



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 16, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Mar 5, 2019 7:00 PM

III. PUBLIC HEARING

1. 1400 W. Algonquin Road

Planned Development Amendment to Ordinance #O-61-16- (Pride of Palatine) to allow a change in the Final sign plans, and

Final Plat of Consolidation for the property at 1400 W. Algonquin Road

2. Text Amendments - Section 3.02 of the Village of Palatine Zoning Ordinance

Text Amendments to Section 3.02 (Specific Rules and Definitions) to the Village of Palatine Zoning Ordinance, including automobile laundry/car wash, automobile mart, auto service station, canopy, sign logo, and sign drive through clearance bar

IV. COMMUNICATIONS

V. ADJOURNMENT



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PLAN COMMISSION MINUTES • MARCH 5, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

Staff present: Mr. Ben Vyverberg and Ms. Katie Rivard

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Feb 19, 2019 7:00 PM - **Accepted**

Ms. Williams made a motion to approve the minutes of February 19, 2019; seconded by Ms. Robins.

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

Minutes Acceptance: Minutes of Mar 5, 2019 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 1150 W. Euclid Avenue - Lexington Lakes - **Recommend to Deny**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 18, 2019 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

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

Sworn in petitioner: Mr. Tom Burney, Attorney for Petitioner, 40 Brink Street Crystal Lake, IL; Mr. Nate Wynsma, Vice President Acquisition and Planning Lexington Homes, 1731 N. Marcey Street Suite 200, Chicago, IL; Ms. Elke Anstadt, BSB Design; Mr. Luay Aboona, KLOA; Ms. Sharon Dickson, Landscape Architect, Dickson Design Studio; Mr. Bob Durkin, Representative for the property owner; Mr. Tim Burda, Engineer, Haeger Engineering

Mr. Burney stated they are seeking Preliminary Planned Development for 30 townhouses. He stated they are also asking for recommendation to amend the Comprehensive Plan designation from B for Business to R for Residential like the property to east.

Mr. Burney went through PowerPoint presentation. He stated they have gone through 3 different staff reviews and feel they have taken many of the suggestions and comments and incorporated them into the proposed plan. Mr. Burney pointed out this is the 3rd time this property has come before the board. He spoke to the other requests including Lexington in 2016 with a 36-unit plan and a memory care facility that were not well received and withdrawn. Mr. Burney spoke to the neighboring properties including Weber Stephens to the west who both the owner and the Village have tried to get them to buy the property with no success. He stated it is a 4.75 acre property that is not good for office research that is presently recommended for B zoning. He stated he can't imagine that the Village sees a commercial business located between Weber Stephens and Peregrine Lake Estates being a proper transition or adjacent land use. Mr. Burney stated they feel the proposed multi-family low-density use they is more appropriate. He stated they feel it is warranted that the Comprehensive Plan should be changed as the Peregrine Lake Estates property is.

Mr. Burney went through PowerPoint presentation slides:

He referred to the aerial to show neighboring properties including Peregrine Lake Estates to the east, the B-4 Weber Stephens property to the west, Harper College to the south and residential to the north.

Mr. Burney spoke to the Palatine zoning referring to the slide of the online zoning map. He explained the P zoning is unusual and aside from an amendment to the PUD nothing else can be built aside from Trace Labs.

Mr. Burney referred to the future land use plan slide showing the property as commercial expressing concern with the transition from residential. He pointed out the residential properties have slowly made their way west with this being the last property remaining.

Mr. Nate Wynsma - Lexington Homes

Mr. Wynsma stated Lexington Homes has a long history with Palatine constructing many developments including Lexington Chase, Lexington Hills and Lexington Oaks. He pointed out they were the previous owners of Concord Homes, which built Concord Mills and Claridge Estates. Mr. Wynsma stated they have a long term investment in Palatine since they own the Kennedy Corporate Center.

Mr. Wynsma went through the PowerPoint referring to the aerial to show location being at Euclid and Roselle. He spoke to the current conditions having a 27,000 sq. ft. building and a parking lot and drive aisles surrounding the building. He stated it shares a traffic signalized intersection with Harper College to the south.

Mr. Wynsma referred to the site plan slide explaining the proposed use is for 30 townhomes configured in 7 buildings. He stated the end units are "mastered down" units which are larger and the interior being mastered up 2 stories.

Mr. Wynsma spoke to the auto turn exhibit developed during their engineering process to accommodate emergency vehicles. He explained it has been revised a few times and had a meeting with the Fire Marshal to ensure the exhibit met the standards.

Mr. Wynsma spoke to the Village Code for driveways referring to the slide to show the proposed driveways of 18 feet wide and 20 feet deep. He referred to the slide to show the table of 146 parking spaces provided including 60 garage spaces, 60 spaces in the driveways, 13 on-street spaces and 13 guest spaces. Mr. Wynsma referred to the proximity plan view slide to show the relationship between Buildings 2, 3 and 4 that back up to Peregrine Lake Estates. He spoke to the setbacks of the decks and patios referring to the Proximity Elevation View slide.

Mr. Wynsma stated the style of architecture is modern farmhouse and the elevations are unique to the Lexington Lakes and have been designed specifically for this project. He spoke to the architectural details including natural stone wainscot continuously on all four sides, enhanced gable ends, darker earth tones of stone and roof shingles, complimentary siding materials and colors to accentuate, oil rubbed bronzed windows with matching gutters and downspouts.

Mr. Wynsma spoke to staffs' suggestions and how they addressed them. He stated the same elements were carried around to the rear referring to the slide to show how they created courtyards for interior units. Mr. Wynsma spoke to the homes layouts and the ranch elevations on the end units. He stated there are 2 basic standard open concept floor plans including the Master Up Unit 830, which is a middle unit, Unit 740 which is the end unit side entry with foyer. He stated Chicago is a basement market but trend has moved away from wanting bedrooms in basement. Mr. Wynsma spoke to the square footage and pricing explaining the Interior "Master Up" plans will be approx. 2,000 sq. ft. and will be priced at \$460,000 -500,000 and the end units will be larger at 2300 sq. ft. above grade priced between \$520,000-550,000. He stated there are currently a few units for sale in Peregrine Lake Estates priced from \$369,000-600,000. Mr. Wynsma spoke to the neighboring properties being sold for the high \$500's - \$600,000. Mr. Wynsma explained this development is targeting the maintenance-free community as well as age targeted with the "Mastered Down" end unit. He spoke to examples of similar premium age targeted new construction communities including Ayershire at Hicks and Dundee which are 1,400 sq. ft. ranch units that are starting at \$375,000. He stated another similar development is Brentwood in Barrington where the "Mastered Down" plan is \$500,000 and also has a modern farmhouse style.

Mr. Wynsma explained their desire is to offer townhome community that is complimentary to Peregrine Lake Estates in scale, density, materials and price points. He referred to the slides of existing conditions of surrounding communities and design element comparisons between Peregrine Lake Estates and Lexington Lakes.

Mr. Kolososki asked what the board and batten material.
Mr. Wynsma explained it is a maintenance-free vinyl material.

Mr. Hansen asked how that compares to the neighbors.
Mr. Wynsma stated it is the same. He explained the difference between the treatments is their side elevations have no wood wrap around the windows on the side and the rear and no masonry on the rear.

Luay Aboona - KLOA

Mr. Aboona stated they did a traffic study looking at the impact of the proposed townhomes. He stated the site is served by a signalized intersection which lines up to the Harper College campus access road. He stated this provides a controlled and safe access. Mr. Aboona stated they looked at the impact on the intersection and compared the traffic of the proposed 30 townhomes and the previous use on the site. He stated they looked at the weekday morning and evening peak hours. He stated there is a heavy volume of left turns going into the college campus which has an extended green time. Mr. Aboona spoke to the concentrated traffic related to the college campus. He stated the previous site generated 60 trips during peak hours compared to 15-20 for the proposed site. He stated it is his conclusion this development will have a positive impact on

traffic in the area and the signalized intersection will continue to operate adequately.

Ms. Robins asked if there is enough turn around for delivery trucks on the south side.

Mr. Aboona explained they could use the driveways to turn around and come back out.

Ms. Sharon Dickson - Landscape Architect - Dickson Design Studio

Ms. Dickson spoke to the proposed landscaping referring to the landscape architecture slides. She stated there will be a storm water detention basin located at the north end of the site that will be planted with native forb and grasses and will be maintained and monitored by the HOA. Ms. Dickson spoke of the foundation plantings which consist of a mixture of trees and shrubs, ornamental grasses and perennials that were chosen to compliment the building architecture and offer four seasons of interest. She stated on the interior units there is a 6-foot high fence panel to separate the patios. Ms. Dickson explained there is landscape packages offered for both the interior and the rear end units. She explained their main focus is the buffer along the east border and along Euclid Avenue, which will include trees preserved along with new trees implemented. Ms. Dickson stated along with substantial landscaping along Euclid Avenue there will be a 6-foot solid vinyl privacy fence as well as the entrance monument which consists of stone, limestone coping and an etched panel. She stated the sign measures approximately 5 feet tall and 15 feet long.

Mr. Kolososki asked about the limestone type material for the sign.

Ms. Dickson explained there is a coping cap on top and a double coping on the end piers. She further explained it is a concrete product that is cast to look like a limestone which is also found on the base.

Chairman Dwyer asked what the plan is for the existing trees.

Ms. Dickson explained they have a tree preservation and removal plan. She further explained the trees they look to preserve are along the property borders. She stated they are working out plans with their civil engineer to determine if the trees can be preserved.

Chairman Dwyer asked if any of the trees on the interior will be preserved.

Ms. Dickson answered no.

Mr. Hansen pointed out they are removing 92% so it's more of a tree removal plan.

Ms. Dickson explained the tree preservation and removal plan are overlaid on the same plan.

Mr. Tom Burney asked to add the PowerPoint and the book of documents as additional exhibits.

Chairman Dwyer entered the Presentation PowerPoint as Exhibit #21 and the booklet as Exhibit #22.

Bob Durkin - Representative for the property owner

Mr. Durkin stated the property has been on the market for approximately 4 years and they have exhausted every effort to find a present conforming use. He stated they have spoken to Weber Stephens numerous times but there was no interest. Mr. Durkin stated this is the 3rd time this property has been before the board but this is the first time ownership has spoken. He stated they feel like they should be on the record to explain their economic loss and express their hope to get this project considered. He spoke to the past proposals including a contract with Lexington Homes a number of years back which was withdrawn around the time they were speaking to Weber Stephens. He spoke to the contract with Pathways for a memory loss and assisted living facility which had ambulatory issues that were unresolvable so they withdrew. Mr. Durkin stated they spoke to the Village after that and around November 16, 2017 they received a letter from Mr. Reid Otteson. Mr. Durkin read the letter into record. He stated when they received that letter they felt this next step was appropriate and would strongly appreciate strong consideration for this project.

Mr. Burney stated that concludes the formal presentation.

Sworn in staff: Mr. Ben Vyverberg and Ms. Katie Rivard

Ms. Rivard gave a brief overview of the proposal explaining the subject property is just under 5 acres and is the former NTS building. She stated the Petitioner is requesting a Preliminary Planned Development for a 30-unit townhome development. She explained property was zoned Planned Development for Fluke Manufacturing in August 1984 later acquired by Trace Labs in 2015. Ms. Rivard stated National Testing Systems took over but has since relocated and ceased operations.

Ms. Rivard went through the PowerPoint slides including the existing conditions. She referred to the site plan slide explaining they are proposing 30 units with 7 buildings total and 28-foot wide streets. She spoke to the proposed available parking, which totals to 4.9 spaces per unit. Ms. Rivard went through the architectural plan slides pointing out the peak height is 32 feet compared to the maximum height in the R-3 which is 50 feet and the maximum in R-2 is 35 feet. Peregrine Lake Estates' buildings are approximately 35 feet high. She referred to the Proximity Proposed slides to show the existing building setback is approximately 100 feet from the property line and the proposed townhomes would be setback 30 feet while Peregrine Lake Estates is at 27 feet.

Ms. Rivard spoke to the parking totaling 146 spaces referring to the Parking Exhibit slide.

She spoke to the Engineering and how the services exist and how they will tie into those. She stated the property grades south to north towards the Peregrine Lake detention basin. She pointed out there is a detention basin toward the north end of the property along with a 50 foot wetland buffer. Ms. Rivard stated

maintenance of the basin will be the responsibility of the HOA and all utilities only serve the development. She spoke to the retaining walls referring to the engineering slides to show location.

Ms. Rivard spoke to the Tree Preservation Plan explaining 92% of the trees will be removed referring to the slide to show the proposed removed and preserved trees. She spoke to the proposed fence and monuments showing the location on the landscape plan slide. Ms. Rivard stated 9 parkway trees are required while they are proposing 8 along with an existing tree as well.

Mr. Hansen asked about last bullet point on packet page and whether the directional wording is correct.

Ms. Rivard answered it should have been the eastern property line.

Mr. Kolososki asked if Fire has the same concern on response time as they did with the assisted living project.

Mr. Vyverberg explained the same concerns with the assisted living were not present with the proposed townhomes.

Chairman Dwyer asked the Petitioner whether it will be Lexington Lake or Lexington Lakes pointing out the slide shows the monument reading Lexington Lake.

Mr. Wynsma stated it will be Lexington Lakes. He clarified the fence sits 1 foot inside the south property line and will stop 1 foot short of the east property line.

Mr. Bettenhausen asked if the street parking will it be striped and assigned for specific locations.

Mr. Wynsma state he is not sure but believe it will be marked no parking on one side and if the Village requires it will be striped.

Mr. Bettenhausen pointed out there are 4 potential locations where a fire truck can potentially hit a parked car when comparing the proposed parking exhibit to the auto turn exhibit for fire trucks.

Mr. Wynsma stated they will overlay them both and do them together.

Sworn in Mr. Kevin Hedrich, 1064 N. Bogey Lane, Palatine, IL

Mr. Hedrich stated his unit backs up directly to the east property line and has questions about water control and drainage. He expressed concern with the elevation and how it appears to significantly drop toward the east property line. He stated currently when there is a lot of rain it is already an issue with water puddling.

Mr. Wynsma referred to the proximity slide and parking exhibit slide to show grade. He explained how it slopes away to a swale and comes back up to the property so any drainage off back would flow into a swale and come back into property and drains from south to the north.

Mr. Hedrich asked if it will be a hard swale or landscape only

Mr. Wynsma stated landscape only

Mr. Hansen asked if the swale is existing or building
Mr. Wynsma answered they would be building as part of their grading plan.

Sworn in Ms. Darcy Hedrich, 1064 N. Bogey Lane, Palatine, IL

Ms. Hedrich asked about snow removal. She stated they have issues with it and expressed concern if they put between the buildings it may cause a problem when it melts.

Mr. Wynsma explained the plan for the HOA for snow removal referring to the parking exhibit slide to show the area at the end of the will be used as well as the entrance. He stated the majority will go in the northeast corner or the islands and along the west property line. Mr. Wynsma stated they will identify in the maintenance plan as part of their declaration. He explained in the worst conditions typically the snow would be hauled away off site.

Ms. Hedrich pointed out their emergency exit and asked where the proposed site's emergency exit is located.

Mr. Wynsma stated they don't have an emergency exit. He stated they have spoken to Cook County DOT who did not indicate they want it to connect in anyway so they are able to mound snow at the end of the area.

Ms. Hedrich expressed concerned with traffic stating the traffic is terrible near the entrance at Bogey Lane due to traffic at Harper College. She stated currently she has to use Trace's parking lot to turn around.

Chairman Dwyer pointed out the difference in the proposed development is the signalized intersection which will allow people to get in and out.

Ms. Hedrich asked what the Village will do to help her development.

Chairman Dwyer asked if Euclid Avenue is a county or state road.

Mr. Vyverberg answered it is under the control of the Cook County Highway Department.

Chairman Dwyer explained to Ms. Hedrich that Cook County would have to be petitioned to make that intersection signalized and whoever requests it will have to pay for it.

Sworn in Ms. Patricia Loftus, 1029 W. Bogey Lane, Palatine, IL

Ms. Loftus asked if Lexington Homes has built this style of property anywhere else that they can go look at. She expressed concern that the cottage style may be a short-term trend and how that will affect Peregrine Lake Estates. She asked why Peregrine Lake Estates was required to have a second exit but this proposal does not require it.

Chairman Dwyer explained Peregrine Lake Estates property is parallel to Euclid Avenue so there are entrances on both ends but with this proposal there is no street on the opposite end.

Ms. Loftus clarified Peregrine Lake Estates was required to have a second entrance but Lexington Lakes does not.

Chairman Dwyer answered yes because it is not possible because there is no street at the far end.

Ms. Loftus asked what the proposed square footage per unit would be.

Chairman Dwyer stated it said approx. 2,000 sq. ft. for most of the units and 2,300 sq. ft. for some of the end units.

Ms. Loftus expressed concern with snow removal stating she doesn't see them taking it offsite.

Chairman Dwyer stated the Petitioner can answer but it is up to the HOA.

Ms. Loftus stated she is a real estate agent and understands a lot of the HOA processes but does not believe they will have trucks take the snow offsite. She spoke to the traffic at Harper College that occurs at all hours and expressed concern with the impact this development's traffic will cause to Peregrine Lake Estates. Ms. Loftus asked if there will be a berm or fence to differentiate the 2 developments. She asked during construction what the builder will do to alleviate any issues with keeping the neighborhood clean. Ms. Loftus asked if the fire and police service is adequate to handle 30 more units.

Mr. Vyverberg stated during staff review snow removal was discussed and as part of the Planned Development, if approved, will be required to submit declarations acceptable by the Village Attorney. He stated several developments downtown are required as part of their HOA that they have to truck the snow offsite. Mr. Vyverberg stated the Fire Department did not have the same concern as with the memory care proposal.

Ms. Loftus pointed out the Village has stated they would like to see this development to be a design congruent to Peregrine Lake Estates and she doesn't believe cottage is congruent and wondering if they can come up with another plan.

Mr. Vyverberg addressed the question on maintenance and cleanliness during the construction process explaining there is a site development permit that is required should this use be approved with various street sweeping requirements and under continuous inspection throughout the process. He further explained there are codes and ordinances in place to make sure the site is maintained during the construction process not to the detriment of the surrounding properties.

Mr. Wynsma stated these townhomes were designed specifically for Lexington Lakes so they have not built them anywhere else. He stated if someone wanted to see quality of materials they have a community they are just finishing in Arlington Heights called Lexington Towne.

Mr. Hansen asked if the site is identified for the residents to see.

Mr. Wynsma answered yes stating you can't miss it being the only new construction in the area.

Mr. Wynsma spoke to the architecture style and its popularity. He stated he thinks it is timeless because of the scale of it.

Mr. Wynsma addressed the square footage question explaining they are 2,000 sq. ft. for interior units and 2,300 sq. ft. on end unit "Master Down" plans.

Mr. Wynsma pointed out snow removal was addressed by staff.

Mr. Wynsma spoke to traffic comments stating they have a unique situation with the signalized intersection. He stated though it does nothing to help reduce traffic coming to and from Weber Stephens or Harper College for the rest of the community it lessens the impact of anything that would be developed here. Mr. Wynsma pointed out the traffic study shows that the current use would generate more daily traffic than the proposed development.

Mr. Wynsma spoke to the architectural elements of the rear of the buildings helping with the adjoining property line. He spoke to the setbacks being between 30-48 feet and pointed out they have no above grade structures other than landscaping.

Sworn in Ms. April Anderson, 1062 W. Bogey Lane, Palatine, IL

Ms. Anderson asked when the swale goes in to help with drainage during construction.

Mr. Wynsma stated the first steps during construction would be clearing the lot including the building and parking lot. He further explained once the site is cleared the first step is masquerading, which is when they cut and fill with clay and the drainage swales would be cut in within the first 30 days of construction. Mr. Wynsma pointed out even before all this an erosion control fence would be installed at the property line. Mr. Wynsma stated the swale would be cut first. He spoke to the standards in place typically require that in the land development process even before development starts they would be required to blanket or seed where turf becomes established within the swale area. Mr. Wynsma explained that is a permit process under the Village of Palatine as well as Cook County and MWRD standards.

Ms. Anderson clarified it would be 30 days.

Mr. Wynsma explained the first 30 days would be the masquerading. He stated in the first 90 days you will see erosion control and turf. He stated that is assuming they are there this year.

Ms. Anderson pointed out the stone looks lovely but low, which would be covered

by landscaping. She expressed concern that it will be a subdivision that is primarily siding.

Mr. Wynsma stated the stone will be prominent especially on sides and rear. He stated nothing would grow high enough to cover the stone.

Ms. Anderson clarified there is very little landscaping along sides and back. Mr. Wynsma clarified what he meant was they were more low growth perennials.

Ms. Anderson asked if they were building the entire subdivision and then sell or building them as they sell them.

Mr. Wynsma stated they will build a model building first and would start 2 buildings right away and then pre-sell units. He further explained once they sell 2-3 units in a building they would start construction.

Ms. Anderson asked if the model will be the building closer to Euclid Avenue.

Mr. Wynsma stated it is unknown yet. He explained they don't typically like to build models that back to roads but in this case the back of the building with lights on it will look pretty good. He stated Building #1 would most likely be the model and Building #2 would be the first building built. Mr. Wynsma stated they would like to complete the marketing window so the monument would go in first and all of Euclid Avenue finished as quickly as possible. He stated they continue to talk to Cook County DOT about the large parkway between the existing sidewalk and the back of curb and get their approval plant more trees. He further explained this requires a permit from Cook County DOT to do so.

Sworn in Mr. Bill Cortz, 1060 W. Bogey Lane, Palatine, IL

Mr. Cortz expressed concern with the water drainage and the construction noise factor. He asked if anything will be done with the light at Euclid Avenue to get the trucks out in a timely fashion. He recommended using the wetland area to create a parking lot to push snow removal that would drain into the wetland area.

Chairman Dwyer pointed out the negative to that is when snow is picked up it would contain oil and salt from the road you don't want that in the wetland.

Mr. Cortz pointed out with the wetlands there are a lot of wildlife and the gable look may be breeding ground for nests. He asked if they would consider eliminating from that standpoint.

Mr. Wynsma asked staff about the hours of operation per the noise ordinance.

Ms. Rivard explained the hours are Monday-Saturday 7am-8pm and Sunday 12-8pm.

Mr. Wynsma stated Cook County will not alter the timing of the signals. He pointed out the area between Buildings #4 and 5 would probably be the primary area to plow snow. He would not want to create parking there but the green space would be a primary location to store snow. Mr. Wynsma agreed the gable

ends and the birds is a good point and will be addressed in the maintenance plan.

Sworn in Mr. Tony Bach, 1025 W. Bogey Lane, Palatine, IL

Mr. Bach asked about the emergency entrance on Bogey Lane and why they do not require one.

Chairman Dwyer explained the Village would love to have an emergency exit but it is not feasible.

Discussion ensued on secondary entrance requirements.

Mr. Vyverberg stated staff would be happy to follow up with the residents but explained as a requirement of Peregrine Lake Estates West they were required to have an emergency exit onto Bogey Lane. He further explained in this instance as the direction from Fire Prevention when reviewed it wasn't something that was contemplated or required.

Mr. Burney thanked the board for their time and the staff for their ideas through the 5 month process. He pointed out they did not take all of the staff's recommendations principally on the front made up of masonry because they wanted to do something different and modern. He pointed out the Village Manager's suggestions spoke to density, height and quality and the proposal presented shows the density and height are both less than Peregrine Lake Estates and the level of detail especially on the rear of the units is remarkable. Mr. Burney stated he believes they have met all the standards of a Planned Development and asked for the recommendation that the Comprehensive Plan should be comprehensively planned like the property to the east.

Chairman Dwyer asked if the preliminary plans were reviewed by the Village Engineer.

