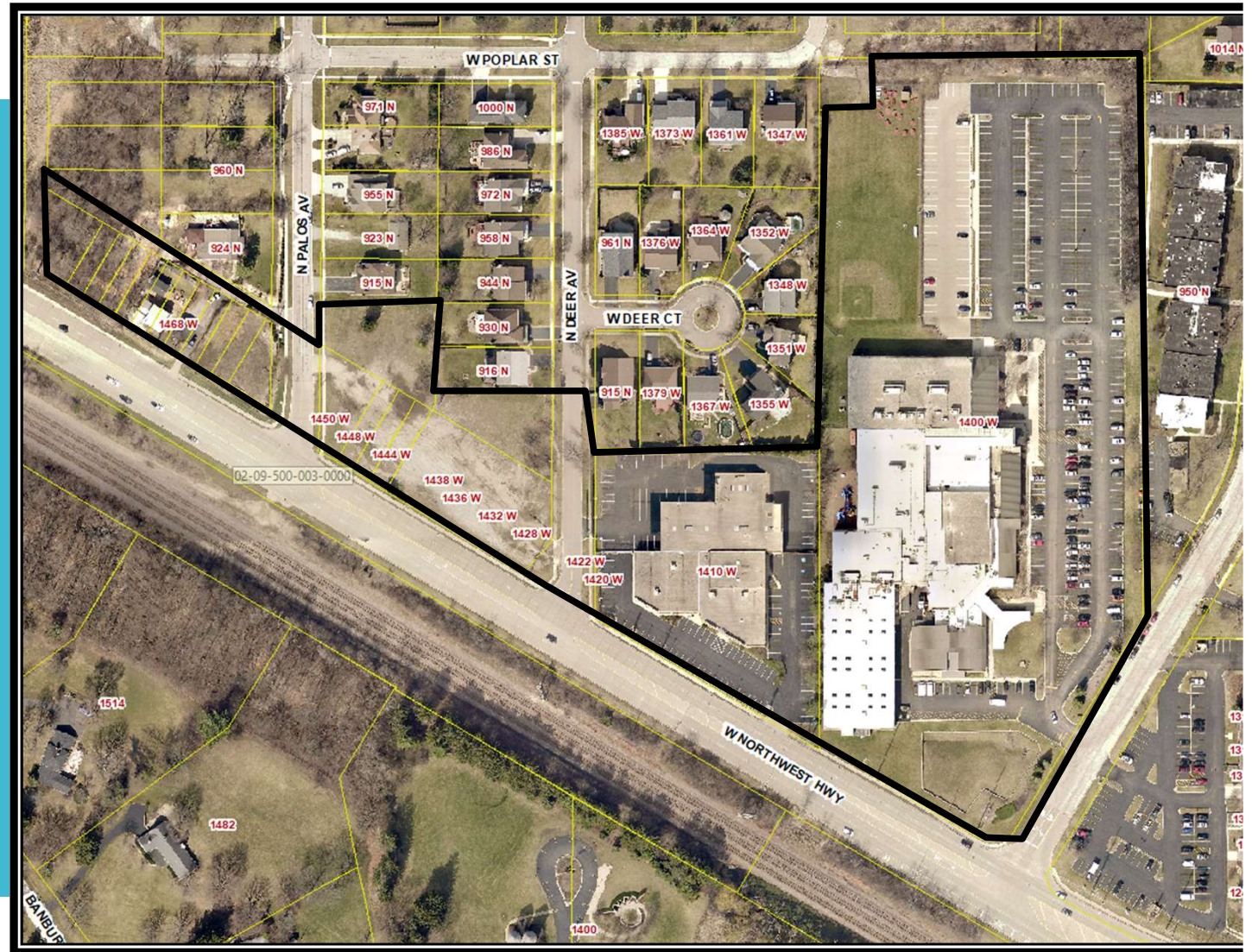
W. Dundee Road and W. Northwest Highway



