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 ● MARCH 2, 2021

Village Hall - Council Chambers | **Regular Meeting** | **7:00 PM**

I. CALL TO ORDER

II. APPROVAL OF MINUTES

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

III. PUBLIC HEARING

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

IV. ADJOURNMENT

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PLAN COMMISSION

MINUTES ● DECEMBER 8, 2020

Village Hall - Council Chambers | **Regular Meeting** | **7:00 PM**

I. CALL TO ORDER

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

Staff present: Mr. Ben Vyverberg, Ms. Katie Rivard, and Mr. George Ruppert

II. APPROVAL OF MINUTES

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

   Mr. Noonan made a motion to approve the minutes of September 1, 2020; seconded by Ms. Williams.

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

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III. PUBLIC HEARING

1. 200 E. Daniels Road, 300 E. Daniels Road, 350 E. Daniels Road, 200 S. Hicks Road, and 1 S. Sellstrom Drive (former Weber-Stephen property) - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on November 23, 2020 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. Architectural Site Plan
5. Preliminary Site Improvement Plans
6. Cross Section Exhibit
7. Preliminary Architectural Elevation East
8. Preliminary Architectural Elevation West
9. Preliminary Concept Architectural Rendering Elevation
10. Revised Preliminary Landscape Plans
11. Traffic Impact Study dated 6/30/20
12. Traffic Evaluation
13. Preliminary Plat of Subdivision
14. ALTA Survey
15. Project Narrative fated 12/2/20
16. Site Lighting Narrative
17. 50-foot buffer relief justification (north side of site)

Sworn in petitioner: Patrick Schaner - Midwest Industrial Funds, Dan Stevens - Spaceco Engineering, Michael Worthman - KLOA, Steve Trapp - Jones Lang Lasalle

Mr. Schaner stated the site is 25.3 acres and currently has 3 buildings. He stated the plan is to demolish the existing buildings, which are functionally obsolete for today's market and consolidate through plat of subdivision into 2 lots. He spoke to the storm water system being grossly inadequate explaining they will redevelop to today's standards. Mr. Schaner referred to the site plan slide to show storm water features they have planned explaining the plan is to take all storm water from the residents to the west.

Mr. Hansen asked where the detention areas are located.
Mr. Schaner used the pointer to show the drainage features on the site plan. He stated the site would have a reciprocal easement agreement between the sites that would handle storm water, storm water system, access, and a single point of signage along Sellstrom Drive. He explained the plan to build the 2 buildings on a specular basis since they have no users at this time. Mr. Schaner stated they

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have been marketing and have had some exciting action but no one has stepped up quite yet. He spoke to the site layout with adequate parking and a centralized truck court. He spoke to the size of the 2 buildings and the location of the docks, which was designed to shield residents to the west from truck activity. He stated each building would be designed as a 32 ft. clear building constructed of precast panels and glass at the entrance. Mr. Schaner further explained each building would have 3 office entrances setup to be flexible for users on the market. He stated they are trying to design with maximum flexibility. He referred to slide to show rendering of proposed building pointing out the office entrance explaining they would be 40 ft. high and would drop toward the interior, which would be 37 ft. in the middle. Mr. Schaner stated this would give screening for rooftop units. He spoke to the difference in traffic - if a distribution user moved in, there would be more truck traffic, less vehicle traffic, and a light assembly operation would be lighter truck traffic, more employee traffic and heavier office use. He spoke to site lighting explaining the design has zero light levels at property lines, and LED wall packs on buildings with shields so light is not thrown far but rather more concentrated on the parking lot.

Mr. Hansen asked how the planned detention compares to what is there now.
Mr. Schaner explained they are developing to today's standards. He stated recently a lot of counties have adopted new storm water ordinances that require them to design to heavier rainfalls. He explained they are handling more on-site, holding it for a longer period and reducing it at a rate.

Mr. Stevens spoke to volume specifics explaining there is currently approximately an acre of storage and they are installing 10-11 acre ft.

Mr. Friedman asked if the storm water plan relies on drainage way along the tracks
Mr. Stevens answered no explaining they are installing a 5' x 7' culvert that will convey water to connect the four basins. He stated it currently goes through culverts along south and west side unrestricted and does not convey the water well. Mr. Stevens stated it is a substantial improvement to have to add this conveyance system.

Mr. Friedman asked if there is any concern on impact with the south driveway pointing out it lines up with the neighboring main drive.
Mr. Schaner explained the location of drive is moving slightly. He explained along the south property line there are utilities and a storm sewer. He pointed out there is 15 ft. of grass area between the 2 drives. Mr. Schaner stated the new drive will be more substantial with the existing being one-way and the new drive will be two-way truck traffic.
Mr. Worthman explained the existing drive only serves 1-2 buildings so traffic is low. He stated there would be good site lines so everyone can see. He pointed out the development will have multiple access points so not everyone uses same one. Mr. Worthman stated the volumes will be low and it will be low speeds.

Mr. Friedman asked if there is a reason to not to restrict to one-way to not conflict

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with neighboring property usage.
Mr. Schaner explained the traffic studies take into account the worst-case scenario.

Mr. Friedman pointed put the west building is tight on parking per requirements based on the assumption of office space. He asked if there is flexibility or will it limit the users.

Mr. Schaner stated it can be a limiting factor but from experience, explaining they own 40 buildings around Chicago, they are comfortable with the parking count. Mr. Schaner stated as users come along and may have a heavier employee car parking need, they do not need the current number of truck docks so the dock area can be striped to meet the parking needs.

Mr. Bettenhausen asked if the existing chain-link fence on the west property line would be removed.
Mr. Schaner answered yes.

Mr. Fedota asked about shielding and berming on the west side.
Mr. Schaner explained per discussions with Staff, the Zoning Code states a 50 ft. landscaping buffer is required when abutting residential. He stated they have provided to the west and are seeking a variance to the north, which the railroad tracks create a natural buffer. Mr. Schaner stated per conversations with Staff, they have increased the landscaping to the north along with a solid screen fence particularly between the buildings and along the eastern building where the parking lot is located to prevent car lights to the north. He stated on the west side there will be a 50 ft. landscaping buffer with a minor swale that will collect storm water from the berm and convey it to the detention pond so they are not dumping. He referred to landscape plan slide to show location of buffer areas.

Mr. Bettenhausen asked if the solid fence length is sufficient to block the vehicle lights.
Mr. Schaner stated they feel it is sufficient, explaining the truck activity will be more towards the outside of the truck port. He stated there is 130 ft. from back of building to curb.

Mr. Fedota stated the high water mark on the center of detention basin is approximately a third of the way to the west or east building. He asked how long it would take the basin to empty to provide the full space in the truck bay.
Mr. Stevens explained with the release rate, generally a detention basin needs to empty in 4 days otherwise, the plants in bottom have a hard time. He stated they would expect water on surface for maximum of a day after 8.6 inches of rain.

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

Mr. Vyverberg went through slides and gave a brief overview of the property.

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BACKGROUND:

- The Subject Property (approximately 25-acres) is zoned Manufacturing and was incorporated into the Village in 1869. It was subdivided, as part of Arthur T. McIntosh's & CO.'s Palatine light industrial district in 1951.
- Manufacturing business and uses have consistently operated at the property and for many years, it served as a manufacturing and distribution location for Weber Stephen Products.
- The property owner marketed the land for sale and the Petitioner executed a contract to purchase the property in early 2020.
- The Petitioner - Midwest Industrial Funds - is a private industrial real estate developer, property owner, and manager in the Chicago Area and is proposing to redevelop the former Weber property with two office/warehouse buildings. The development includes associated exterior truck docks between the buildings and two passenger parking lots.

ANALYSIS:

Zoning and Site Design:

- The Subject Property is zoned Manufacturing and, in its current configuration contains 10 parcels and 3 manufacturing buildings. Access to the site comes from S. Sellstrom Drive, which also exits from and terminates at a signalized intersection at S. Hicks Road. Weber's previous long-term use of the site included manufacturing, distribution, and a retail component.
- The proposed Site Plan contemplates two office warehouse buildings, with a north-south orientation upon the site. Per Code, any petition for two buildings on one zoning lot requires Planned Development review.
- There are passenger parking lots on the west of the western building and east of the eastern building. Exterior truck docks are located in between the two buildings in the middle of the site.
- Access into the site is through a 30-foot access road on the south side of the property and a secondary 25-foot access on the north side of the property. Truck access will only come from the southern access road and the secondary access achieves compliance with the Fire Department's requirement for clear access to all sides of the buildings.
- As required by Code, the site plan contemplates an emergency (Palatine Fire or Police) only access on the west side of the property. This access will be screened, under gated control, and not available for any access or use outside of the instance of an emergency. It is required due to the square footage of the buildings, as indicated Fire Code requirements.
- The following table summarizes the bulk standards of the existing and proposed buildings:

Architecture:

- The building elevation materials are glass and stained precast concrete. The plans indicate that each building can accommodate 1-4 tenants. The elevations vary the façade panels along the expanse of the exterior sides of the buildings. The western wall of the existing building is 864 feet along the S. Oak Street

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elevation and the proposed is approximately 866 feet.

- There are glassed entrances and elevations at the office areas (peripheries) of both buildings and at the mid-building areas of the exterior sides (Oak Street and Sellstrom Drive) of each building.
- The proposed height and FAR comply with the Zoning Ordinance requirements for Manufacturing zoned properties.

Landscaping and screening:

- In addition to parkway trees, parking lot and island landscaping, the Zoning Ordinance requires a 50-foot buffer area for all manufacturing properties that area within 200 feet of any residential land.
- The Manufacturing district requires a 50-foot buffer area on the west and north sides of the property. The S. Oak Street properties are buffered with a 50-foot wide buffer area utilizing an elevated berm for screening. The buffer area includes a combination of installed 8-foot evergreens (60), deciduous shade trees (14), additional ornamental trees, large and dwarf deciduous shrubs and a combination of ornamental grasses.
- A 50-foot landscaped berm is also required on the northern property line, as the residential properties along Parallel Street are approximately 102 feet from the northern property line. The 100-foot Chicago and Northwestern Railway ROW separates the Subject Property from the residentially zoned area.
- Within the ROW, there are numerous mature trees. The existing building (northeastern Weber building) is approximately 20 feet from the property line. In its existing condition, the existing property does not provide a 50-foot buffer area on the north side of the property and is non-conforming and there is a chain link fence with barbed wire on the property line.
- The proposed eastern building will be setback 66 feet from the property line. In lieu of a 50-foot buffer area on the north side of the property, the plans indicate a 14.5-foot (western 890 feet) to 33-foot (eastern 582 feet) buffer area, with 100 8-foot evergreen trees. The dimensional difference between buffer widths relates to a railroad easement from the Subject Property.