Mr. Vyverberg explained they were preliminarily review by the Village Engineer and anything not listed as a suggested condition by staff has been deemed to be acceptable. He further explained there is a MWRD required 50-foot wetland buffer which the petitioner is proposing to slightly encroach upon and that is a decision that will be made by MWRD.

Staff Recommendation:

Mr. Vyverberg stated when looking at the planned development purpose, staff focused on Section 13.02(e) "the notion to consider the quality of design and construction, commensurate with other developments within the Village". He referred to the aerial map slide to show the proximity of the subject property directly adjacent to Peregrine Lake Estates West and Peregrine Lake Estates East. Mr. Vyverberg spoke to the architectural comparisons related to the difference in the amount of masonry between the proposed development and the Peregrine Lake Estates properties. Mr. Vyverberg expressed concern with the distribution and locations of the on-street parking spaces within the site. He

spoke to staff's concern with driveway depth. Mr. Vyverberg stated the property is zoned Planned Development pointing out the Future Land Use Map and the consideration from the 2011 Comprehensive Plan focuses on a continued business use. He stated the Village Attorney, Patrick Brankin, can speak to some of the questions raised in the petitioner's representative's memo regarding the Future Land Use Map and the consideration before the board.

Sworn in Mr. Patrick Brankin, Village Attorney

Mr. Brankin spoke to the mentioned Comprehensive Plan Amendment. He explained as a general matter the Village does not consider Comprehensive Plan amendments on a lot-by-lot basis. He stated as it relates to the proposed case on packet page 55 the amendment requested to be considered at the time of rezoning to the R-3 PUD. Mr. Brankin explained rezoning does not take place until the final review so that question is not before the board at this time but may come before the board after the preliminary is reviewed by Village Council. He suggested the board confine their recommendations to the purpose of the Planned Development in Section 13.02 and the standards of the Preliminary Planned Development in Section 13.03.

Mr. Burney pointed out one of staff's concerns was that the development is not consistent with the Comprehensive Plan. He asked that it be on record that they have attempted to demonstrate the business recommendation is not entitled to the weight that you would normally accord a Comprehensive Plan recommendation. He stated he is stuck because on one hand there is a staff concern on the Comprehensive Plan consistency and on the other the Village Attorney is telling them they cannot ask for it to be changed.

Mr. Brankin stated that is not what he is saying clarifying the request is premature so is not before the board at this time.

Chairman Dwyer asked if it would be appropriate for the board to ask for a recommendation on whether the future land use be changed.

Mr. Brankin answered no explaining that would come later in the process depending on the action that comes from the Village Council.

Mr. Vyverberg continued the staff recommendation explaining the Future Land Use Map recommends a continued commercial/business use for this property. Given the recent acquisition of the adjacent Schneider Electric property by Weber Stephens, continued investment in the institutional uses to the south at Harper College, acquisition and development of the property at the northwest corner of Roselle Road and Algonquin Road, Staff does not support any change to the Comprehensive Plan. While the proposal is similar in density and setbacks of Peregrine Lake Estates, the architectural elements are not. Also, there are other outstanding items previously identified, which remain. Therefore, Staff recommends denial of the proposal. If the Plan Commissions recommends approval of the proposal, Staff recommends the following conditions:

1. The Preliminary Planned Development shall substantially conform to the Engineering plans prepared by Haeger Engineering dated January 28, 2019, the Architectural plans prepared by BSB Design, dated January 23, 2019, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Plat of Subdivision shall be revised to include the MWRD maintenance requirements language for the detention/volume control and shall be revised in a manner acceptable to the Village Engineer.
3. The Engineer's Estimate of Cost shall be submitted in a manner acceptable to the Village Engineer and in compliance with the Code.
4. The Final Landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning. This shall include additional unit/foundation plantings and additional landscaping on the east side of the property as well as extending the proposed fence along the eastern property line to provide sufficient screening for Peregrine Lake Estates West.
5. A Final Tree Preservation plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
6. The Final Auto-Turn Exhibit shall be revised in a manner acceptable to the Fire Marshal.
7. The required letters of credit and recording fees shall be submitted in a manner acceptable to the Director of Planning and Zoning.
8. MWRD, IDOT, and IEPA permits will be required.
9. In conjunction with the final Planned Development application process, the Petitioner shall submit construction management plan and schedule in a manner acceptable to the Village of Palatine.
10. A final fencing plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
11. The existing lift station (1200 S. Patrick Lane) shall be evaluated to determine if there is sufficient capacity for the proposed development.
12. The maintenance of the detention basin and volume control shall be the responsibility of the Homeowner's Association. As all of the site utilities serve only the development. All maintenance shall be the responsibility of the HOA and shall be documented in the homeowner documents accordingly. This shall remain a condition of Final Planned Development approval.
13. The HOA shall be responsible for maintaining and annually inspecting and testing the private fire hydrants. This shall remain a condition of Final Planned Development approval.

Chairman Dwyer clarified Condition #11 meant if capacity is not sufficient it would have to be taken care of at the expense of the Petitioner.

Mr. Vyverberg answered that is correct stating that is what was discussed with the Village Engineer.

Chairman Dwyer recommended adding those exact words to be clear. Chairman Dwyer pointed out Peregrine Lake will inevitably be Peregrine Marsh because it is filling with silt. He stated since it is visible from many units there should be an added acknowledgment from any future purchasers. Chairman Dwyer asked if that could be added as Condition #14.

Mr. Vyverberg stated staff has no objection if the board would like to add that condition.

Mr. Bettenhausen pointed out Condition #8 should include a Cook County permit.

Mr. Hansen asked if any part of the presentation has indicated staff to change their recommendation.

Mr. Vyverberg stated he has not been able to read in detail anything submitted this evening but the content of the presentation has not led staff to change their recommendation.

Mr. Hansen asked Mr. Burney if the client is prepared to cooperate with staffs' conditions.

Mr. Burney answered yes.

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

DISCUSSION:

Chairman Dwyer pointed out the change in the Comprehensive Plan is outside of the board's purview. He stated the request should be looked at as if the land is zoned for residential property and then to decide if it fits in with the adjoining properties. Chairman Dwyer stated the snow removal concern was addressed by staff and the traffic studies have shown that the proposed developments' traffic would be less than a business use. He stated staff has real concerns about parking and whether it blends in with the adjoining neighbors.

Mr. Kolososki stated the use of materials is so different that they don't complement each other. He stated if the stone in front was extended upwards to beginning of the second floor level it would be more consistent to the development to the east. He spoke to the traffic concerns and how if cars were parked on street a fire truck may run them over. Mr. Kolososki pointed out the townhomes to the east made a mistake packing in as many townhomes in a small area as possible so it looks very congested. He stated the original proposal at 36 was too much and this is still a little too much in terms of density.

Ms. Robins expressed concern with the dead end road.

Mr. Hansen asked if the concern with the road would be as an emergency exit or a regular exit that would not be lighted.

Ms. Robins answered both pointing out even though the area is residential there will be delivery trucks that will now have to back out or use residents' driveways. She pointed out the Fire Department was concerned with the last proposal not only on adequate service but also response time and that has not been addressed. She pointed out the purchasers should be aware of this.

Discussion ensued on fire concerns.

Chairman Dwyer asked staff if there is any consideration on adding a fire station at Harper College.

Mr. Vyverberg stated he is aware that there have been discussions but is not aware of anything happening imminently on that.

Chairman Dwyer agreed with Mr. Kolososki on the differences between Peregrine Lake Estates and this community

Chairman Dwyer suggested if the motion is made recommending approval it should include the 14 conditions or if recommended denial to add phrasing to include "if it receives Village Council Approval the following 14 conditions apply".

Ms. Williams made a motion to deny but if approved by Village Council the 14 conditions shall apply; seconded by Mr. Bettenhausen.

Mr. Dwyer summarized that this request has not met the standards and was unanimously denied by a vote of 7-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on April 8, 2019.

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

IV. COMMUNICATIONS**V. ADJOURNMENT**

Minutes Acceptance: Minutes of Mar 5, 2019 7:00 PM (Approval of Minutes)

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 04/16/19 07:00 PM

CASE STAFF STATEMENT (ID # 5221)

1400 W. Algonquin Road

CASE NUMBER: 16-20

PETITIONER: CIMA Developers - Dan Soltis

LOCATION: 1400 W. Algonquin Road (the Planned Development was originally approved under the previous address of 1776 S. Roselle Road)

ZONING AND LAND USE: Planned Development - gas station, car wash, and separate multi-tenant building (west of the gas station/car wash).

SURROUNDING CONDITIONS:

North:	R-1 Single-Family Residential - District 211 offices and bus depot
South:	Unincorporated Cook County - Institutional use
East:	R-1 Single-Family Residential - Harper College
West:	B-2 General Business - Veterinarian office

COMPREHENSIVE PLAN: Business

PROPOSAL:

- Planned Development Amendment to allow for a change in the final sign plans
- Final Plat of Consolidation to consolidate three lots into one

BACKGROUND:

The Subject Property, approximately 2.5 acres, consists of 3 lots, where a new gas station and car wash are under construction. Previously, a restaurant and related parking was located on the property. The Petitioner and owner of the property received its Planned Development approval in 2016 and the site is actively under development. The approved development is for a gas station and car wash (Pride of Palatine) and a separate commercial multi-tenant building. The Petitioner has completed the final sign plans, which requires a Planned Development Amendment and the Final Plat of Consolidation was completed and submitted for execution. Therefore, the Petitioner is seeking:

- 1. Planned Development Amendment to permit a change in the Final Sign Plans; and**
- 2. Final Plat of Consolidation, per Section 4.01 (b) of the Subdivision Ordinance.**

ANALYSIS:

- The Petitioner received Planned Development approval (Ordinance #O-61-16) in 2016 for a new gas station, car wash, and a proposed multi-tenant building west of the gas station and car wash.
- The approved plans indicate a new drive-through on the western building. The western retail building is approximately 4,950 square feet. The eastern gas station and car wash building is approximately 4,800 square feet. This drive-throughs and car wash were approved in 2016.
- The approved plan also included the property at the corner of Algonquin and Roselle Roads. The current plans show a landscaped area and a commercial sign on this property.
- When the Planned Development was approved, the final sign plans were not complete. The Petitioner did present an initial sign plan as an exhibit at the Plan Commission meeting in 2016. At that time, the aggregate size of the signs was significant and therefore Staff recommended a condition that the final sign plan conform to the B-2 regulations (for reference, the previously proposed signs are included in the packet).
- This condition carried forward to the Village Council and was ultimately approved. For properties the size of the Subject Property, the B-2 district sign code allows 2 freestanding signs (1 sign could be - 25 feet tall and 100 square feet; with the 2nd sign - 20 feet tall and 60 square feet). The revised sign plans call for 2 freestanding signs, sized as follows:
 - a. 25 feet tall and 136.5 square feet;
 - b. 16 feet and 63 square feet.
- The final sign plans also indicate attached signs for the multi-tenant building west of the car wash. The signs are 40 square feet each and the sign code allow for corner units in a multi-tenant building to have 2 signs. Therefore, the proposed signs comply with Code.

- The sign plans also call for a car wash entrance directional sign, with a height of 9.67 feet and a width of approximately 27 feet. There are no setback or clearance issues as proposed, and such signs are both customary and typical to car washes. Nevertheless, the final sign plans were not a component of the Final Planned Development and are now being included as part of the Planned Development Amendment process.
- In addition to the approved uses, the location of the gas station and diesel canopies were approved within the overall Planned Development. The final proposed sign plans include a “Diesel Entrance” sign on the canopy and are included with the sign plans.
- Finally, the B-2 sign standards do not contemplate tenant panels in the B-2. The proposed signs include tenant panels for the car wash, gas station, and would serve as the freestanding sign panels for the western multi-tenant building. A third freestanding sign is not contemplated for the second multi-tenant building. Therefore, the tenant panels will serve as the only freestanding sign for that building.
- The consideration of the Final Plat of Consolidation represents the completion of 3-lot consolidation. When the Planned Development was reviewed, the Plat of Consolidation was not complete and the Final Public Utility easements were not known. This development always contemplated the consolidation of these lots. Therefore, the Plat of Consolidation would complete this process.

RECOMMENDATION:

The final sign plans were revised from the initially proposed plans, which were not initially submitted with the Planned Development review. The size of the freestanding signs were further reduced from the original concept plans. The tenant panel signs proposed for the western building comply with the attached sign code regulations. The main entrance sign was intended to be a feature sign and included tenant panels. This allows the western multi-tenant building to have a freestanding sign presence, without a third freestanding sign. The setback and location of the proposed car wash entrance sign is acceptable. Additionally, this is a typical component of similar such uses within the Village of Palatine. Therefore, Staff recommends approval of the proposal subject to the following conditions:

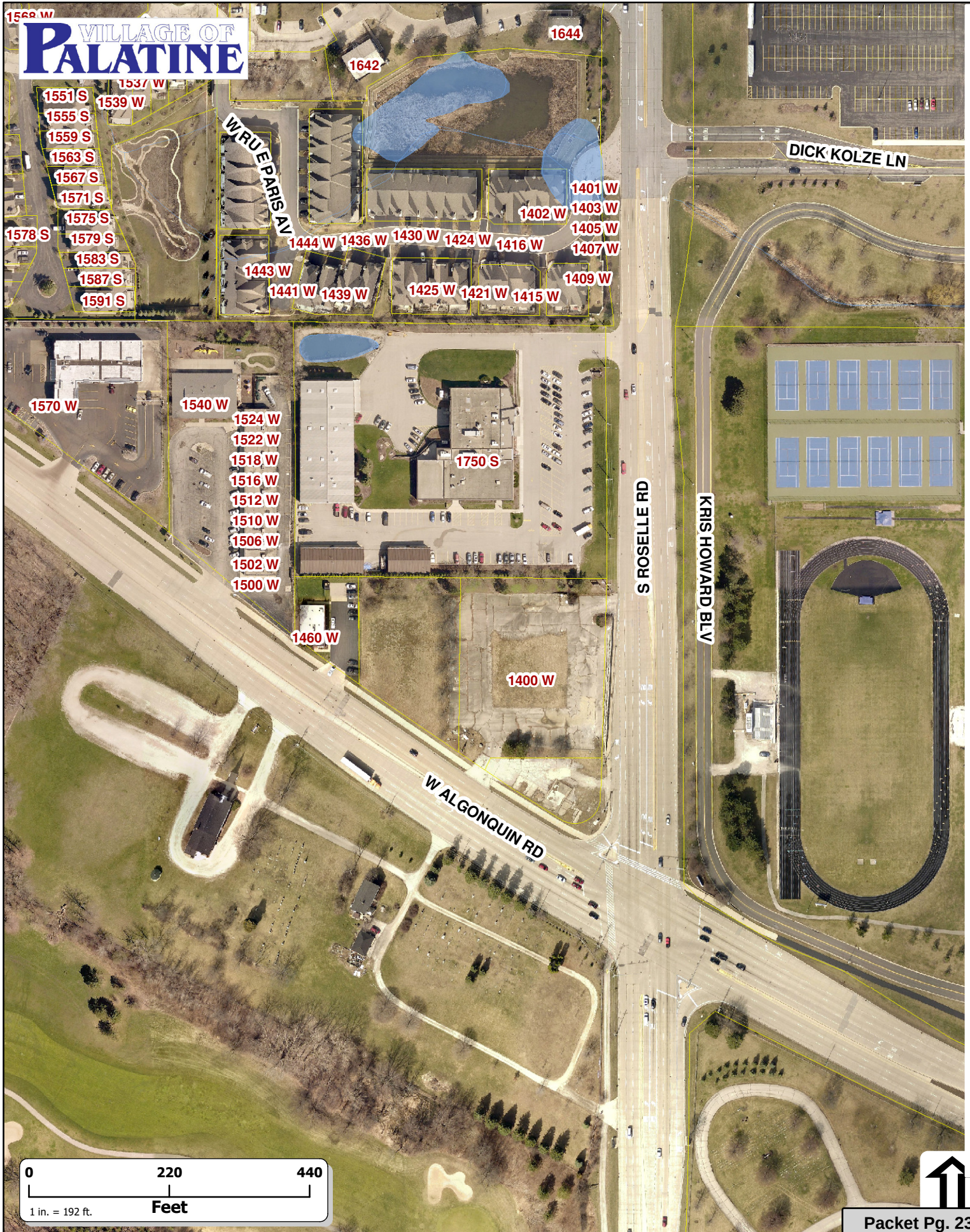
1. With the exception of the proposed revisions, all other conditions of Planned Development Ordinance #O-61-16 shall remain in effect.
2. The final sign photometrics shall comply with Village Codes and Ordinances.
3. The Plat of Consolidation shall be executed in a manner acceptable to the Village.

ATTACHMENTS:

- 1400 W Algonquin Road aerial map
- EXHIBIT - 2019 Revised freestanding signs - The Pride Palatine MD1, MD2, Carwash
- EXHIBIT - Sign canopy signage PRD80065-rev-02-06-19
- EXHIBIT - The Pride - Western multi tenant building attached sign plans - PRD81391
- EXHIBIT - Freestanding signs site plan - Pride of Palatine
- EXHIBIT - 1400 W. Algonquin Road - Plat of Consolidation page 1
- EXHIBIT - 1400 W. Algonquin Road - Plat of Consolidation page 2
- Pride of Palatine - initial 2016 freestanding sign plan
- 2016 Final Planned Development Ordinance - The Pride of Palatine
- Application
- Public Notice - Pride of Palatine - Planned Development Amendment

1400 W. Algonquin Road - The Pride

3.1.a



PROJECT:



1776 S. Roselle Road
Palatine, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

House / KZ

DRAWN BY

Bill Marlow

DATE

3.07.16

SCALE

1/4" = 1'

SHEET NO.

1 of 8

WORK ORDER

75119

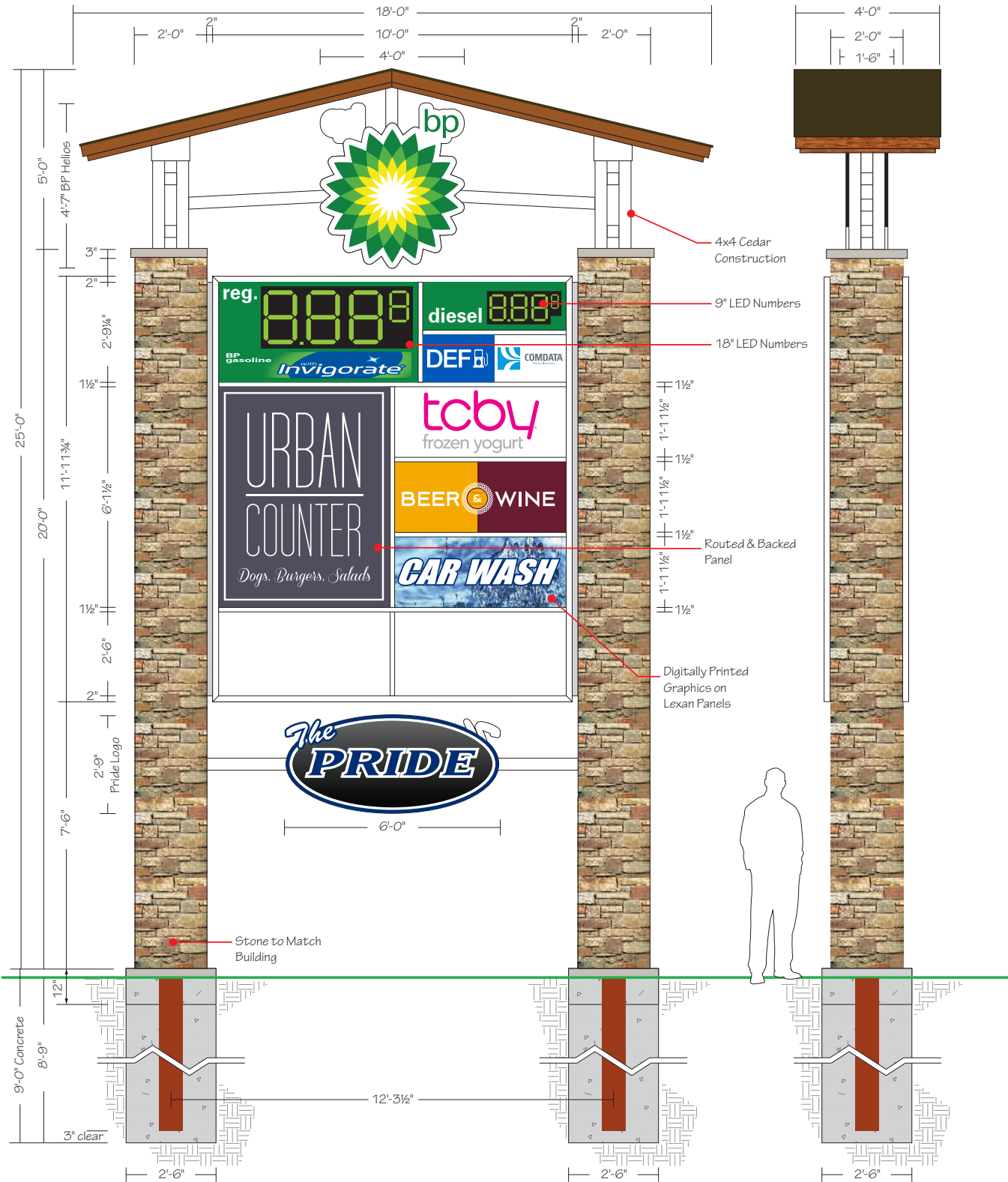
FILE NAME

prd75119

REVISIONS:

- 3.10.16 - change wood color & layout
- 3.11.16 - change wood color & layout
- 3.14.16
- 3.16.16
- 3.21.16
- 3.23.16
- 3.24.16
- 3.28.16 - BP Helios
- 3.29.16
- 6.22.18 - topper material
- 6.27.18 - back to BP
- 11.13.18 - per engineering
- 2.06.19 - new size layout
- 2.08.19 - adjust layout

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



(1) 11'-11 3/4" x 10'-0" Double Face Illuminated Monument Sign

Cabinet: Fabricated Aluminum Painted White - Satin Finish

Pricer Faces: Clear Polycarbonate with Translucent Vinyl

- Pricer Units: 18" LED & 9" LED

"Invigorate" Graphics: Translucent Vinyl

DEF Graphics: Reversed Out White from 3M 3630-167 Bright Blue Translucent Vinyl

COMDATA Graphics: 3M 3630-57 Olympic Blue & 3630-61 Slate Gray Translucent Vinyls

"Urban Counter" Panels: .125" Alum. Painted Benjamin Moore

Wood Violet #1248

Graphics - Routed & Backed with White Acrylic

All Other Tenant Panels: White Polycarbonate

Graphics - Digitally Printed Translucent Vinyl

Topper & Roof: Fabricated Alpolic Timber Series - Mahogany

and Aluminum Painted White

- Roofing = Pre-finished Dark Bronze Aluminum

Helios: 5" Deep Fabricated Aluminum Pre-finished White

- Face = White Acrylic

- Graphics = Digitally Printed Translucent Vinyl

The Pride: 5" Deep Fabricated Aluminum Pre-finished Black

- Face = .125" Alum. Painted PMS 293 Blue,

Printed White and Black/Grey Gradient Vinyl Applied

"Pride": Routed & Push-thru 1/2" Thick White Acrylic with

3M 3630-97 Bristol Blue Translucent Vinyl Applied

to Letter Faces

"The": Non-illuminated, .125" Alum. Painted PMS 293 Blue

with 3M 220-12 White Vinyl Graphics

Illumination: White LEDs

Power: (2) 20Amp @ 120Volts Electrical Circuits

Run to Site by Others

Columns: Stone Veneer Over CMU Block - Semco Stone Random Ht.