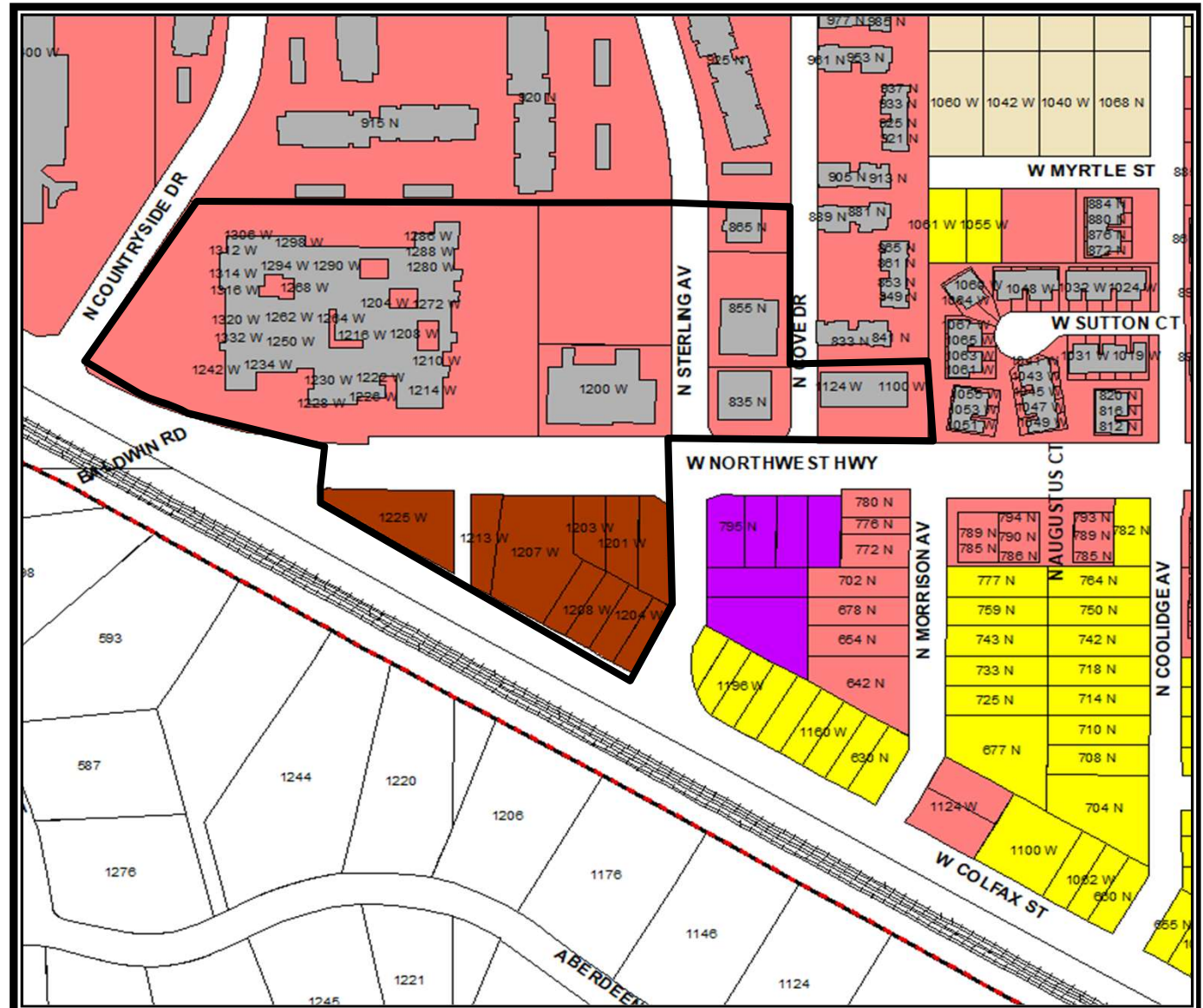
1400 through
1466 W.
Northwest
Highway



1400 through
1466 W.
Northwest