  Additionally, the plans were revised to include an 8-foot solid fence/screening wall in addition to the 8-foot tall evergreens, along the truck dock access drive - approximately 420 linear feet - (this would block the further block the noise and headlights from trucks driving north to access the docks). Also, a similar 8-foot solid fence/screening wall is planned for the eastern passenger vehicle parking lot - approximately 270 feet (this would further prevent headlight sweeps from glaring north).
- The existing mature trees throughout both sides of the ROW are also maintained and in addition to the proposed landscaping and screening plan. The cross section indicates that the railroad ROW is 4-5 feet higher than the residential properties.
- The Zoning Ordinance requires the perpetual maintenance of this buffer area for the life of the development. This includes maintaining the amount of landscaping within the buffer area and replacing and damaged or dead landscaping.

Engineering:

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- The Subject Property is fully developed and an active manufacturing use for many years. Utilities and infrastructure exist throughout the site
- Within the site, the preliminary engineering plans propose to manage stormwater, through four detention basins. The site generally grades from southwest to southeast, then east, and south to north, then east. The engineering plans increase the capacity of the detention basin in the northwest corner of the site (Detention Basin "A") and lower it by approximately 6 feet. Starting at Mr. Stevensiels
  Road on the west side of the property, stormwater will be directed north to Basin A and then conveyed east along the northern property line, ultimately discharging south from the site and east to Salt Creek through a 60-inch storm sewer.
- Basin A will also accept stormwater from S. Oak Street and assist with flooding issues in the area. Finally, an existing stone box culvert in the railroad ROW, will be maintained and reconnected to Basin A. This will assist with stormwater constraints upstream and to the north of the railroad ROW.
- South of Mr. Stevensiels Road, the grade and swale will be refined and re-stablished to convey stormwater east to Detention Basin C, ultimately to discharge from the site and reach Salt Creek. Detention Basin B, between the truck docks captures
  stormwater coming from the building and docks through 12-inch storm sewers and conveys the water through an underdrain, north to the culvert on the north side of the property and exiting the site to Salt Creek.
- The sanitary sewer discharges west from the site and ultimately connects to a 60-inch MWRD interceptor heading south along S. Plum Grove Road.
- The Village Engineer has initially accepted, with conditions of review, the preliminary engineering plans. The proposed stormwater management plans improve the flooding issues in the area and renew the previously existing grades to convey stormwater to Salt Creek.
  Traffic Analysis:
- The Subject Property derives its access from Sellstrom Drive (Village ROW), through a signalized intersection at S. Hicks Road, which connects north to Northwest Highway (IDOT ROW) and south to Illinois Avenue (Village ROW).
- KLOA completed a Traffic Impact Study as part of the Preliminary Planned Development application.
- Northwest Highway (U.S. Route 14) is a northwest-southeast minor arterial roadway and is identified as a Class II truck route. Its 2017 AADT (annual average daily traffic) volume of 25,200 vehicles west of Hicks Road and 19,000 vehicles east of Hicks Road. Hicks Road (IDOT ROW) is a north-south, major collector roadway, which provides two through lanes in each direction. Hicks
  Road carries AADT volume of 11,500 vehicles (2018 IDOT). E. Helen Road (Village ROW) is a local east-west roadway, with a posted limit of 25 miles per hour. It is designated as a Class III truck route from Oak Street through Hicks Road. It provides truck access to the nine manufacturing zoned properties with frontage and access to E. Helen Road.
- The TIS indicates that the southern access drive will serve both truck and passenger vehicles and the northern access drive will primarily serve passenger

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vehicles. Further, it anticipates a direction distribution of 25% heading westbound on Northwest Highway, 45% eastbound on Northwest Highway, 20% south on S. Hicks Road, and 10% east on Illinois Avenue.

- The study concludes that there is capacity within the existing roadway system has "…sufficient reserve capacity to accommodate the development-generated traffic…"
- Staff requested a further evaluation for E. Helen Road to include an analysis regarding any impact from the development. The addendum includes this analysis and reviewed potential traffic calming measures along E. Helen Road. Its findings conclude that there would be low volume generation to E. Helen Road and notes that the current truck restrictions west of Oak Street on E. Helen Road prevent truck access from using E. Helen Road.
- Finally, it notes that the current property has no direct access to E. Helen Road and the current site has functioned as a manufacturing property approximately 60 years and the proposed development, which could have produced similar, if not higher traffic count than the proposed.

Mr. Bettenhausen referred to the emergency access on the west side, asking if a fire truck can make the turn pointing out the curb.
Mr. Vyverberg explained this is a requirement that came through the review and the Fire Marshal determined the auto-turn was sufficient.

Chairman Dwyer stated there are two emails from neighbors. He summarized the first email being about drainage and flooding concerns. Chairman Dwyer stated the proposed development would increase the storm water detention. Chairman Dwyer asked if the plans have been reviewed by the Village Engineer and found in compliance with all the new requirements.
Mr. Vyverberg answered yes.

Chairman Dwyer summarized the second email that expresses concern with noise of construction and building activity, truck pollution, building blocking sunlight and aesthetics of petition. He pointed out the property is zoned manufacturing which allows for someone to come in and build one building that is in compliance with zoning and would not need to come before the board. He stated this is a good development for the property.

Sworn in John Pirog - 144 S. Oak Street
Mr. Pirog stated he has multiple concerns. He stated they had issues with Weber leaving their doors along Oak Street open and they could hear the noise of machinery. He stated they need a guarantee the doors will remain closed. He stated they are worried with more people and a bigger building, and thinks this [western parking lot] should not be a congregation area or place to have lunch. Mr. Pirog stated it would be good if these would be fire doors and kept closed.
Mr. Schaner understands concern and explained there are no doors on the west side other than the office entrances.

Mr. Pirog asked about the parking lot along Oak Street, and how they will stop

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the headlights from shining on their properties. He stated they have to assume the worst if its operations are 24/7. He asked if it is possible to have a solid barrier along Oak Street.
Mr. Schaner stated there would be a 50 ft. landscape buffer with a 4-4.5 ft. berm and then trees and evergreen on top of that. He referred to the cross section slide.

Mr. Pirog pointed out most homes are raised ranches that are above the existing fencing. He spoke to the current landscaping, which from November to April is see-through with the leaves gone. He stated he doesn't want the lights coming in at midnight. Mr. Pirog stated he has concern with drainage. He spoke to the current water flow direction and issues that will only get worse due to the added cement. He stated since most of the retention is to the north and east they are missing key spot where most water is.

Discussion on current water flow and flooding.

Mr. Stevens explained they designed the west property line stating they cannot solve anything from the street but anything that comes through their property they are providing conveyance mechanisms to ensure it hits a ditch and goes to their basins.

Mr. Pirog asked Staff if it is a Public Works issue if they are only responsible for water off their property.
Mr. Ruppert explained the Weber site was developed before storm water management requirements existed. He stated what is on site now is poor at best. He stated from an engineering perspective, the proposed drainage for this site will improve not only Oak Street but Washington Street drainage by redirecting all their runoff into pond which will open up what Oak Street is intended to do. He stated they are also adding the new storm sewer on the west side to pick up the ditch drainage from Oak Street.

Discussion on how the water is directed to the basin.

Mr. Ruppert stated this is a win-win for the Village and surrounding properties.

Mr. Pirog expressed concern with added cement.
Mr. Ruppert explained the new requirements are per MWRD, which is still subject their approval any rain that falls onto their site has to be retained on site.

Mr. Pirog asked if they would be responsible for the sewer openings on Washington Street and Oak Street.
Mr. Ruppert stated the right-of-way is Village responsibility. He explained they are responsible for their proposal. Mr. Ruppert pointed out the Village had no rights to enforce storm water management on Weber due to the age of the site, but with the new development the Village will gain rights to enforce maintenance to ensure it is functioning properly.

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Mr. Pirog asked if the Village could look at the storm sewer since now the leaves fall and block it.
Mr. Ruppert stated he can put them on a maintenance list.

Mr. Pirog stated his concerns are real and can dramatically affect the property values.

Mr. Friedman asked Mr. Pirog if he thought the referenced open pipe/culvert was a storm release that went into Weber property.
Mr. Pirog answered yes. He stated he came to Village Council when his property flooded and Palatine assisted in installing an overflow pipe, which helps except in times of excessive rain, which can send water backwards.

Mr. Friedman asked if a prior improvement was made that put a burden on a parcel does that need to be carried by the new developer.
Mr. Ruppert answered yes but pointed out the installation of the new storm sewer will accomplish.

Mr. Pirog asked if the culvert be removed.
Mr. Ruppert stated he is unsure but would assume it will all be cleaned out.

Chairman Dwyer spoke to the impervious surface concern stating it looks like Weber is completely paved. He asked if there will be an increase.
Mr. Stevens stated he does not have the storm report, but it will be close to what is there now. He explained the Code assumes it is all grass currently so still have to provide the required detention per MWRD.

Mr. Fedota clarified the basin at the northwest corner will be 6 ft. deeper than current
Mr. Stevens answered yes.

Discussion on the culvert along the tracks.

Sworn in Tony Simbalo representing Circle Park
Mr. Simbalo stated his concern is with flooding. He explained his area is approximately 7 ft. down compared to the properties to the east and west. He stated it sounds like the Petitioner has it covered but is looking for assurance that the floodwaters will be taken care of. Mr. Simbalo stated the improvements sound good.
Mr. Stevens explained the culvert along tracks is buried into the ground so they will excavate and open the culvert, which will increase the water flow.

Mr. Simbalo asked if Metra is supposed to maintain that area.
Chairman Dwyer stated no it is Union Pacific Railroad.

Mr. Simbalo stated it is not being maintained. He asked if they need to take up this issue with the rail road.
Mr. Ruppert explained it would be a requirement for developer to maintain the

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culvert once he uncovers it.

Chairman Dwyer asked the Petitioner when they plan to start construction.
Mr. Schaner explained possibly the spring. He stated they hope to start demo in February. Mr. Schaner stated they can start regrading and vertical construction in May and be complete by December 2021.