Weathered Fieldstone

Mounting: (2) HSS 8" x 8" x 1/4" ASTM A-500 Gr. B Embedded

- HSS 4" x 4" x 3/16" ASTM A-500 Gr. B Arms w/ 3/4" ASTM A-36

Steel Mounting Plates

- (2) 2'-6" dia. x 9'-0" deep Concrete Foundations w/

2'-6" W x 2'-6" L x 12" D Concrete Pads for Masonry



This sign is built to UL Standards for operation in North America.

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Design • Fabrication • Installation • Maintenance

165TubewayDrive • CarolStream • Illinois60188
Tel/630-510-2020 • Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:



1400 W. Algonquin Road
Palatine, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

House / KZ

DRAWN BY

Bill Marlow

DATE

3.07.16

SCALE

3/8" = 1'

SHEET NO.

2 of 8

WORK ORDER

75119

FILE NAME

prd75119

REVISIONS:

1 3.10.16

2 3.11.16

3 3.14.16 - additional sign

4 3.16.16 - layout

5 3.21.16 - layout

6 3.23.16 - layout

7 3.24.16 - BP Helios

8 3.28.16 - layout

9 3.29.16 - Invigorate panel

10 6.09.16

11 6.22.18 - Topper Material

12 6.27.18

13 11.13.18 - per engineering

14 2.06.19 - new size layout

15 2.08.19 - adjust layout

16 2.12.19 - adjust layout

(1) 7'-1" x 6'-0" Double Face Illuminated Monument Sign - 60 SF

Helios: 5" Deep Fabricated Aluminum Pre-finished White

- Face = White Acrylic
- Graphics = Digitally Printed Translucent Vinyl
- Mount Back-to-Back on 3" x 3" Alum. Tube

The Pride: 5" Deep Fabricated Aluminum Pre-finished Black

- Face = .125" Alum. Painted PMS 293 Blue, Printed White and Black/Grey Gradient Vinyl Applied
- "Pride": Routed & Push-thru 1/2" Thick White Acrylic with 3M 3630-97 Bristol Blue Translucent Vinyl Applied to Letter Faces
- "The": Non-illuminated, .125" Alum. Painted PMS 293 Blue with 3M 220-12 White Vinyl Graphics
- Mount Back-to-Back on 3" x 3" Alum. Tube

Cabinet: Fabricated Aluminum Painted White - Satin Finish

Pricer Faces: Clear Polycarbonate with Translucent Vinyl

- Pricer Units: 12" LED & 6" LED

"Invigorate" Graphics: Translucent Vinyl

DEF Graphics: Reversed Out White from 3M 3630-167

- Bright Blue Translucent Vinyl

COMDATA Graphics: 3M 3630-57 Olympic Blue & 3630-61

- Slate Gray Translucent Vinyls

"Urban Counter" Panels: .125" Alum. Painted Benjamin Moore

- Wood Violet #1248

Graphics - Routed & Backed with White Acrylic

All Other Tenant Panels: White Polycarbonate

- Graphics - Digitally Printed Translucent Vinyl

Topper & Roof: Fabricated Alpolic Timber Series - Mahogany

- and Aluminum Painted White

- Roofing = Pre-finished Dark Bronze Aluminum

Illumination: White LEDs

Power: (2) 20Amp @ 120Volts Electrical Circuits

- Run to Site by Others

Columns: Stone Veneer Over CMU Block - Semco Stone Random Ht.

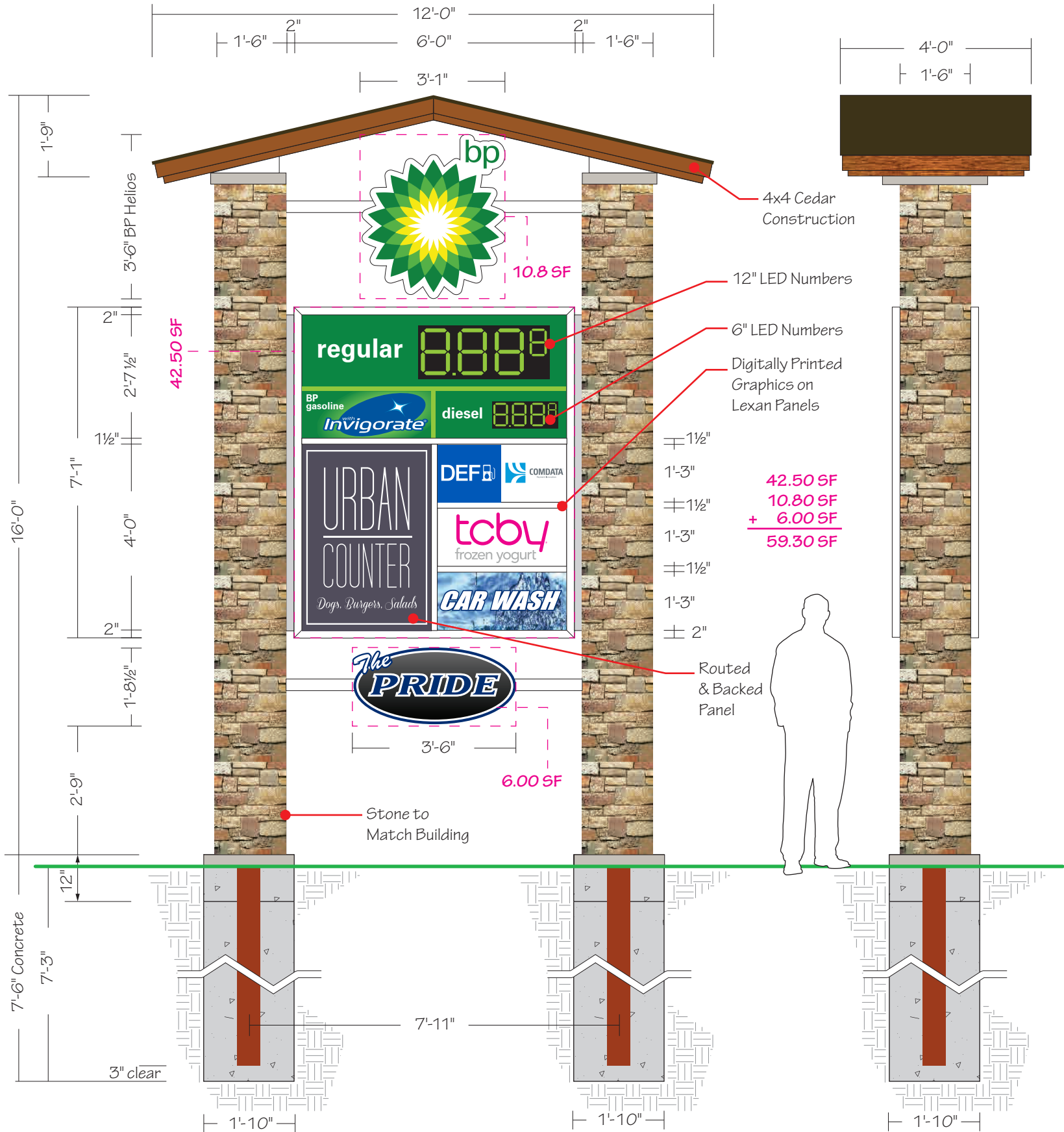
- Weathered Fieldstone

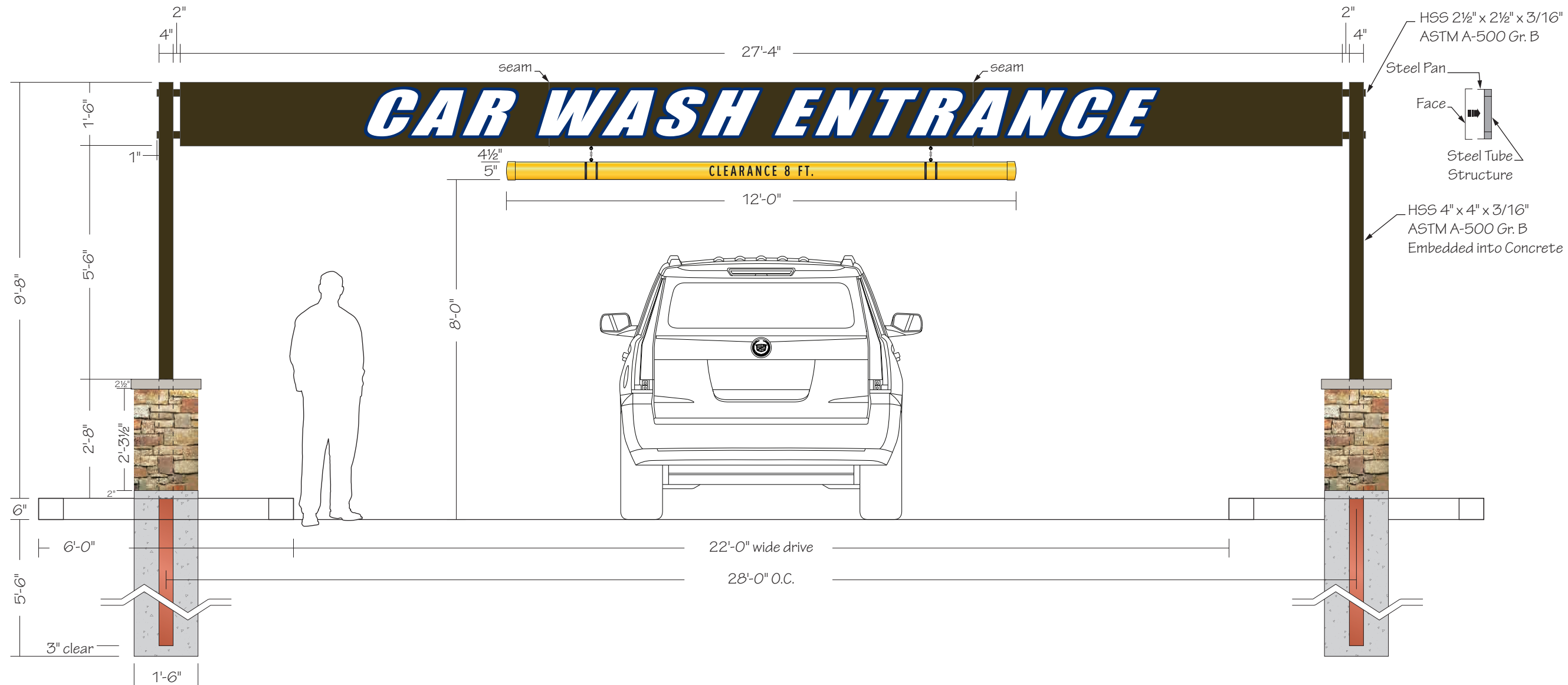
Mounting: (2) HSS 6" x 6" x 3/16" ASTM A-500 Gr. B with

- (4) 4" x 4" x 3/16" ASTM A-500 Gr. B Steel Mounting Plates

- (2) 1'-10" dia. x 7'-6" deep Concrete Foundations w/

- 1'-10" W x 1'-10" L x 12" D Concrete Pads for Masonry





(1) 1'-6" x 27'-4" x 2" Single Face Non-Illuminated Entrance Gateway

Cabinet: Fabricated Aluminum Painted MAP 41313 Dark Bronze - Suede Satin Finish
- HSS 2 1/2" x 2 1/2" x 3/16" ASTM A-500 Gr. B Internal Structure

Graphics: 3M 7725-37 Sapphire Blue & 7725-10 White Vinyls

Clearance Bar: 5" PVC Pipe w/ Caps Painted MAP 42248 Sundance Yellow

Clearance Ht. Copy & Stripes: 3M 680-85 Black Reflective Vinyl

Bases: Masonry to Match Building - Semco Stone Random Ht. Weathered Fieldstone

Mounting: (2) HSS 4" x 4" x 3/16" ASTM A-500 Gr. B Embedded into (2) 1'-6" dia. x 6'-0" deep Concrete Foundations

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION

PROJECT:



1400 W. Algonquin Road
Palatine, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

House / KZ

DRAWN BY

Bill Marlow

DATE

3.07.16

SCALE

3/8" = 1'

SHEET NO.

8 of 8

WORK ORDER

75119

FILE NAME

prd75119

REVISIONS:

1 6.27.18 - add to s.o.w.

2 6.29.18 - color

3 11.13.18 - per engineering

4 2.06.19

5

6

7

8

9

10

11

11

11

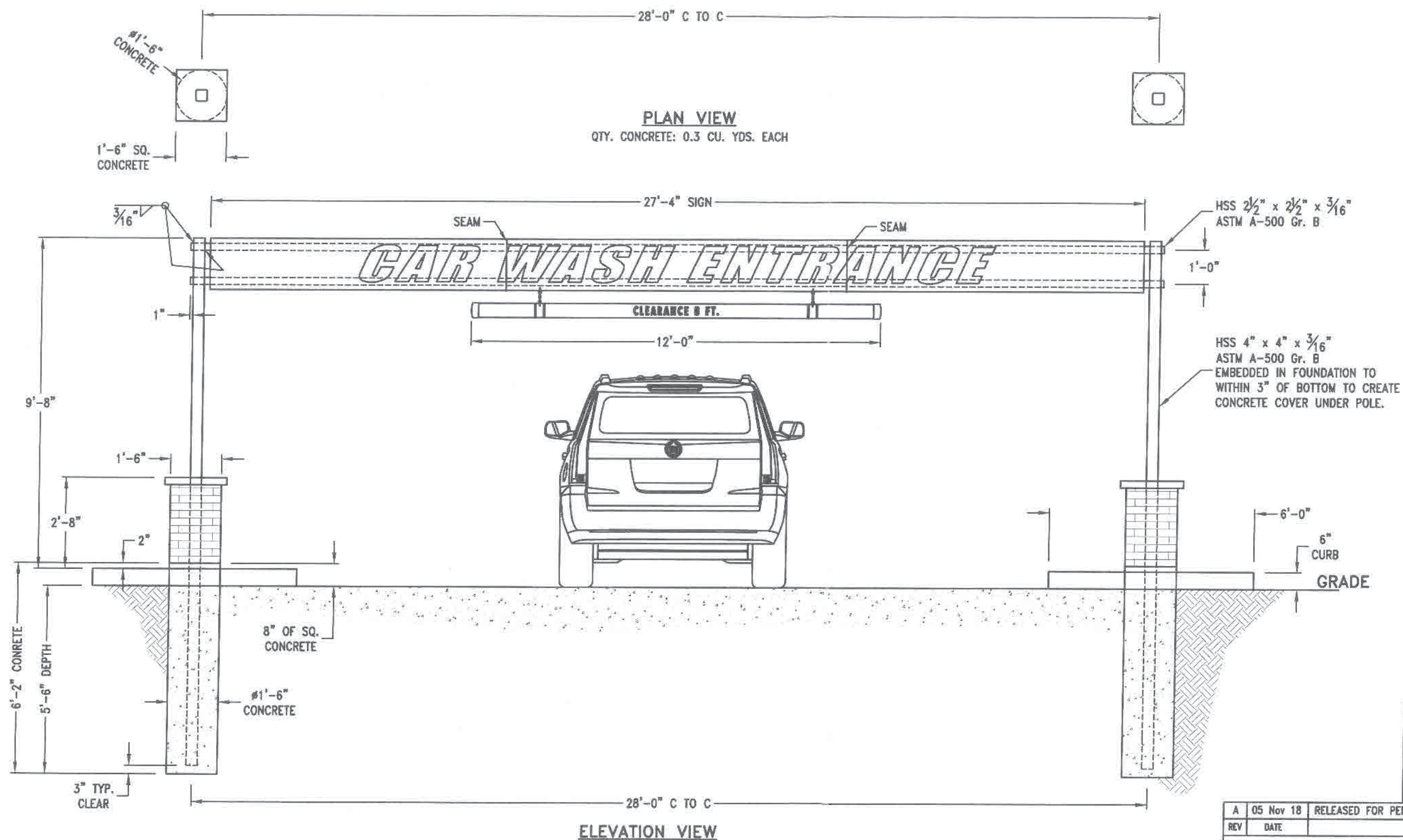
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**FOUNDATION DESIGN NOTES:**

1. Concrete shall have a minimum compressive strength of 3000 PSI at 28 days.
2. Caisson footing designed using a soil bearing force of 250 PSF per foot Lateral.
If this soil condition does not exist, it is the Erector's responsibility to have a new base designed for the existing soil conditions by a Licensed Structural Engineer.

DESIGN WIND LOAD:

Based on the 2015 International Building Code using
Risk Category II, Exposure C and 115 mph wind speed.

SITE:
The Pride
1400 West Algonquin Road
Palatine, Illinois 60067

A	05 Nov 18	RELEASED FOR PERMITTING	J. HOGAN
REV	DATE	DESCRIPTION	APPROVE
Robert-James & Associates, Inc. 12255 West 187th Street, Mokena Illinois 60448-9737 phone: 708-479-8385 fax: 708-479-8395 email: rja37@comcast.net			

9'-8" OAH DIRECT BURY TWIN POLES FOR OVERHEAD SIGN AND CLEARANCE BAR			
DRAWN BY	J. GREENAN	DATE	05 Nov 18
CHECKED BY	J. HOGAN	DATE	05 Nov 18
SCALE	NONE	DRAWING NUMBER	1810014
SHEET	REV.	Packet Pg. 27	



(1 set) 5" Deep Illuminated Channel Letters

Returns: Fabricated Aluminum Pre-Finished Black

Faces: White Acrylic w/ 1" Black Trimcap

Outline: 3M 7725-37 Sapphire Blue Vinyl Applied to ACM Panels

Illumination: White LEDs w/ Remote 60 Watt Power Supplies

Power: (1) 20Amp @ 120Volts Electrical Circuit Run to Site by Others

Mounting: Flush to Canopy w/ Tek Screws

NOTE: CANOPY FACED WITH BLACK ACM PANELS



(1 set) 5" Deep Illuminated Channel Letters

Returns: Fabricated Aluminum Pre-Finished Black

Faces: White Acrylic w/ 1" Black Trimcap

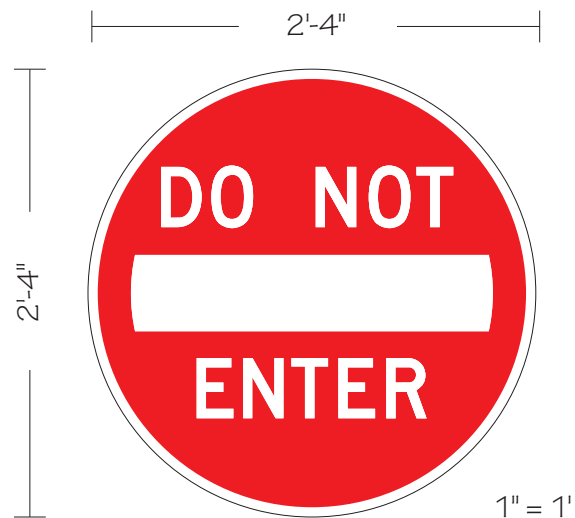
Outline: 3M 7725-37 Sapphire Blue Vinyl Applied to ACM Panels

Illumination: White LEDs w/ Remote 60 Watt Power Supplies

Power: (1) 20Amp @ 120Volts Electrical Circuit Run to Site by Others

Mounting: Flush to Canopy w/ Tek Screws

NOTE: CANOPY FACED WITH BLACK ACM PANELS

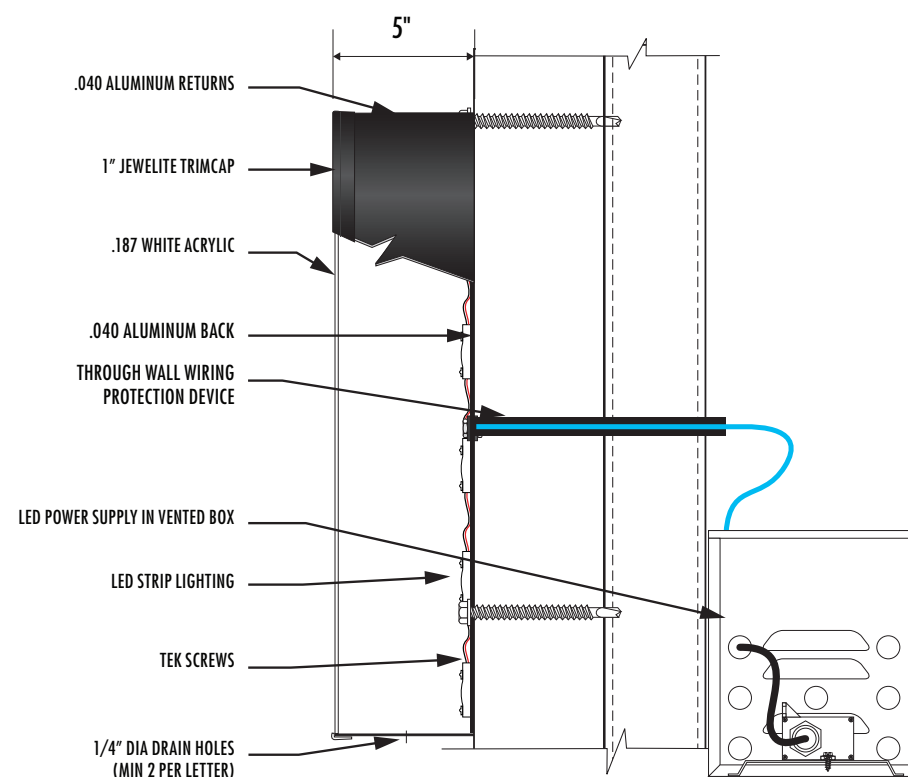


(2) 2'-4" x 2'-4" Std. DO NOT ENTER Signs Panels

Panels: .080" Aluminum

Faces: Reflective White w/ Transparent Red

Mounting: Flush to Canopy with Tek Screws



PROJECT:



1400 W. Algonquin Road
Palatine, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

House / KZ

DRAWN BY

Bill Marlow

DATE

6.29.18

SCALE

as noted

SHEET NO.