Highway



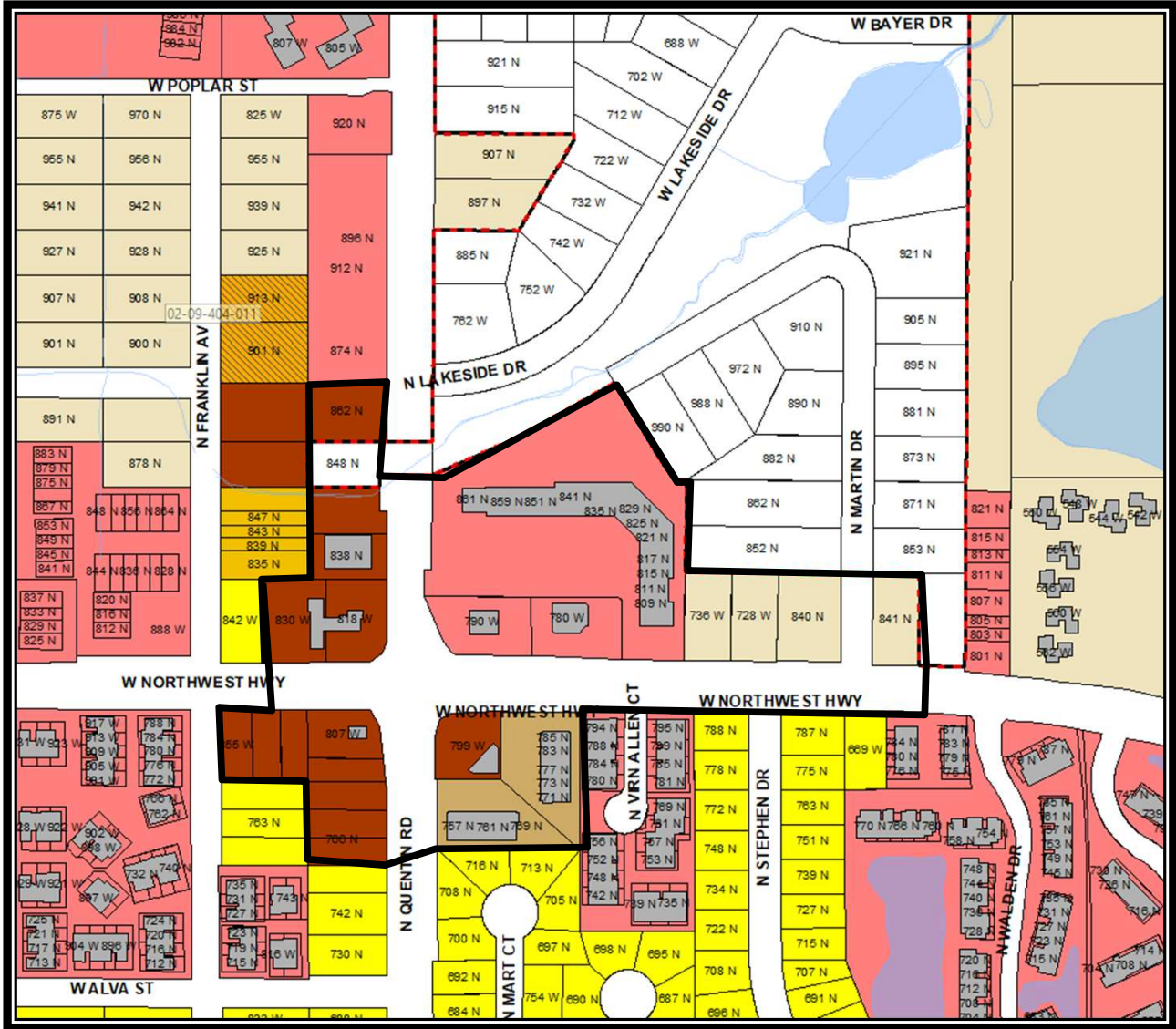
N. Countryside Drive and W. Northwest Highway