Chairman Dwyer asked if this is subject upon tenants.
Mr. Schaner answered no stating the development plan is to build on a specular basis without tenants.

Sworn in Rick Kambic - 167 E. Palatine Road
Mr. Kambic stated he has spoken to Staff about his concerns and they have been very helpful. He stated he just wants to get his concern on record. He expressed concern with the storm water on their side of the tracks, which actually has nothing to do with the hearing. Mr. Kambic asked if their side ever got improved would it mesh with the petition.
Chairman Dwyer explained if it is not their property it cannot be part of the development.

Mr. Kambic stated he wants it on the radar for Staff.
Chairman Dwyer explained the same requirements would be applied to any other new developments in the area.

Mr. Kambic expressed concern with the area that is Union Pacific property not being maintained. He stated if the property is not maintained to allow water flow, the new drainage system will not do any good. He agreed with Mr. Pirog that it looks like concrete fortress and thinks there should be conditions on hours and locations of machinery to control noise. Mr. Kambic stated since the business being done is unknown would be nice to set perimeters for conditions of use.
Chairman Dwyer stated the property is zoned manufacturing can operate 24/7.

Mr. Kambic spoke to the Variance.
Chairman Dwyer explained it is a small Variance requested. He pointed out more has been added than is required.

Sworn in Jason Goike 119 E. Washington Street
Mr. Goike stated it is a great use and redevelopment of an abandoned site. He stated the storm water improvements will do wonders for the area.

Sworn in Barry Levitus 325 E. Parallel Street
Mr. Levitus stated it is nice to have the property developed. He asked how old the current buildings are.
Mr. Schaner stated they were built around the late 50's or early 60's.

Mr. Levitus asked about asbestos abatement.
Mr. Schaner explained in order to demolish they will have to abate and get permits from IEPA and Cook County, which both require studies to be done.

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Mr. Levitus asked how they will protect the neighborhoods from debris and dust.
Mr. Schaner explained the demo company are good at what they do. He stated if it is windy, they will spray with water.

Mr. Levitus asked about traffic direction.
Mr. Schaner explained most truck traffic will come off Hicks Road heading north on Sellstrom Drive. He stated the first drive on the south of the property would be used by trucks to access the truck ports.

Mr. Levitus asked if they will be exiting north.
Mr. Schaner answered no. He explained the north drive is more for relief from car traffic. He stated the majority of trucks would use the south drive.

Mr. Levitus expressed concern with noise. He stated he will be right across from the docks. He stated, in the past, he has had people on the docks talking to him in his yard. Mr. Levitus stated he thinks the fence is not high enough and does not want to wait for the proposed evergreens to mature in 6-10 years. He stated he thinks the fence should be 10 ft. to prevent dock employees from seeing into their yard.

Chairman Dwyer asked if the fence on a berm.
Mr. Schaner stated there is a slight berm. He referred to the cross section slide to show elevation.

Mr. Levitus stated his concern is with the loading docks and when the doors are left open. He stated he wants to have more of a buffer.
Chairman Dwyer pointed out the loading docks are facing east and west not north.

Discussion on location of docks to his property.

STAFF RECOMMENDATION:
The Subject Property is zoned for manufacturing uses and was consistently operating within those requirements, since, at least, the later 1950's. The initial subdivision envisioned its use to involve light industrial uses starting in 1951. The proposed redevelopment of the property conforms to the Future Land Use recommendation for manufacturing use of the property. The proposed site development and architectural plans conform to all of the Manufacturing district requirements and bulk standards.

The preliminary engineering plans will not only address existing stormwater issues on the subject property, the proposed improvements will further mitigate and improved off- site flooding and upstream issues in the area.

The proposed landscaping and screening on the west side of the property comply with the required 50-foot bermed buffer area and nearly double the setback of the existing building to 122 feet.

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The buffer area on the north side of the property increases from the existing conditions
to a width of 14.5 feet to 33 feet and includes 8-foot fence along the truck and vehicle traffic areas adjacent to the buffer area. There is also 100-feet of railroad ROW separating the residential properties along E. Parallel Street from the site. Additionally, there is existing mature landscaping with the railroad ROW in addition to the proposed.
The expanded buffer area on the north side of the property will greatly increase the existing onsite landscaping. With the Petitioners adding an 8-foot screening fence/wall along the truck and passenger vehicle activity areas and the landscaping/screening will be an improvement from the existing circumstances. Also, the 100-foot separation by the railroad ROW and existing mature landscaping within the ROW buttress the proposed additional screening.

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

1. **The development shall substantially conform to the Preliminary Site Improvement Plans prepared by Spaceco Engineering Inc., dated 09/03/2020, last revised 10/22/2020, the Cross Section Exhibit prepared by Spaceco Engineering Inc., dated 10/13/20, the Architectural Site Plan prepared by Harris Architects, Inc. dated 07/07/2020, last revised 10/23/2020, Preliminary Architectural Elevations prepared by Harris Architects, Inc., dated 07/07/2020, last revised on 08/31/2020, the Preliminary Conceptual Architectural Rendering Elevation prepared by Harris Architects, Inc., and the Preliminary Landscaping Plans prepared by IRG Group, Inc., dated 07/08/2020, last revised on 12/01/20 except as such plans may be revised to conform to Village Codes and Ordinances.**
2. **The Final Engineering Plans and stormwater report, including the televising of the storm sewer, shall be revised in a manner acceptable to the Village Engineer. The revisions shall also include a traffic calming engineering design along E. Helen Road at Oak or Benton Streets and submitted for Village review and consideration.**
3. **An Engineer's Estimate of Probable Cost shall be submitted in a manner acceptable to the Village Engineer.**
4. **Uses and all performance standards shall be governed by the Manufacturing district use lists in the Palatine Zoning Ordinance and Village Code. Sign plans shall follow the Manufacturing district sign regulations.**
5. **Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.**
6. **As a component of the Final Planned Development, a Planned Development letter of credit in an amount acceptable to the Village Council shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
7. **A Public Improvement Letter of Credit shall be submitted to insure the completion of all public improvements, as defined within the Village Code, for an amount of 115% of the approved EEOC, along with a cash bond of 10% for the required one-year maintenance period.**

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8. **The final landscape plan and screening plans shall be revised in a manner acceptable to the Director of Planning and Zoning and shall include additional landscaping around Detention Basin B to further screen the truck activities in the eastern building.**
9. **The final fencing/screening plan along the northern property line proximate to the truck docks in the middle of the site and eastern parking lot) shall be revised in an manner acceptable to the Director of Planning and Zoning, to reduce any noise impact from trucks driving north between the buildings and headlight sweeps along the eastern parking lot.**
10. **The final photometric and lighting plan shall be revised in a manner acceptable to the Village Engineer. Light shields shall be required for all lights proximate to residential properties, at the determination of the Village Engineer.**
11. **The Petitioners shall submit a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney.**
12. **MWRD/WMO, IEPA, and CCDD report, NCS& W permit shall be submitted in a manner acceptable to the Village Engineer.**
13. **The final traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.**
14. **The Plat of Subdivision shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning. All utilities shall be owned and maintained by the property owner. This shall be noted on the plat, along with the statement that the Village shall have the right, but not the obligation, to enter the site to repair a utility and change the property owner for the repair costs.**
15. **Cross access easements, declarations and a Reciprocal Easement Agreement for the entire property governing the maintenance of access points, stormwater areas and any other common areas shall be submitted in a manner acceptable to the Village Attorney and Village Engineer as part of the Final Planned Development application process.**
16. **A Plat of Vacation for the portion of Sellstrom Drive adjoined with the Subject Property shall be submitted in a manner acceptable to the Village Engineer. If required, a Plat of Easement Vacation shall be submitted in a manner acceptable to the Village Engineer and Village Attorney, as part of the Final Planned Development application process.**
17. **The monotony code shall apply to all building elevations: *Sec. 6-42.1 Exterior Building Design: When rear and side elevations are visible from public streets or neighboring properties, exterior building design and detail on all elevations shall be coordinated with regard to color, types of materials, number of materials, architectural form, and detailing to achieve harmony and continuity of design.***
18. **The final dumpster locations and required screening materials shall be submitted in compliance with Village Code, pursuant to Sec. 6-42.2 Screening: (a)Trash containers and outdoor storage areas shall be screened from public streets, pedestrian areas, and neighboring properties. The screens should be designed to be compatible with the architectural character of the development. Trash screens shall also meet the requirements of Chapter 12 of this code. These screens shall be**

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constructed of durable materials similar to those of the building and shall have solid (opaque) walls and doors, as part of the Final Planned Development application process. The final locations could also require the submission of a revised auto-turn, in a manner acceptable to the Director of Fire Prevention.

19. **All rooftop equipment shall be screened in compliance with Code: *(b) Roof-top equipment screening: 1. New Construction. All mechanical equipment and other similar devices located on any roof shall be visually and be coordinated with regard to color, types of materials, number of materials, architectural form, and detailing to achieve harmony and continuity of design with the major portions of the building.***
20. ***As part of the Final Planned Development and pursuant to the project narrative, the Petitioner shall submit the proposed business and operations' plans (identified tenants) for Staff review for compliance with the manufacturing use list and standards. acoustically screened on all sides. Design and detail of such screening on all elevations shall***

Mr. Hansen asked the Petitioner if they can and will meet all of staffs 'conditions
Mr. Schaner answered yes.

Mr. Fedota asked about signage and if there are plans for west elevation.
Mr. Schaner explained they are proposing a monument sign along Sellstrom Dr. He stated they have had tenants in the past wanting building mounted signage. He pointed out it would not be visible so it would most likely to be on the dock side not the office side
Mr. Vyverberg explained it is prohibited to have signage that faces residential property per code

Mr. Fedota pointed out in Spaceco's preliminary grading plan note 11 says Village of Hoffman. He asked if that is a typo.
Mr. Schaner answered yes.

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

DISCUSSION:
Chairman Dwyer addressed the concern of the height of the fence pointing out condition #9 addresses it.
Mr. Noonan agreed.

Chairman Dwyer addressed the concern of the buffer on north side not being 50 ft. He stated, with the railroad tracks being 100 ft. wide, it accomplishes the separation between residential and development so no there is no concern.
Mr. Noonan agreed.

Mr. Friedman asked for clarification on this being a preliminary hearing does the Petitioner have to come back for final review.
Chairman Dwyer explained they would for final to verify all conditions have been

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met.