1 of 2

WORK ORDER

80065

FILE NAME

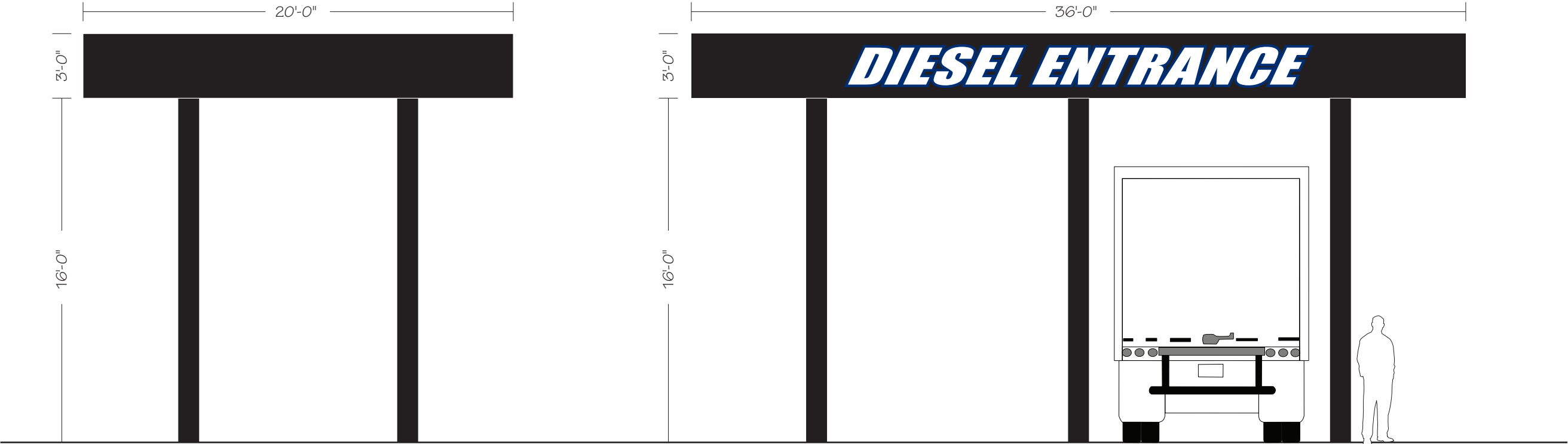
PRD80065

REVISIONS:

- 1 7.16.18 - add copy & size
- 2 10.22.18 - add do not enter signs
- 3 2.06.19 - qty. of signs
- 4
- 5
- 6
- 7
- 8

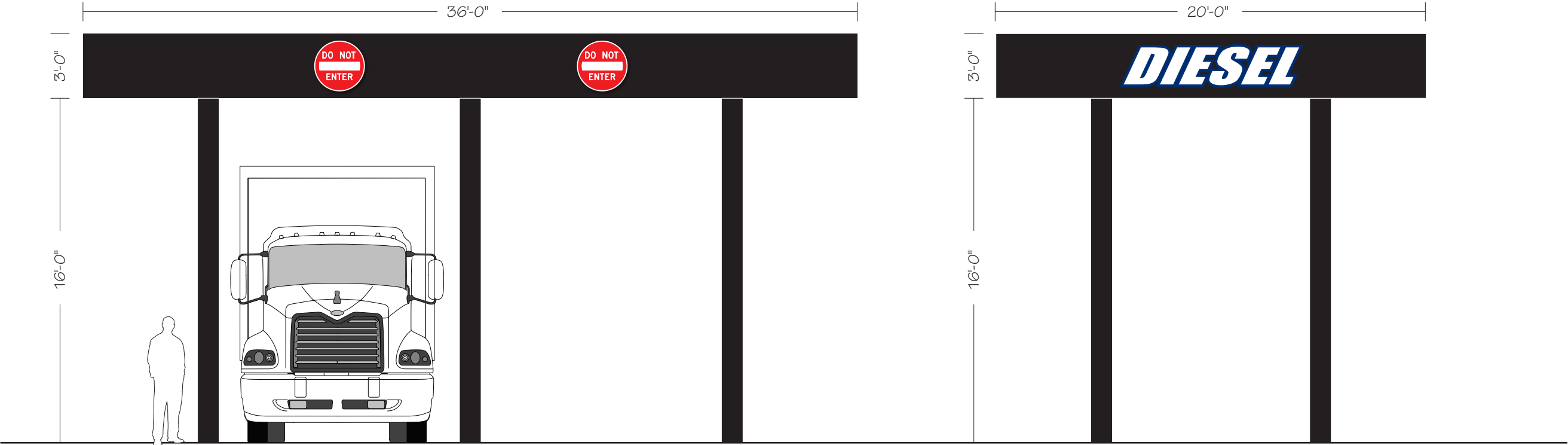
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.





North Elevation

East Elevation



West Elevation

South Elevation

Design ■ Fabrication ■ Installation ■ Maintenance

165TubewayDrive ■ CarolStream ■ Illinois60188
Tel/630-510-2020 ■ Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:



1400 W. Algonquin Road
Palatine, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

House / KZ

DRAWN BY

Bill Marlow

DATE

6.29.18

SCALE

3/16" = 1'

SHEET NO.

2 of 2

WORK ORDER

80065

FILE NAME

PRD80065

REVISIONS:

- | | |
|---|-----------------------------------|
| 1 | 7.16.18 - placement |
| 2 | 10.22.18 - add do not enter signs |
| 3 | 2.06.19 - qty. of signs |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |

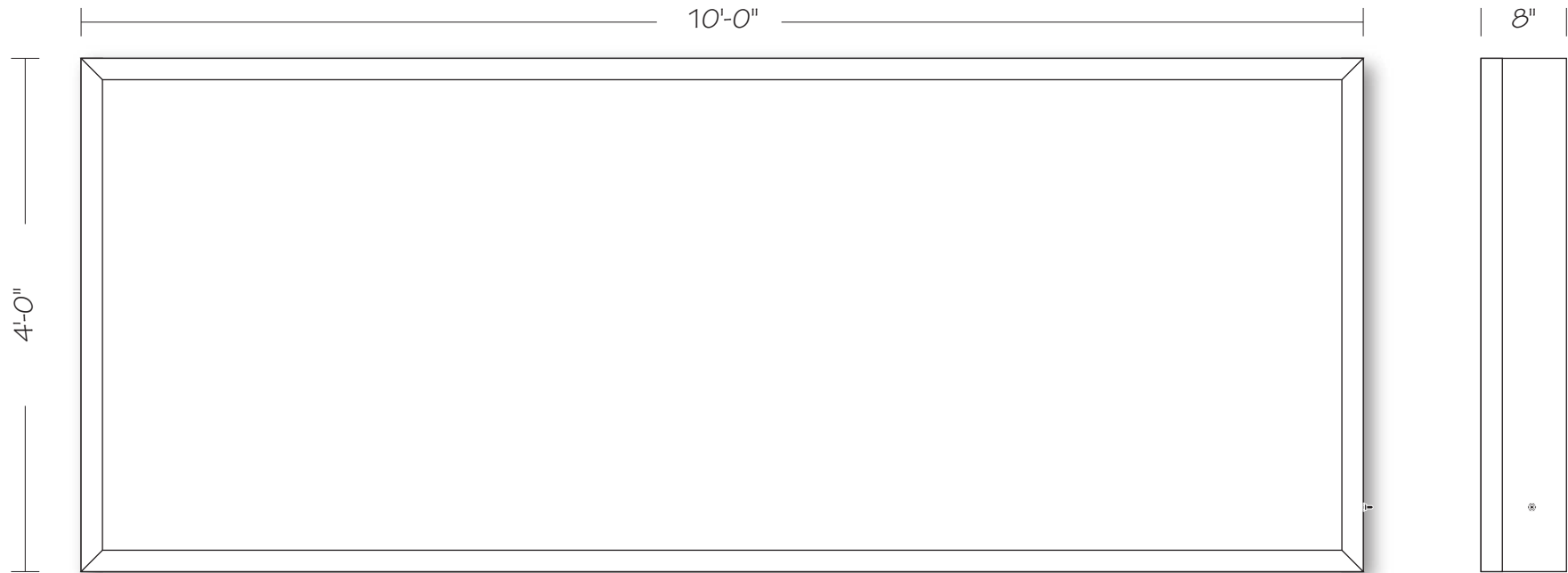
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(4) 4'-0" x 10'-0" x 8" Single Face Illuminated Wall Signs

Cabinet: Fabricated Aluminum Painted One Color - T.B.D.

Faces: White Polycarbonate

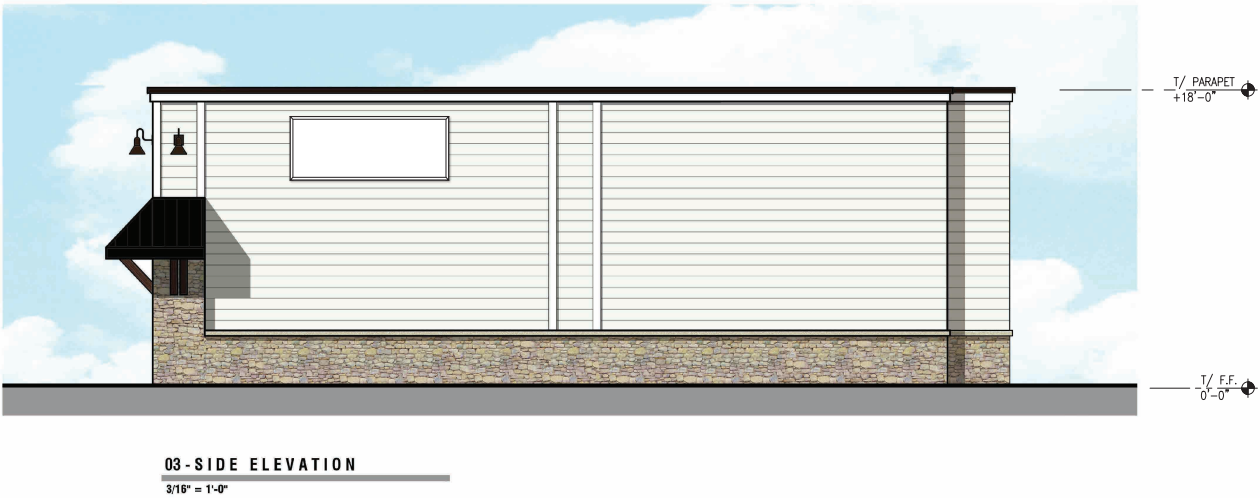
Graphics: T.B.D.

Illumination: White LEDs w/ 60 Watt Power Supplies

Power: (1) 20Amp @ 120Volts Electrical Circuit Run to Each Site by Others

Mounting: Flush to Building w/ Appropriate Hardware for Wall Construction - T.B.D.

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION



PROJECT:



1400 W. Algonquin Road
Palatine, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

House / KZ

DRAWN BY

Bill Marlow

DATE

1.28.19

SCALE

3/4" = 1'

SHEET NO.

1 of 1

WORK ORDER

81391

FILE NAME

PRD81391

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	

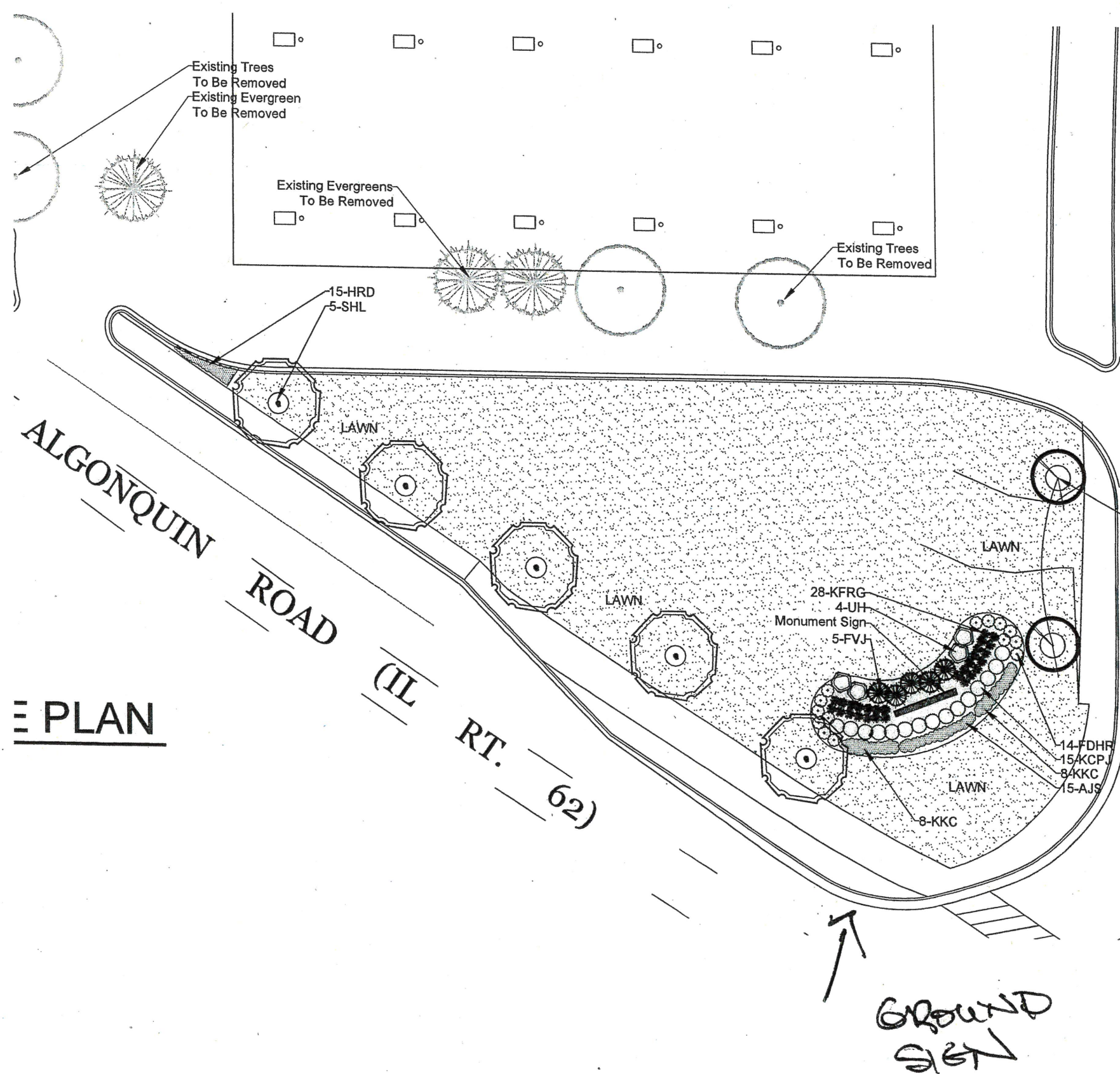
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



This sign is built to UL Standards for operation in North America.

"This Document is owned by, and the information contained in it is proprietary to, Parvin-Clauss Sign Company. By receipt hereof the holder agrees not to use the information, disclose it to any third party, nor reproduce this document without the prior written consent of Parvin-Clauss Sign Company. Holder also agrees to immediately return this document upon request of Parvin-Clauss Sign Company."

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PLAN

ROSELLE

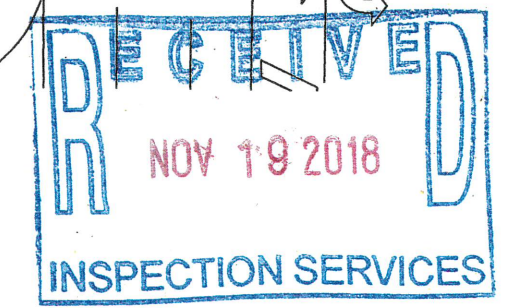
- 2.02.16 ISSUE TO CLIENT
- 3.11.16 REVISED SITE PLAN
- 3.31.16 REVISED SITE PLAN
- 10.24.16 REVISED SITE PLAN
- 12.19.16 REVISED SITE PLAN

These plans were prepared by:
W. David Heller, ASLA
Registered Landscape Architect
#157-000558

Information contained herein is based on Survey Information, Field Inspection, and believed to be accurate.

SHEET TITLE
**OVERALL
LANDSCAPE
PLAN**

PROJECT MANAGER	WL
PROJECT NUMBER	16-0
DATE	12.19.
SHEET NUMBER	

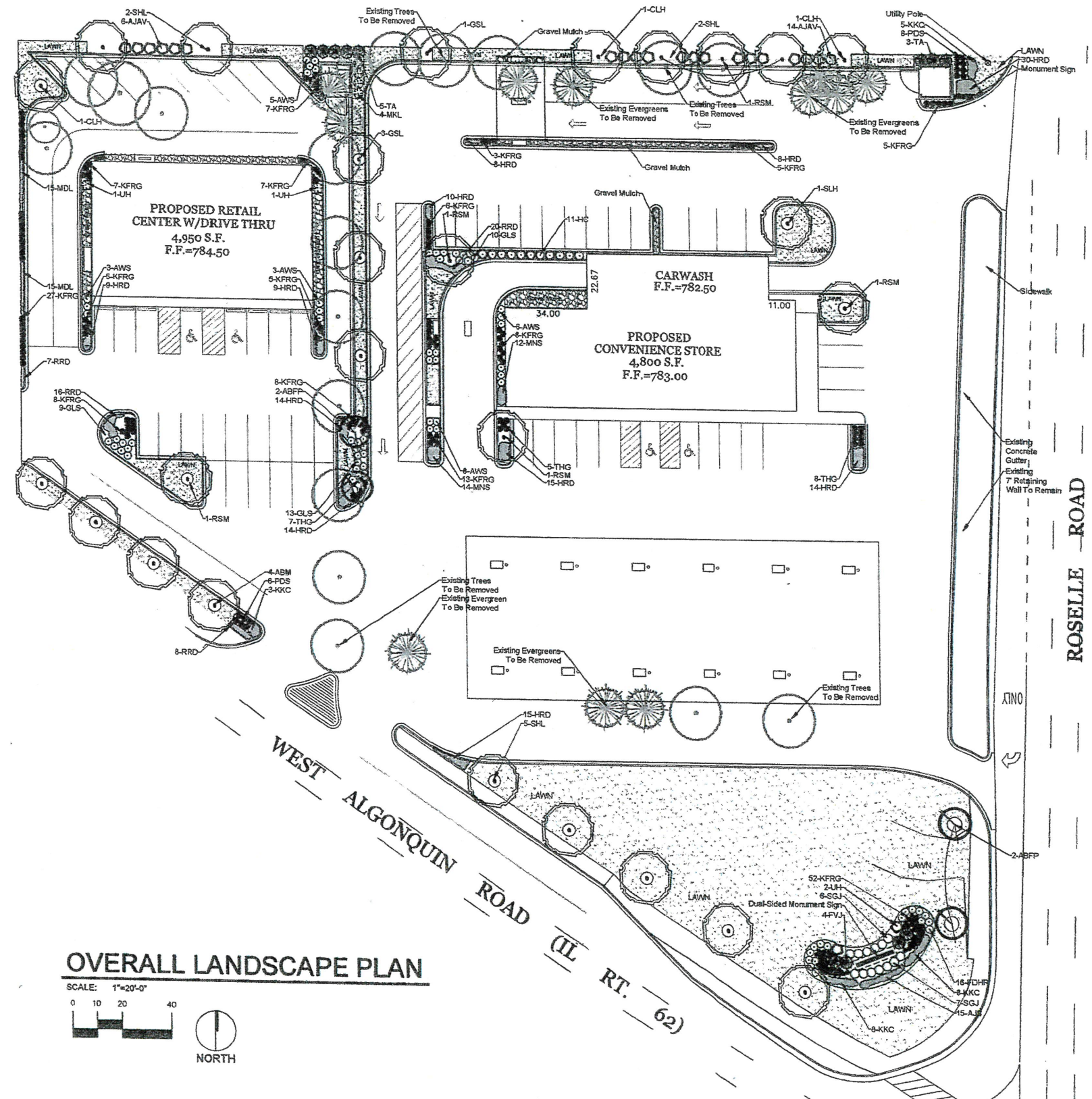


L 1.0

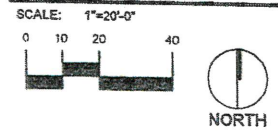
GROUND SIGN

- SHADE TREES (DECIDUOUS)**
ABM Autumn Blaze Maple
RSM Red Sunset Red Maple
CLH Chicago Land Hackberry
SHL Skyline Honeylocust
GSL Green Spire Linden
- ORNAMENTAL TREES (DECIDUOUS)**
ABFP Autumn Blaze Gallery Pear
- EVERGREEN TREES**
PVI Fairview Upright Juniper (upright)
TA Techny Arborvitae
- EVERGREEN SHRUBS**
SGI Sea Green Juniper
- DECIDUOUS SHRUBS**
HC Peking (Hedge) Cotoneaster
UH Unique Hydrangea
GLS Oro Low Fragrant Sumac
PDHR Frau Dagmar Huetrup Rugosa Rose
AWS Anthony Waterer Spiraea
MKL Miss Kim Dwarf Lilac
AJAV Autumn Jazz Arrowwood Viburnum
- ORNAMENTAL GRASSES**
KFRG Karl Foerster Feather Reed Grass
THG Tufted Hair Grass
PDS Prairie Dropseed
- HERBACEOUS PERENNIALS**
HRD Happy Returns Daylily
RRD Rosy Returns Daylily
MDL Catherine Woodbury Daylily (Soft Pink)
MDL Hyperion Daylily (Lemon Yellow)
MDL Summer Wine Daylily (Maroon)
KRC Dwarf Catmint
MNS May Night Salvia
AIS Autumn Joy Sedum

PLANT KEY



OVERALL LANDSCAPE PLAN



PROJECT
THE PRIDE OF PALATINE
NWC of Roselle Rd. & Algonquin Rd.
1400 W. Algonquin Rd.
Palatine, IL 60067

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
2.02.16	ISSUE TO CLIENT
3.11.16	REVISED SITE PLAN
3.31.16	REVISED SITE PLAN
10.24.16	REVISED SITE PLAN
12.19.16	REVISED SITE PLAN
10.25.18	REVISED SIGN PLAN

These plans were prepared by
W. David Heller, ASLA
Registered Landscape Architect
#157-000558

SHEET TITLE
OVERALL LANDSCAPE PLAN

PROJECT MANAGER
PROJECT NUMBER
DATE
SHEET NUMBER

L 1.0

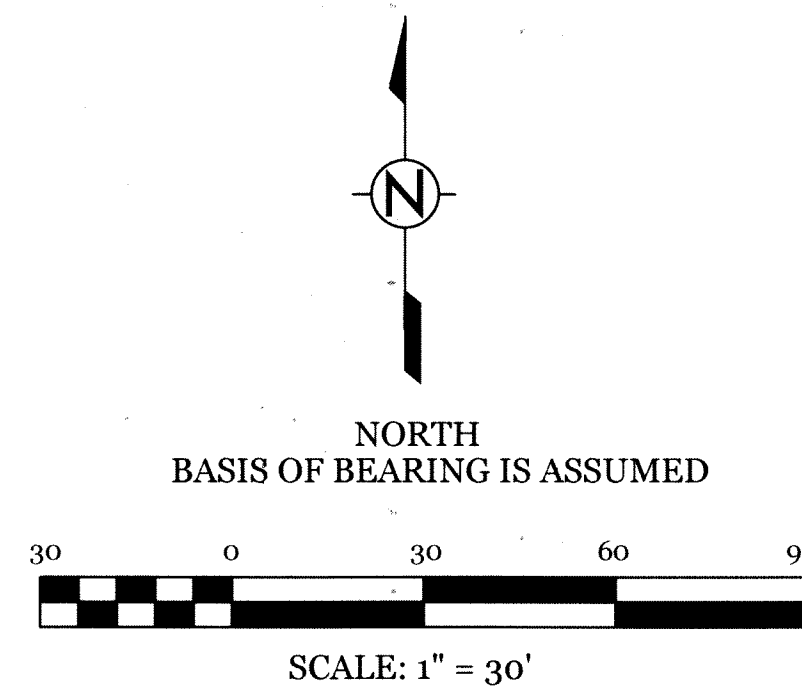
FINAL PLAT OF SUBDIVISION THE PRIDE OF PALATINE

1400 W. ALGONQUIN ROAD, PALATINE, ILLINOIS

CITY RESOLUTION _____ PASSED ON _____

LEGEND

⊙	EXISTING RAILROAD SPIKE SET
○	EXISTING CONCRETE MONUMENT
●	IRON PIPE SET
---	SETBACK LINE
---	EASEMENT LINE
---	PROPERTY LINE AND SUBDIVISION BOUNDARY LINE



PROPERTY DESCRIPTION:

PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
PROPERTY ADDRESS: 1776 S. ROSELLE ROAD, PALATINE, ILLINOIS

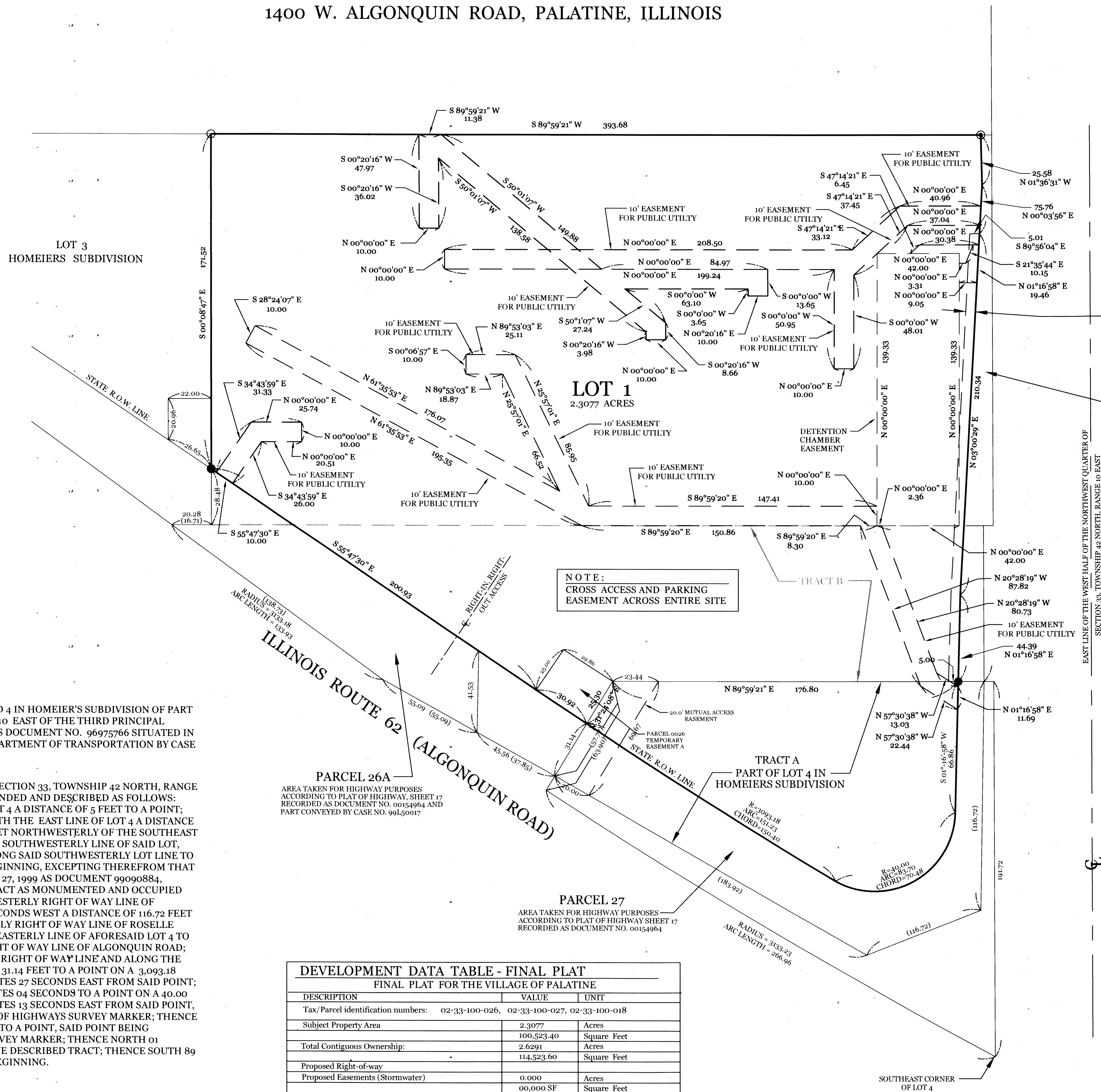
CROSS - ACCESS EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED AS FOLLOWS: AN EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND CROSS ACCESS IS GRANTED OVER THE ALL PAVED PARKING AREAS, DRIVES AND SIDEWALKS WITHIN OF THE SUBDIVISION FOR MOTOR VEHICLES, EMERGENCY EQUIPMENT AND PEDESTRIANS.