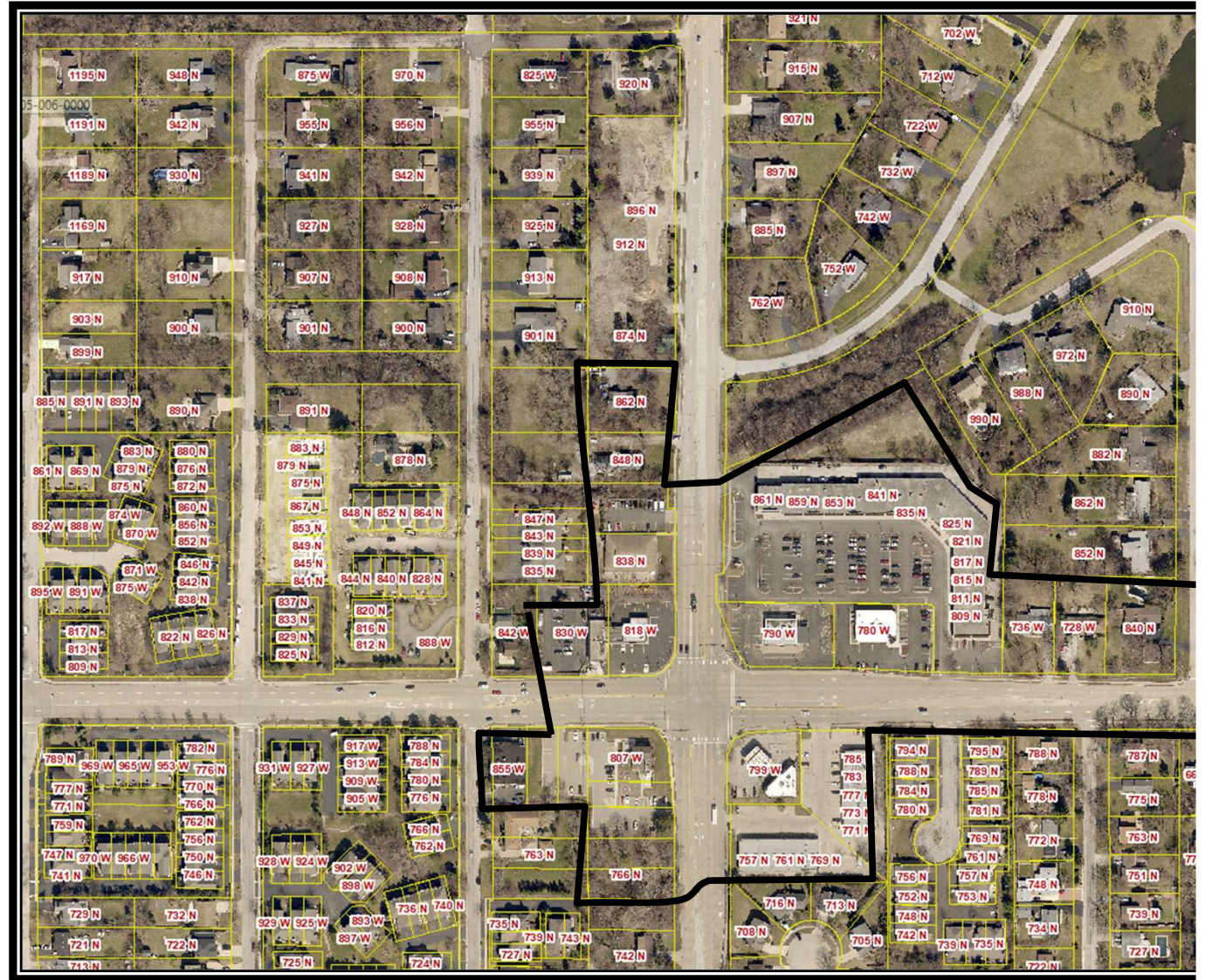
1400 through
1466 W.
Northwest
Highway



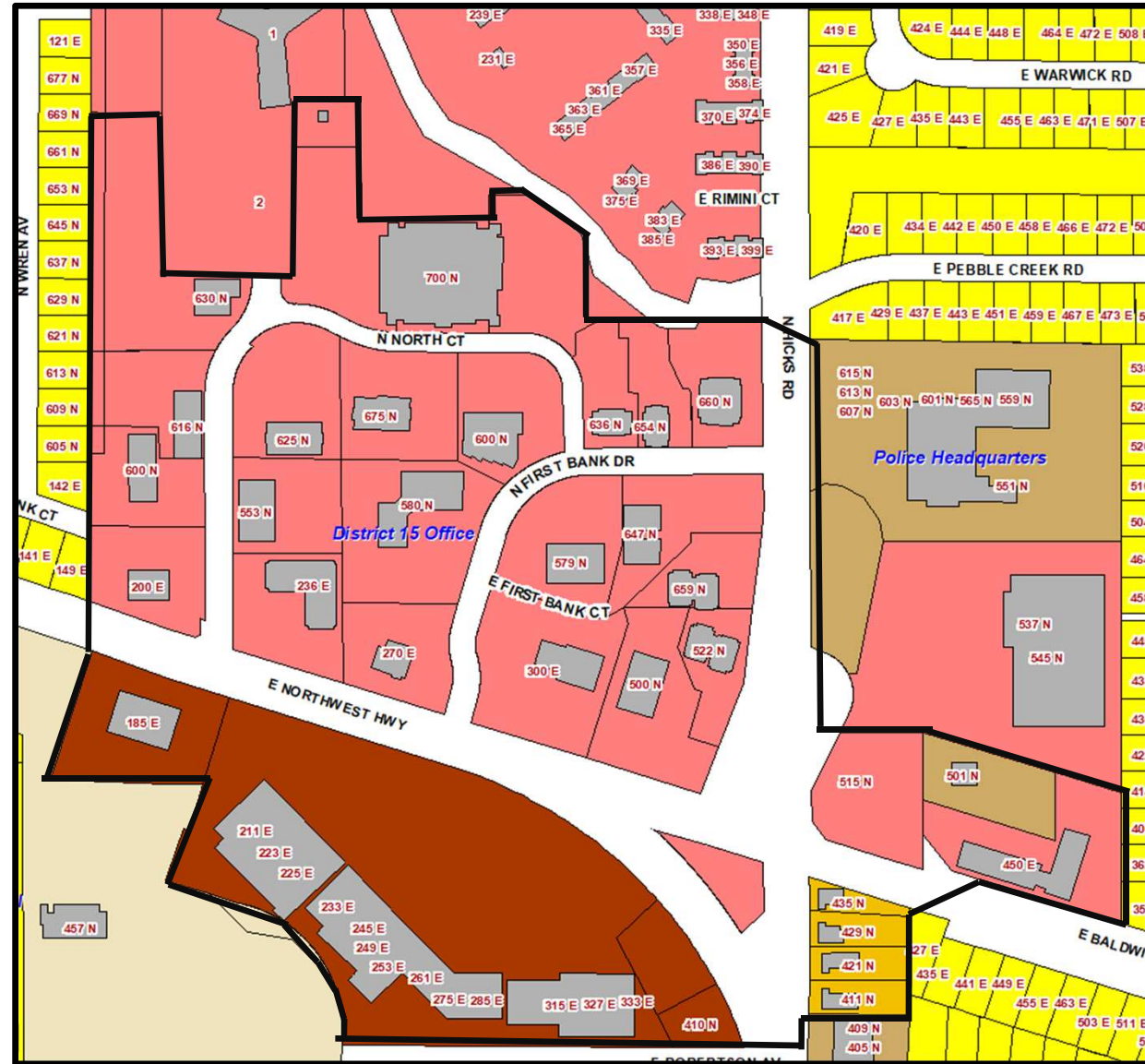
755 W.
Northwest