Mr. Noonan made a motion to approve subject to the staff's 20 conditions seconded by Mr. Fedota.
The motion was unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on December 14, 2020

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

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IV. COMMUNICATIONS

Mr. Vyverberg stated 501 W. Dundee - Louise Lane Subdivision - 3-lot residential subdivision was approved by Village Council.

V. ADJOURNMENT

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VILLAGE OF PALATINE

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 03/02/21 07:00 PM

CASE STAFF STATEMENT (ID # 6597)

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

CASE NUMBER: 21-08

PETITIONER: Village of Palatine

PROPOSAL: **Text amendments to the Village of Palatine Zoning Ordinance**:

Article 3 Rules and Definitions - Section 3.02 Specific Definitions; Article 6 - Section 6.01 Accessory Structures and Section 6.03 Fences; Article 7 - Section 7.04 Design and Maintenance of Off-Street Parking Areas - Manufacturing and Business District Screening and Article 12 - Section 12.01 Permitted Uses in the Manufacturing District.

BACKGROUND:

- Staff periodically reviews and presents recommended updates to the Zoning Ordinance, to either address a previously unforeseen issue or respond to an existing code related clarification, in consideration of the Zoning Ordinance remaining consistent and relevant to changing conditions. Therefore, Staff will present recommended amendments to the following sections to the Village of Palatine Zoning Ordinance:

  Article 3 Rules and Definitions - Section 3.02 Specific Definitions; Article 6 - Section 6.01 Accessory Structures and Section 6.03 Fences; Article 7 - Section 7.04 - design and maintenance of off-street parking areas; manufacturing and business district screening, and Article 12 - Section 12.01 (f) permitted uses in the manufacturing district.

ANALYSIS:

Article 6 - Section 6.03 Fences:

- The proposed residential fencing amendments would allow up to an 8-foot tall fence for residential properties (interior side or rear yards) adjacent to or adjoining commercial or manufacturing properties.

- In 2020, the Village Council approved a text amendment to Section 6.03 (c) to allow fencing in the rear and interior side yards in the business districts to have fencing up to 8 feet in height (the manufacturing district presently allows 8-foot fences), for properties proximate to residential properties. This allows additional noise and aesthetic screening for the residential properties, from commercial uses within the rear and interior side yards. When the amendment was processed, the focus was upon allowing commercial properties to have a taller fence to provide a visual and noise barrier for the residential properties. As the commercial corridors adjacent to residential properties continue to redevelopment (Dundee and Rand Roads and Northwest Highway), many developments are and will be required to install 8-foot tall fences, proximate to residential properties. Conversely, there are existing commercial properties with 6-foot fences, which are not required to install a taller fence or additional screening. As fences may be placed on the adjoining or proximate property line of a residential property, Staff agrees that the same 8-foot tall fences should be allowed to be install on the residential properties proximate to the commercial or manufacturing uses, in the interior side or rear yards.

- Conversely, a residential property proximate or abutting a commercial property is not afforded the same ability to install a taller 8-foot fence in the residential property interior side yard or rear yard, as the maximum height in the residential district remains 6 feet.

- In 2020, a residential property, with a rear yard abutting an existing commercial use and parking lot (with a 6-foot fence on the commercial property), completed a Variation process to replace the 6-foot residential fence with an 8-foot fence on the residential property. The Variation was unanimously approved and Staff indicated to the Village Council that a text amendment would be drafted to address this circumstance.

- The previously amended text is listed below:

  6.03 (c) *Business districts.* All fencing in business districts is subject to review

and approval by the administrator to ensure promotion of the health, safety and general welfare of the village. No fence shall exceed six (6) feet in height, eight (8) feet in rear and interior side yards, which are proximate to residential properties, unless otherwise specified in this ordinance. (Ord. No. O-19-20, 3/9/20)

- Therefore, Staff is recommending the following amendment:

  6.03 (b) *Residential districts.* All fencing in residential districts shall comply with the following requirements: (1) Height. All fencing shall not exceed six (6) feet in height unless otherwise specified, excepting that fencing in residential rear and interior side yards, proximate to commercial or manufacturing properties shall not exceed 8 feet in height.

Article 7 - Section 7.04 Design and Maintenance of off-street parking areas - Screening:

- The manufacturing and business districts screening amendments would align the allowable height of screening devices for manufacturing and business district properties, with the maximum allowable height elsewhere in the Zoning Ordinance.

- To further clarify, Staff is also recommending a text amendment and clarification to Section 7.04 (g) to reconcile circumstances where the Code allows an 8-foot fence elsewhere in the Zoning Ordinance. It can be confusing to understand the maximum allowable fencing heights, when there are multiple sections identifying apparently different thresholds. Therefore, Staff is recommending the following clarification amendment:

  (g) *Screening.*
  (1) Manufacturing and business districts. All open off-street commercial and industrial parking areas which abut residential properties (including lots across the street) shall be effectively screened along the entire boundary of the residential property by a densely planted hedge, solid masonry wall, or solid fence.
    a. Said screening device shall be at least four (4) feet in height and shall not exceed six (6) feet in height, or up to eight (8) feet in interior side or rear yards, which are proximate to residential properties.
    b. Said screening device shall not exceed a height of three (3) feet within twenty-five (25) feet of driveways, approachways, or intersections.

Article 12 - Section 12.01 Manufacturing District (Permitted Uses)

- The amendment in the manufacturing district will allow temporary uses of special events for a period not to exceed 72 hours, with Village Council approval, prior to the event.

- Within all of the commercial districts, as a permitted use category, there is a category, which allows the following:

    - *Temporary uses of special events, for a period not to exceed seventy-two hours; as approved by the Village Council, at least ten (10) days before the event.*

- The same consideration is not provided to the manufacturing district. While the intensity of uses within the manufacturing district and access to available parking for such temporary events may preclude the frequency of application, those are both evaluations that would occur through Staff review of the event application.

- A manufacturing district business contacted Staff about the ability to have a limited special event and as that use is not contemplated, it could not be reviewed, as requested. Therefore, Staff is recommending the following amendment to Section 12.01:

12.01 (f): Permitted uses

(26) Temporary uses of special events; for a period not to exceed seventy-two (72) hours, as approved by the Village Council, at least ten (10) days before the event.

Article 3 Rules and Definitions - Section 3.02 Specific Definitions and Article 6 - Section 6.01 Accessory Structures:

- The proposed text amendments include a definition of gazebo (pergola) and removing the required setback for open-air gazebos from principal structures. As there are no fire safety considerations for such structures, within 10 feet of the principal structure, and their design and function are counterintuitive to a 10-foot separation from the home, Staff is recommending that this requirement should be eliminated.

- The proposed text amendments will also amend the definitions associated with accessory structure (s) and garages and clarify the maximum height limitations for accessory structures. Through the Village Council and Staff review of zoning relief for accessory structures (typically detached garages), Staff is proposing amendments to further clarify the regulation of accessory structures in the Zoning Ordinance. There are various sections of the Zoning Ordinance, which are collectively taken into account when regulating accessory structures on residential properties.

- Also, in many instances, where an accessory structure received zoning relief, there is a recommended condition which prohibits the use of the garage in association with either a dwelling unit or for use in a home occupation (not including the parking of a commercial vehicle within a garage). It is appropriate to include these limitations within the Zoning Ordinance for all accessory structures, rather than a condition on a Special Use or Variation Ordinance.

- Staff is recommending including dwelling unit and home occupation use restrictions in the definitions for accessory structure, detached, and accessory structure, attached. Staff is also recommending that the number of garages, whether attached or detached, is limited to one for any lot used for a single-family residential dwelling.

- Within the accessory structure section of the Code, there are separate height components of regulation. Section 6.01 (a) outlines the initial bulk and location regulations for accessory structures, and was adopted as a text amendment in 2000:

ARTICLE VI. ACCESSORY STRUCTURES AND USES
6.01. Accessory structures and pools, hot tubs, and spas. (Ord. #0-115-10, §1, 9/20/10)

(a) *Regulations.* The following regulations shall apply to all accessory structures, except for Village-operated facilities and above ground public utility appurtenances as noted in Section 6.01(b). If an accessory structure is attached to a principal structure, it shall follow all applicable standards of that zoning district for the principal structure. (Ord. #0-52-08, §6, 4/21/08; Ord. #0-29-15, §4, 4/13/15)

(1) Maximum height: One (1) story, not to exceed Fifteen (15) feet, except as a special use. The highest point of an accessory structure shall not exceed the highest point of the principal structure. (Ord. 0-31-00, § 1, 4-24-00)

(2) Minimum distance requirements:
   a. From principal building: Ten (10) feet.
   b. From side lot line: Five (5) feet.
   c. From rear lot line: Five (5) feet.

(3) Location. All accessory structures shall be located in rear yards or side yards, subject to the minimum distance requirements in Section 6.01(a)(2). For the purposes of Section 6.01(a), rear yard shall be defined as the area between the rear of the principal structure and the rear lot line, extending between the side lot lines, and side yard shall mean the area between the side of the principal structure and the side lot line, extending between the front and rear building lines.
   a. Where the side lot line of a rear yard abuts the side lot line of a front yard of an adjacent lot, all accessory structures, except fences, shall be set back from the rear lot line a distance equal to the required front yard setback of said adjacent lot.

   b. Corner Lots. Accessory structures shall not encroach upon a side yard abutting a street. For the purposes of Section 6.01(a), a side yard abutting a street shall be defined as the area between side of the principal structure and the side lot line abutting the street, extending between the front lot line and the rear lot line. (Ord. 0-60-06, §2, 4/3/06)

   c. No portion of any accessory structure shall overhang or be located in any easement.
   (Ord. #0-52-08, §7, 4/21/08)

(4) Ground floor area.
   a. Rear yards. The ground floor area of all accessory structures located in a rear yard shall not exceed the lesser of:
      i. Twenty (20) percent of the area of such rear yard or;
      ii. Seven hundred (700) square feet.
      iii. Fifty percent (50%) of the floor area of the principal structure.
      (Ord. 0-31-00, □ 1, 4-24-00)
   b. Side yards. The ground floor area of all accessory structures located in a side yard shall not exceed one hundred fifty (150) square feet in size.

<u>The current relevant definitions existing in the Village of Palatine Zoning Ordinance:</u>

Height of roof measurement. The vertical length from ground level to the mean height between the eaves and ridges of a roof or the coping of a flat roof.