PROPERTY LEGAL DESCRIPTION

LOT ONE AND LOT TWO IN ARCHO'S SUBDIVISION BEING A RESUBDIVISION OF PART OF LOTS 3 AND 4 IN HOMEIER'S SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID ARCHO'S SUBDIVISION RECORDED DECEMBER 27, 1996 AS DOCUMENT NO. 96975766 SITUATED IN COOK COUNTY AND THE STATE OF ILLINOIS; EXCEPT THAT PART CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION BY CASE NO. 99L50017. CONTAINING 100507 SQUARE FEET OR 2.307 ACRES MORE OR LESS

LOT 4 IN HOMEIER'S SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 4; THENCE WEST ALONG THE NORTH LINE OF LOT 4 A DISTANCE OF 5 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE, WHICH IS 5 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 4 A DISTANCE OF 196.73 FEET TO A POINT; THENCE SOUTHWESTERLY LINE OF SAID LOT, SAID POINT BEING 75 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHWESTERLY A DISTANCE OF 234.57 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF SAID LOT, DISTANT 360 FEET NORTHWESTERLY OF SAID SOUTHEAST CORNER; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LOT LINE TO SAID SOUTHEAST CORNER; THENCE NORTH ALONG THE EAST LINE OF LOT 4 TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPT. OF TRANSPORTATION OF THE STATE OF ILLINOIS RECORDED JANUARY 27, 1999 AS DOCUMENT 99090884, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT AS MONUMENTED AND OCCUPIED (FOUND 1/2" IRON PIPE 0.22 FEET NORTH, 0.52 FEET EAST) SAID POINT BEING ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF ROSELLE ROAD; THENCE ALONG AN ASSUMED BEARING OF SOUTH 00 DEGREES 03 MINUTES 56 SECONDS WEST A DISTANCE OF 116.72 FEET ALONG THE EAST LINE OF THE ABOVE DESCRIBED TRACT AND ALONG THE SAID EXISTING WESTERLY RIGHT OF WAY LINE OF ROSELLE ROAD; THENCE SOUTH 70 DEGREES 55 MINUTES 29 SECONDS WEST 62.75 FEET ALONG THE SOUTHEASTERLY LINE OF AFORESAID LOT 4 TO THE MOST SOUTHERLY CORNER THEREOF, SAID POINT BEING ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF ALGONQUIN ROAD; THENCE NORTH 60 DEGREES 36 MINUTES 13 SECONDS WEST 183.92 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4; THENCE NORTH 31 DEGREES 43 MINUTES 49 SECONDS EAST 31.14 FEET TO A POINT ON A 3,093.18 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 33 DEGREES 33 MINUTES 27 SECONDS EAST FROM SAID POINT; THENCE SOUTHEASTERLY ALONG SAID CURVE 151.23 FEET, CENTRAL ANGLE 02 DEGREES 48 MINUTES 04 SECONDS TO A POINT ON A 40.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 30 DEGREES 21 MINUTES 13 SECONDS EAST FROM SAID POINT, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE EASTERLY ALONG SAID CURVE 83.70 FEET, CENTRAL ANGLE 119 DEGREES 52 MINUTES 59 SECONDS TO A POINT, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE NORTH 01 DEGREES 36 MINUTES 39 SECONDS EAST 66.86 FEET TO A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH 89 DEGREES 40 MINUTES 58 SECONDS EAST 13.20 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.



PARCEL 0026B

AREA TAKEN FOR HIGHWAY PURPOSES ACCORDING TO PLAT OF HIGHWAY, SHEET 17 RECORDED AS DOCUMENT NO. 00154964 AND PART CONVEYED BY CASE NO. 99L50017 FOR DIMENSIONS AND BEARINGS, SEE PLAT.

TRACT A AND B

MUTUAL ACCESS EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS ACCORDING TO DOCUMENT NO. 222062 RECORDED MARCH 26, 1973 AND DEEDS RECORDED SEPTEMBER 22, 1980 AS DOCUMENTS 25591846 AND 25591847.

VEHICULAR ACCESS NOTES

1. THERE SHALL BE, AT MOST, ONE (1) RESTRICTED RIGHT-IN, RIGHT-OUT (RI-RO) VEHICULAR ACCESS POINT TO IL ROUTE 62 (ALGONQUIN ROAD) FROM LOT 1 AS SHOWN HEREON.
2. ALL OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION.

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.
ANTHONY J. GUILLEY, P.E.
REGION ONE ENGINEER

DEVELOPMENT DATA TABLE - FINAL PLAT

FINAL PLAT FOR THE VILLAGE OF PALATINE	
Proposed City Utility Easements	0.170 Acres
Excluding Detention Chamber Easement	7,433.87 Square Feet

DEVELOPMENT DATA TABLE - FINAL PLAT

FINAL PLAT FOR THE VILLAGE OF PALATINE

DESCRIPTION	VALUE	UNIT
Tax/Parcel identification numbers:	02-33-100-026, 02-33-100-027, 02-33-100-018	
Subject Property Area	2.3077	Acres
	100,523.40	Square Feet
Total Contiguous Ownership:	2.6291	Acres
	114,523.60	Square Feet
Proposed Right-of-way		
Proposed Easements (Stormwater)	0.000	Acres
	00,000 SF	Square Feet

DATE	BY	REVIEW	DESCRIPTION	DATE	BY	REVIEW	DESCRIPTION
01-18-16	D.J.	REVIEW					
01-16-17	D.J.	REVIEW					
05-05-17	D.J.	PER IDOT COMMENTS					
07-27-17	D.J.	PER IDOT COMMENTS					

DRAWN BY:	DJ	DATE:	01-18-16
CHECKED BY:	WDJ	DATE:	01-18-16
APPROVED BY:	WDJ	DATE:	01-18-16

DJA CIVIL ENGINEERS & SURVEYORS
DAVE JOHNSON AND ASSOCIATES, Ltd.
312 S. Hale Street Wheaton, IL 60187
ph: 630 752 8600 fax: 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT: **CIMA DEVELOPER'S, INC.**
30W180 BUTTERFIELD ROAD
WARRENVILLE, ILLINOIS

TITLE: **FINAL PLAT OF SUBDIVISION
THE PRIDE OF PALATINE
1400 W. ALGONQUIN ROAD
PALATINE, ILLINOIS**

SCALE: 1" = 30'
DATE: 04-18-16
JOB NO: 3614
SHEET 1 OF 2

OWNER'S CERTIFICATE

This is to certify that CIMA DEVELOPERS, LP are the owners of the property described hereon and that they have caused the said property to be surveyed and subdivided as shown hereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the title hereon indicated

Dated this 9TH day of FEBRUARY, A.D., 2 018

PETER M. SPINA, Sole Managing Member
OF ANGEL ASSOCIATES LLC,
GENERAL PARTNER

NOTARY CERTIFICATE

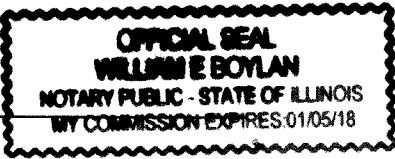
State of Illinois)
County of DuPage) S.S.

I, William E. Boylan a notary public in and for said county in the state aforesaid, do hereby certify that PETER M. SPINA are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered said instrument of their own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 9TH day of FEB, A.D., 2 018

William E. Boylan
Notary Public

My commission expires on:



OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

State of Illinois)
County of Cook) S.S.

CIMA Developer's L.P. does hereby certify that it is the Owner of the property described hereon and that it has caused said property to be surveyed and resubdivided as shown hereon for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title hereon shown. It further certifies to the best of its knowledge, that the land included herein falls within grade school district 15, high school district 211, and junior college district 512.

Signed at WHEATON, ILLINOIS, this 9TH day of FEBRUARY, A.D. 2018.

Title: SOLE MANAGING MEMBER

I.D.O.T. CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENTS "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS", WILL BE REQUIRED BY THE DEPARTMENT.

Anthony J. Quigley Jr. 2/14/18

ANTHONY J. QUIGLEY P.E.
REGION ONE ENGINEER

COUNTY HIGHWAY CERTIFICATE

State of Illinois)
County of Cook) S.S.

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

13TH DAY OF February, 2018

SUPERINTENDENT OF TRANSPORTATION AND HIGHWAYS
COOK COUNTY, ILLINOIS

Form for approval of the plan commission as follows:

Approved by the plan commission of the Village of Palatine, Cook County, Illinois, this _____ day _____, 2 _____

Chairman
Attest: _____
Secretary
Signed: _____

Form for approval of the Village Council as follows:

Approved by the plan commission of the Village of Palatine, Cook County, Illinois, this _____ day _____, 2 _____

Mayor
Attest: _____
Village Clerk

FINAL PLAT OF SUBDIVISION THE PRIDE OF PALATINE 1400 W. ALGONQUIN ROAD, PALATINE, ILLINOIS CERTIFICATES

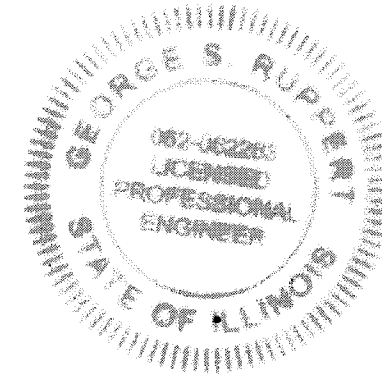
Form for approval of the Village Engineer as follows:

State of Illinois)
County of Cook) S.S.

This plat has been checked for conformance to the Village of Palatine standards and requirements, and working drawings and specifications for improvements have been prepared in conformance with the Village standards and requirements, and engineering fees due to the Village of Palatine have been paid.

Dated this 20 day of FEB, 2018

Signed: George S. Rupert
Village Engineer



Form for approval by the Village Collector as follows:

VILLAGE COLLECTOR

I do hereby certify that there are no deferred special assessments or unpaid current assessments due against the land included in the above plat.

Dated this _____ day of _____, 2 _____

Signed: _____
Village Collector

SURFACE WATER DRAINAGE CERTIFICATE

State of Illinois)
County of Cook) S.S.

We hereby certify to the best of our knowledge and belief that adequate provisions have been made for thre diversions and detention of surface waters into public areas or drains within the rights of the subdivider and that such surface waters will not be deposited on adjacent land owners property in such concentration as may cause damage by erosion or sedimehtation to such property because of construction of the subdivision.

By: Owner

Dated: 2/1/18

By: Warren D. Johnson
Illinois Professional Engineer

Dated: 02/08/2018



PROFESSIONAL AUTHORIZATION

State of Illinois)
County of Cook) S.S.

I, Dave W. Johnson, a Professional Land Surveyor of the state of Illinois, license number 2971, do hereby authorize agent of the Owner, Village of Palatine, Cook County, Illinois, its staff, or authorized agent, to place this document of record in the county recorders office in my name and in compliance with the Illinois statutes chapter 109, paragraph 2, as amended.

Wheaton, Illinois _____

Dave W. Johnson
Illinois Professional Land Surveyor no 2971
My License expires November 30, 2018 and is renewable



EASEMENT PROVISIONS

EASEMENTS:

WHENEVER THE WORDS "PUBLIC UTILITIES", "UTILITY EASEMENT" OR "PUBLIC UTILITY EASEMENT" SHALL APPEAR ON THIS PLAT, THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRUCTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER AND SEWAGE MAIN AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHTS TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE'S. PROVIDED, HOWEVER, THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESSORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE ANY SUCH OBSTRUCTIONS AT THEIR SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGEMENT TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HERUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLE INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEROF.

CITY RESOLUTION _____ PASSED ON _____

UTILITY EASEMENTS:

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRICAL AND COMMUNICATIONS, SERVICES, GAS, CABLE, TELEVISION, STORM WATER DRAINAGE AND SANITARY SEWERS IS HEREBY RESERVED FOR THE GRANTED TO COMMONWEALTH EDISON COMPANY, AMERITECH, NORTHERN ILLINOIS GAS COMPANY, ANY CABLE COMMUNICATIONS FIRM OR COMPANY GRANTED A CABLE COMMUNICATIONS FRANCHISE BY THE VILLAGE OF PALATINE AND THE VILLAGE OF PALATINE, GRANTEES, THEIR REPECTIVE SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, FOR THE PLACEMENT, INSTALLATION, USE, OPERATION, MAINTENANACE, REPAIR, RELOCATION, REPLACEMENT AND REMOVAL OF WATERMAINS, STORM SEWERS, SANITARY SEWERS, DRAINAGE DITCHES AND SWALES, RETENTION PONDS, GAS MAINS, ELECTRICAL LINES, TELEPHONE LINES, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS. INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND RADIO SIGNALS TOGETHER WITH ALL BRACES, GUYS, ANCHORS, MANHOLES, VALVES AND ALL OTHER EQUIPMENT AND APPURTENANCES NECESSARY IN CONNECTION UPON AND UNDER THE SUBDIVISION IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT AS A LOT AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREET AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREA'S TO SERVE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, COMMON AREA OR AREA'S, THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSED OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, EXCEPT GARDEN, SHRUBS AND LANDSCAPING MAY BE PLACED OVER ANY SUB SURFACE FACILITIES THAT DO NOT UNREASONABLY INTERFERE WITH THE SAFETY, USEFULNESS OF UNREASONABLE RESTRICT TO OR PREVENT THE PROMPT MAINTENANACE OF REPAIR OF ANY SUCH SUB SURFACE FACILITIES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH PROPER OPERATION AND MAINTENANCE THEREOF.

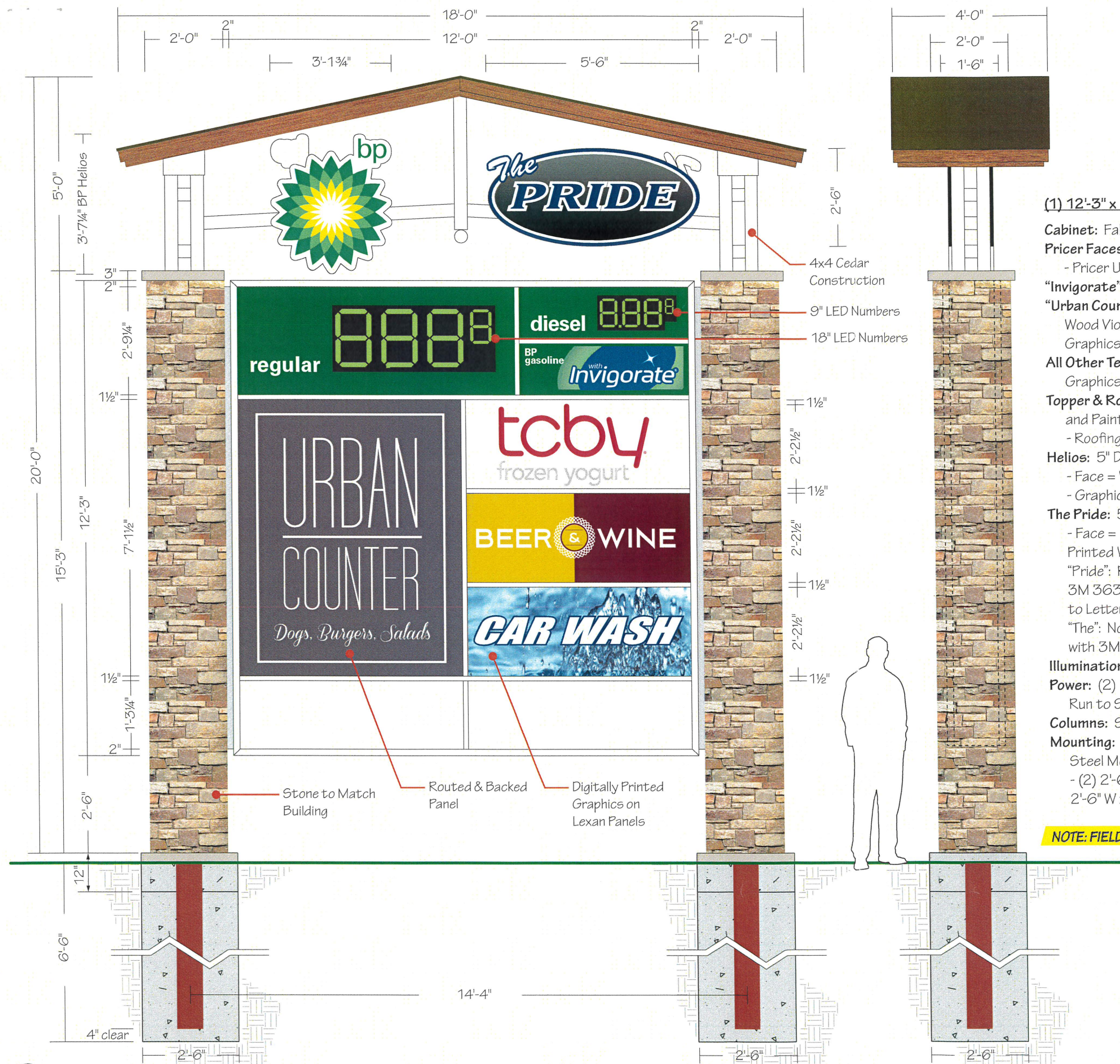
THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN SECTION 2 (E) OF "AN ACT IN RELATION TO CONDOMINIUMS" (ILLINOIS REVISED STATUTES, CH 30, PAR. 302 (E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPERATELY OWNED, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OWNERS OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING", "COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDING REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE, BUSINESS, DISTRICT, OR STRUCTURES A SA POOL OR STRUCTURES AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION ON THE VILLAGE OF PALATINE TO MAINTAIN, REPAIR, REPLACE, RELOCATE OR REMOVE ANY OF THE FOREGOING UTILITIES. THE EASEMENT PROVISIONS IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED HEREWITH AS DOCUMENT NUMBER.

REVISIONS:						DRAWN BY:		DATE:		DJA CIVIL ENGINEERS & SURVEYORS DAVE JOHNSON AND ASSOCIATES, Ltd. 312 S. Hale Street Wheaton, IL 60187 ph. 630 752 8600 fax. 630 752 9556 e-mail: DJA@DJAonline.net	CLIENT: CIMA DEVELOPER'S, INC. 30W180 BUTTERFIELD ROAD WARRENVILLE, ILLINOIS	TITLE: CERTIFICATES THE PRIDE OF PALATINE 1400 W. ALGONQUIN ROAD PALATINE, ILLINOIS	SCALE: NONE	
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	CHECKED BY:	DATE:	DATE:	DATE:					
01-18-16	D. J.	REVIEW	10-02-17	D. J.	PER IDOT COMMENTS	WDJ	01-18-16		04-18-16					
01-16-17	D. J.	REVIEW	02-07-18	D. J.	EDITED CERTIFICATES	WDJ	01-18-16		JOB NO: 364					
05-05-17	D. J.	PER IDOT COMMENTS												
07-27-17	D. J.	PER IDOT COMMENTS												
													SHEET 2 OF 2	



(1) 12'-3" x 12'-0" x 18" Double Face Illuminated Monument Sign

Cabinet: Fabricated Aluminum Painted White - Satin Finish

Pricer Faces: Clear Polycarbonate with Translucent Vinyl

- Pricer Units: 18" LED & 9" LED

"Invigorate" Panels: Clear Polycarbonate with Translucent Vinyl

"Urban Counter" Panels: .125" Alum. Painted Benjamin Moore

Wood Violet #1248

Graphics - Routed & Backed with White Acrylic

All Other Tenant Panels: White Polycarbonate

Graphics - Digitally Printed Translucent Vinyl

Topper & Roof: Fabricated Cedar - Cherry Stain w/ Clear Finish and Painted White

- Roofing = Pre-finished Dark Bronze Aluminum

Helios: 5" Deep Fabricated Aluminum Pre-finished White

- Face = White Acrylic

- Graphics = Digitally Printed Translucent Vinyl

The Pride: 5" Deep Fabricated Aluminum Pre-finished Black

- Face = .125" Alum. Painted PMS 293 Blue,

Printed White and Black/Grey Gradient Vinyl Applied

"Pride": Routed & Push-thru 1/2" Thick White Acrylic with

3M 3630-97 Bristol Blue Translucent Vinyl Applied

to Letter Faces

"The": Non-illuminated, .125" Alum. Painted PMS 293 Blue

with 3M 220-12 White Vinyl Graphics

Illumination: White LEDs

Power: (2) 20Amp @ 120Volts Electrical Circuits

Run to Site by Others

Columns: Stone Veneer Over CMU Block - Match Building - T.B.D.