Highway
through 814 N.
Martin Drive



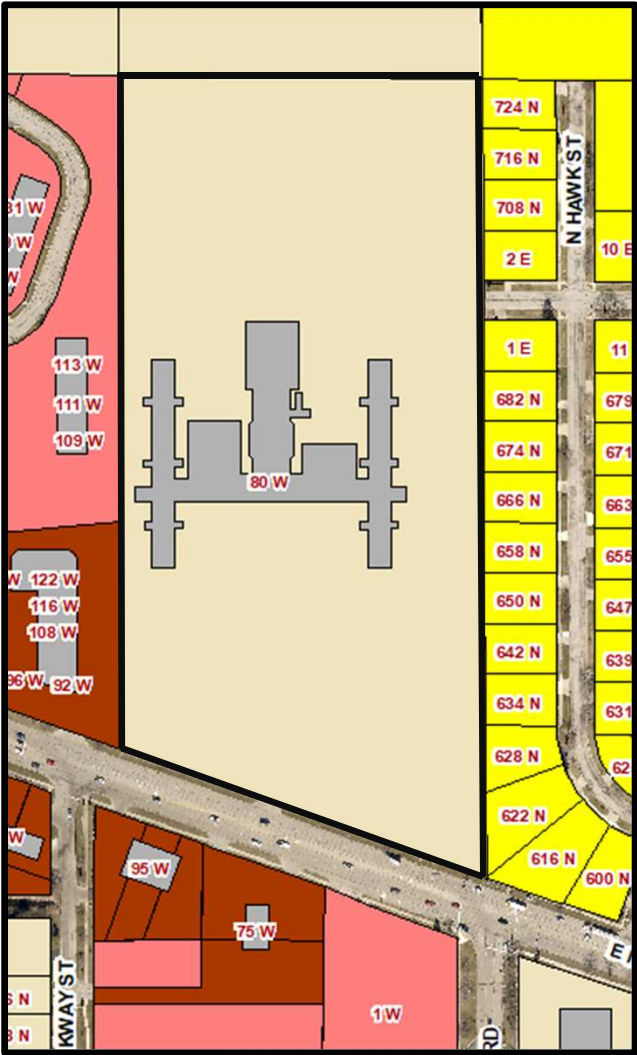
755 W.
Northwest
Highway
through 814 N.
Martin Drive