Height of single-family residential structure. The vertical length from the ground level to the mean height between the eaves and ridges of a roof or

the coping of a flat roof as determined by the mean height of the two corners of the residence closest to the front lot line. (Ord. 0-54-07, §4, 4/16/07)

Height of structure, measurement. The vertical length from ground level to the mean height between the eaves and ridges of a roof or the coping of a flat roof.

Garage, private. An accessory building or an accessory portion of the principal building intended for and used to restore the private passenger vehicles of the families resident upon the premises, and in which no business, service or industry connected directly or indirectly with automotive vehicles is carried on, and provided that not more than one-half (1/2) of the space may be rendered for the private vehicles of persons not resident on the premises, except that all of the space in a garage of one-or two-car capacity may be so rented. Such garage shall not be used for more than one commercial vehicle per family resident upon the premises, but no such commercial vehicle shall exceed six thousand (6,000) pounds gross vehicle weight.

- In addition to the accessory structure bulk standards, residential accessory structures are further limited by the specific lot and building coverage limitations of the applicable zoning district in which the property is located.

- The 2000 amendments were addressing larger accessory structures being constructed on existing properties with smaller principal structures. Prior to that amendment, the Zoning Ordinance would not have prevented a detached garage, which was taller than the principal structure from being built on a residential lot.

- The amendments also established a maximum square footage of 700 square feet, 20% area of the rear yard, or 50% of the floor area of the principal structure. In order to regulate the height, that amendment included a maximum dimension of 15 feet, except through a Special Use. The definition of height of roof measurement, structure, and single-family residential structure, were all written and included in the Code, identifying the mean height between the eaves and ridges of the roof or coping of a flat roof were all components of the dimension, not to exceed 15 feet.

- Staff is recommending clarifying the mean measurement reference in Section 6.01, as Staff believes that this could be more clearly defined here, rather than having to refer back to multiple sections. This will also clarify any questions about have a maximum height tied to a mean measurement. In addition to

referencing the mean height in Section 6.01, Staff is also recommending a maximum peak height of 23 feet, which is consistent with a review of numerous building permits for detached accessory structures with a mean roof height of 15 feet.

- When the 2000 amendment was added to the Zoning Ordinance, there was not a separate definition of story included in the Ordinance. The generally accepted definition would be applied, similar to this example:

  - "That portion of a building included between the surface of any floor and the surface of the floor next above it, of if there is no floor above it, then the space between the floor and the ceiling next above it and including basements used for principal use."

- In 2007, the Village included definitions of story and half-story, when the maximum heights of single-family residential principal structures were further refined. This was done in conjunction with lot and building coverage amendments. The amendments added several definitions to the Zoning Ordinance:

  - ***Story.*** **That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. Any portion of a story exceeding fourteen (14) feet in height shall be considered as an additional story for each fourteen (14) feet or fraction thereof, excepting the following:**

    1. **A basement shall not be considered as a story where the finished surface of the floor above the basement is twelve (12) inches or less above the finished grade.**
    2. **A basement shall be considered a story where the finished surface of the floor above the basement is fifty-four (54) inches or greater above the finished grade.**

    (Ord. 0-54-07, §7, 4/16/07)

  - ***Half story.*** **A half story is that portion of a building under a gable, hip or mansard roof, the wall plates of which, on at least two opposite exterior walls are not more than four and one-half feet above the finished floor of said story. A basement shall be considered as a half story where the finished surface of the floor above the basement is greater than twelve (12) inches, but less than fifty-four (54) inches above the finished grade. (Ord. 0-54-07, §3, 4/16/07)**

- These amendments did not review or amend any aspect of the accessory structure regulations. Staff is recommending eliminating the reference to story in Section 6.01 and clarify the maximum allowable mean and peak height for accessory structures. To further clarify, Staff is recommending the alignment of the definition of story to the principal structure. The inclusion of a peak height in the accessory structure amendments would eliminate the concept of proposing a 30-foot “A” frame detached garage from consideration.

RECOMMENDATIONS:

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

ATTACHMENTS:

- 03-02-21 Plan Commission meeting - Text Amendment Exhibit
- NWMC - Garage Size Survey, Schaumburg
- NWMC shed Survey
- Accessory Building and Structures Guide_Arlington Heights
- Village of Barrington - Accessory Buildings & Structures 19-01213
- Mount Prospect - accessory structure regulations
- Public Notice - Village of Palatine Text Amendments

EXHIBIT: PROPOSED TEXT AMENDMENTS TO EXHIBIT A – (VILLAGE OF PALATINE ZONING ORDINANCE) OF THE VILLAGE OF PALATINE CODE OF ORDINANCES:

Article 3 – Section 3.02 Specific Definitions:

Accessory structure, detached. A subordinate structure which is located on the same zoning lot as the principal building, the use of which, may include the storage of motor vehicles and accessory storage or uses which are ~~is~~ incidental and customary to that of the principal building including above ground public utility appurtenances and recreational equipment. ~~Where an accessory structure is attached to and made part of the principal building, such accessory structure shall comply in all respects with the requirements of this ordinance applicable to the principal building.~~ No detached accessory structure shall be used or occupied as a dwelling unit or for home occupation or such related activities, with the exception of the parking of a commercial vehicle.

Accessory structure attached. A subordinate structure which is located on the same zoning lot and is attached to and made part of the as the principal building. When attached to and made part of the principal building, such accessory structure shall comply in all respects with the requirements of this ordinance applicable to the principal building.

Garage, private. An accessory building or an accessory portion of the principal building intended for and used to restore the private passenger vehicles of the families resident upon the premises, and in which no business, service or industry connected directly or indirectly with automotive vehicles is carried on, and provided that not more than one-half (1/2) of the space may be rendered for the private vehicles of persons not resident on the premises, except that all of the space in a garage of one-or two-car capacity may be so rented. Such garage shall not be used for more than one commercial vehicle per family resident upon the premises, but no such commercial vehicle shall exceed six thousand (6,000) pounds gross vehicle weight. No private garage shall be used or occupied as a dwelling unit or for home occupation or such related activities, with the exception of the parking of a commercial vehicle.

Gazebo (pergola). – An open-air accessory structure that is covered and freestanding. Gazebos and pergolas are not required to provide a setback from the principal structure.

Story, principal structure. That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. Any portion of a story exceeding fourteen (14) feet in height shall be considered as an additional story for each fourteen (14) feet or fraction thereof, excepting the following:

1. A basement shall not be considered as a story where the finished surface of the floor above the basement is twelve (12) inches or less above the finished grade.
2. A basement shall be considered a story where the finished surface of the floor above the basement is fifty-four (54) inches or greater above the finished grade.

(Ord. 0-54-07, §7, 4/16/07)

6.01. Accessory structures and pools, hot tubs, and spas. (Ord. #0-115-10, §1, 9/20/10)

(a) *Regulations.* The following regulations shall apply to all accessory structures, except for Village-operated facilities and above ground public utility appurtenances as noted in Section 6.01(b). If an accessory structure is attached to a principal structure, it shall follow all applicable standards of that zoning district for the principal structure. (Ord. #0-52-08, §6, 4/21/08; Ord. #0-29-15, §4, 4/13/15)

(1) Maximum height: ~~One (1) story~~, N~~n~~ot to exceed Fifteen (15) feet, as determined by the vertical length from ground level to the mean height between the eaves and ridges of a roof or the coping of a flat room, except as allowed by approval of a special use. The peak height of an accessory structure shall not exceed 23 feet and t ~~T~~he highest point of an accessory

Attachment: 03-02-21 Plan Commission meeting - Text Amendment Exhibit (Text Amendments - Articles 3, 6, 7 and 12 of Appendix A)

structure shall not exceed the highest point of the principal structure. (Ord. 0-31-00, § 1, 4-24-00)

(2) Minimum distance requirements:
a. From principal building: Ten (10) feet
b. From side lot line: Five (5) feet.
c. From rear lot line: Five (5) feet.

(3) Location. All accessory structures shall be located in rear yards or side yards, subject to the minimum distance requirements in Section 6.01(a)(2). For the purposes of Section 6.01(a), rear yard shall be defined as the area between the rear of the principal structure and the rear lot line, extending between the side lot lines, and side yard shall mean the area between the side of the principal structure and the side lot line, extending between the front and rear building lines.

a. Where the side lot line of a rear yard abuts the side lot line of a front yard of an adjacent lot, all accessory structures, except fences, shall be set back from the rear lot line a distance equal to the required front yard setback of said adjacent lot.

b. Corner Lots. Accessory structures shall not encroach upon a side yard abutting a street. For the purposes of Section 6.01(a), a side yard abutting a street shall be defined as the area between side of the principal structure and the side lot line abutting the street, extending between the front lot line and the rear lot line. (Ord. 0-60-06, §2, 4/3/06)

c. No portion of any accessory structure shall overhang or be located in any easement. (Ord. #0-52-08, §7, 4/21/08)

(4) Ground floor area.

a. Rear yards. The ground floor area of all accessory structures located in a rear yard shall not exceed the lesser of:
i. Twenty (20) percent of the area of such rear yard or;
ii. Seven hundred (700) square feet.
iii. Fifty percent (50%) of the floor area of the principal structure. (Ord. 0-31-00, § 1, 4-24-00)

b. Side yards. The ground floor area of all accessory structures located in a side yard shall not exceed one hundred fifty (150) square feet in size.

(5) Accessory structure limitation.

a. Only one (1) garage, whether attached or detached, shall be permitted on any lot used for a single-family residential dwelling.

6.03. Fences.

(b) *Residential districts.* All fencing in residential districts shall comply with the following requirements:

(1) Height. All fencing shall not exceed six (6) feet in height unless otherwise specified, excepting that fencing in residential rear and interior side yards, proximate to commercial or manufacturing properties, shall not exceed 8 feet in height.