Mounting: (2) 8" x 8" Steel Tubes with 4" x 4" Steel Tube Arms & Steel Mounting Plates

- (2) 2'-6" dia. x 6'-6" deep Concrete Foundations w/ 2'-6" W x 2'-6" L x 12" D Concrete Pads for Masonry

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION

Parvin-Clauss
SIGN COMPANY

Design • Fabrication • Installation • Maintenance

165 Tubeway Drive • Carol Stream • Illinois 60188
Tel/630-510-2020 • Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:



1776 S. Roselle Road
Palatine, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Kish Mahadev

DRAWN BY

Bill Marlow

DATE

3.07.16

SCALE

3/8" = 1'

SHEET NO.

1 of 2

WORK ORDER

75119

FILE NAME

prd75119

REVISIONS:

- 3.10.16 - change wood color & layout
- 3.11.16 - change wood color & layout
- 3.14.16
- 3.16.16
- 3.21.16
- 3.23.16
- 3.24.16
- 3.28.16 - BP Helios
- 3.29.16
-

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



This sign is built to UL Standards for operation in North America.

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PROJECT:



1776 S. Roselle Road
Palatine, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Kish Mahadev

DRAWN BY

Bill Marlow

DATE

3.07.16

SCALE

3/8" = 1'

SHEET NO.

2 of 2

WORK ORDER

75119

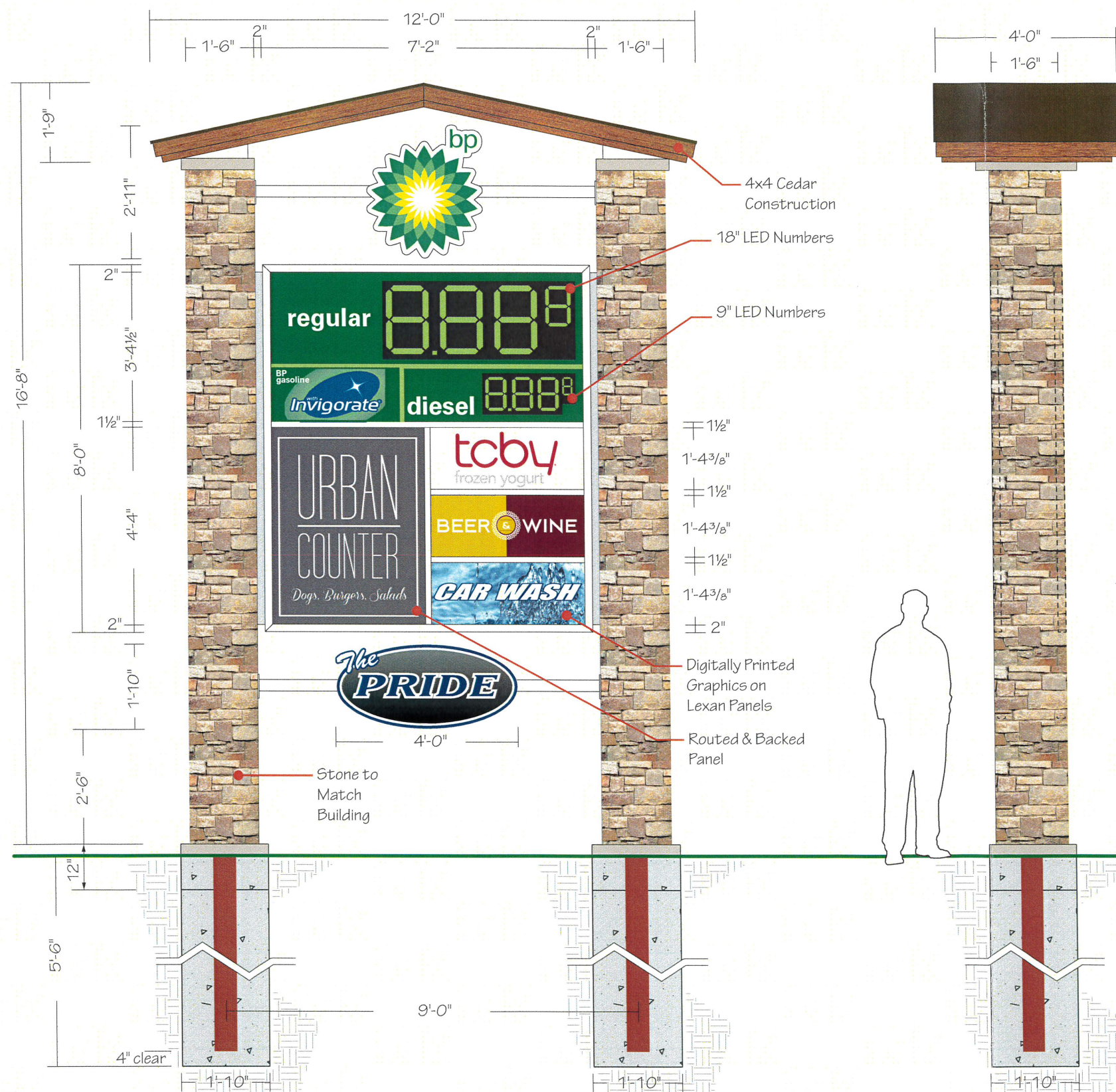
FILE NAME

prd75119

REVISIONS:

- 1 3.10.16
- 2 3.11.16
- 3 3.14.16 - additional sign
- 4 3.16.16 - layout
- 5 3.21.16 - layout
- 6 3.23.16 - layout
- 7 3.24.16 - BP Helios
- 8 3.28.16 - layout
- 9 3.29.16 - Invigorate panel
- 10

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



(1) 8'-8½" x 7'-2" x 18" Double Face Illuminated Monument Sign

Helios: 5" Deep Fabricated Aluminum Pre-finished White

- Face = White Acrylic
- Graphics = Digitally Printed Translucent Vinyl
- Mount Back-to-Back on 3" x 3" Alum. Tube

The Pride: 5" Deep Fabricated Aluminum Pre-finished Black

- Face = .125" Alum. Painted PMS 293 Blue, Printed White and Black/Grey Gradient Vinyl Applied
- "Pride": Routed & Push-thru 1/2" Thick White Acrylic with 3M 3630-97 Bristol Blue Translucent Vinyl Applied to Letter Faces
- "The": Non-illuminated, .125" Alum. Painted PMS 293 Blue with 3M 220-12 White Vinyl Graphics
- Mount Back-to-Back on 3" x 3" Alum. Tube

Cabinet: Fabricated Aluminum Painted White - Satin Finish

Pricer Faces: Clear Polycarbonate with Translucent Vinyl

- Pricer Units: 18" LED & 9" LED

"Invigorate" Panels: Clear Polycarbonate with Translucent Vinyl

"Urban Counter" Panels: .125" Alum. Painted Benjamin Moore Wood Violet #1248

- Graphics - Routed & Backed with White Acrylic

All Other Tenant Panels: White Polycarbonate

- Graphics - Digitally Printed Translucent Vinyl

Topper & Roof: Fabricated Cedar - Cherry Stain w/ Clear Finish and Painted White

- Roofing = Pre-finished Dark Bronze Aluminum

Illumination: White LEDs

Power: (2) 20Amp @ 120Volts Electrical Circuits

- Run to Site by Others

Columns: Stone Veneer Over CMU Block - Match Building - T.B.D.

Mounting: (2) 6" x 6" Steel Tubes with 4" x 4" Steel Tube Arms & Steel Mounting Plates

- (2) 1'-10" dia. x 5'-6" deep Concrete Foundations w/ 1'-10" W x 1'-10" L x 12" D Concrete Pads for Masonry

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION



This sign is built to UL Standards for operation in North America.

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ORDINANCE NO. 0-61-16

**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT AMENDMENT VACANT
PROPERTY NEAR THE NORTHWEST CORNER OF ROSELLE AND ALGONQUIN
ROADS – 1776 S. ROSELLE ROAD (CASE NO. 16-20)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on May 16, 2016**

ORDINANCE NO. 0-61-16

**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT AMENDMENT
VACANT PROPERTY NEAR THE NORTHWEST CORNER OF
ROSELLE AND ALGONQUIN ROADS - 1776 S. ROSELLE ROAD (CASE NO. 16-20)**

WHEREAS, upon petition of owners of said property a public hearing was held by the Plan Commission of the Village of Palatine on May 3, 2016 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for Planned Development Amendment to permit a new multi-tenant commercial strip center and a new multi-tenant gas station, on the following legally described property:

Lot One and Lot Two in Archo's Subdivision being a resubdivision of part of Lots 3 and 4 in Homeier's Subdivision of part of the West half of the Northwest quarter of Section 33, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat of said Archo's Subdivision recorded December 27, 1996 as Document No. 96975766 situated in Cook County and the State of Illinois; except that part conveyed to the Illinois Department of Transportation by Case No. 99L50017

Lot 4 in Homeire's Subdivision of part of the West half of the Northwest quarter of Section 33, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois except that part bounded and described as follows: Beginning at the Northeast corner of Lot 4; thence West along the Northline of Lot 4 a distance of 5 feet to a point; thence Southeasterly along a straight line, which is 5 feet West of and parallel with the East line of Lot 4 a distance of 196.73 feet to a point; thence Southwesterly line of said lot, said point being 75 feet Northwesterly of the Southeast corner of said lot; thence Northwesterly a distance of 234.57 feet to a point on said Southwesterly line of said lot, distance 360 feet Northwesterly of said Southeast corner; thence Southeasterly along said Southwesterly lot line to said Southeast corner; thence North along the East line of Lot 4 to the point of beginning, excepting therefrom that part taken by the Department of Transportation of the State of Illinois recorded January 27, 1999 as Document 99090884, described as follows:

Beginning at the Northeast corner of the above described tract as monumented and occupied (found ½" iron pipe 0.22 feet North, 0.52 feet East) said point being on the existing Westerly right of way line of Roselle Road; thence along an assumed bearing of South 00 degrees 03 minutes 56 seconds West a distance of 116.72 feet along the East line of the above described tract

and along the said existing Westerly right of way line of Roselle Road; thence South 70 degrees 55 minutes 29 seconds West 62.75 feet along the Southeasterly line of aforesaid Lot 4 to the most Southerly corner thereof, said point being on the existing Northerly right of way line of Algonquin Road; thence North 60 degrees 36 minutes 13 seconds West 183.92 feet along said Northerly right of way line and along the Southwesterly line of said Lot 4; thence North 31 degrees 43 minutes 49 seconds East 31.14 feet to a point on a 3,093.18 foot radius curve, the center of circle of said curve bears North 33 degrees 33 minutes 27 seconds East from said point; thence Southeasterly along said curve 151.23 feet, central angle 02 degrees 48 minutes 04 seconds to a point on a 40.00 foot radius curve, the center of circle of said curve bears North 30 degrees 21 minutes 13 seconds East from said point, said point being monumented by an Illinois Department of Transportation, Division of Highways survey marker; thence Easterly along said curve 83.70 feet, central angle 119 degrees 52 minutes 59 seconds to a point, said point being monumented by an Illinois Department of Transportation, Division of Highways survey marker; thence North 01 degrees 36 minutes 39 seconds East 66.86 feet to a point on the North line of the above described tract; thence South 89 degrees 40 minutes 58 seconds East 13.20 feet along said North line to the point of beginning.

commonly known as 1776 S. Roselle Road (aka the vacant property near the northwest corner of Roselle and Algonquin Roads). PIN # 02-33-100-018, 026, and 027

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That a Planned Development Amendment to permit a new multi-tenant commercial strip center and a new multi-tenant gas station and automobile laundry is hereby granted, subject to the following condition(s):

1. The development shall substantially conform to the Engineering plans prepared by DJA Civil Engineers and the Architectural plans prepared by Arch7, except as such shall be changed to conform to Village Codes and Ordinances, attached hereto.
2. The final sign plan will be submitted in a manner acceptable to the Village of Palatine and should conform to the B -2 Regulations.
3. On site traffic control measures and signage shall be provided in a manner acceptable to the Village Engineer.

4. All future uses shall conform to the B -2 use list standards. The operator of the gas station use, approved per Planned Development Ordinance #O-87-15, shall substantially conform to the Pride of Palatine business plan, Engineering plans prepared by DJA Civil Engineers, and the Architectural plans prepared by Arch7obtain, except as such may be changed to conform to Village Codes and Ordinances.
5. The final landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning and shall include the removal of any Bradford Pears (not a permitted tree species) from the Plan.
6. A MWRD, CCHD and IDOT permit shall be submitted in a manner acceptable to the Village Engineer.
7. A Letter of Credit in the amount of \$685,753.75 shall be submitted.
8. Review fees in the amount of \$21,819.44 shall be submitted.

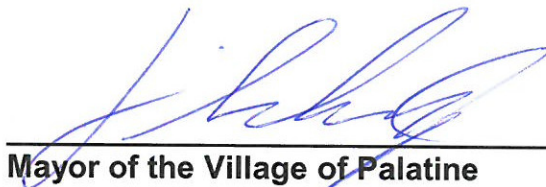
SECTION 2: That a copy of the report of the hearing and the public notice be attached hereto and form a part of this ordinance.

SECTION 3: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 16th day of May, 2016

AYES: 6 **NAYS:** 0 **ABSENT:** 0 **PASS:** 0

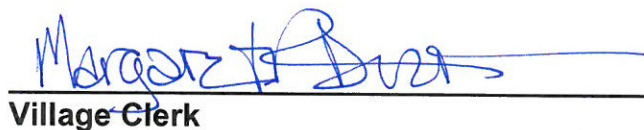
APPROVED by me this 16th day of May, 2016



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 16th day of May, 2016



Village Clerk

SCALE: 1" = 30'

1-4

THE PRIDE OF PALATINE PRELIMINARY GEOMETRIC PLAN 1776 SOUTH ROSELLE ROAD, PALATINE, ILLINOIS

LEGEND

EXISTING

- CURB & CUTTER
- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- STORM MANHOLE
- SANITARY MANHOLE
- CATCHBASIN
- INLET
- VALVE & VAULT
- VALVE & BOX
- BUFFALO BOX
- FIRE HYDRANT
- FLASER END SECTION
- HANDICAPPED RAMP
- SPOT ELEVATION
- ODD/DOCK
- DRAINAGE FLOW
- CULVERT
- CONCRETE MONUMENT
- PARKING SPACE CDDOT
- SURVEY CONTROL POINT
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- LIGHT STANDARD
- STREET LIGHT
- TRAFFIC LIGHT
- WORKING POLE
- SIGN
- TRUCK
- OLD TRUCK
- OLD VALVE
- POLE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE

PROPOSED

- CURB & CUTTER
- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- STORM MANHOLE
- SANITARY MANHOLE
- CATCHBASIN
- INLET
- VALVE & VAULT
- VALVE & BOX
- BUFFALO BOX
- FIRE HYDRANT
- FLASER END SECTION
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- STREET LIGHT
- TRAFFIC LIGHT
- WORKING POLE
- SIGN
- TRUCK
- OLD TRUCK
- OLD VALVE
- POLE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE

FOR BURIED AND OVERHEAD UTILITIES
ELECTRIC TELEPHONE CABLES/COMMUNICATIONS CABLES

LOT 3
HOMEIERS SUBDIVISION

ALGONQUIN
ROAD

PARCEL 26A
AREA TAKEN FOR HIGHWAY PURPOSES
ACCORDING TO PLAT OF HIGHWAY SHEET 17
RECORDED AS DOCUMENT NO. 0014646 AND
PART CONVEYED BY CASE NO. 99-0007

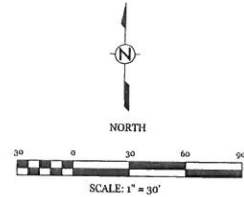
PAVEMENT LEGEND:

- PROPOSED STANDARD DUTY
ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
AND CONCRETE APPROACHES

DJA CIVIL ENGINEERS & SURVEYORS
DAVE JOHNSON AND ASSOCIATES, LLC
312 S. Main Street, Wheaton, IL 60187
PH: 630-752-1100 FAX: 630-752-1100
E-MAIL: DJA@DJAENGINEERS.COM

CLIENT: CIMA DEVELOPER'S, INC.
30W180 BUTTERFIELD ROAD
WARRENVILLE, ILLINOIS

DEVELOPMENT DATA TABLE THE PRIDE OF PALATINE				
DESCRIPTION	VALUE	UNIT	DESCRIPTION	VALUE
Tax/Parcel Identification Number:	00-000-000-000	(N)-HS-000-000		
Proposed Land Use: Commercial/Industrial				
Total Property Area	2.830	Acres	Buildings/Pavement:	62,023.31
		Square Feet		Square Feet
Total Lot Coverage	61,002.31	Square Feet	Landscaping:	86.33
		Square Feet		Square Feet
Parking Spaces Provided:	Perpendicular: 11 spaces	Angled: 8 spaces		
Number of Buildings:	2	Number of Stories:	1	Building Square Footage:
				11,472 S.F.
				GFA: 11,472 S.F.



PARCEL 0026B
AREA TAKEN FOR HIGHWAY PURPOSES
ACCORDING TO PLAT OF HIGHWAY SHEET 17
RECORDED AS DOCUMENT NO. 0014646 AND
PART CONVEYED BY CASE NO. 99-0007
FOR DIMENSIONS AND BEARINGS, SEE PLAT.

ROSELLE
ROAD

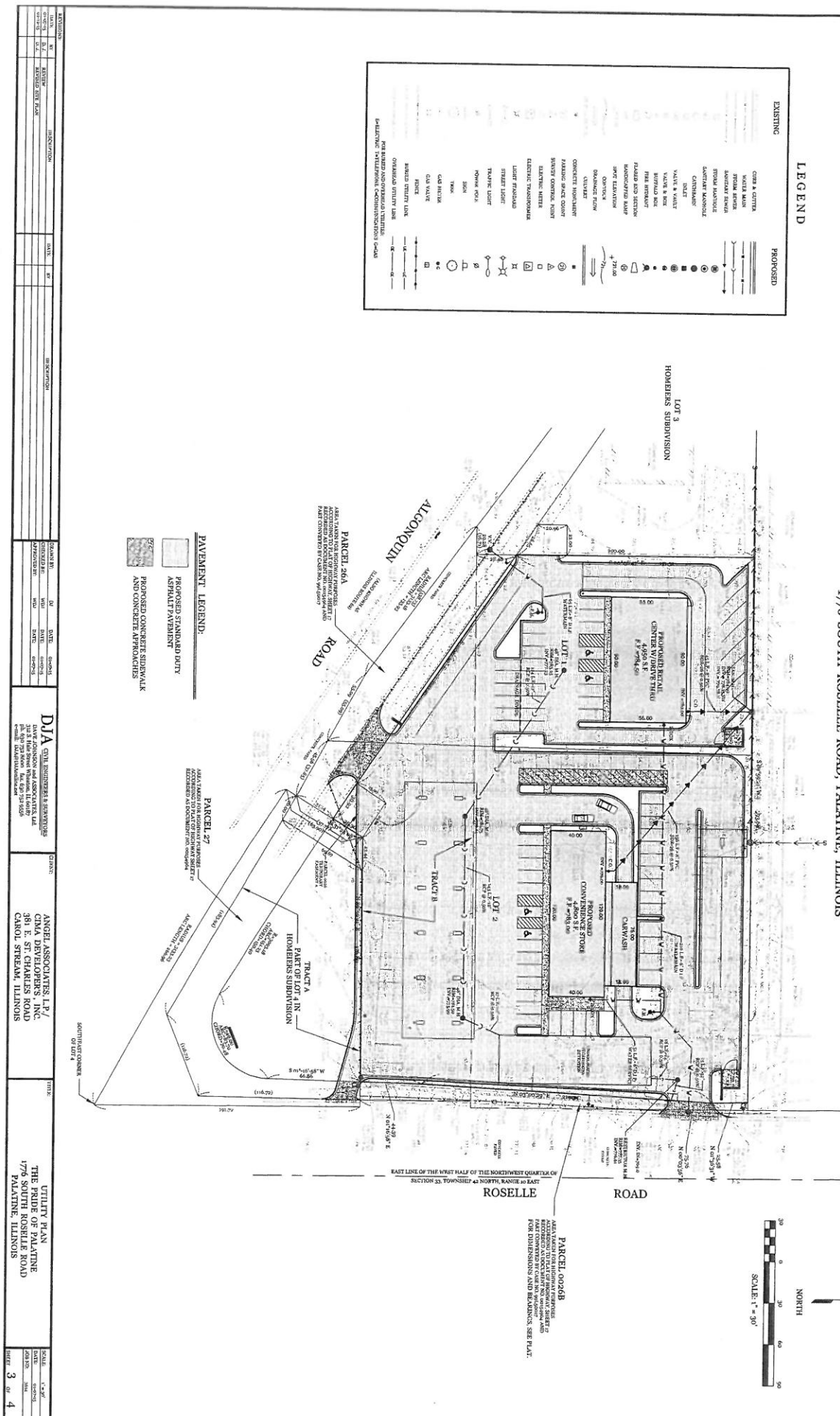
SOUTHEAST CORNER
OF LOT 4

REVISIONS	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1	01-15-13	D.J.	REVIEW			
2	01-15-13	D.J.	REVISED SITE PLAN			