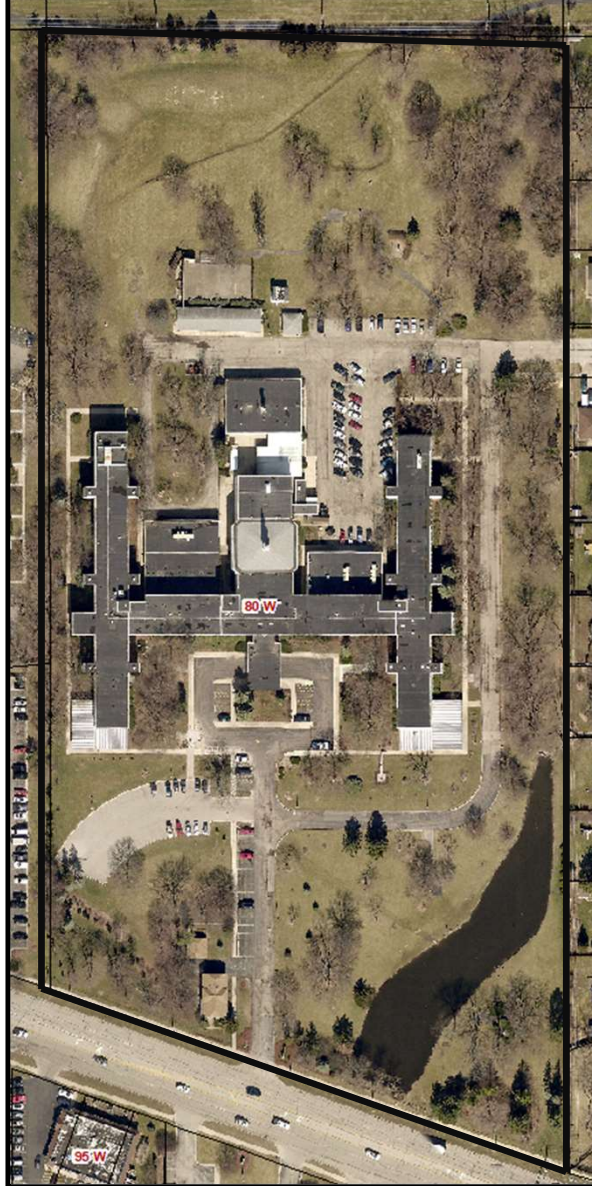
185 through
501 E.
Northwest
Highway



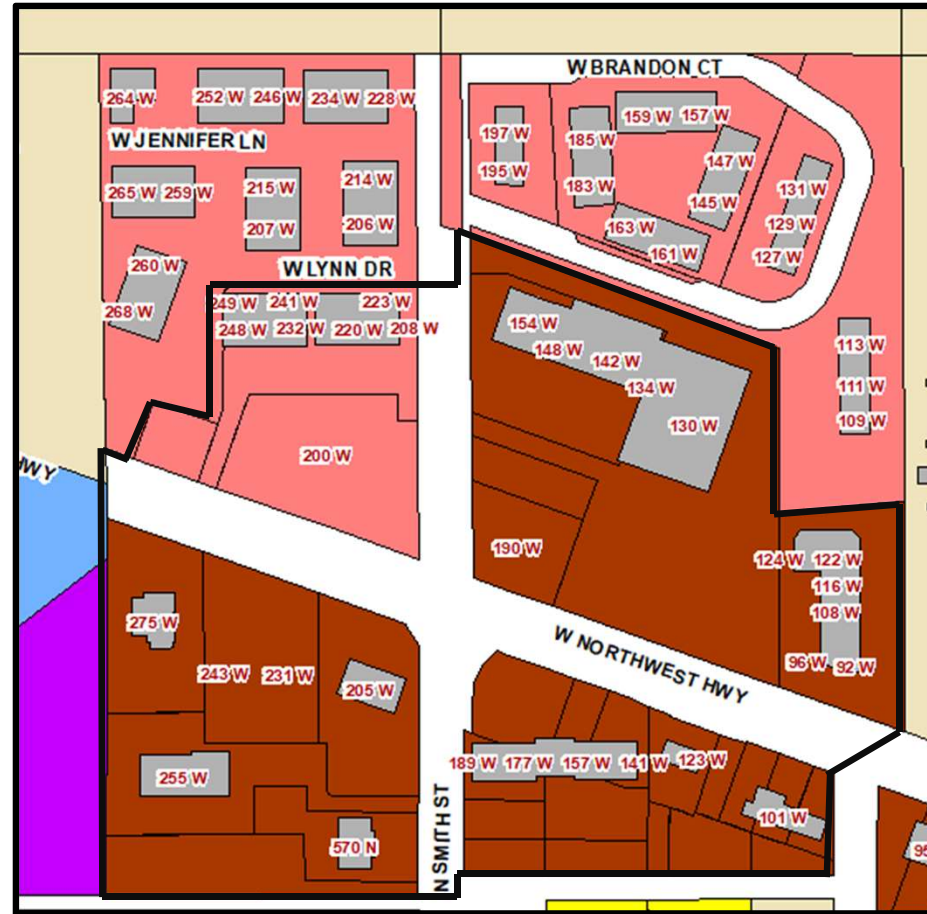
80 W.
Northwest
Highway



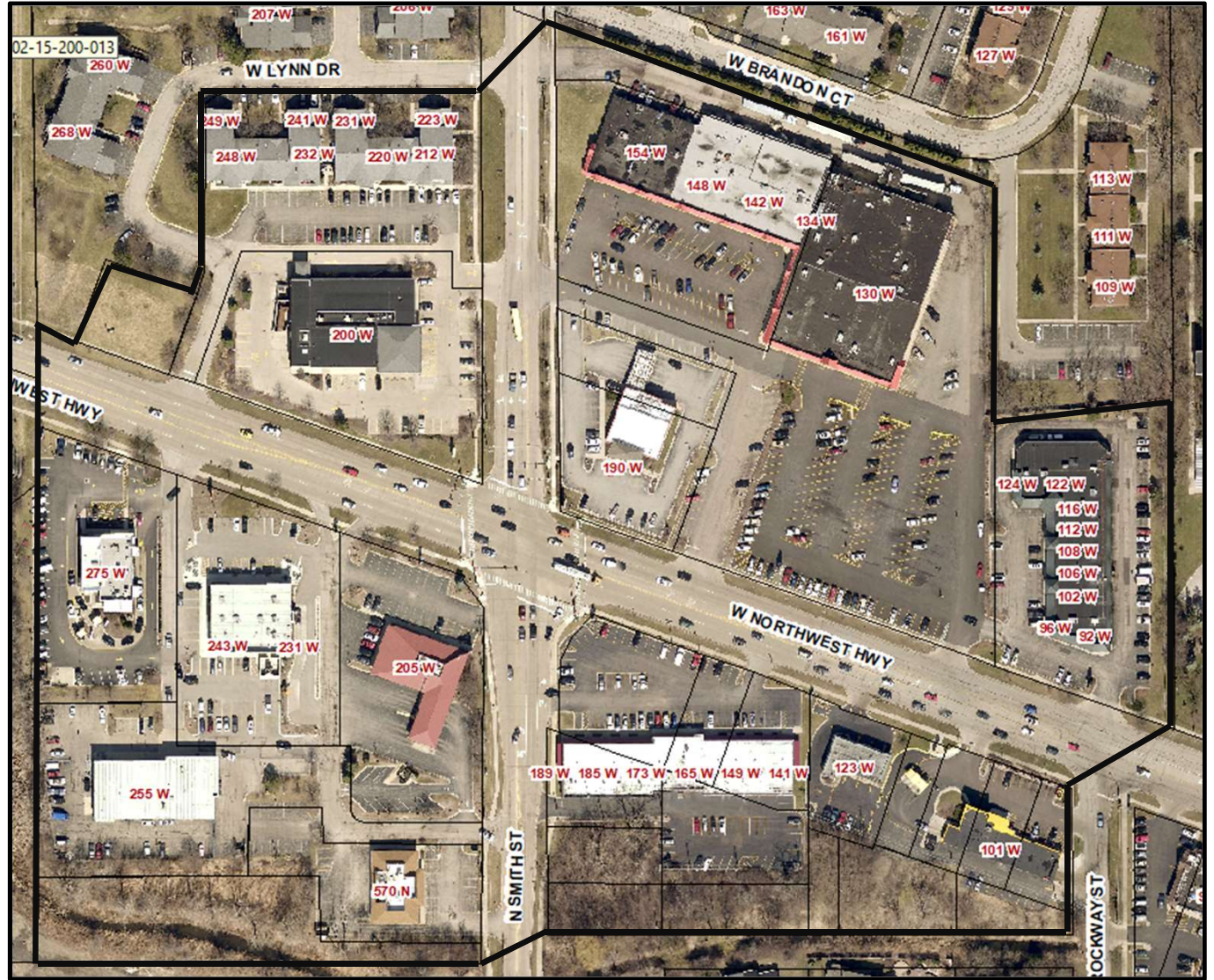
80 W. Northwest Highway



92-275 W.
Northwest
Highway

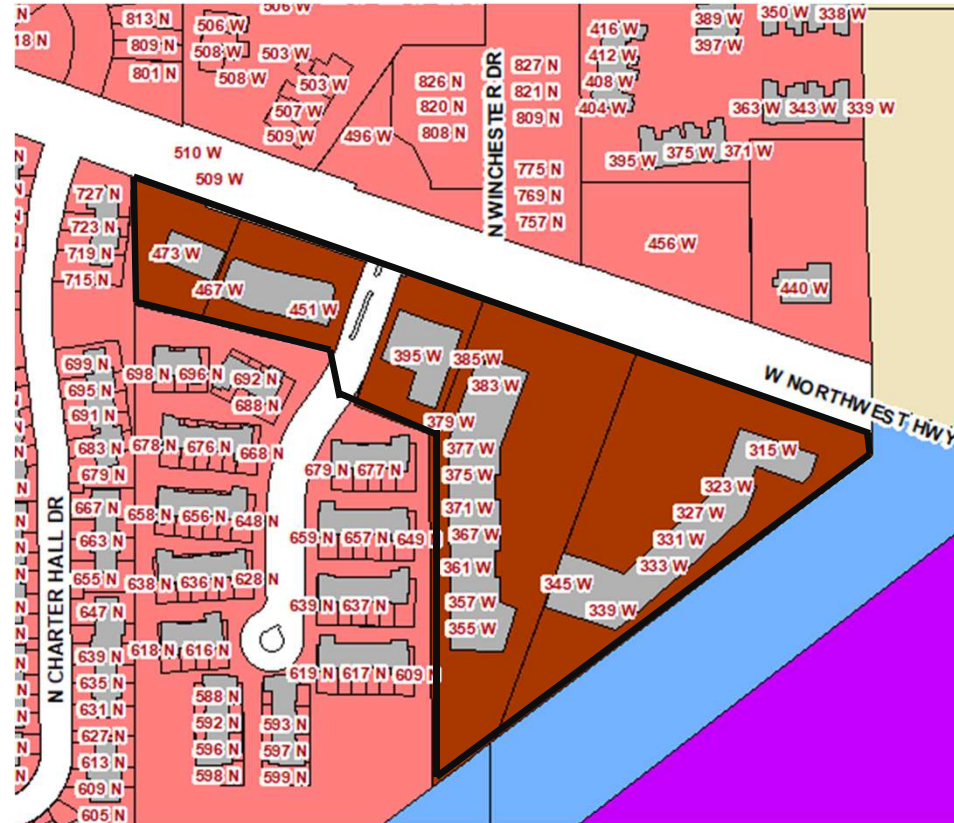


92-275 W.
Northwest
Highway



Attachment: Phase II Review PPT (Northwest Highway Sub Area Plan Phase II - Discussion and

315 – 473 W.
Northwest
Highway



315 – 473 W.
Northwest
Highway



Northwest Highway Corridor Analysis and Sub Area Plan 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?)
- Lack of definable street character and unified development theme.
- Traffic volumes, barrier medians, and IDOT controlled access point are already established.
- Antiquated Planned Development Use lists could be expanded to incorporate links to Palatine Zoning Districts within the Code.

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 AppealsDATED: This 5th day of
April, 2021
Published in Daily Herald
April 5, 2021 (4561335)**CERTIFICATE OF PUBLICATION****Paddock Publications, Inc.****Daily Herald**

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

County(ies) of Cook, Kane, Lake, McHenry

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

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

BY


Authorized Agent
Control # 4561335

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