(c) *Business districts.* All fencing in business districts is subject to review and approval by the administrator to ensure promotion of the health, safety and general welfare of the village. No fence shall exceed six (6) feet in height, eight (8) feet in rear and interior side yards which are proximate to residential properties, ~~unless otherwise~~ unless otherwise specified in this ordinance. (Ord. No. O-19-20, 3/9/20)

Attachment: 03-02-21 Plan Commission meeting - Text Amendment Exhibit (Text Amendments - Articles 3, 6, 7 and 12 of Appendix A)

7.04 (g) *Screening.*

(1) Manufacturing and business districts. All open off-street commercial and industrial parking areas which abut residential properties (including lots across the street) shall be effectively screened along the entire boundary of the residential property by a densely planted hedge, solid masonry wall, or solid fence.

a. Said screening device shall be at least four (4) feet in height and shall not exceed six (6) feet in height, or up to eight (8) feet for interior side or rear yards, which are proximate to residential properties.
b. Said screening device shall not exceed a height of three (3) feet within twenty-five (25) feet of driveways, approachways, or intersections.
c. Said wall or fence, if painted, shall be one color.
d. All screening and/or landscaping along the periphery of parking lots with over twenty (20) spaces shall not constitute more than twenty-five (25) percent of the total landscaping requirement.
e. All screening and/or landscaping along the periphery of parking lots with twenty (20) or fewer spaces may be applied toward the total landscaping requirement.

ARTICLE XII. MANUFACTURING DISTRICT~~S~~

12.01. General requirements of all manufacturing districts.

(f) *Permitted uses.* The following uses are permitted:

(1) Artists Studios, with accessory sales (Ord. No. 0-82-11, §1, 7/18/11)

(2) Automotive sales; for the sale of new and used automobiles when accessory to an automotive repair facility (Ord. No. 0-82-11, §1, 7/18/11)

(3) Boat building and repair; for boats less than forty (40) feet in length.

(4) Building and material sales.

(5) Cameras and other photographic equipment; except film.

(6) Cartage or express establishments.

(7) Car washes; with a minimum 200 foot separation from any residentially zoned use, as measured from the property line of the residential parcel (Ord. No. 0-82-11, §1, 7/18/11)

(8) Catering Establishments. (Ord. 0-18-07, §2, 3/5/07)

(9) Commercial/trade school

(10) Contractor's shops.

(11) Equipment rental (Ord. No. 0-82-11, §1, 7/18/11)

(12) Fuel and ice sales; bulk.

(13) Garages for storage, repair and servicing of motor vehicles; including body repairs, painting and engine rebuilding.

Attachment: 03-02-21 Plan Commission meeting - Text Amendment Exhibit (Text Amendments - Articles 3, 6, 7 and 12 of Appendix A)

(14) Greenhouses and nurseries.

(15) Indoor recreational facilities (health clubs, bowling alleys, indoor soccer fields, training facilities for athletes, and other similar uses) (Ord. No. 0-82-11, §1, 7/18/11)

(16) Laboratories, research, experimental and testing, for testing and research, including medical and dental, including labs (Ord. No. 0-82-11, §1, 7/18/11)

(17) Lawn care/landscaping (Ord. No. 0-82-11, §1, 7/18/11)

(18) Machinery sales.

(19) Medical/Dental clinic (Ord. No. 0-82-11, §1, 7/18/11)

(20) Mini-warehouse.

(21) Nursery, truck garden or greenhouse.

(22) Offices; business, governmental, professional (Ord. No. 0-82-11, §1, 7/18/11)

(23) Photographic studio and equipment sales/service including film development (Ord. No. 0-82-11, §1, 7/18/11)

(24) Printing, commercial.

(25) Public garages and parking lots.

(26) Temporary uses of special events; for a period not to exceed seventy-two (72) hours; as approved by the village council, at least ten (10) days before the event.

(276) Towing services, with a minimum 200 foot separation from any residential use, as measured from the property line of the residential parcel (Ord. No. 0-82-11, §1, 7/18/11)

(287) Upholstering.

(298) Village Operated Facilities (Ord. 0-14-10, §1, 2/16/10)

(3029) Any manufacturing, fabricating processing, assembly, repairing, storing, cleaning, servicing or testing of materials, goods or products, and related office uses that conform to the performance standards of this article, with or without accessory showroom.

Attachment: 03-02-21 Plan Commission meeting - Text Amendment Exhibit (Text Amendments - Articles 3, 6, 7 and 12 of Appendix A)

Garage Size Survey

Municipality	Does your community limit the square footage of detached garages?	Does your community limit the square footage of attached garages?	Are attached or detached garages included in lot coverage and/or FAR calculations?	Attachments / Comments
Arlington Heights	Yes - 720 Square Feet.	No square footage limitation, but limited to six parking spaces.	Lot Coverage - Yes FAR - Yes, in excess of 400 square feet. For lots having a detached garage and no other garage, 100% of the floor area of the detached garage shall be excluded from the FAR calculation. A FAR bonus for a detached garage is only allowed if there are no other garages on site, if the structure is architecturally compatible with the principal dwelling unit, and if 50% or more of the existing homes that both front on the same side of the street, between two adjacent streets which intersect that street, also have detached garages.	See attached.
Barrington	Yes - 800 square foot maximum.	No.	Attached garages are included in both lot coverage and FAR. Detached garages are included in lot coverage.	
Bartlett	3,000 Square feet or not greater than the primary structure on the same lot. Would have to comply with our existing impervious surface ordinance for imperious surface area percentage of the total lot coverage.	No, would have to comply with the existing setbacks and comply with impervious surface lot area percentage.	Yes, not greater than .20	
Buffalo Grove	Not specifically but rear yard coverage is limited at 20% of the required rear yard.	No.	Yes.	
Carpentersville	Yes.	Yes.	Yes, both included in lot coverage and FAR.	See attached.
Elk Grove Village	Yes, 600 square feet with no dimension exceeding 25'.	Yes, per zoning code setbacks, ground coverage and floor area ratios.	Yes for both.	
Fox Lake	Yes. No more than 2 accessory structures may be erected on any residential zoning lot with a combined total floor area not to exceed 834 square feet. When 2 accessory structures are installed, one accessory structure shall not exceed 120 square feet of floor area.	No, but must not exceed lot coverage and be no taller than 15'.	Yes.	

Attachment: NWMC - Garage Size Survey, Schaumburg (Text Amendments - Articles 3, 6, 7 and 12 of Appendix A)

Garage Size Survey **M**

Municipality	Does your community limit the square footage of detached garages?	Does your community limit the square footage of attached garages?	Are attached or detached garages included in lot coverage and/or FAR calculations?	Attachments / Comments
Grayslake	Yes - by setbacks, height, FAR, structural coverage. An accessory structure may not exceed 40% of the floor area of the principal structure.	Yes by setback, height, FAR, and structural coverage.	Yes - both.	
Hanover Park	Yes. Not to exceed 720 square feet in area and located a minimum of 10 feet from the rear lot line and a minimum of 5 feet from the side lot line (see section 110-6.6).	As required in residential building code, but otherwise no. 4 parking spaces are required for single family homes of which 2 need to be enclosed.	Yes. Included in lot coverage. We do not use FAR for residential.	See attached.
Lincolnshire	Only attached garages are allowed.	Their size is limited by the building floor area ratio and impervious surface ratio. There is no specific garage size limitation.	Yes. Detached garages are not allowed.	
Mount Prospect	Yes; based on lot coverage, set backs of accessory structure, FAR.	Yes; maximum of 672 square footage, setbacks bulk regs, FAR.	Lot coverage and FAR.	Chapter 14 of Village code.
Niles	Yes.	No.	Yes.	
Park Ridge	Yes. 720 square feet.	No. Not restricted in area, but restricted in door width, number of automobile bays, and lot placement relative to the rest of the principal structure.	Yes, both, but detached garages are only included above 400 sq ft (so a 500 sq ft garage counts as 100 toward FAR).	
Prospect Heights	Yes. Detached garages may not exceed 720 sq. ft. in area. (The City has 1/2 acre minimum lot size.)	No.	Yes.	See attached.
Rolling Meadows	Yes.	Yes, by lot coverage.	Yes.	
Streamwood	Yes 600 sq ft max.	No.	Yes based on zoning ordinance requirements.	
Vernon Hills	Yes.	No.	No.	
Wilmette	Yes, 600 sf for lots less than 15,000 sf and 800 sf for lots 15,000 or more sf. To exceed is a special use.	Not specifically.	Both attached and detached garages are included in both lot coverage and floor area. We also have lot coverage and floor area bonuses for garages (whether attached or detached).	

Attachment: NWMC - Garage Size Survey, Schaumburg (Text Amendments - Articles 3, 6, 7 and 12 of Appendix A)

Garage Size Survey

Municipality	Does your community limit the square footage of detached garages?	Does your community limit the square footage of attached garages?	Are attached or detached garages included in lot coverage and/or FAR calculations?	Attachments / Comments
Winnetka	Not specifically. However, the maximum vehicle capacity is limited to four.	Not specifically. However, the maximum vehicle capacity is limited to four.	Yes, however, there is a 200 square foot "Roofed Lot Coverage" allowance for one-story detached garages located in the rear quarter of the lot depth for homes built prior to 1989 in the R5 & R4 zoning districts. For FAR (or GFA), there is a 400 square foot GFA allowance for one-story detached garages located in the rear quarter of the lot depth. For attached garages, up to 200 square feet can be deducted from the GFA if the garage is located in the rear of the house and, provided that no part of the garage forms any part of the front building line or the building line exposed to a corner lot line.	

Attachment: NWMC - Garage Size Survey, Schaumburg (Text Amendments - Articles 3, 6, 7 and 12 of Appendix A)

Municipality	What are your setback regulations for storage sheds?	What are your height and area restrictions for storage sheds?	Do you allow storage sheds located next to the principle structure?	Do you allow storage sheds in addition to other detached accessory structures?	Do you have any landscaping requirements that pertain to storage sheds?	Do you have any regulations pertaining to portable / plastic sheds?	How do you measure height? Lowest adjacent grade, highest adjacent grade, average grade?
Arlington Heights	3' from the side PL & 5' from the rear PL (rear yard only).	15' high & 300 sf.	Yes.	Yes, no more than 3 accessory structures on a zoning lot less than 10,000 sf. and no more than 4 on a lot greater than 10,000 sq.ft.	No.	Must comply with shed regulations.	No portion of the shed may extend more than 15' above grade.
Barrington	3'-0" interior side; 5'-0" rear; corner side per zoning district.	18'-0"; 100 sq.ft.	Yes.	Yes, maximum of one type of structure. Example, 1 garage, 1 shed, 1 playset.	No.	Portable storage devices can be located on your property for a maximum of 30 days and require a temp. permit.	Average pre-development grade to peak.
Buffalo Grove	5 ft. from rear lot line; 3 ft. from interior lot line; Not located on any easement and not located closer to the front yard than the midpoint of any given side of the principal building.	Shall not exceed one story or 15 ft. whichever is less. Shall not exceed the height of the principal building. All accessory buildings/ structures combined cannot exceed 20% of rear yard.	Yes.	Yes.	No.	Same regulations as other sheds. Plastic storage containers used for patio storage are not considered sheds.	Average grade.
Cary	8' from property line 15' from house.	Max height 10', max size 120 sq. ft.	No, 15' from house.	No.	No.	Yes, all sheds must meet 90 mph wind load for a three second gust.	Average grade.
Des Plaines	5 ft. from side and rear property lines, not allowed in front of primary structure.	Maximum 150 sq.ft., 15' high to midpoint of rafter, shorter than primary structure.	Yes.	Yes, one storage shed and one accessory garage.	No.	Manufactured vinyl storage cabinets under 36 sq.ft. are not regulated.	Adjacent grade at front of structure (side closest to front of property).