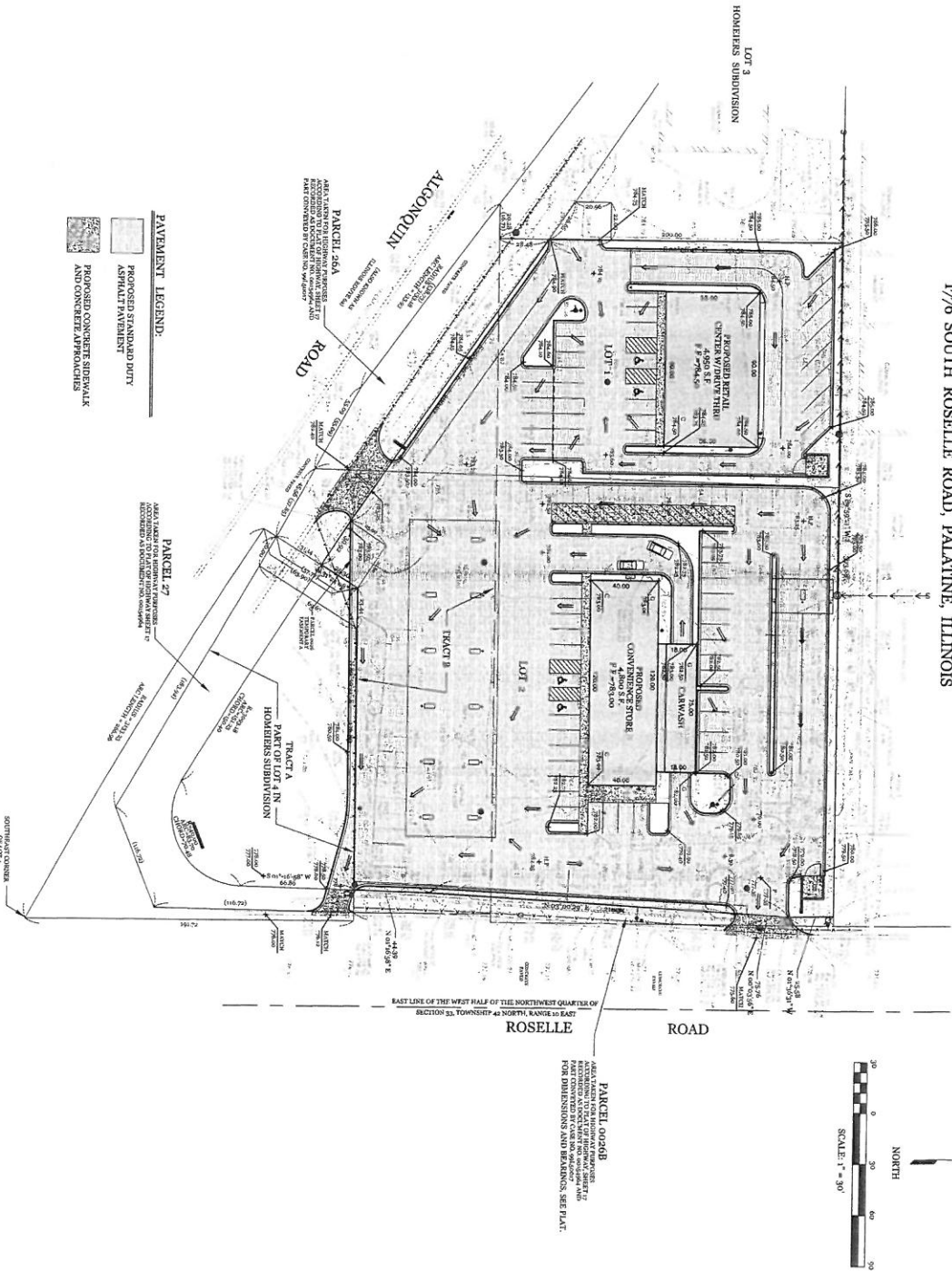
GEOMETRIC PLAN
THE PRIDE OF PALATINE
1776 SOUTH ROSELLE ROAD
PALATINE, ILLINOIS

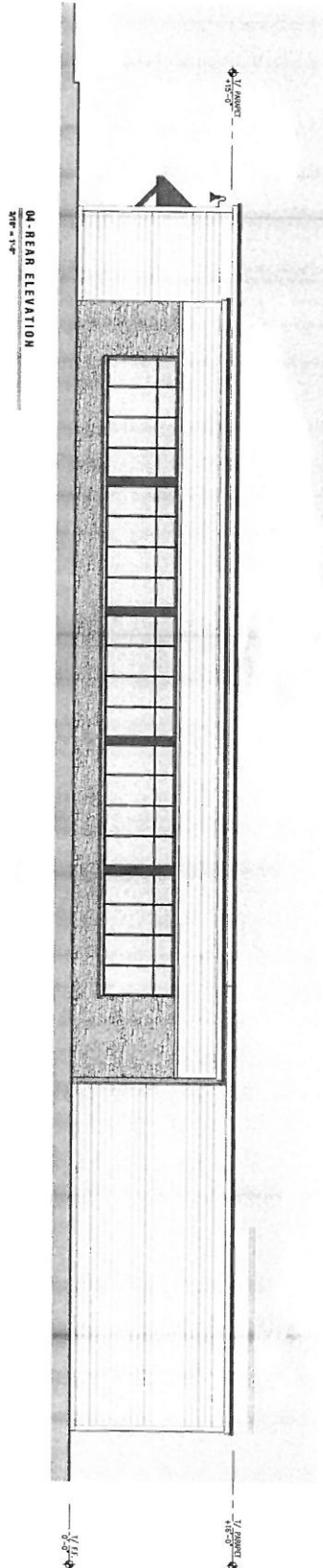
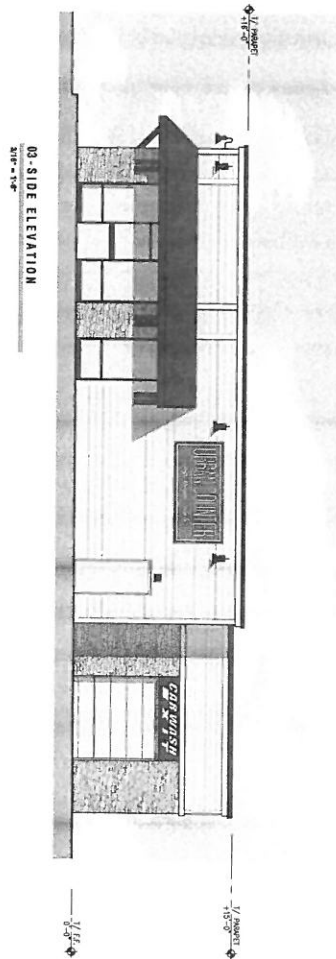
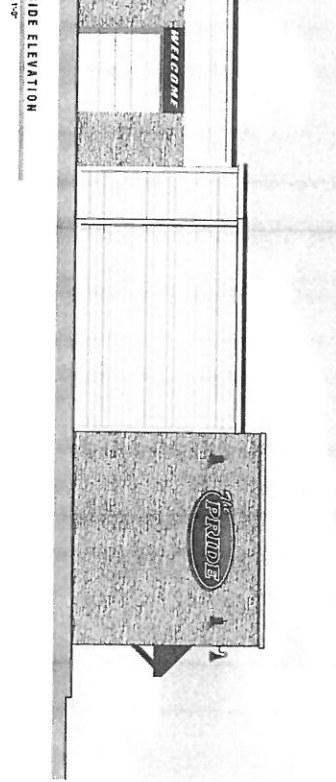
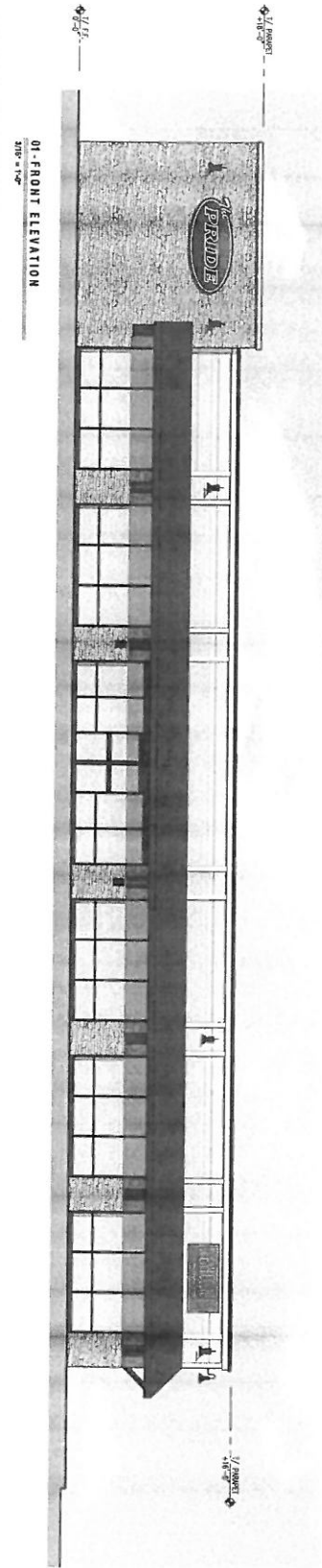
SCALE: 1" = 30'
DATE: 01-15-13
JOB NO: 1004
SHEET 2 OF 4

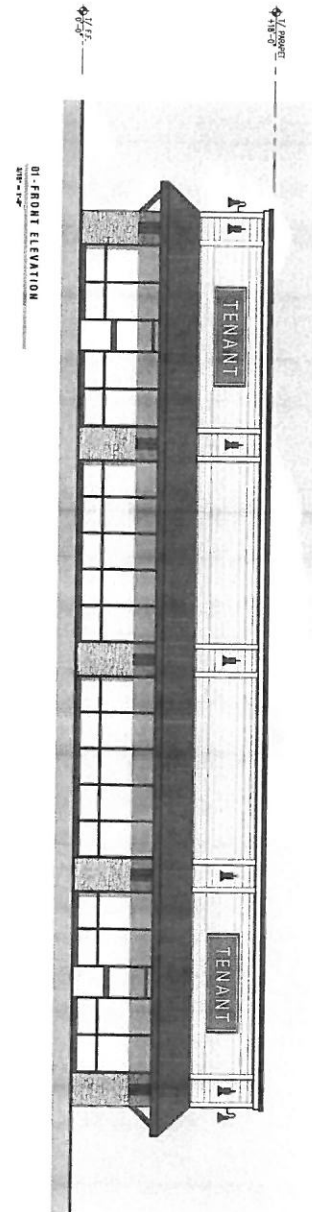
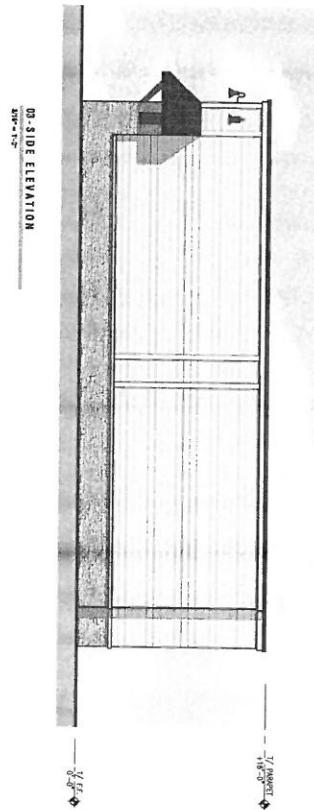
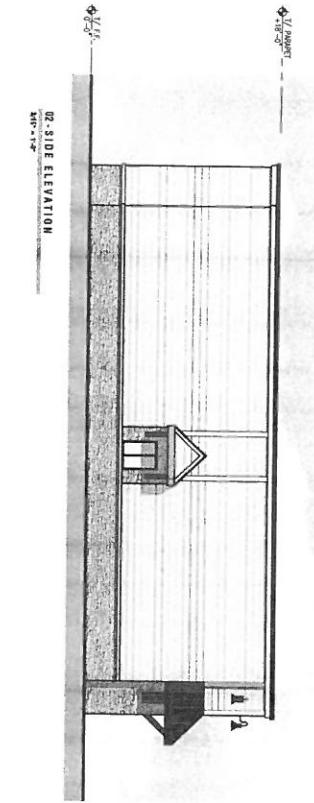
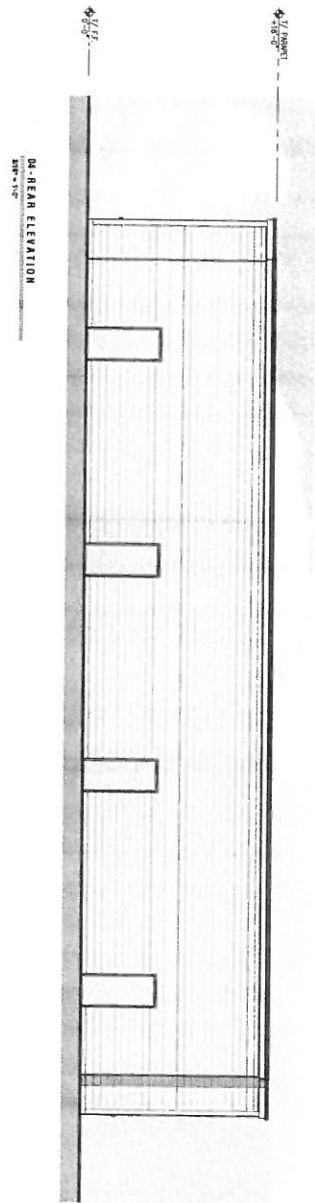
THE PRIDE OF PALATINE
PRELIMINARY UTILITY PLAN
1776 SOUTH ROSELLE ROAD, PALATINE, ILLINOIS

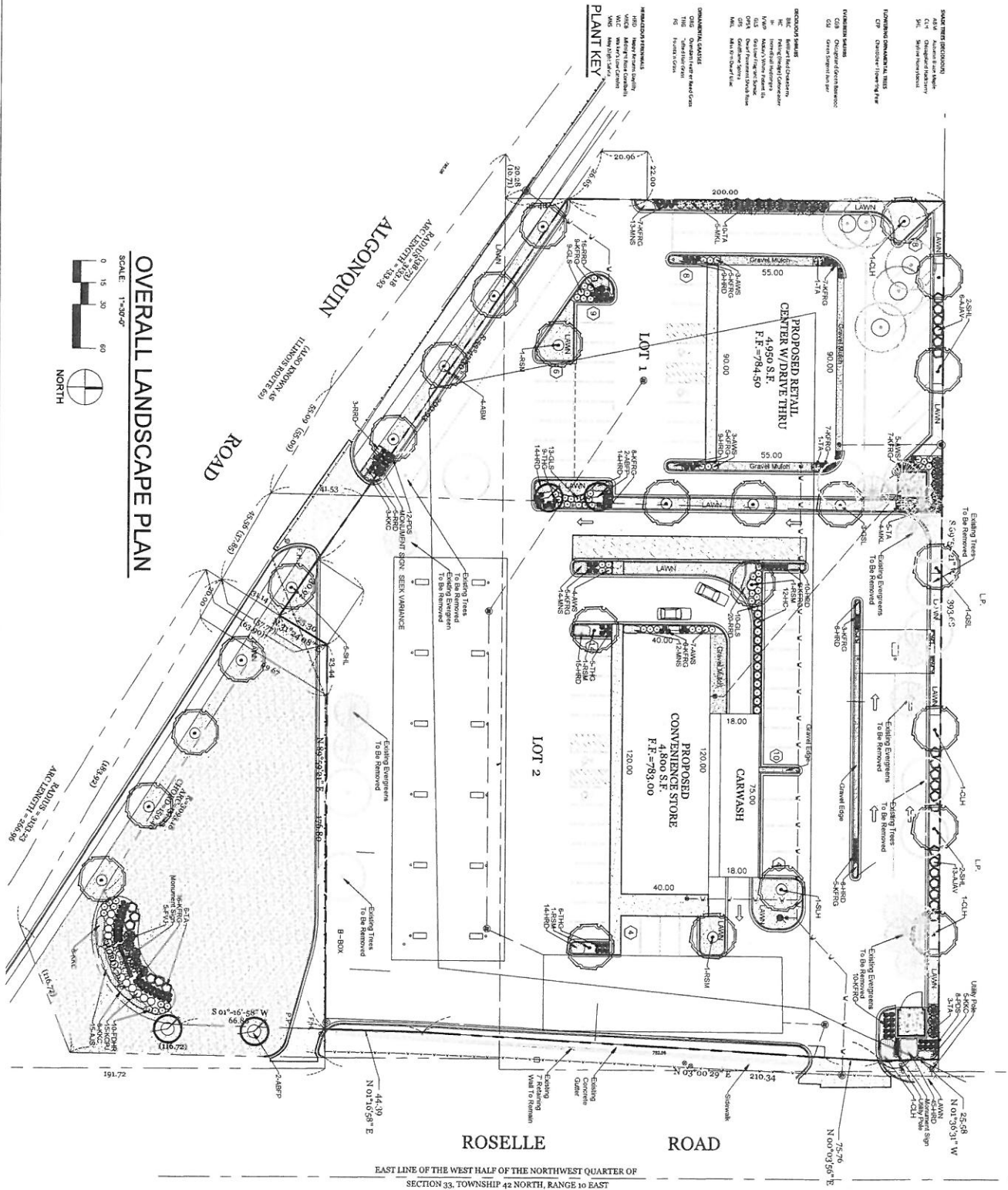


1776 SOUTH ROSELLE ROAD, PALATINE, ILLINOIS

[illegible]







PROJECT
THE PRIDE OF PALATINE
NWC of Roselle Rd. & Algonquin Rd.
1776 South Roselle Road
Palatine, IL 60057

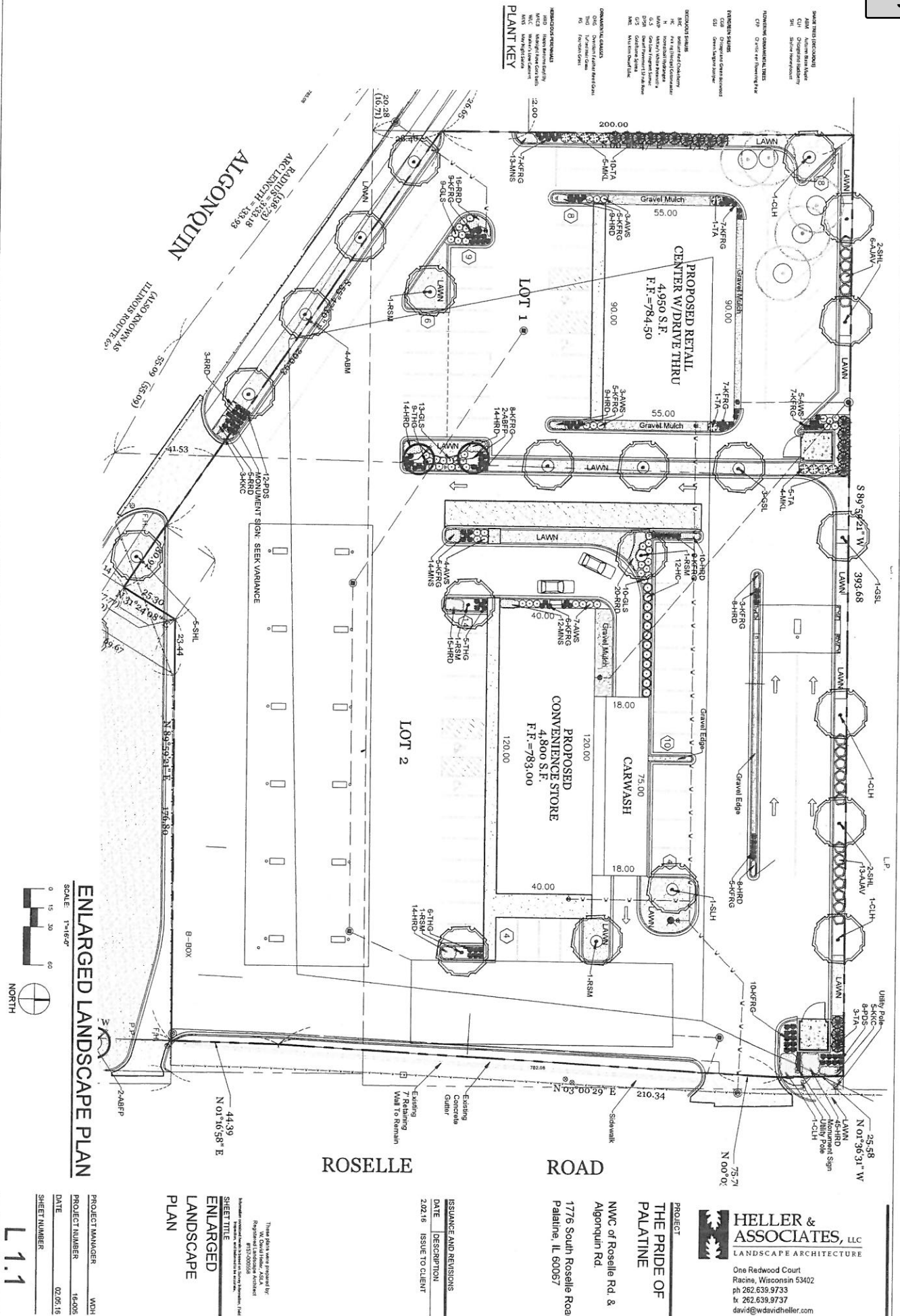
HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
One Redwood Court
Racine, Wisconsin 53402
ph 262.639.9733
fx 262.639.9737
david@wdavidheller.com

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
2.02.16	ISSUE TO CLIENT

THESE PLANS WERE PREPARED BY:
M. David Heller, AIA, L.A.
Registered Professional Landscape Architect
No. 015-000058
State of Illinois

PROJECT MANAGER WCH
PROJECT NUMBER 16-005
DATE 02.05.16
SHEET NUMBER L1.0



NWC of Roselle Rd. &
Algonquin Rd.
1776 South Roselle Road
Palatine, IL 60067

LANDSCAPE
DETAILS, NOTES
& SCHEDULES

L1.2

SCALE: N.T.S.

PLANT	QUALITY	PLANT MATERIALS PROVIDED	COMMON NAME	CULTURA	MOIST	SPECIFIC NAME / NOTES
Proposed indigenous materials						
PLANT	QUALITY	PLANT MATERIALS PROVIDED	COMMON NAME	CULTURA	MOIST	SPECIFIC NAME / NOTES
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[illegible][illegible]

SCALE: N.T.S.

PLANT	PLANT MATERIAL PROVIDED	CLIMBER	ROOT	SPECIFICATION / NOTES
QTY	COMMON NAME	SIZE		
RETNICAL NAME				
Proposed Landscape Materials				

[illegible][illegible][illegible][illegible][illegible]

ITEM	QTY	DATE MATERIAL PROVIDED	QUANTITY	CONCRETE MIX	COMMENTS	SPRINKLER / NOTES
ITEM 20	1	10/10/2010	1	1	1	1
ITEM 21	1	10/10/2010	1	1	1	1
ITEM 22	1	10/10/2010	1	1	1	1
ITEM 23	1	10/10/2010	1	1	1	1
ITEM 24	1	10/10/2010	1	1	1	1
ITEM 25	1	10/10/2010	1	1	1	1
ITEM 26	1	10/10/2010	1	1	1	1
ITEM 27	1	10/10/2010	1	1	1	1
ITEM 28	1	10/10/2010	1	1	1	1
ITEM 29	1	10/10/2010	1	1	1	1
ITEM 30	1	10/10/2010	1	1	1	1
ITEM 31	1	10/10/2010	1	1	1	1
ITEM 32	1	10/10/2010	1	1	1	1
ITEM 33	1	10/10/2010	1	1	1	1
ITEM 34	1	10/10/2010	1	1	1	1
ITEM 35	1	10/10/2010	1	1	1	1
ITEM 36	1	10/10/2010	1	1	1	1
ITEM 37	1	10/10/2010	1	1	1	1
ITEM 38	1	10/10/2010	1	1	1	1
ITEM 39	1	10/10/2010	1	1	1	1
ITEM 40	1	10/10/2010	1	1	1	1
ITEM 41	1	10/10/2010	1	1	1	1
ITEM 42	1	10/10/2010	1	1	1	1
ITEM 43	1	10/10/2010	1	1	1	1
ITEM 44	1	10/10/2010	1	1	1	1
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ITEM 80	1	10/10/2010	1	1	1	1
ITEM 81	1	10/10/2010	1	1	1	1
ITEM 82	1	10/10/2010	1	1	1	1
ITEM 83	1	10/10/2010	1	1	1	1
ITEM 84	1	10/10/2010	1	1	1	1
ITEM 85	1	10/10/2010	1	1	1	1
ITEM 86	1	10/10/2010	1	1	1	1

[illegible]

Unobserved (mean)	32	16	
Simulated (mean) (1° east)	2,062.5	C	Bayesian spatial Process with a prior distribution of zero
Simulated (mean) (2° west)	2,062.5	C	
Simulated (mean) (4° east)	2,062.5	C	
Simulated (mean) (4° west)	2,062.5	C	
Simulated (mean) (8° east)	2,062.5	C	
Simulated (mean) (8° west)	2,062.5	C	
Simulated (mean) (16° east)	2,062.5	C	
Simulated (mean) (16° west)	2,062.5	C	
Simulated (mean) (32° east)	2,062.5	C	
Simulated (mean) (32° west)	2,062.5	C	
Simulated (mean) (64° east)	2,062.5	C	
Simulated (mean) (64° west)	2,062.5	C	
Simulated (mean) (128° east)	2,062.5	C	
Simulated (mean) (128° west)	2,062.5	C	
Simulated (mean) (256° east)	2,062.5	C	
Simulated (mean) (256° west)	2,062.5	C	

SCALE: N.T.S.