Municipality	What are your setback regulations for storage sheds?	What are your height and area restrictions for storage sheds?	Do you allow storage sheds located next to the principle structure?	Do you allow storage sheds in addition to other detached accessory structures?	Do you have any landscaping requirements that pertain to storage sheds?	Do you have any regulations pertaining to portable / plastic sheds?	How do you measure height? Lowest adjacent grade, highest adjacent grade, average grade?
Hoffman Estates	See attached ordinance (Table, Page 1).	12 ft., 150 sq.ft.	No - see attached ordinance.	Yes in addition to.	No.	One story not exceeding 50 square feet are exempt from building permit.	Average height within 20 feet.
Lake Zurich	10', 5' if located at rear 25% of property.	12', 120 sq. ft.	Yes.	Yes.	No.	a) If adjacent to house shed must be fire rated. b) If 18 sq.ft. or less no permit required.	Average.
Mount Prospect	5' from rear & side lot line, not allowed in front yard.	10' tall, 200 sq.ft.	3' minimum separation.	Yes. 2 accessory structures permitted.	No.	No.	Average grade.
Palatine	Sheds shall be located 5 feet from the rear and side property lines.	One story, not to exceed 15 feet at the midpoint of the roof and not to exceed the height of the principal structure.	No, there is minimum setback of 10 feet between the principal structure and a shed.	Yes, there is a maximum total of 700 square feet for all accessory structures, or 20% of the required rear yard, or 50% of the floor area of the principal structure, which ever is lesser.	No.	Yes, they shall comply with the same regulations as permanent sheds.	Measured to the midpoint of the roof, average grade.
Park Ridge	In the rear 30 ft., side 10% of lot width, rear 5 ft.	12 feet.	No, 10 ft. separation.	2 detached accessory structures allowed.	No - can not alt grading/drainage/ eng.	Same as permanent.	Adjacent grade.

Municipality	What are your setback regulations for storage sheds?	What are your height and area restrictions for storage sheds?	Do you allow storage sheds located next to the principle structure?	Do you allow storage sheds in addition to other detached accessory structures?	Do you have any landscaping requirements that pertain to storage sheds?	Do you have any regulations pertaining to portable / plastic sheds?	How do you measure height? Lowest adjacent grade, highest adjacent grade, average grade?
Schaumburg	Our setback requirements are 5 ft. from property line in rear yard. 10% of the width of the lot in side yards.	Maximum height is 15 ft, maximum of 200 sq.ft. in rear yard, 100 sq.ft. in side yard.	Yes, but they are required to be 2 ft. from primary structure.	We allow one 200 sq. ft. shed and detached garage in the rear yard up to a maximum rear yard coverage of 40% including sheds, garages, pools, driveways, patios, decks, sidewalks and any permanent coverage excluding landscaping.	At the rear of the shed if more than 30" of foundation is showing landscaping screening is required.	Portable sheds shall be no more than 25 sq.ft. in size. They can be located in rear or side yards and be up against primary or detached structures.	The height of shed is measured at the front of shed, from grade to the top of ridge. A maximum of 15 ft. in height is allowed.
Skokie	See attached.						
Streamwood	5 feet from lot lines, not on an easement, 10 feet from house.	168 sq.ft. max size. 12 feet high but not higher than principal structure only one story.	Yes with Directors approval.	Yes only one shed is permitted though. Max lot coverage must be met.	No.	They're treated as regular sheds.	Average.
Wheeling	10 feet from rear of house, 6 feet from side or rear lot line, not in easement.	Maximum height is 16 ft – may not exceed the height of the primary structure.	Must be 10 feet from house, may not be located in side yard.	Maximum 1 (not including detached garage) accessory structure per lot (residential).	No. However, we do suggest an adequate distance between a garage and shed to allow a lawnmower or trimmer access to keep weeds and grass in check.	Same requirements as non-portable sheds.	Lowest adjacent grade.

Attachment: NWMC shed Survey (Text Amendments - Articles 3, 6, 7 and 12 of Appendix A)

Municipality	What are your setback regulations for storage sheds?	What are your height and area restrictions for storage sheds?	Do you allow storage sheds located next to the principle structure?	Do you allow storage sheds in addition to other detached accessory structures?	Do you have any landscaping requirements that pertain to storage sheds?	Do you have any regulations pertaining to portable / plastic sheds?	How do you measure height? Lowest adjacent grade, highest adjacent grade, average grade?
Wilmette	Like most accessory structures, they are not permitted in the front yard or side yard adjoining a street; if located in the rear yard, they may be up to 3' from the lot line, otherwise they must meet the minimum side yard setback for the property (generally, 10% of lot width, not less than 5')	15' maximum height. If less than 100 s.f., no permanent foundation, and less than 10' in height, no permit is needed. Over 100 s.f., the shed is counted for lot coverage and floor area, and impervious coverage if in the rear yard.	Ordinance requires a 10' separation between principal building and accessory structures; also requires a minimum 4' separation between roofed accessory structures.	Yes, on lots less than 15,000 s.f., 2 accessory structures are permitted; lots 15,000 s.f. or larger may have 3 accessory structures; structures counted include detached garages sheds, gazebos, coach homes, beach houses/cabanas, boat houses, pool equipment sheds and similar.	No.	Same setback and height limits as more permanent sheds. We generally have not enforced the separation requirement for portable/plastic sheds.	Computer average of the elevations of the surrounding ground abutting the structure.

Attachment: NWMC shed Survey (Text Amendments - Articles 3, 6, 7 and 12 of Appendix A)

ACCESSORY BUILDINGS AND STRUCTURES
– FACT SHEET –

An Accessory Building/Structure is one which:

- Is subordinate to and serves a principal building; and
- Is subordinate in area, extent, or purpose to the principal building served; and
- Contributes to the comfort, convenience or necessity of occupants of the principal building; and
- Is located in the rear yard or side yards, and on the same zoning lot as the principal building served, except as otherwise indicated in this code.

If an accessory structure is attached to a principal (i.e. attached garage), it is required to conform to the code requirements for said principal structure.

Location

An accessory building may not be located in a front yard. An accessory tool shed, storage building, and detached garage shall only be located in a rear yard. In the rear yard an accessory building may be located no less than three-feet from an interior lot line and no less than five-feet from the rear lot line.

On a reversed corner lot, no accessory building shall be located in the front yard, if extended, of the adjacent property to the rear. When this requirement will make it impossible to build, it will be permitted to construct an accessory building no closer to the side lot line abutting the street than two-thirds the required front yard on the adjoining lot. In no case shall it be permitted to construct an accessory building beyond the building line established for the main building.

Maximum Size and Height of Accessory Buildings

Detached Garage: 720-sq. ft.
Shed: 300-sq. ft.
Height: No accessory building or portion thereof located in a rear yard shall extend more than 15-feet above grade.

Other Requirements for Detached Garages

- Floor Area in excess of 400 square feet shall be included in the Maximum Floor Area Ratio.
- Floor Area Bonus for Detached Garages. In determining the floor area ratio for lots having a detached garage and no other garage, 100% of the floor area of the detached garage shall be excluded from the FAR calculation. A FAR bonus for a detached garage shall only be allowed if there are no other garages on site, if the structure is architecturally compatible with the principal dwelling unit, and if 50% or more of the existing homes that both front on the same side of the street and are contained between two adjacent streets which intersect that street also have detached garages.
- Where a detached garage is located in the rear yard, the side drive shall be a minimum of ten feet wide as measured from the exterior wall of the house to the lot line.

Other Requirements

- No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.
- No accessory building or buildings shall occupy more than 40% of the area of a required rear yard.

*This fact sheet is not intended to be a complete summary of zoning information nor is it intended to replace the Zoning Ordinance. Please refer to the Zoning Ordinance for more information, which can be found on the Village's website at **www.vah.com**. Whenever there might be a discrepancy between the information provided on the fact sheet and the information found in the Zoning Ordinance, the information in the Zoning Ordinance shall apply.*

VILLAGE OF ARLINGTON HEIGHTS - 33 SOUTH ARLINGTON HEIGHTS ROAD
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
ARLINGTON HEIGHTS, ILLINOIS 60005
Phone: (847) 368-5200 – Fax: (847) 368-5988

Attachment: Accessory Building and Structures Guide_Arlington Heights (Text Amendments - Articles 3, 6, 7 and 12 of Appendix A)

Accessory Buildings, Uses and Structures (Detached Garages, Sheds, etc.)

Attachment: Village of Barrington - Accessory Buildings & Structures 19-01213 (Text Amendments - Articles 3, 6, 7 and 12 of Appendix A)

Zoning Ordinance Section 4.4 Accessory Buildings, Uses and Structures

A. General Provisions

1. Authorization. All Accessory Buildings, Uses and Structures shall conform to the applicable requirements of this Ordinance. The provisions set forth below establish additional requirements and restrictions for particular accessory buildings, uses and structures. Except as otherwise provided in this Chapter, no accessory building, use or structure shall be approved, established or constructed before the principal use or structure is approved, established or constructed. In addition, an accessory building, use or structure shall be under the same ownership or control as the principal building use or structure, and shall be, except as expressly authorized by the provisions of this Ordinance, located on the same lot as the principal building, use or structure.

2. Area Limitations for Accessory Buildings, Uses and Structures.
    a. Accessory Buildings shall be counted toward the total permitted lot coverage, per the zoning district regulations. The gross floor area of all Accessory Buildings located on a single property shall not exceed ten (10) percent of the total lot area.
    b. Accessory Buildings, Uses and Structures shall not comprise more than thirty-five (35) percent of the rear yard of a lot in a Residential District.
    c. Accessory Buildings exceeding 800 square feet of gross floor area are considered a Special Use in the R-1, R-2, R-3, R-4, R-5 and R-6 Zoning Districts.
    d. Accessory Buildings in the R-7 and R-8 Districts shall only exceed 800 square feet if they service multiple dwelling units.
    e. Sheds shall not exceed 100 sq. ft.

3. Height Limitation. Except where specifically authorized elsewhere in this Ordinance, the height of accessory buildings shall conform to the following regulations:

    a. In all Zoning Districts, except those districts specified in subparagraph (b) below, the height of Accessory Buildings or Structures shall not exceed the maximum permitted height of principal buildings in the Zoning District.
    b. In Residential Districts and the B-R Mixed Business Residential District, the height of Accessory Buildings shall not exceed eighteen feet (18'), unless the following conditions are met, in which case, the maximum permitted height as specified below shall be applicable:
        i. Twenty-five (25) feet, provided the existing roof pitch on the existing principal structure is greater than or equal to 12:12 and the roof pitch on the garage matches the roof pitch on the principal structure.
        ii. Twenty-two (22) feet, provided the existing roof pitch on the existing principal structure is greater than or equal to 10:12 and less than 12:12 and the roof pitch on the garage matches the roof pitch on the principal structure.
        iii. Twenty (20) feet, proved the existing roof pitch on the principal structure is greater than to equal to 8:12 and less than 10:12 and the roof pitch on the garage matches the roof pitch on the principal structure.
    c. Dormers in the roofs of Accessory Buildings shall be exempt from height limitations provided the following criteria are met:
        i. The ridge height of the dormer shall not exceed the ridge height of the roof from which the dormer

projects

ii. The width of the dormer shall not exceed eight (8) feet as measured from the exterior framing dimensions of the vertical edges of the dormer.

iii. The aggregate width of all dormers projecting from any roof face shall not exceed fifty percent (50%) of the width of the roof face.

iv. The aggregate width of all dormers projecting from any roof face shall not exceed twenty-four (24) feet as measured from the exterior framing dimensions of the vertical edges of the dormers.

Dormers in the roofs of Accessory Buildings not meeting the above criteria shall be subject to the height limitations of this Zoning Ordinance.

4. Setbacks for Accessory Buildings
   a. No Accessory Buildings, except as otherwise provided in Section 4.2 (Allowable Obstructions) or elsewhere in this Ordinance, shall be located in a required front yard, corner side yard, nor between the front of the principal building and front lot line.
   b. Accessory Buildings shall also be required to meet the required minimum interior side yard setback, except that Accessory Buildings located in the rear yard may be located no closer than three (3) feet to the interior side lot line and no closer than five (5) feet to the rear lot line. Accessory buildings located in the rear yard of a corner lot shall be required to meet the corner side yard requirement.

5. Proximity to Other Buildings. No Accessory Building shall be located within five (5) feet of the nearest wall of any principal building.

6. Occupancy Limitation. No Accessory Building shall contain living quarters except as may be herein provided.

7. Accessory Structure Limitation.
   a. Only one (1) garage, whether attached or detached, shall be permitted on any lot used for a Single Family Dwelling, provided, however, split garages attached to the primary structure are permitted, but only if all such split garages are accessed from the same driveway, and for the purpose of this Ordinance, such split garages accessed from the same driveway shall be considered one (1) garage. No additional driveways or curb cuts are permitted for the purpose of accommodating split garages attached to the primary structure.
   b. Only one (1) Accessory Structure of each type shall be permitted on any lot used for a Single Family Dwelling. (Example: one (1) shed, one (1) arbor, one (1) playground structure, etc…)

8. Refuse Containers.
   a. Location. In every zoning district other than single family residential districts, refuse containers shall be located only in the rear of the building. No refuse containers shall be located between a building and a corner side lot line.
   b. Screening. All refuse containers shall be fully enclosed by walls not less than the height of the containers, and provided with gates to contain trash. The materials used for the walls shall complement the architecture of the building, and shall be constructed of wood, brick or stone.
   c. Shared dumpsters with adjacent properties are encouraged

9. Free Little Library.
   a. Location. Front yard or corner side yard.
   b. Setback. None, provided no portion of the structure shall be located within or overhang any public right-of-way.
   c. Height. The height of the book enclosure and support structure(s) shall not exceed five (5) feet in height
   d. Size. Book enclosures shall not exceed two (2) feet in height, two (2) feet in width and two (2) feet in depth. Enclosures shall be sized and arranged such that no person or child is able to enter;
   e. Materials. Book enclosures shall be constructed of wood.

Attachment: Village of Barrington - Accessory Buildings & Structures 19-01213 (Text Amendments - Articles 3, 6, 7 and 12 of Appendix A)

Mount Prospect:

14.306: ACCESSORY STRUCTURES:

A. General Requirements: The following restrictions on accessory buildings, structures and uses apply to all zoning districts:

1. Time Of Construction: No accessory building or structure shall be constructed on any lot prior to the time of construction of a principal building.

2. Yard Requirements: No accessory building, structure or use shall be located in a required front yard, required side yard or exterior side yard, unless otherwise provided for in this chapter.

3. Height Requirements:

a. Residential And Commercial Districts: No detached garage or gazebo shall exceed a maximum height of fifteen feet (15'). No other accessory building/structure shall exceed ten feet (10') in height.

b. Industrial, Office Research And Conservation Recreation Districts: No accessory building/structure shall exceed twenty feet (20') in height.

4. Separation Between Buildings:

a. A detached accessory building or structure shall be located no closer to the principal building than three feet (3'). Detached garages located between three feet (3') and ten feet (10') from a principal building shall be provided with a five- eighths inch ($^5/_8$") drywall finish on the interior walls and ceiling.

b. Any structure permanently attached to the principal structure is no longer considered an accessory structure pursuant to article XXIV of this chapter and shall meet the bulk requirements of the zoning district for principal structures, unless otherwise listed as a permitted obstruction in section 14.319 of this article.

c. Aboveground swimming pools are permitted to attach to a deck if all required rear and side yard setbacks are met and the deck is designed with a gate between the deck and pool and access is provided to the yard from the deck.

d. Pergola support columns shall be located no closer to the principal building than three feet (3').

5. Number Of Accessory Structures: The maximum number of accessory structures shall not exceed two (2) such structures per zoning lot. Swimming pools and structures listed as permitted obstructions in section 14.319 of this article are exempt from the total number of accessory structures.

6. Shed Restrictions: A shed shall not be utilized to store motor vehicles or as office, work or living space. The storage of household items, equipment to maintain the property and small recreational equipment is permitted.

7. Roof Pitch: No accessory structure shall have a roof pitch of less than three to twelve (3:12). Pergolas, arbors, and accessory structures in the I-1 Limited Industrial, C-R Conservation Recreation, and O/R Office Research zoning districts shall be exempt from this requirement.

B. Restrictions In Residential Districts:

Attachment: Mount Prospect - accessory structure regulations (Text Amendments - Articles 3, 6, 7 and 12 of Appendix A)

1. Maximum Size:

a. A detached private garage may be no larger than six hundred seventy two (672) square feet.

b. A shed, gazebo, pergola, greenhouse, or other similar accessory structure may be no larger than the smaller of the following:

(1) Two percent (2%) of the lot area; or

(2) Two hundred (200) square feet.

2. Bulk Restrictions:

a. On lots fifty five feet (55') in width or less, detached accessory structures shall be set back three feet (3') from any interior side or rear lot line.

b. On lots greater in width than fifty five feet (55'), detached accessory structures shall be set back five feet (5') from any interior side or rear lot line.

c. No accessory structure shall be placed on any right of way or village utility or easement without prior consent from the director of community development.

d. All solid roofed accessory structures, including gazebos, shall be included in any Floor Area Ratio calculation.

3. Lot Coverage: Accessory structures shall be included in any maximum lot coverage calculation.

C. Restrictions In Business And Industrial Districts:

1. Maximum Area: Detached accessory building(s) or structure(s) shall occupy no more than thirty percent (30%) of the area of a required yard.

2. Yard Requirements: Accessory structures shall be set back six feet (6') from any side or rear lot line. No accessory structure shall be placed on any right of way or village utility or easement without prior consent from the director of community development.

HABITABLE ROOM: A room designed and intended for use and/or occupied by one or more persons for living, sleeping, eating or cooking; includes kitchens serving dwelling units, but does not include bathrooms, water closet compartments, laundries, pantries, storage rooms or below grade recreation rooms.

HEIGHT OF BUILDING: The vertical distance of a building or structure as measured in feet, from the average finished grade to the highest point of the roof or parapet, if a flat roof, or the peak if a hip, gable, mansard, or gambrel roof. The average of the finished grade shall be measured from the two (2) corner points of the building closest to the front lot line, and exterior side lot line if applicable, excluding open stoops, stairs or porches. Mechanical penthouses, chimneys and steeples shall not be included in measuring the height of buildings.

PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Tuesday, March 2, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Text amendments to Article 3 – Rules and Definitions – Section 3.02 Specific Definitions; Article 6 – Section 6.01 (accessory structures); Section 6.03 (fences); and Article 7; Section 7.04 – design and maintenance of off-street parking areas; manufacturing and business district screening; and Article 12 Section 12.01; 12.01 (f) Permitted uses in the manufacturing district.

These amendments are all of Appendix A (Village of Palatine Zoning Ordinance) of the Village of Palatine Code of Ordinances.

The proposed text amendments to the Village of Palatine Zoning Ordinance will amend the definitions associated with accessory structure (s) and garages. The amendments will also clarify the maximum height limitations of accessory structures. The residential fencing amendments would allow up to an 8-foot tall fence for residential properties adjacent to or adjoining non-residential properties. The manufacturing and screening amendments would align the allowable height of screening devices for manufacturing and business district properties, with the maximum allowable height elsewhere in the Zoning Ordinance. The amendment in the manufacturing district will allow temporary uses of special events for a period not to exceed 72 hours, with Staff review and Village Council approval, prior to the event.

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 #: 21-08
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 15th day of February 2021.
Published in Daily Herald February 15, 2021 (4558661)

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 Holl 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 02/15/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Authorized Agent

Control # 4558661

Attachment: Public Notice - Village of Palatine Text Amendments (Text Amendments - Articles 3, 6, 7 and 12 of Appendix A)