- [illegible]

**CIMA DEVELOPERS**

30W180 Butterfield Road
Warrenville, IL 60555
(630) 653-1700
Fax: (630) 791-8283

March 4, 2016

Village of Palatine
Department of Planning and Zoning
200 E. Wood Street
Palatine, IL 60067-5339

The PRIDE Stores, Inc
THE PRIDE of Palatine
1776 S. Roselle Road and 1800 S. Roselle Road

Business Plan

Ownership Profile: The PRIDE Stores, Inc, which is the Retail arm of Parent Petroleum, will be the Owner and Operator of the The PRIDE of Palatine Convenient Store and Fuel Facility and PRIDE Car Wash. The PRIDE Stores, Inc will also be the Owner and Operator of the Urban Counter Restaurant that we are planning on operating within the Convenience Store. The PRIDE Stores, Inc Owns and Operates 12 Gasoline Stations with Convenience Stores throughout the Chicagoland Market.

Objective: The PRIDE Stores, Inc.'s primary objective is to provide the Community with an added amenity for Convenience store and fuel facilities, an added food choice for their busy schedules, as well as a state of the art Car Wash facility. The Urban Counter is our proprietary food offer that we currently operate in 3 locations (Chicago, Hinsdale, and Aurora, and soon to be St. Charles). All 3 of those locations are located within a PRIDE Convenience store. This particular Urban Counter will occupy approximately 1,700 SF of our Convenience Store. Urban Counter was created with one simple goal: To provide the best food possible for people who are on the go. Our Philosophy is that you should never have to sacrifice great taste and quality because you are in a hurry.

Current Operations: The PRIDE of Palatine Convenience Store and Fuel Facility will operate 24 hours 7 days a week for convenience. They will employ approximately 20 total employees working separate shifts throughout a given 24 hour work day. They will receive approximately 3 to 4 fuel deliveries per day, at anytime throughout the full day cycle. We will also receive 2 to 3 other deliveries per day (for food or other) between the hours of 8am and 3pm. The Urban Counter restaurant hours will be the following: Monday-Friday: 6am-7pm, Saturday: 6am-5pm, Sunday: 10am-5pm. Breakfast is served daily till 11am. Our Car Wash facility will operate unmanned. During busy peak hours we will have one employee attendant assisting cars into the Car Wash. Hours of operation for the Car Wash facility will be 6am-10pm 7 days a week.

PETITIONER'S EXHIBIT

9

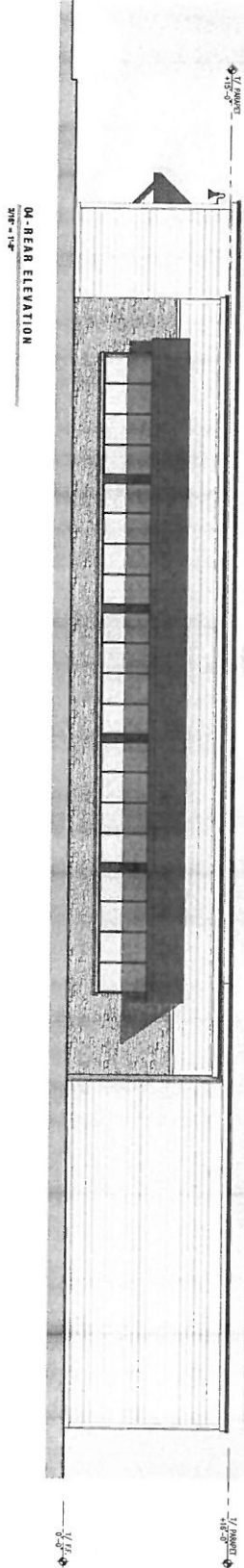
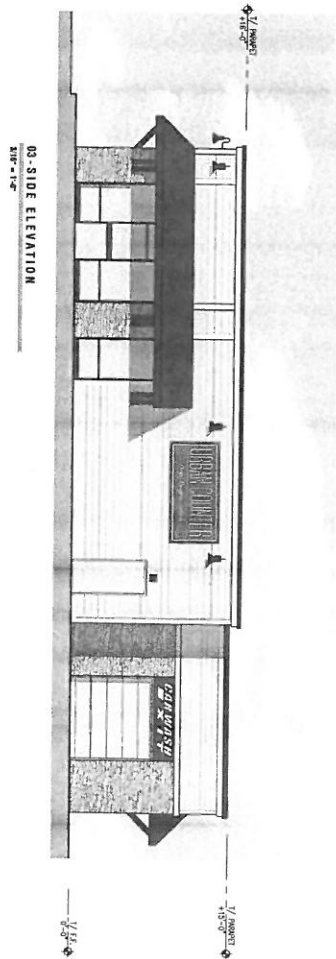
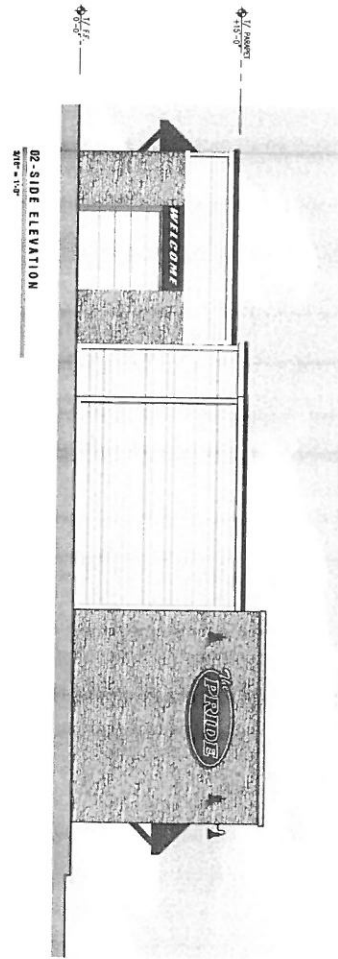
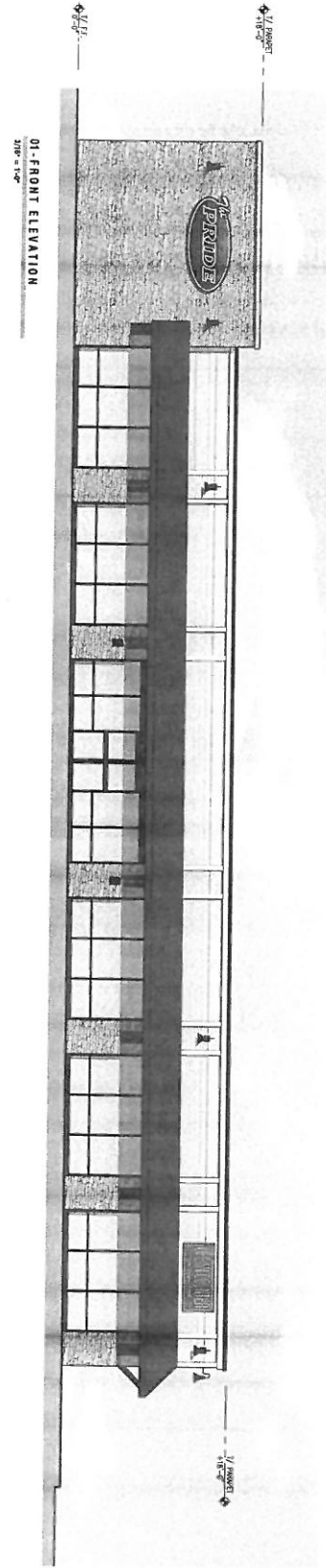
**CIMA DEVELOPERS**

30W180 Butterfield Road
Warrenville, IL 60555
(630) 653-1700
Fax: (630) 791-8283

Menu Offerings: We offer a wide variety of food options from the Urban Counter restaurant including Breakfast Sandwiches, Salads, Wraps, Half Pound Burgers, and More. All of our food is "Made to Order" and is of very high quality. One of our signature items is our Blue Cheese Burger. The convenience store has a wide variety of grab and go sandwiches and wraps to fresh fruit cups and more from our open air reach in cooler.

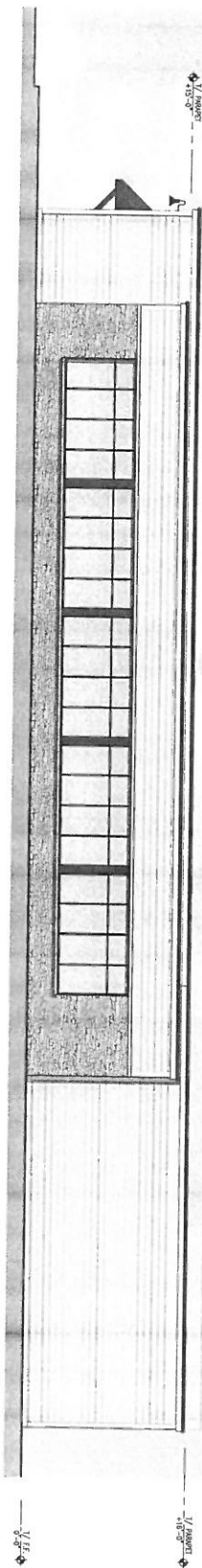
Management Team: Our Team is made of dedicated employees, experienced in the Retail and Food industry. Our Facilities will have a dedicated General Manager who will be supported by our District Manager and Vice President of Retail Operations, along with our various support personnel, and Corporate Office.

Property Management: CIMA Developers is the Property Development and Management arm of Parent Petroleum and The PRIDE Stores, Inc.

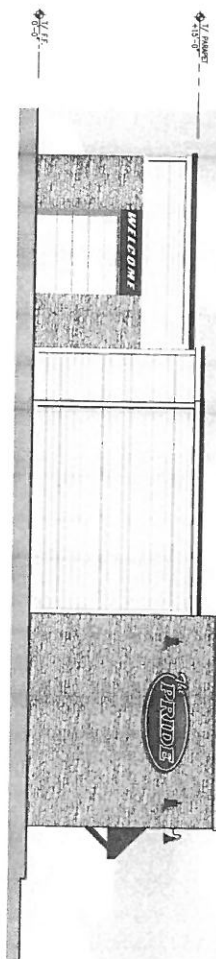




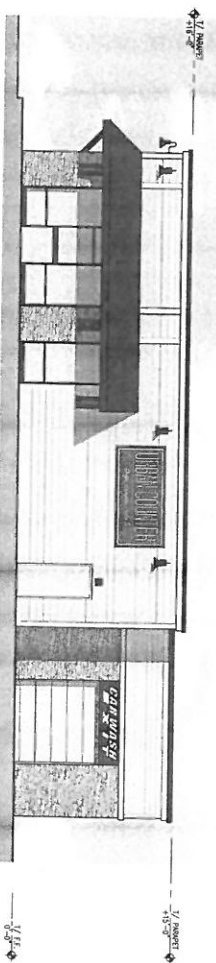
04. REAR ELEVATION
SIP - 1'-0"



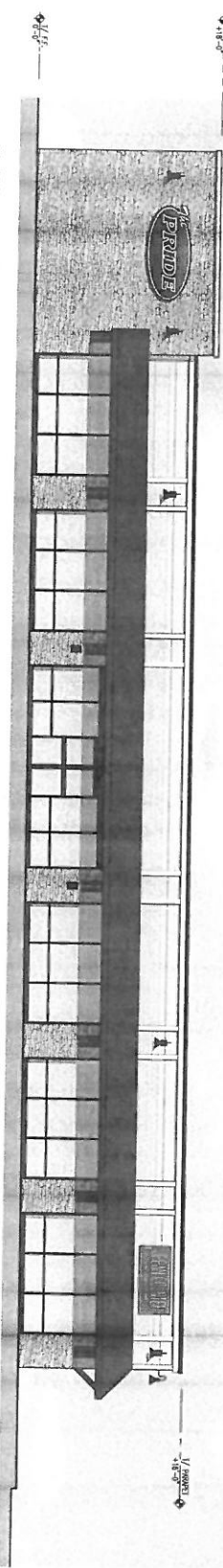
02. SIDE ELEVATION
SIP - 1'-0"



03. SIDE ELEVATION
SIP - 1'-0"



01. FRONT ELEVATION
SIP - 1'-0"



before the Palatine Plan Commission on Tuesday, May 3, 2016, at 8:00 PM, at the Palatine Police Department in the Community Meeting Room, 595 N. Hicks Road, relative to a request for the following:

1. Planned Development Amendment to permit a change in the approved plans for a gas station/convenience store and multi-tenant building.
2. Special Use to allow an Automobile Laundry pursuant to Section 11.03 (d) (3) of the Palatine Zoning Ordinance.
3. Special Use to allow a drive through pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.
4. Rezoning from B-2 General Business to P Planned Development for the vacant lot at the intersection of Algonquin and Roselle.

The property is commonly known as 1776 S. Roselle Road (aka the vacant property at the northwest corner of Algonquin and Roselle Roads).

The above petition has been filed by CIMA Developers, Inc., and is available for examination in the office of the Village Clerk, 150 W. Wilson Street.

FILE #: 16-20
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan
Commission
DATED: April 18, 2016
Published in Daily Herald
April 18, 2016 (4438313)

CERTIFICATE OF PUBLICATION

3.1.i

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, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

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 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 18, 2016 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 Laurel Baltz
Authorized Agent

Control # 4438313

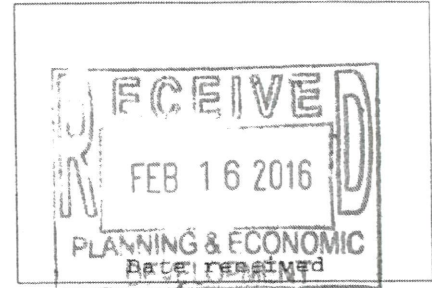
Attachment: 2016 Final Planned Development Ordinance - The Pride of Palatine (1400 W. Algonquin Road - Planned Development Amendment)

VILLAGE OF PALATINE

PLANNED DEVELOPMENT AMENDMENT

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

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline



PLEASE TYPE OR PRINT IN INK:

- Name of Petitioner(s): CIMA DEVELOPERS
- Authorized Agent of Petitioner (if different):
Name: DAN SOLTIS
Address: 30W180 BUTTERFIELD RD. WARRENVILLE, IL 60555
Telephone No. 630.653.1700 Business No. _____
Email dsoltis@cimadevelopers.org
Relationship to Petitioner: REAL ESTATE MANAGER
- Property Interest of Petitioner(s): REAL ESTATE MANAGER
Owner, Lessee, Contract Purchaser, etc.
- Address of the property for which this application is being filed:
1776 S. ROSELLE RD & 1800 S. ROSELLE RD, PALATINE, IL 600
- All existing land use(s) on the property are: VACANT LAND
- Current zoning of property: _____ Size of the property: 2.63 acres
- Briefly describe the approved Planned Development plan. Discuss any changes being proposed which are different from the approved plan, if any.

WE ARE PROPOSING A 4,800 SF CONVENIENCE STORE W/ FUELING FACILITY AND DIESEL PUMPS, DRIVE-THRU CARWASH, AND A 4,950 SF RETAIL CENTER WITH DRIVE-THRU

Planned Development Amendment

Page 3

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

Date: 2-15-2016

[Signature]
AUTHORIZED AGENT

State of Illinois

County of Cook

This instrument was acknowledged before me on February 15, 20 16 by
Dan Soltis, Agent



[Signature]
Notary Public

(Seal)

PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Tuesday, April 16, 2019, at 7:00 PM, at the Village of Palatine in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

1. Planned Development Amendment to Planned Development Ordinance #O-61-16 to allow a review of the final sign plans and an amendment to the Planned Development condition regarding the Final Sign Plans;
2. Final Plat of Consolidation, per Section 4.01 of Appendix B of the Village of Palatine Code of Ordinances.

The property is commonly known as 1400 W. Algonquin Road (aka the Pride of Palatine near the northwest corner of Roselle and Algonquin Roads) - 02-33-100-026, 02-33-100-027, and 02-33-100-018

The Subject Property is the site of the Pride of Palatine Planned Development, which is presently under construction. The proposed amendment would allow for a review of the Final Sign Plans, (including 2 freestanding signs, which is permitted by the underlying B-2 sign code condition referenced in #O-61-16) and including the proposed gas station canopy structure (sign) and car wash entrance sign.

The above petition has been filed by Dan Soltis, CIMA Developers and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 16-20 VILLAGE OF PALATINE

Dennis Dwyer, Chair, Palatine Plan Commission

DATED: This 28th day of March, 2019

Published in Daily Herald April 1, 2019 (4521676)

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, 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 01-APR-19 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 *Paula Baltz*
Authorized Agent

Control # 4521676

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 04/16/19 07:00 PM

CASE STAFF STATEMENT (ID # 5255)

**Text Amendments - Section 3.02 of the Village of Palatine
Zoning Ordinance**

CASE NUMBER: 19-33

PETITIONER: Village of Palatine

PROPOSAL: Text amendments to Section 3.02 of the Village of Palatine Zoning Ordinance

BACKGROUND:

In reviewing the current zoning Ordinance language and requirements, Staff has noted a deficiency in the definition section relative to terms and accessory items associated with automotive marts, laundries, canopies, and sign logos. In most instances for existing automotive uses, the proposed definitions are both components and anticipated elements for these uses. **Therefore, Staff is recommending adding or expanding the following definitions to Section 3.02 (Specific Rules and Definitions) of the Village of Palatine Zoning Ordinance: automobile laundry/car wash, automobile mart, auto service station, canopy, sign logo, and sign drive through clearance bar.**

ANALYSIS:

The current ordinance definitions do not contain the terms identified; and, therefore, Staff is recommending their inclusion. The initial definitions are a starting points for review in the Zoning Ordinance. This will begin to establish the regulatory framework for Staff review and eliminate interpretation in the review of such proposals. In preparation for the proposed definitions, Staff conducted a survey of surrounding municipal zoning ordinance regulations for such uses and structures. Auto uses (repair, marts, and service stations) all require Special Use review. The proposed definitions do not impact that required process, but will recognize and categorize what is expected for these uses. With regard to sign logo and canopies, all of the service stations in Palatine have these components with their use. This will memorialize their presence and begin to provide a definition structure for what would be typically allowed within the Zoning Ordinance.

The proposed amendment language follows:

ARTICLE III. RULES AND DEFINITIONS

Section 3.02. Specific Definitions**Add: New Definition**

Automobile Laundry or Car Wash. An establishment providing washing, waxing or cleaning of motor vehicles by self-service or fully automated mechanized processes or production line, including access and queuing lanes and which is accessory to the principle use being automotive service stations and marts.

Add: Expand existing definitions to include canopy and automobile laundry or car wash as defined herein

Automobile mart. Any building or premises used for dispensing, sale or offering for sale at retail any fossil fuels or other forms of energy that assists automobile movement, having pumps, canopy (automobile service station or mart), automobile laundry or car wash and storage tanks but no repair services; also offering for retail sale convenience items without on-site consumption of food.

Automobile service station. Any building or premises used for dispensing, sale or offering for sale at retail any automotive fuel or oils fossil fuels or other forms of energy that assists automobile movement, having pumps, canopy (automobile service station or mart), automobile laundry or car wash and storage tanks; also where battery, tire and automotive repair, washing of vehicles and other similar services are rendered when located wholly within lot lines. Where such dispensing, sale or offering for sale of any fuels or oils is incidental to the conduct of a public garage, the premises shall be classified as a public garage. Does not include automobile or trailer sales lots (new or used) on which such vehicles are parked for purposes of inspection and sale.

Add: New Definition

Canopy, (Automobile Service Station or Mart). A freestanding or projecting structure, other than an awning as defined herein, which is accessory to the principle use and is wholly or partially supported by columns, poles or braces extending to and permanently affixed to the ground that acts as a roof-like cover above the outdoor service or fuel pump area for automobile, truck or bus service station.

For purposes of determining setback requirements, the Canopy defined herein shall comply with the minimum setbacks for the zoning district where the principal use is located, except as otherwise provided herein.

Add: Logo to the current definition of Sign:

Sign. Means every sign, device, copy change, flashing sign, streamer, window promotional sign, billboard, freestanding sign, attached sign, roof sign, illuminated sign, temporary sign, marquee, awning, canopy, logo, and any announcement, declaration,

demonstration, display illustration or insignia containing words, printing, pictures, designs, or combinations hereof used to identify or inform or advertise or promote the interests of any person, business, profession, product or service when the same is placed in view of the general public.

Add: Definition of Logo:

Sign, Logo. A pictorial, geometric, abstract or any other type symbol including all copyrighted symbols chosen by a business establishment to represent its identity. For the purpose of calculating the total signage, number of signs and the total gross surface area, a Logo shall be considered a sign and shall be counted toward the total gross surface area of all signage on the property. Apostrophes in the shape of logos, figures, or art, underlining, outlining, and other symbols incorporated into the lettering shall be counted toward the total gross surface area.

Add: Definition of Sign, Drive-thru Clearance Bar:

Sign, Drive-thru Clearance Bar. A freestanding structure associated with a vehicle service station wash/laundry, fast food business or financial institution that alerts a vehicle operator of any height and directional restrictions they may encounter on the site.

RECOMMENDATIONS:

Staff recommends approval of the proposed text amendments, as identified.

ATTACHMENTS:

- Section 3.02 Specific Definitions
- Public Notice - Text Amendments

****THE FOLLOWING AMENDMENTS ARE PROPOSED FOR AUTOMOBILE SERVICE STATIONS & MARTS USES AND RELATED CANOPIES.**

ARTICLE III. RULES AND DEFINITIONS

Section 3.02. Specific Definitions

Add: New Definition

Automobile Laundry or Car Wash. An establishment providing washing, waxing or cleaning of motor vehicles by self-service or fully automated mechanized processes or production line, including access and queuing lanes and which is accessory to the principle use being automotive service stations and marts.

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For purposes of determining setback requirements, the Canopy defined herein shall comply with the minimum setbacks for the zoning district where the principal use is located, except as otherwise provided herein.

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Add: Definition of Logo:

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Add: Definition of Sign, Drive-thru Clearance Bar:

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Article VIII. SIGNAGE

Section 8.01 General Requirements

Add: New Sub-section (j)**(j) Canopy Signs (Automobile Service Station or Mart)**

- (1) The Canopy, erected in conjunction with an Automobile Service Station or Mart, may contain the corporate color, logo, and brand name around the perimeter of the canopy. The total surface area of the logo and brand name may not exceed one (1) square foot per lineal foot of canopy facing the adjacent public road frontage. For the purpose of calculating the gross surface area for the entire site, the total surface area for the canopy shall be included.

- (2) The signage and/or logo shall not project beyond the perimeter of the canopy on which it is affixed. The names of other businesses and related uses on the same site shall not be affixed to the Canopy.
- (3) Signs identifying the gas station brand on a gas pump shall not count against the gross surface area for the property

Add: New sub-section (k)

(g) Drive-thru Clearance Bar. In all Districts, one (1) Drive-thru Clearance Bar is allowed per drive-thru lane. The Clearance Bar shall be located immediately adjacent to the drive-thru lane and shall be of a simple design that complements the building design. It shall not exceed 9 feet in height. Any signage on Drive-thru Clearance Bar may only provide clearance height and/or directional information i.e. "Enter only or Exit only" and shall not exceed (6) square feet in size. It shall not include any business or product signage including logos.

PUBLIC NOTICE
 A public hearing will be held before the Palatine Plan Commission on Tuesday, April 16, 2019, at 7:00 PM, at the Village of Palatine in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 1. Text amendments to Section 3.02 – Specific rules and definitions to add automobile laundry/car wash, canopy, drive thru clearance bar, and sign logo, and modify the definitions of Automobile mart and service station, and sign, all of the Appendix A (Village of Palatine Zoning Ordinance) of the Village of Palatine Code of Ordinances–The above petition has been filed by the Village of Palatine and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 19-33 VILLAGE OF PALATINE
 Dennis Dwyer, Chair, Palatine Plan Commission
 DATED: This 1st day of April, 2019
 Published in Daily Herald April 1, 2019 (4521759)

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

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 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 01-APR-19 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 # 4521759

Attachment: Public Notice - Text Amendments (Text Amendments - Section 3.02 of the Village of Palatine Zoning Ordinance)